

# JIFFY LUBE 4391 STATE HWY 24 ANDERSON, SC 29626

(GREENVILLE MSA)

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### **Investment Overview**

4,042 SF JIFFY LUBE IN ANDERSON, SOUTH CAROLINA GREENVILLE MSA

\$2,615,000 PRICE 6.5% CAP RATE

\$169,755 NOI

4391 State Highway 24 Anderson, SC 29626
4,042 SF
35,950 SF (0.826 acres)
2024
\$169,755
\$2,615,000
6.5%
Jiffy Lube International, Inc (Store #4208)
Absolute NNN
None
15 Years
10% Every 5 Years Including Options
Q1 2024
March 31, 2039

RENT ROLL & ESCALATIONS					
LEASE PERIOD	MONTHLY	ANNUALLY			
Rent Years 1-5 (March 2024)	\$14,146.28	\$169.755.36			
Rent Years 6-10 (March 2029)	\$15,560.91	\$186,730.90			
Rent Years 11-15 (March 2034)	\$17,117.00	\$205,403.99			





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# **Property Photos**









## **Tenant Profile**

#### JIFFYLUBE.COM

COMPANY TYPE	Subsidiary
PARENT COMPANY	Shell Plc
HEADQUARTERS	Houston, Texas
FRANCHISE LOCATIONS	2,000+ across North America
FOUNDED	1971 in Ogden, Utah

Jiffy Lube is a leading automotive service franchise specializing in fast, convenient preventive maintenance, best known for its Signature Service® oil change. Founded in 1971 and headquartered in Houston, Texas, it operates over 2,000 franchised locations across North America. As a subsidiary of Shell USA (under Shell plc), Jiffy Lube benefits from strong backing in the global energy and lubricant sector.

The company has expanded its offerings through its Jiffy Lube Multicare® program, which includes brake services, tire rotations, and more, aiming to be a comprehensive car care provider. With a focus on customer convenience, quality service, and sustainability, Jiffy Lube continues to grow its footprint and brand loyalty in the competitive quick-service automotive industry.





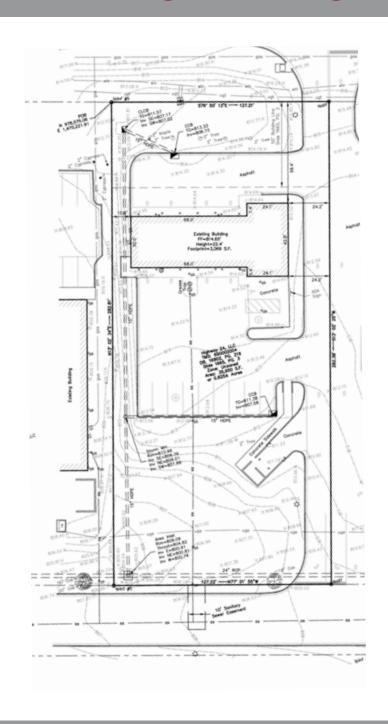


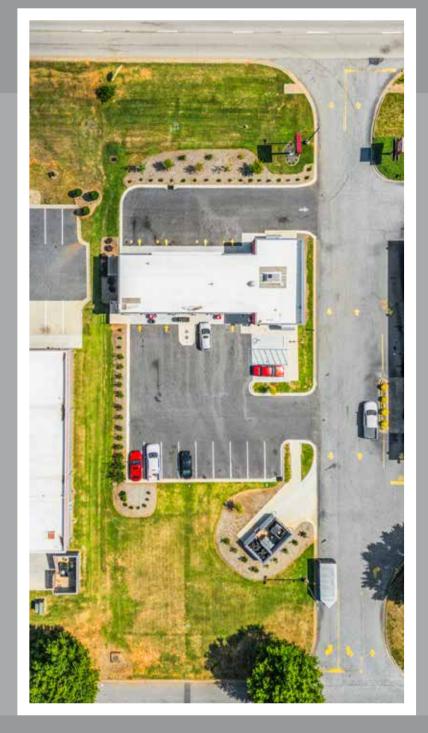






# **Property Survey**



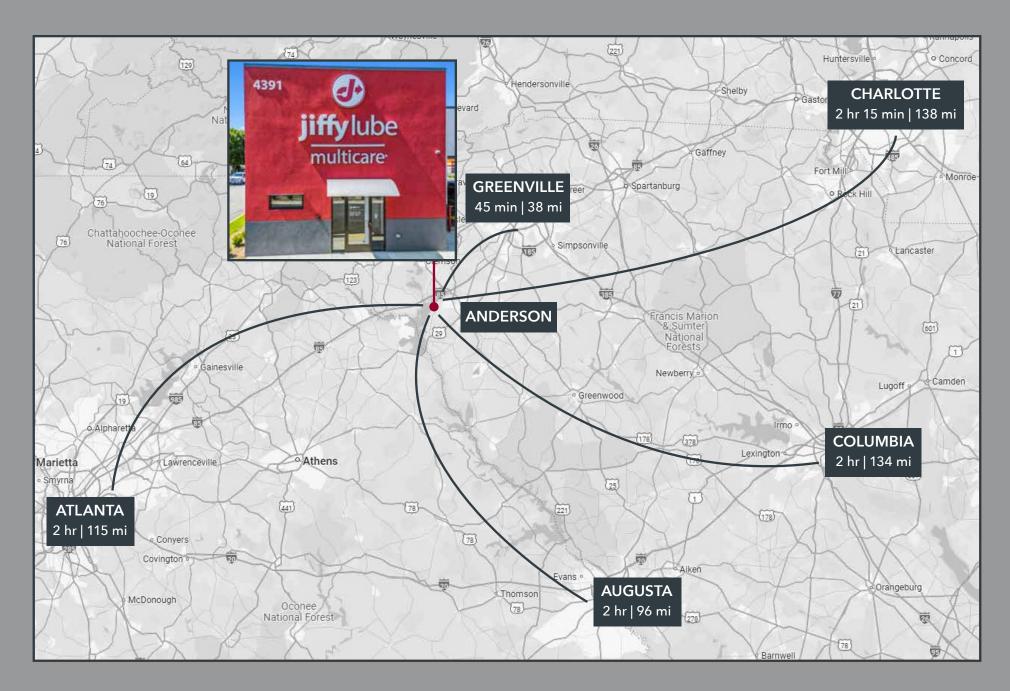








## **Area Overview**



## **Demographics**

	1 MILE	3 MILES	5 MILES
Population (2025)	2,485	12,461	31,533
Daytime Population	2,055	8,396	27,616
Median Age	44.7	46.0	44.1
Average Household Income	\$94,309	\$103,394	\$93,367
Average Home Value	\$353,210	\$333,045	\$328,858
Bachelor's Degree or Higher	23.1%	25.4%	25.4%

Located along the bustling I-85 corridor in the heart of the Southeast, Greenville and Anderson, South Carolina, form a dynamic economic partnership that anchors the Upstate region.

Greenville, known for its vibrant downtown, strong job market, and high quality of life, has become one of the fastest-growing metros in the Southeast. The city is home to a diverse economy driven by sectors such as automotive, advanced manufacturing, healthcare, and technology. With a metro population of over 550,000, Greenville benefits from a skilled workforce, a low cost of living, and major employers including BMW, Michelin, and GE. The area adds nearly 30 new residents daily, fueled by continued job creation and in-migration from across the country.

Anderson, located just 30 miles southwest, complements Greenville's growth with a strong industrial presence and a reputation for innovation. Known as "The Electric City" for its early adoption of hydroelectric power, Anderson has evolved into a regional manufacturing hub with strategic access to I-85, Inland Port Greer, and the Port of Charleston. The city offers a balance of affordability, workforce availability, and infrastructure that attracts companies in logistics, plastics, automotive supply, and metals. Supported by institutions like Tri-County Technical College and close proximity to Clemson University, Anderson is well-positioned for long-term workforce development and economic sustainability. Together, Greenville and Anderson form a vibrant corridor of growth, offering residents and businesses the best of both metropolitan energy and community-driven opportunity.





**INVESTMENT ADVISORS:** 

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