

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Part of Larger Development | 13-Year Lease with Rent Increases | Corporate Lease Signature



3045 Pepperell Parkway

OPELIKA (AUBURN MSA) ALABAMA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Martin Smith, SRS Real Estate Partners, LLC | AL License No. 000070431

Tiger Town Outdoor Shopping Center



TARGET

KOHL'S
TJ-maxx

WORLD MARKET



DICK'S



HOBBY LOBBY

FIVE BELOW

Burlington

ROSS
DRESS FOR LESS

BEST BUY

petco

BAM!
BOOKS-A-MILLION

Kirkland's

Auburn University
Regional Airport

Champions Square
Homes for Rent

The Austin



FUTURE
RETAIL



CAH WASH

BALLFIELDS LP

15

PEPPERELL PKWY 23,700 VPD



East Alabama Pulmonology

The Springs of Mill Lakes

Pepperell Corners

planet fitness

TSC TRACTOR SUPPLY CO

CITITRENDS

ROSES

SHOE SHOW MEGA

OLLIE'S GOOD STUFF CHEAP

home OUTLET Kitchens, Baths, Floors & More

CAFO

DOLLAR GENERAL

COSMO PROF

Advance Auto Parts

tropical CAFE



Walmart Supercenter

Gateway Commons

DOLLAR TREE

CITY G.E.A.R.

FIREHOUSE SUBS

verizon

H&R BLOCK



N 30TH ST

Valvoline Instant Oil Change

FUTURE RETAIL

PEPPERELL PKWY 23,700 VPD

BALLFIELDS LP

BALLFIELDS LP



Flints Crossing Shopping Plaza

HomeGoods
Michaels

Walmart
Neighborhood Market



Market Square Shopping Center

PET SUPPLIES PLUS
CROUCH

Auburn Mall
Dillard's
HIBBETT
SPORTS

Saugahatchee Square

ASIAN SUPERMARKET

BUDDY'S
HOME FURNISHINGS

DOLLAR GENERAL

PPG PAINTS

HARBOR FREIGHT



SalonCentric

Paces at the Estates
Apartments

Midway Gardens
Apartments

PEPPERELL PKWY



23,700 VPD

BALLFIELDS LP

Valvoline
Instant Oil Change

Gateway Commons

DOLLAR TREE

city
G.E.A.A.

FIREHOUSE
SUBS

verizon

H&R
BLOCK

OFFERING SUMMARY



2,100

NUMBER OF
LOCATIONS

\$1.71B

TOTAL
SALES

S&P: BB

CREDIT
RATING

OFFERING

Pricing	\$1,300,000
Net Operating Income	\$65,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	3045 Pepperell Parkway, Opelika, Alabama 36801
Rentable Area	2,089 SF
Land Area	0.84 AC
Year Built	2024
Tenant	Valvoline
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	13+ Years
Increases	See Rent Roll
Options	4 (5-Year)
Rent Commencement	2024
Lease Expiration	2039

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

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Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Valvoline	2,089	2024	2039	Current	-	\$5,417	\$65,000	4 (5-Year)
				Year 6	7.70%	\$5,833	\$70,000	
				Year 11	7.10%	\$6,250	\$75,000	
				Option 1	6.70%	\$6,667	\$80,000	
				Option 2	9.80%	\$7,321	\$87,846	
				Option 3	10.00%	\$8,053	\$96,631	
				Option 4	10.00%	\$8,858	\$106,294	

13-Years Remaining | Scheduled Rental Increases | Corporate Signed | 2024 Construction

- The tenant has 13-years remaining on the lease with 4 (5-year) options to extend
- Corporate lease signature from Valvoline, LLC
- The lease features rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- The newly-constructed building features a state-of-the-art design with high-quality materials

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Primary Retail Corridor | Part of Larger Retail Development | Direct Consumer Base | Surrounding Retailers

- The asset is fronting Pepperell Pkwy (27,300 VPD), the main retail corridor serving Opelika and the Auburn trade area
- Part of larger retail development with Del Taco, a future car wash, and another retail user on the east pad of the site
- The trade area is supported by surrounding retailers such as Walmart Supercenter, Del Taco, Planet Fitness, and more
- The multi-family units to the south will provide a steady, consistent consumer base from which to draw

Local Demographics 5-Mile Trade Area | Auburn University | Proximity to Columbus & Montgomery

- More than 87,000 residents and 43,000 employees support the trade area
- \$85,923 average household income
- 31 miles from Columbus and 60 miles from Montgomery
- Located 6 miles from Auburn University

PROPERTY PHOTOS



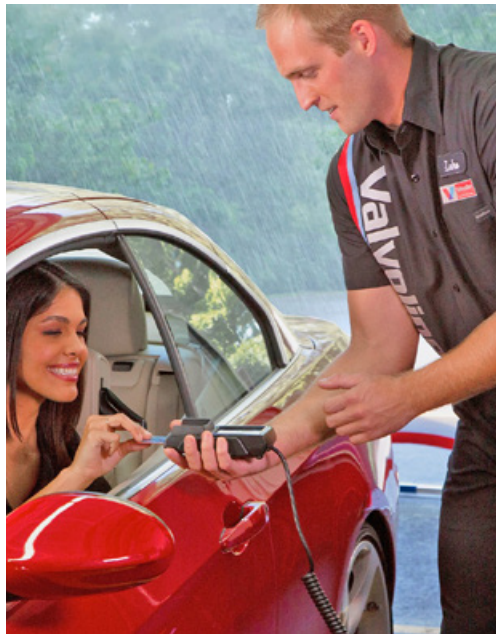
PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



VALVOLINE

valvoline.com

Company Type: Public (NYSE: VVV)

Locations: 2,100+

2025 Employees: 10,600

2025 Revenue: \$1.71 Billion

2025 Net Income: \$210.70 Million

2025 Assets: \$2.67 Billion

2025 Equity: \$338.50 Million

Credit Rating: S&P: BB

Valvoline Inc. (NYSE: VVV) delivers quick, easy, trusted service at approximately 2,100 franchised and company-operated service centers across the United States and Canada. The company completes more than 28 million services annually system-wide, from 15-minute stay-in-your-car oil changes to a variety of manufacturer-recommended maintenance services such as wiper replacements and tire rotations. At Valvoline Inc., it all starts with our people, including the 11,000 team members who are working to grow the core business, expand the company's retail network, and plan for the vehicles of the future.

Source: investors.valvoline.com/news, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Opelika, Alabama
Lee County
Auburn-Opelika MSA

PARKING



There are approximately 12 parking spaces on the owned parcel.
The parking ratio is approximately 5.74 stalls per 1,000 SF of leasable area.

ACCESS



Ballfields Loop: 3 Access Points

PARCEL



Acres: 0.84
Square Feet: 36,590

TRAFFIC COUNTS



Pepperell Parkway/State Highway 14 & 15: 23,700 VPD
Birmingham Highway/U.S. Highway 280: 39,700 VPD

CONSTRUCTION



Year Built: 2024

IMPROVEMENTS



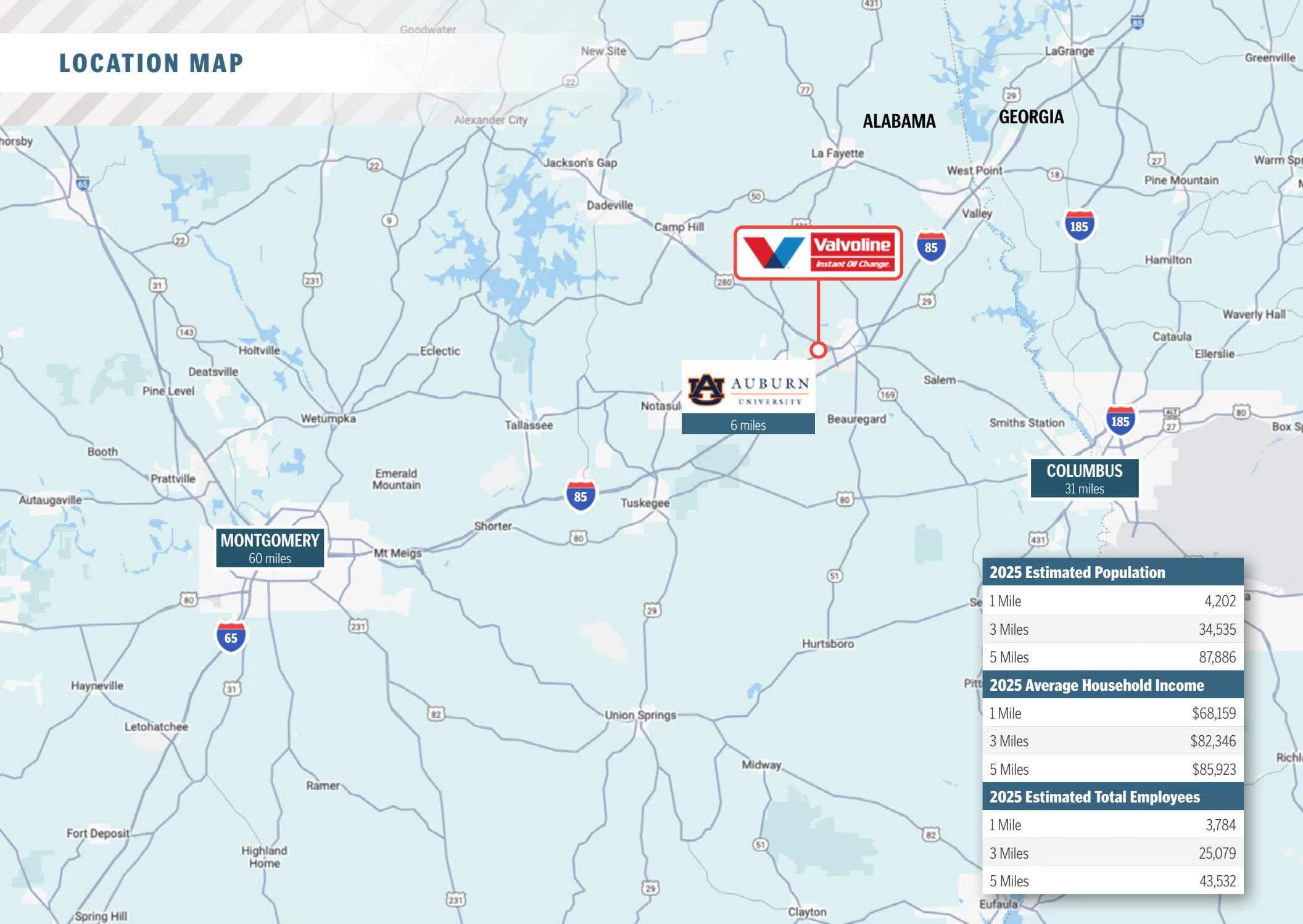
There is approximately 2,089 SF of existing building area

ZONING

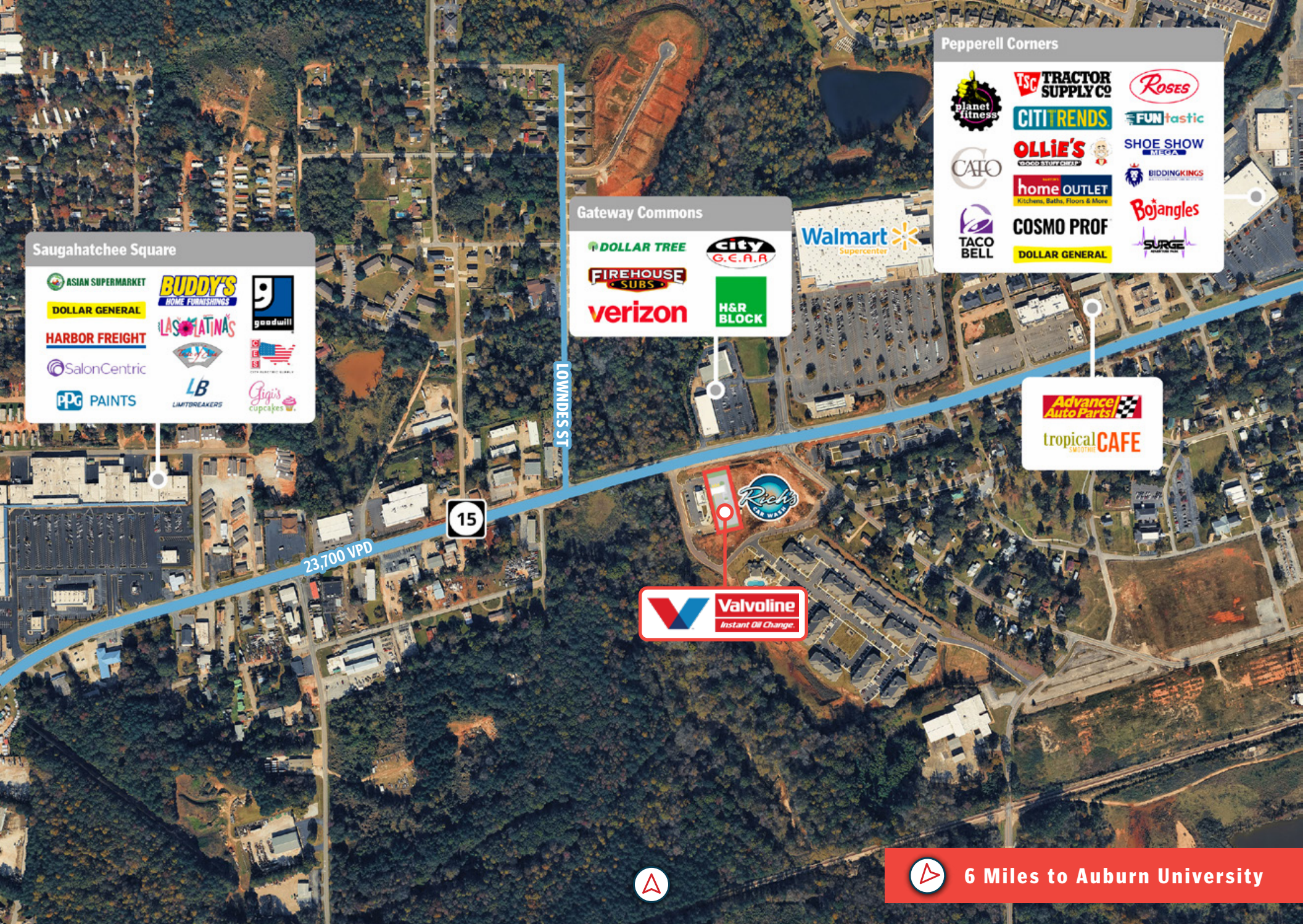


Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	4,202
3 Miles	34,535
5 Miles	87,886
2025 Average Household Income	
1 Mile	\$68,159
3 Miles	\$82,346
5 Miles	\$85,923
2025 Estimated Total Employees	
1 Mile	3,784
3 Miles	25,079
5 Miles	43,532



Saugahatchee Square

- ASIAN SUPERMARKET
- BUDDY'S HOME FURNISHINGS
- DOLLAR GENERAL
- HARBOR FREIGHT
- SalonCentric
- PPG PAINTS
- goodwill
- LAS PATINAS
- LB LAMTBREAKERS
- girl's cupcakes

Gateway Commons

- DOLLAR TREE
- FIREHOUSE SUBS
- verizon
- CITY G.E.R.A.
- H&R BLOCK

Pepperell Corners

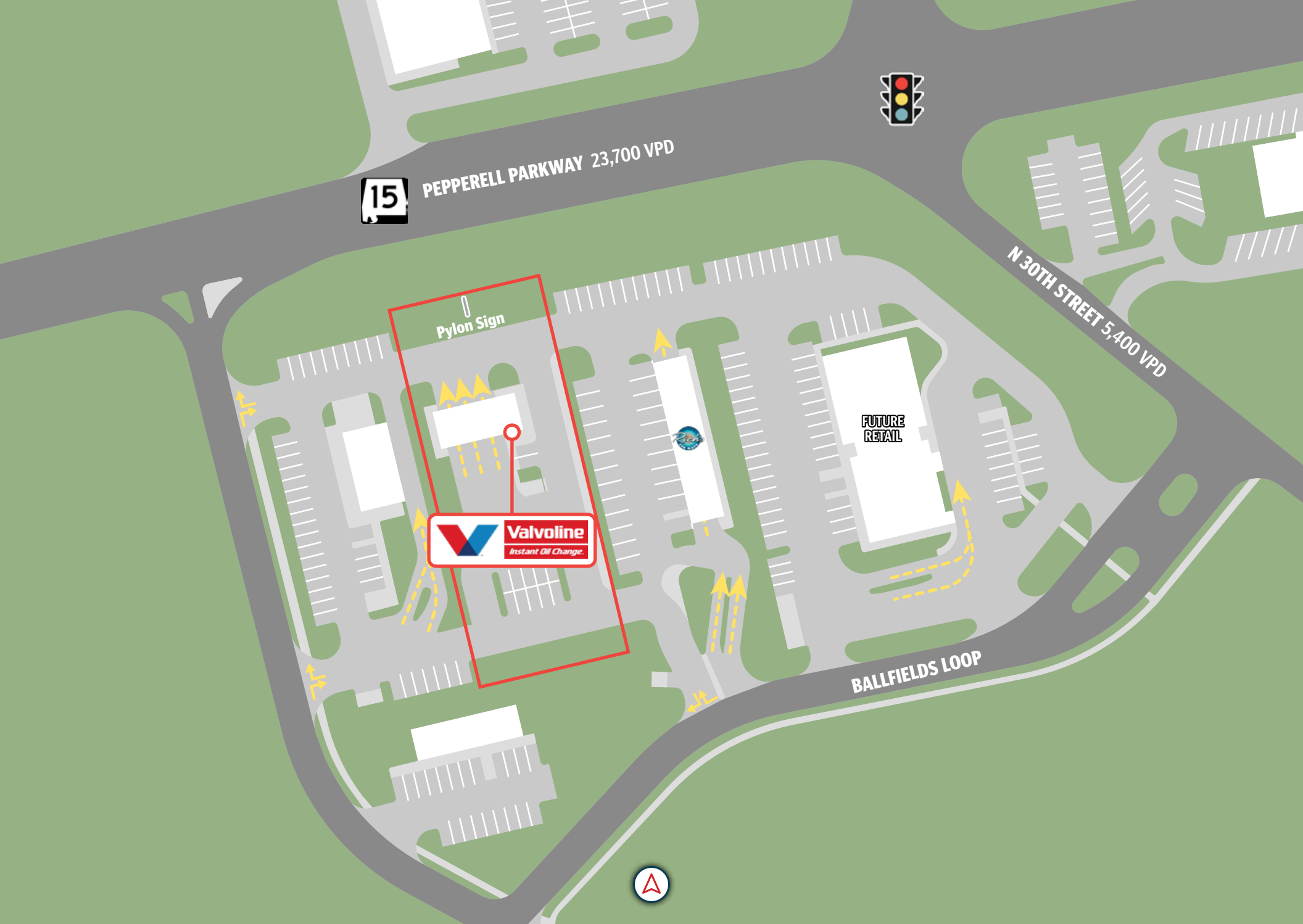
- planet fitness
- CITITRENDS
- CAFO
- home OUTLET
- TACO BELL
- Walmart Supercenter
- TRACTOR SUPPLY CO
- ROSES
- FUNtastic
- SHOE SHOW
- BIDDINGKINGS
- Bojangles
- COSMO PROF
- DOLLAR GENERAL
- SURGE

LOWMEDE ST

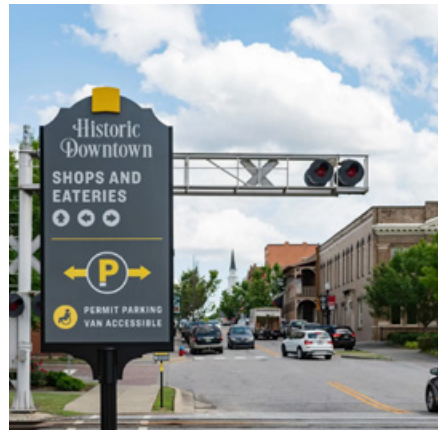
23,700 VPD




6 Miles to Auburn University



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,202	34,535	87,886
2030 Projected Population	4,497	37,032	94,014
2025 Median Age	34.0	34.3	29.7
Households & Growth			
2025 Estimated Households	1,705	14,767	35,646
2030 Projected Households	1,861	16,001	38,657
Income			
2025 Estimated Average Household Income	\$68,159	\$82,346	\$85,923
2025 Estimated Median Household Income	\$63,618	\$57,938	\$57,349
Businesses & Employees			
2025 Estimated Total Businesses	351	2,089	3,403
2025 Estimated Total Employees	3,784	25,079	43,532



OPELIKA, ALABAMA

Opelika is a growing city located in Lee County, eastern Alabama, adjacent to Auburn and approximately 60 miles northeast of Montgomery. Serving as the county seat, Opelika combines historic charm with modern growth, offering a mix of revitalized downtown areas and expanding suburban neighborhoods. Its location along Interstate 85 makes it a key regional hub with strong connectivity across Alabama and neighboring states. Opelika has a 2026 population of 36,972.

Opelika's economy is supported by manufacturing, automotive industry, healthcare, education, logistics, retail, and professional services. The city has a strong industrial base, including automotive suppliers and advanced manufacturing facilities. Its proximity to Auburn and major highways supports distribution and business growth. Healthcare providers and educational institutions also serve as major employers. Continued commercial and residential development contributes to steady economic expansion.

Opelika offers a mix of cultural, historical, and recreational attractions. The Historic Downtown Opelika district features restored buildings, local shops, restaurants, breweries, and entertainment venues. Outdoor recreation is available at nearby parks, trails, and golf courses, including access to regional attractions around Auburn. The city hosts festivals, markets, and community events throughout the year, enhancing its vibrant local culture.

The closest major airport to Opelika, Alabama is Columbus Metropolitan Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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