



FranklinStreet

Offering Memorandum



STRICKLAND BROS OIL CHANGE

126 Orvin Lance Dr, Blue Ridge, GA 30513

Newly Renovated | 15-Year Lease | Rapidly Growing Market | Corporate Guarantee

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

Strickland Bros Oil Change | Blue Ridge, GA



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OFFERING MEMORANDUM



STRICKLAND BROS

126 Orvin Lance Dr, Blue Ridge, GA 30513



OFFERING SUMMARY

Sale Price: \$1,278,000

Cap Rate: 6.65%

NOI: \$85,000

Building Size: 2,252 SF

Year Built: 2004

Year Renovated: 2025

Lot Size: 0.58 Acres

Parking Spaces: 32

Zoning: Commercial

Lease Type: NNN

Ownership: Fee Simple

Guarantee: Corporate

Lease Start: 10/1/2025

Lease End: 9/30/2040

Term Remaining: 14+ Years

Rent Increases: 10% Every 5 Years

Options: 4 Five-Year Options

Parcel Number: 0045-081F3A



25,500 VPD

Travel daily along
Zell Miller Mtn Pkwy



\$97K AHHI

within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Newly Renovated Strickland Brothers Oil Change in Popular Georgia Mountain Town
- 15-Year Lease: 10% Rental Increases Every 5 Years
- Corporately Guaranteed - Rapidly Growing Concept with 300+ Locations
- Heavily Visited Tourist Town - Out of Market Visitors: 2.8 Million in 2025
- Landlord-Friendly NNN Lease Structure - Tenant Responsible for All Maintenance Obligations
- Significantly Below Market Rent For Concept - New Stores Average Rents Range From \$125,000 - \$150,000

PROPERTY DESCRIPTION

Franklin Street is pleased to present this newly renovated Strickland Brothers 10 Minute Oil Change in Blue Ridge, Georgia. Blue Ridge is a 90-minute drive north from Atlanta in the Blue Ridge Mountains. Blue Ridge is experiencing major commercial and real estate expansion alongside a relatively steady small-town resident population. Driven by tourism, remote workers, and retirees, the area is shifting from a quiet mountain outpost into a bustling economic hub. Blue Ridge is also home to many popular fishing streams and rivers, which lead into Lake Blue Ridge, a 3,290-acre lake and surrounding area offering campsites, several boat ramps, a full-service marina and public swimming and picnic areas. Strickland Brothers 10 Minute Oil Change has scaled rapidly to over 300 locations across 27 states since its founding in 2016. Key growth drivers include a \$360 million financing deal, an average of 50+ new shop openings per year, and strong private equity backing. This location underwent a full renovation and opened October 2025 under a new 15-year NNN lease. The site is located just off the busy Highway 76 corridor, home to many national retailers including Ingles, TJMaxx, Walmart, Home Depot, Roses, Tractor Supply, Harbor Freight, CVS, among many others.

TENANT OVERVIEW



Company Website

www.sboilchange.com

Lease Type

NNN

Guarantor

Corporate

Lease Space

2,252 SF

Original Lease Term

15 Years

Lease Term Remaining

14+ Years

Rent Increases

10% Every 5 Years

Renewal Options

4 Five-Year Options

Rent Commencement Date

10/1/2025

Rent Expiration Date

9/30/2040

Company Sales

\$167 Million

ABOUT STRICKLAND BROTHERS 10 MIN OIL CHANGE

Strickland Brothers 10 Minute Oil Change is an American quick-lube automotive chain founded in 2016 by Justin Strickland. Headquartered in Winston-Salem, North Carolina, the company operates nearly 300 drive-thru service locations across roughly 27 states. They offer drive thru oil changes completed in about 10 minutes. Locations are franchise and corporate-owned nationwide. Strickland Brothers 10 Minute Oil Change has grown into one of the fastest-growing drive-thru oil change brands in the U.S.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	1-to-5	\$85,000	-
Primary Term	6-to-10	\$93,500	10%
Primary Term	11-to-15	\$102,850	10%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
Option 1	16-to-20	\$113,135	10%
Option 2	21-to-25	\$124,449	10%
Option 3	26-to-30	\$136,894	10%
Option 4	31-to-35	\$150,583	10%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

AERIAL VIEW



AERIAL VIEW





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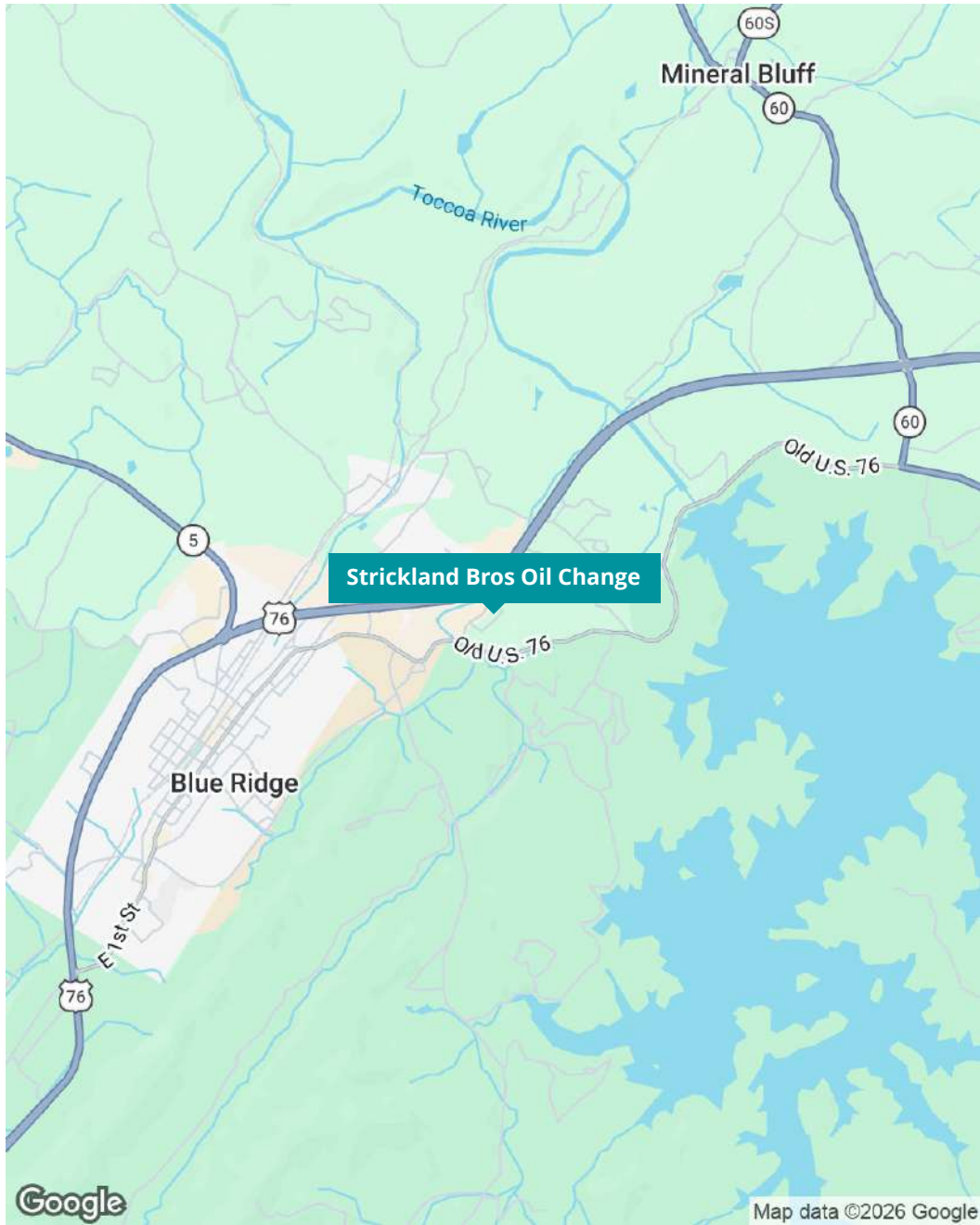
MARKET OVERVIEW

Strickland Bros Oil Change | Blue Ridge, GA



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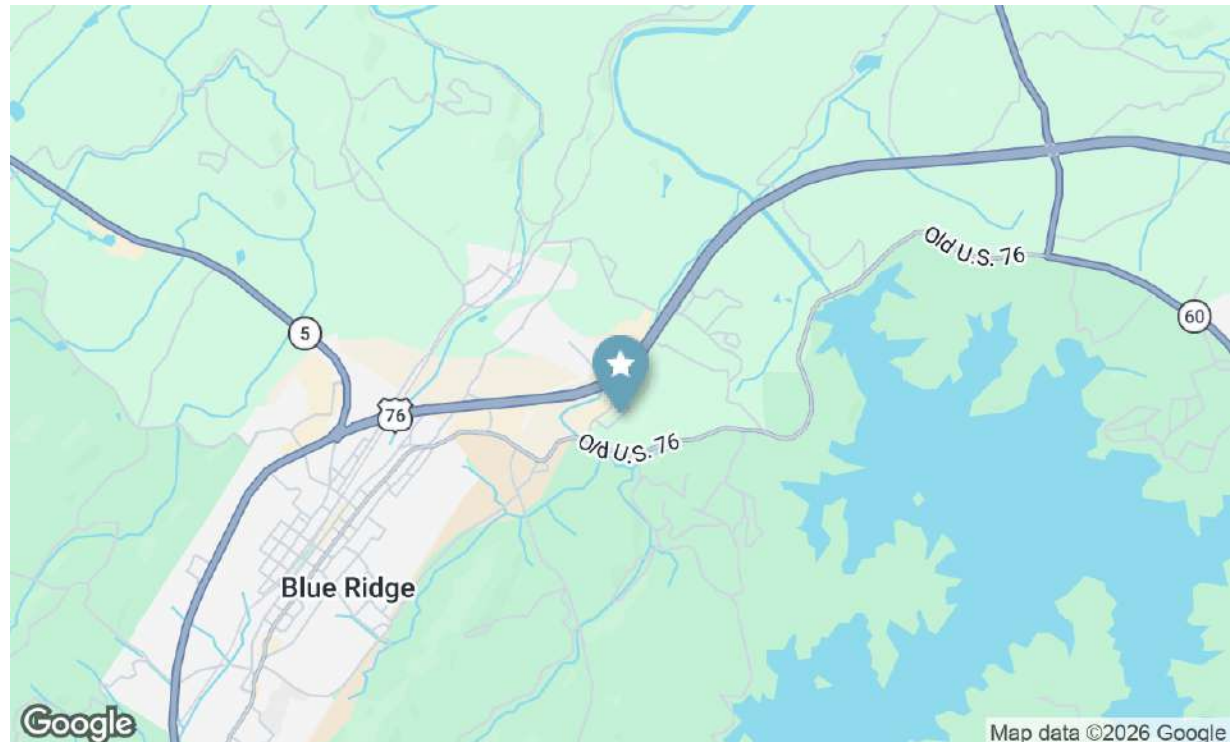
OFFERING MEMORANDUM



LOCATION OVERVIEW

ABOUT BLUE RIDGE

Blue Ridge is a mountain town in northern Georgia. Exhibitions and shows at the Art Center and the Blue Ridge Community Theater highlight the work of the town's thriving artistic community. Craft breweries and restaurants dot the downtown. Antique trains head to nearby mountain villages along the Blue Ridge Scenic Railway. Trails run through the Chattahoochee National Forest to Long Creek and Fall Branch waterfalls. Incorporated in 1886 and located in the northeast corner of Georgia, the City of Blue Ridge is the county seat of Fannin County. The City consists of 2.2 square miles and has a population of 1,290, according to the 2010 census. Named for the southern reach of the Appalachian Mountain Range that stretches into the area, the City of Blue Ridge boasts beautiful mountain views. With key water features, such as Lake Blue Ridge and the Toccoa River, Blue Ridge is the Trout Fishing Capital of Georgia. As well as being surrounded by the Blue Ridge Mountains and near the southern tip of the Appalachian Trail, the area draws tourists and outdoors men from all over. The downtown area boasts quaint shops and eclectic restaurants along with festivals and plenty of activities for residents and tourists all in a small-town setting. Tracks for the Blue Ridge Scenic Railway bisect the downtown area, with the Scenic Railway itself operating out of the town's historic 100-year-old Depot. The downtown area also serves as host for multiple festivals and the City is home to one of the few drive-ins in North Georgia, the Swan Drive-In theater.

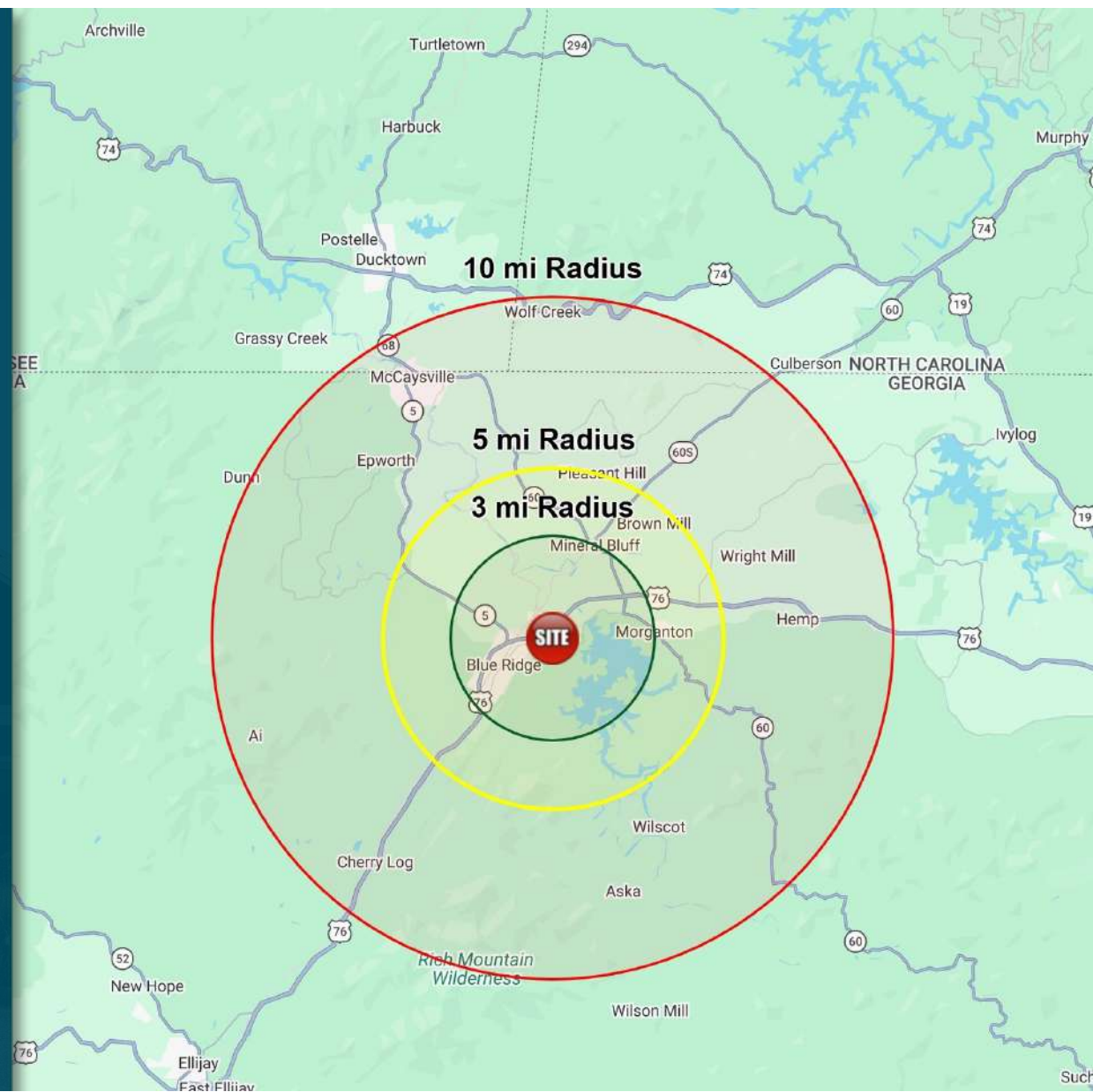


AREA DEMOGRAPHICS

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
Total Population (2026)	5,186	11,061	28,669
Proj. Population (2031)	5,078	10,859	28,499
Census Population (2020)	5,530	10,848	27,477
HOUSEHOLDS & INCOME			
Total Households (2026)	2,455	5,126	13,289
Proj. Households (2031)	2,364	4,938	12,934
Avg. HHI (2026)	\$90,012	\$97,099	\$96,877
Median HHI (2026)	\$49,203	\$57,895	\$65,693
Avg. HH Net Worth (2026)	\$866,345	\$1.01M	\$1.09M

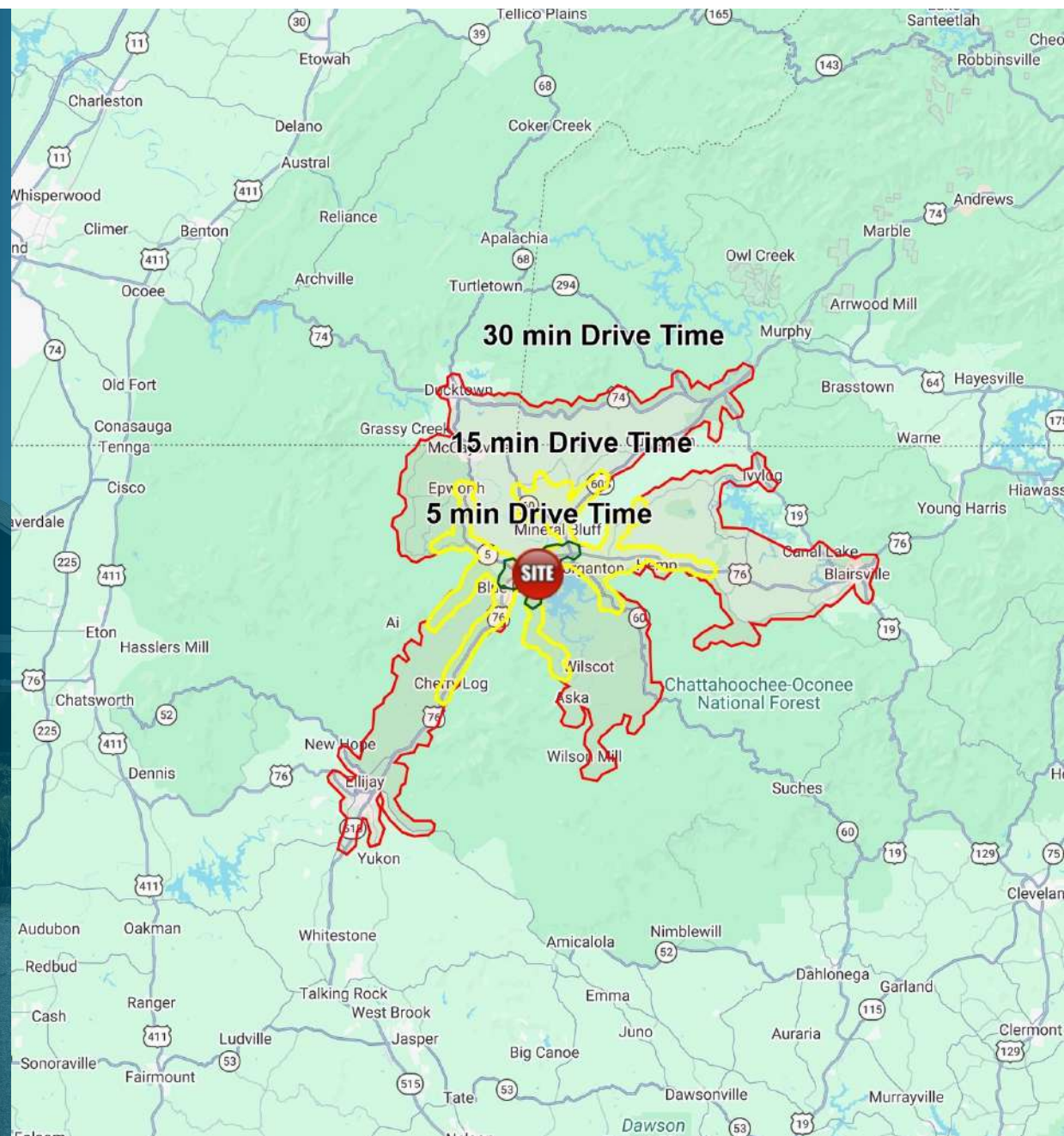
* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	15 MIN	30 MIN
POPULATION			
Total Population (2026)	2,430	8,707	45,267
Proj. Population (2031)	2,375	8,554	46,475
Census Population (2020)	2,732	9,317	43,636
HOUSEHOLDS			
Total Households (2026)	1,170	4,006	20,330
Proj. Households (2031)	1,126	3,866	20,381
Census Households (2020)	1,228	4,117	18,819
HOUSEHOLD INCOMES			
Avg. HHI (2026)	\$89,171	\$93,094	\$97,782
Median HHI (2026)	\$46,858	\$57,260	\$65,620
Avg. HH Net Worth (2026)	\$768,362	\$971,102	\$1.07M



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15 Year Corporate NNN Lease

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