



**OFFERED FOR SALE**  
**\$1,929,000 | 7.00% CAP**

**5465 BIG TYLER RD**  
Cross Lanes, WV (Charleston MSA)



CONFIDENTIAL  
OFFERING MEMORANDUM

**BANG**  
REALTY



## EXECUTIVE SUMMARY

The Premises is leased to Strickland Brothers for a 15 year initial term, with four (4) - five (5) year options. The Asset is well positioned directly off of Big Tyler Rd and is located just north of the capital city Charleston, WV.



**15-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**CHARLESTON,  
WV MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$135,000
Rent Escalation	6-10	\$148,500
Rent Escalation	11-15	\$163,350
1st Option Term	16-20	\$179,685
2nd Option Term	21-25	\$197,654
3rd Option Term	26-30	\$217,419
4th Option Term	31-35	\$239,161

<b>NOI</b>	<b>\$135,000</b>
<b>CAP</b>	<b>7.00%</b>
<b>PRICE</b>	<b>\$1,929,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Strickland Brothers
<b>Address</b>	5465 Big Tyler Road, Cross Lanes, WV 25313
<b>Building Size (GLA)</b>	1,350 SF
<b>Land Size</b>	0.67 Acres
<b>Year Built/Renovated</b>	2024
<b>Signator/Guarantor</b>	Strickland's Enterprises, LLC (corporate)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	4/5/2024
<b>Lease Expiration Date</b>	4/30/2039
<b>Remaining Term</b>	14 Years
<b>Rent Escalations</b>	10% Every 5 Years and in Options
<b>Current Annual Rent</b>	\$135,000



**49,899** PEOPLE  
IN 5 MILE RADIUS



**\$96,694** AHHI  
IN 1 MILE RADIUS



**17,629** VPD  
ON BIG TYLER RD



## ATTRACTIVE LEASE FUNDAMENTALS

15 Year Abs. NNN Lease | 10% rental increases every 5 years including options | Four (4) - five (5) year options | Zero LL responsibilities | Land & Building ownership provides Bonus Depreciation



## CORPORATE GUARANTY FROM RAPIDLY GROWING TENANT

Strickland Brothers is one of the fastest growing companies in the United States, with over 170 Locations in 22 states | Ranked number 504 in prestigious 5000 listing for 2022 | Strickland Brothers is projected to have over 350+ stores by end of 2025



## POSITIONED IN DENSE RETAIL NODE

Within a 1-mile radius of the subject site is more than 600K SF of retail space | Nearby National Retailers Include: Walmart Supercenter, Kroger, Dollar General, Walgreens, Dunkin', and much more



## SYNERGIES WITH NEARBY AUTO RETAILERS

According to Placer.ai - Within a 5-mile radius there are more than 27 auto repairs shops | Next door there is an O'Reilly Auto Parts that ranks in the top 10 of those 27 locations | There is a proven demand for auto uses in the location



## BUILD-TO-SUIT STRICKLAND BROTHERS

New build-to-suit Strickland Brothers prototype | Warranties will be transferred to the new owner | Strong commitment to the site with over 14 years remaining on the original term and 20 more years of extensions



## CAPITAL CITY MSA

Site is located just north of the state capital, Charleston, WV and most populated city in West Virginia | The Charleston, WV MSA has over 205K people and 78% of the population drives alone to work | 82% of customers prefer to get their oil changed at a quick lube rather than a dealership - providing a large customer base



# SITE PLAN





Tim Hortons

Andrew Jackson Middle  
494 Students

DOLLAR GENERAL



Big Tyler Rd (17,629 VPD)



Cross Lanes Elementary  
303 Students



Big Tyler Rd (17,629 VPD)

**PITTSBURGH**

167 MILES  
3:35 DRIVE

**COLUMBUS**

125 MILES  
2:30 DRIVE

**CINCINNATI**

154 MILES  
3:05 DRIVE

## Charleston, WV

Charleston, West Virginia, is the capital and largest city of the state, nestled at the confluence of the Kanawha and Elk Rivers. Known for its rich history, vibrant arts scene, and scenic Appalachian surroundings, Charleston serves as a cultural and economic hub for the region. The city blends historic charm with modern development, featuring landmarks such as the gold-domed State Capitol, the Clay Center for the Arts and Sciences, and a revitalized downtown area with shops, restaurants, and riverfront parks. Charleston also hosts several annual festivals and events, reflecting the area's strong community spirit and diverse heritage.

**CHARLESTON****1 MILES**

5,473  
PEOPLE  
\$96,694  
AHHI  
1,991  
TOTAL  
EMPLOYEES

**3 MILES**

18,537  
PEOPLE  
\$92,151  
AHHI  
8,050  
TOTAL  
EMPLOYEES

**5 MILES**

49,899  
PEOPLE  
\$81,381  
AHHI  
19,320  
TOTAL  
EMPLOYEES



## TENANT OVERVIEW

Strickland Brothers Oil Change is a reputable automotive service provider specializing in oil changes and related maintenance services. With over 170 locations across the United States, Strickland Brothers aims to deliver efficient and reliable automotive care to its customers.

The company prides itself on offering quick and convenient oil changes that prioritize the longevity and performance of vehicles. Their skilled technicians are trained to provide thorough inspections, ensuring that each vehicle receives the appropriate oil type and filter. Strickland Brothers understands the importance of regular oil changes in maintaining engine health and overall vehicle efficiency.

Aside from oil changes, Strickland Brothers offers additional services such as tire rotations, air filter replacements, and fluid top-ups. Their commitment to customer satisfaction extends beyond basic maintenance, as they strive to educate customers about proper vehicle care and offer personalized recommendations.



### STRICKLAND BROTHERS QUICK FACTS

<b>Founded:</b>	2016
<b>Ownership:</b>	Private
<b># of Locations:</b>	175+
<b>Headquarters:</b>	Winston Salem, NC



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Exclusively Offered By

**BANG**  
REALTY

### PRIMARY DEAL CONTACTS

**BRIAN BROCKMAN – BROKER**

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