



2193 FL-71
MARIANNA, FL



Walmart
Supercenter

LOWE'S



HIGHWAY 71 19,990 VPD

**OFFERED
FOR SALE**

\$1,238,000 | 5.25% CAP



CONFIDENTIAL OFFERING
MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Take 5 Oil Change featuring a 12 Year Absolute Net Ground Lease with 10% rental increases every 5 years. Take 5 has been open for business since May.

LEASE YEARS	ANNUAL RENT	RETURN
Years 1 - 6	\$65,000	5.25%
Years 7 - 12	\$71,500	5.77%
Years 13 - 17 (Option 1)	\$78,650	6.35%
Years 18 - 22 (Option 2)	\$86,515	6.99%
Years 22 - 27 (Option 3)	\$95,167	7.68%
Years 28 - 32 (Option 4)	\$104,683	8.45%

NOI	\$65,000
CAP RATE	5.25%
LISTING PRICE	\$1,238,000



ASSET SNAPSHOT

Tenant Name	Take 5 Oil Change
Signator/Guarantor	Take 5 Properties SPV, LLC
Address	2193 FL-71 Marianna, FL 32448
Building Size (GLA)	1,328 SF
Land Size	0.65 Acres
Year Built	2025
Lease Type	Absolute Net Ground Lease
Landlord Maintenance Responsibilities	None
Rent Commencement Date	May 15, 2025
Remaining Term	11.5 years
Renewal Options	4 X 5 Years
Current Annual Rent	\$65,000
Rental Increases	10% Every 5 Years



44,110 PEOPLE
IN 5 MILE RADIUS



\$64,104 AHHI
IN 5 MILE RADIUS



19,990 VPD
ON HWY 71



INVESTMENT HIGHLIGHTS

TAKE 5 OIL CHANGE MARIANNA, FL

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CORPORATE GROUND LEASE

Long-term corporately backed ground lease to leading auto services provider



HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility (20,000 VPD along FL-71) and access from signalized intersection



PASSIVE INCOME

Absolute Net ground lease provides passive ownership and stable cash flow



INFLATION HEDGE

10% rent increases ever 5 years provides hedge against inflation



INTERSTATE LOCATION NEXT TO TRAFFIC GENERATORS

Located immediately off I-10 interchange next to Walmart & Lowe's



DRIVEN BRANDS

Take 5 Oil Change operates over 900 locations in the US and Canada and is owned by Driven Brands, the largest automotive services company in North America with over 4,800 locations



RESILIENT BUSINESS MODEL

E-commerce and recession resistant business model with touch-free drive-thru service

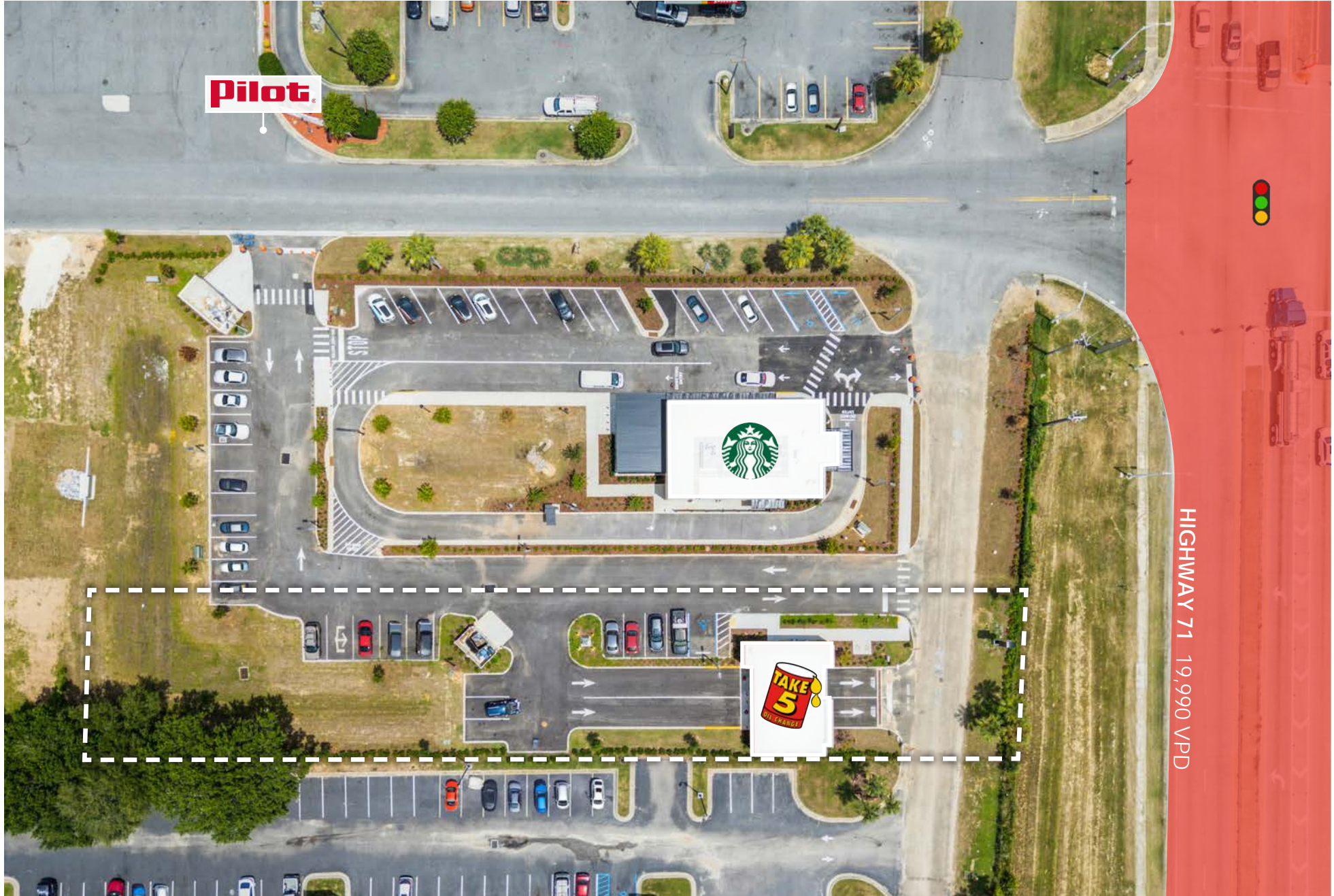


SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



SITE PLAN

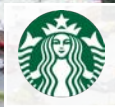
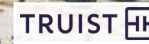






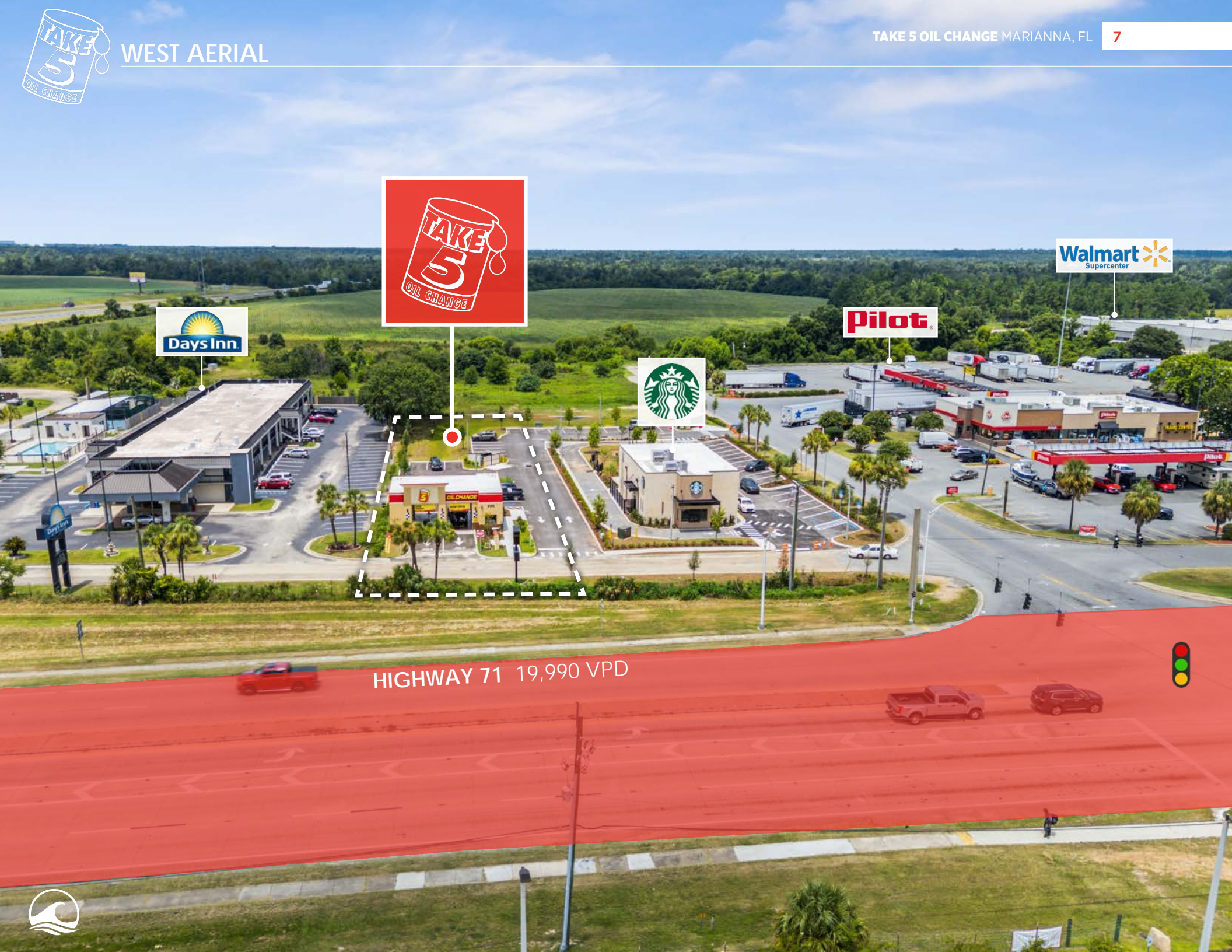
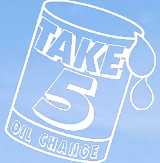
NORTHWEST AERIAL

DOWNTOWN MARIANNA 4 MILES



HIGHWAY 71 19,990 VPD





HIGHWAY 71 19,990 VPD





WEST AERIAL

TAKE 5 OIL CHANGE MARIANNA, FL

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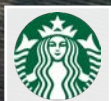
LOWE'S

Walmart
Supercenter

BURGER KING

TRUIST HH

Pilot



Days Inn

SHOE DEPT.
ENCORE
FIREHOUSE
SUBS

SONNY'S
BBQ

verizon

FAIRFIELD
INN & SUITES
Marriott

Comfort
INN & SUITES

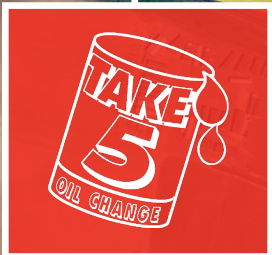
DUNKIN'

Wendy's

MICRÔTEL
BY WYNDHAM

Pizza
Hut

Ruby
Tuesday



ellianos
coffee



1 MILE

13,860
PEOPLE

\$55,541
AHHI

3 MILES

22,656
PEOPLE

\$56,312
AHHI

5 MILES

44,110
PEOPLE

\$64,104
AHHI

HIGHWAY 71 19,990 VPD

INTERSTATE 10

INTERSTATE 10 21,727 VPD





MARIANNA

GEORGIA
FLORIDA

58 MILES

TALLAHASSEE

65 MILES

52 MILES

PANAMA
CITY
BEACH

PANAMA
CITY

FLORIDA PANHANDLE REGION

Over the past decade, the Florida Panhandle Region has grown by approximately 10–12%, with key markets like Navarre, Pensacola, and Tallahassee driving the trend.

The region now supports over 542,700 households and 656,260 housing units, with steady year-over-year increases in both ownership and rental demand. Multifamily construction has surged, with nearly 4,700 units under development and over 4,600 delivered in 2024 alone—more than double the 10-year average—while occupancy remains high at 92%. This residential expansion is fueled by major investments in military infrastructure (e.g., \$4.9B rebuild of Tyndall AFB), tourism, aerospace, agriculture, and new healthcare campuses.

Marianna, Florida is emerging as a high-growth investment market in the Panhandle Region, fueled by strong population gains—over 16% since 2020 and projected to reach nearly 27% by 2025—and a wave of economic development across manufacturing, logistics, healthcare, and public sector employment. Major employers like Pulse Industrial's new \$278M clean-tech facility and the 800-employee Family Dollar distribution center are creating jobs and drawing new residents to the area. Supporting this growth is a surge in residential development, including new subdivisions, apartment projects, and the transformation of over 300 acres at the former Dozier School site for future housing and mixed-use. The city is also investing heavily in infrastructure upgrades, downtown revitalization, and business-friendly initiatives.





TENANT SUMMARY

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the “stay in your car” concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.6 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of April 2025 there are over 1,100 locations in 41 states with plans for further expansion into additional states. The company’s long term goal over the next several years is to grow to more than 2,000 locations.

TAKE 5 OIL CHANGE QUICK FACTS

Founded:	1984
Ownership:	NASDAQ: DRVN
# of Locations:	1000+
Headquarters:	Charlotte, NC
Guaranty:	Corporate





2193 FL-71
MARIANNA, FL

Exclusively Offered By



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