

2811 RALEIGH ROAD PKWY W WILSON, NC



**OFFERED
FOR SALE**
\$1,339,000 | 5.50% CAP



**Ownership of
Land and Building
for Depreciation**

CONFIDENTIAL OFFERING MEMORANDUM





TARGET Marshalls Burlington
belk PETSMART Harris Teeter
ROSS five BELOW BEST BUY
DRESS FOR LESS

tru

pop shelf

LIDL

AutoZone

Hampton Inn

ZAXBYS

AspenDental

BUFFALO WILD WINGS

Dunhan's

HOBBY LOBBY

COOK OUT

verizon

Wendy's

RALEIGH RD PKWY 28,000 VPD

Denny's

McDonald's

Burrito Shak

H-MART

LOWE'S

Valvoline

WELLS FARGO

SCOOTER'S COFFEE

FOREST HILLS RD W 22,000 VPD

DISCOUNT TIRE





RALEIGH RD PKWY 28,000 VPD

FOREST HILLS RD W 22,000 VPD





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Valvoline | Wilson, NC. Valvoline signed a new 12-year absolute NNN lease which commenced in August 2025. The asset is strategically positioned within a dense retail corridor along Raleigh Road Pkwy West — one of Wilson's most active commercial thoroughfares featuring over 1.6 million square feet of retail space within a one-mile radius.

The investment is guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the country with 200+ operating locations — providing significant credit strength. The property offers investors a fully passive, long-term income stream with zero landlord responsibilities and 7.5% rental escalations every five years. Valvoline has operated in this facility since it opened in 2009, showing its success at and dedication to this location.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	\$73,650
Rent Escalation	6-10	\$79,174
Rent Escalation	11-12	\$85,112
1st Option Term	13-15	\$85,112
2nd Option Term	16-20	\$91,495
3rd Option Term	21-25	\$98,357

NOI	\$73,650
CAP RATE	5.50%
LISTING PRICE	\$1,339,000

ASSET SNAPSHOT

Tenant Name	Valvoline
Address	2811 Raleigh Road Pkwy W, Wilson, NC
Building Size (GLA)	2,182 SF
Land Size	0.49 Acres
Year Built/Renovated	2009
Signatory/Guarantor	QAS Holdings, LLC (Franchisee)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	8/1/2025
Lease Expiration Date	7/31/2037
Rental Increases	7.5% Every 5 Years
Remaining Term	11.3 Years
Current Annual Rent	\$73,650



51,985
PEOPLE
IN 5 MILE RADIUS



\$101,755
AHHI IN
1 MILE RADIUS



28,000
VPD ON
RALEIGH RD PKWY





STABLE LONG-TERM ABSOLUTE NNN LEASE

Absolute NNN lease - Zero Landlord Responsibilities | 12-Year base term with three renewal options (1 x 3 Years and 2 x 5 Years) extending total potential term to 25 years | 7.5% rental escalations every 5 years in both base term and option periods | Lease commenced August 2025.



SECOND LARGEST VALVOLINE FRANCHISEE — STRONG CREDIT GUARANTY

Guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the United States with 200+ operating locations | Demonstrates significant operational scale and financial strength | Needs-based automotive service category provides recession-resilient cash flow.



DENSE RETAIL CORRIDOR — OVER 1.6MSF OF RETAIL WITHIN 1 MILE

Site is strategically positioned within a dense retail corridor featuring over 1.6 million square feet of retail space within one mile of the subject property | Proven co-tenancy with national anchors driving consistent consumer traffic | Raleigh Road Pkwy West is one of Wilson's primary commercial thoroughfares.



STRONG TRAFFIC VOLUME

22,000 VPD of traffic along Forest Hills Road NW and 28,000 VPD on Raleigh Road Parkway ensure consistent customer visibility and accessibility | High-frequency traffic pattern well-suited to Valvoline's quick-service oil change model | Located 46 miles from Raleigh, NC — the region's primary MSA and employment hub with a major 1031 exchange buyer pool.



NATIONAL AUTOMOTIVE MARKET STRENGTH

The U.S. vehicle fleet reached a record 14.1-year average age in 2024, driving 30–40% higher maintenance spend on older vehicles | Valvoline services 20M+ annual visits across 1,800+ locations | The broader automotive aftermarket surpassed \$460B in 2024 and is projected to exceed \$560B by 2028.



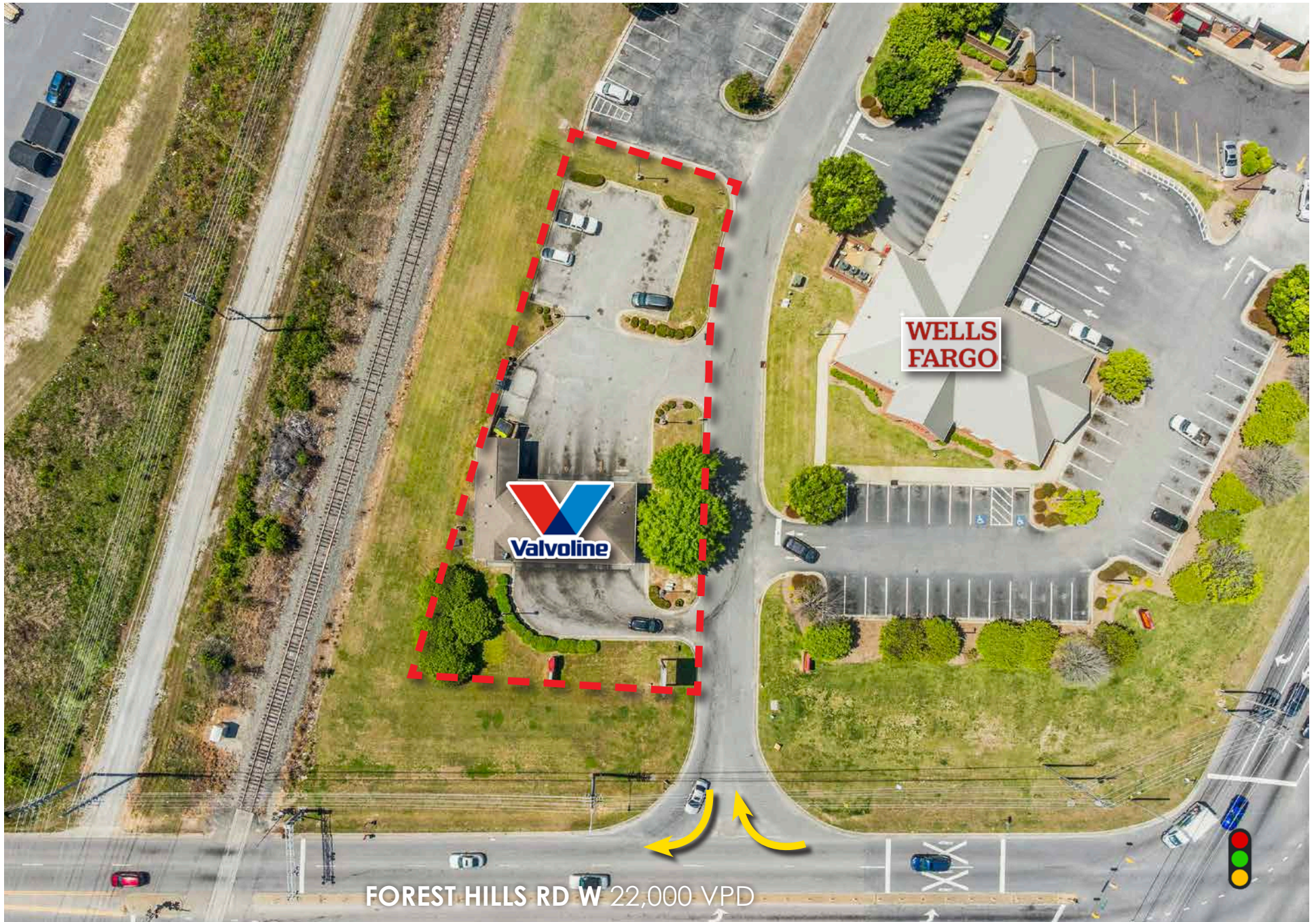
WILSON, NC TRADE AREA DEMOGRAPHICS

Trade area population of 55,324 within 5 miles with average household income of \$72,101 | 3-mile population of 37,968 with AHHI of \$72,840 | Wilson is located 46 miles from Raleigh, NC, providing access to one of the fastest-growing metros in the Southeast.



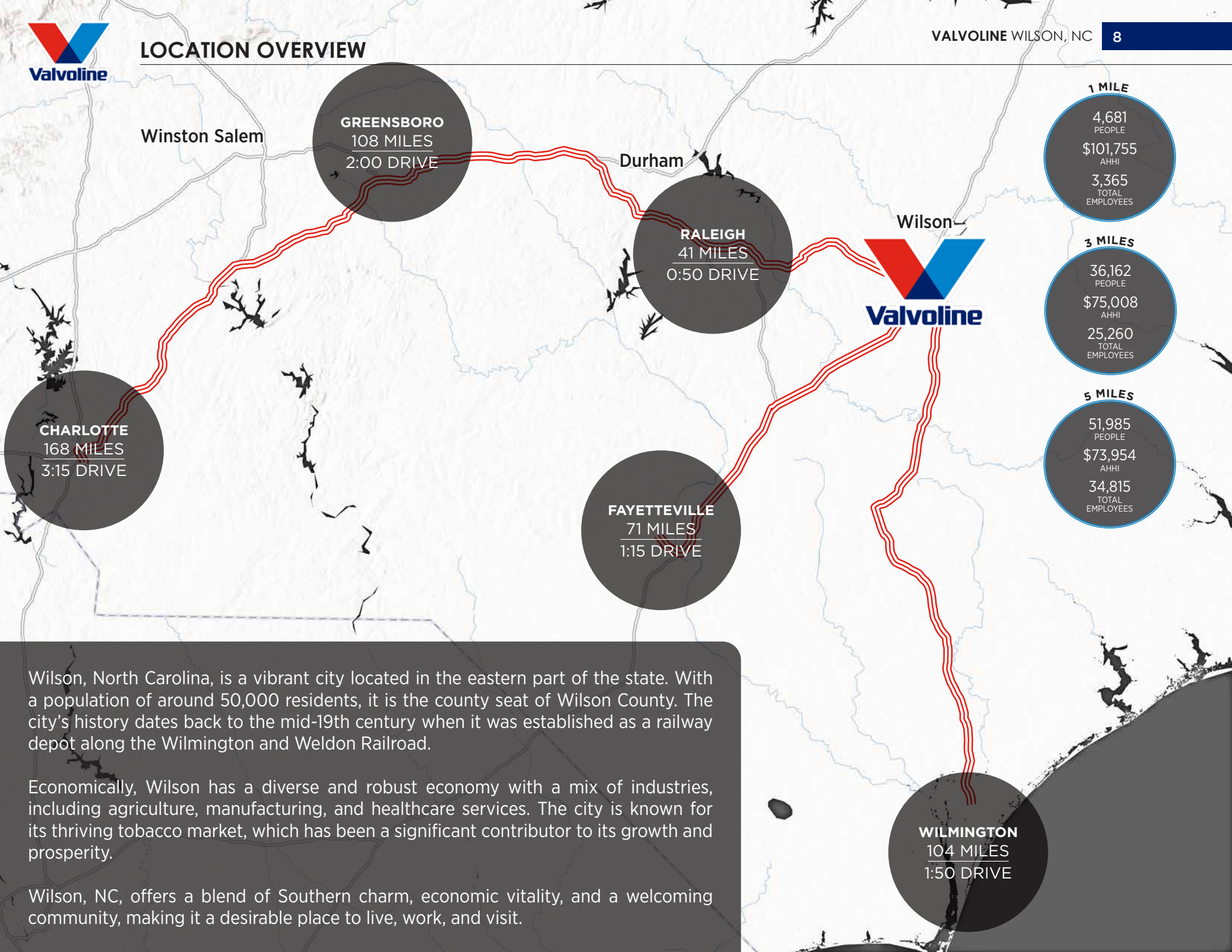
BONUS DEPRECIATION ELIGIBLE

Valvoline's personal property classification allows investors to accelerate tax deductions and maximize early returns





LOCATION OVERVIEW



Winston Salem

GREENSBORO
108 MILES
2:00 DRIVE

Durham

RALEIGH
41 MILES
0:50 DRIVE

Wilson



CHARLOTTE
168 MILES
3:15 DRIVE

FAYETTEVILLE
71 MILES
1:15 DRIVE

1 MILE

4,681
PEOPLE
\$101,755
AHHI
3,365
TOTAL
EMPLOYEES

3 MILES

36,162
PEOPLE
\$75,008
AHHI
25,260
TOTAL
EMPLOYEES

5 MILES

51,985
PEOPLE
\$73,954
AHHI
34,815
TOTAL
EMPLOYEES

WILMINGTON
104 MILES
1:50 DRIVE

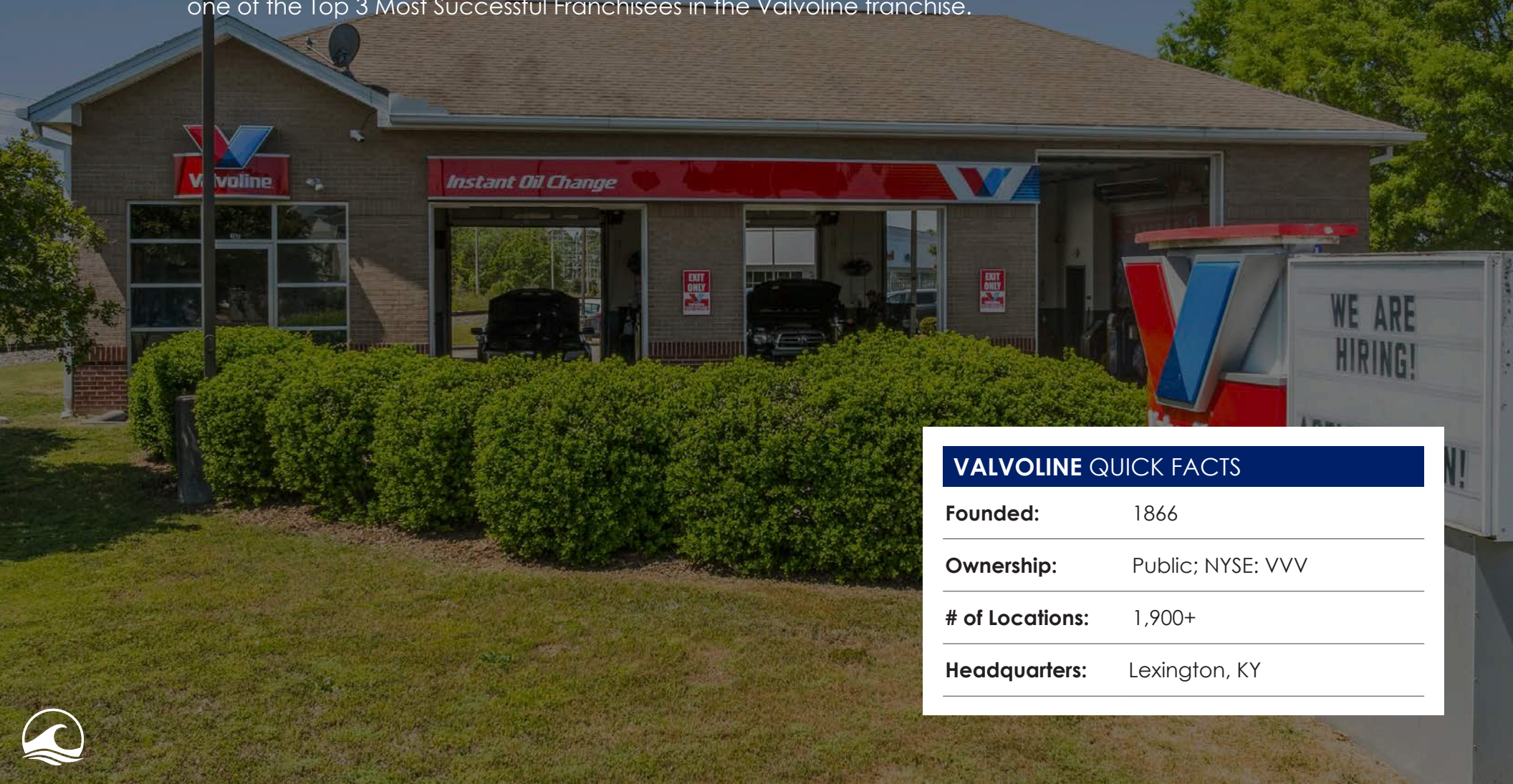
Wilson, North Carolina, is a vibrant city located in the eastern part of the state. With a population of around 50,000 residents, it is the county seat of Wilson County. The city's history dates back to the mid-19th century when it was established as a railway depot along the Wilmington and Weldon Railroad.

Economically, Wilson has a diverse and robust economy with a mix of industries, including agriculture, manufacturing, and healthcare services. The city is known for its thriving tobacco market, which has been a significant contributor to its growth and prosperity.

Wilson, NC, offers a blend of Southern charm, economic vitality, and a welcoming community, making it a desirable place to live, work, and visit.



Valvoline, established in 1866, is a renowned American manufacturer and distributor of high-quality automotive lubricants and related products. With a rich history spanning over a century, the company has solidified its position as a trusted brand in the automotive industry, offering a wide range of motor oils, transmission fluids, greases, and other lubricants designed to optimize engine performance and prolong vehicle life. Valvoline's commitment to innovation, extensive research, and customer satisfaction has enabled it to become a leading global player, providing top-notch solutions to the evolving needs of motorists and businesses alike. Founded by Andrew Slattery in 2001, Quality Automotive Services is a franchisee of Valvoline Instant Oil Change. Quality Automotive Services currently operates 204 locations in North Carolina, South Carolina, Georgia, Kentucky, Indiana, Ohio, West Virginia, Colorado, Utah, Wyoming, and Montana and is continually expanding. Quality Automotive Services is ranked as one of the Top 3 Most Successful Franchisees in the Valvoline franchise.



VALVOLINE QUICK FACTS

Founded:	1866
Ownership:	Public; NYSE: VVV
# of Locations:	1,900+
Headquarters:	Lexington, KY





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Exclusively Offered By



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