

# Offering Memorandum

6501 66<sup>th</sup> Street N  
True NNN Investment  
Committed Long Term Tenant  
Strategic Location



6501 66<sup>th</sup> Street North  
Pinellas Park, FL 33781



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# BUILDING SUMMARY

**FOR SALE** **\$1,018,477 (\$204.51/SF)**  
**Cap Rate** **6.50%**  
**Sale Type** Investment or Owner User  
**Status** Active

## BUILDING

**Type** 3 Star Car Wash  
**Location** Suburban  
**GBA** 4,980 SF  
**Stories** 1  
**Typical Floor** 4,980 SF  
**Year Built** 2003  
**Taxes** \$2.64/SF (2024)  
**Walk Score®** Very Walkable (74)  
**Transit Score®** Some Transit (33)

## LAND

**Land Acres** 0.68 AC  
**Land SF** 29,664 SF  
**Building Far** 0.17  
**Zoning** D



# PROPERTY OVERVIEW

Rare, high-traffic automotive investment anchored solely by Strickland Brothers 10 Minute Oil Change, a rapidly expanding national service brand known for fast, drive-thru oil changes and essential automotive care.

Positioned along the major commercial artery of 66th Street N, with more than 40,000 vehicles passing daily, this 0.68-acre property includes two buildings totaling 4,980 gross SF (2,340 heated SF), creating a turnkey, income-producing asset with immediate cash flow and no lease-up risk.

The tenant operates the oil change facility and holds a 5-year renewal option in 2029, providing stability and predictable income. With a strong multi-location operator in place and essential-service demand, the site is well positioned for continued performance.

Strategically located just blocks from Park Blvd and Parkside Mall, the property offers exceptional frontage, dense surrounding population, and continuous vehicle flow. These fundamentals drive long-term appreciation and sustained tenant activity.

Opportunities like this rarely become available: a fully leased, national-brand automotive service location in a prime, high-visibility corridor—with built-in upside through an underutilized secondary building that can be improved, leased, or repurposed. This asset is ideally suited for 1031 exchange buyers, passive investors, or portfolio owners seeking recession-resistant income with long-term growth potential.



# CURRENT TENANT

## Strickland Brothers: A Proven and Thriving Operator

Strickland Brothers has proven to be one of the most stable and scalable operators in the automotive services sector. Founded in 2016 by Justin Strickland with a \$35,000 loan from his grandfather, the business evolved from a small gas station into a streamlined 10-minute oil change model built around customer convenience, consistency, and rapid repeat service. Since franchising began in 2020, the brand has expanded aggressively to more than 100 locations nationwide and continues rapid growth across Florida, Texas, and the Southeast.



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# Non-Operational Car Wash Offers Value-Add Income Opportunity

## Former Touchless Car Wash

The additional structure on the property, previously operated as a touchless car wash. While the equipment is currently not in working order, the building itself provides significant value-add potential.

Investors have the optionality to:

Upgrade or modernize the car wash equipment

Repurpose the structure for detailing, tinting, or related automotive services

Lease it to a complementary operator seeking a high-traffic corridor location.

This built-in expansion capability creates multiple pathways for future revenue enhancement.



# Rent Roll

Unit	Tenant	Size	Lease Started	Lease Expires	Current Base Rent /mo	Current Op Ex/mo	Current Utilities & Mgmt /mo	Sales Tax	Total /mo	Base Rent PSF /yr	OpEx & Other PSF
6501 66 <sup>th</sup>	Strickland	2,340 SF	8/1/2024	7/31/2029	\$ 5,175.00	\$ 0	\$ 160.00	\$ 0	\$ 5,335.00	\$26.54 PSF	\$ 0
<b>Totals/Averages</b>		<b>2,340 SF</b>			<b>\$ 5,175.00</b>	<b>\$ 0</b>	<b>\$ 160.00</b>	<b>\$ 0</b>	<b>\$ 5,335.00</b>	<b>\$26.54 PSF</b>	<b>\$ 0</b>



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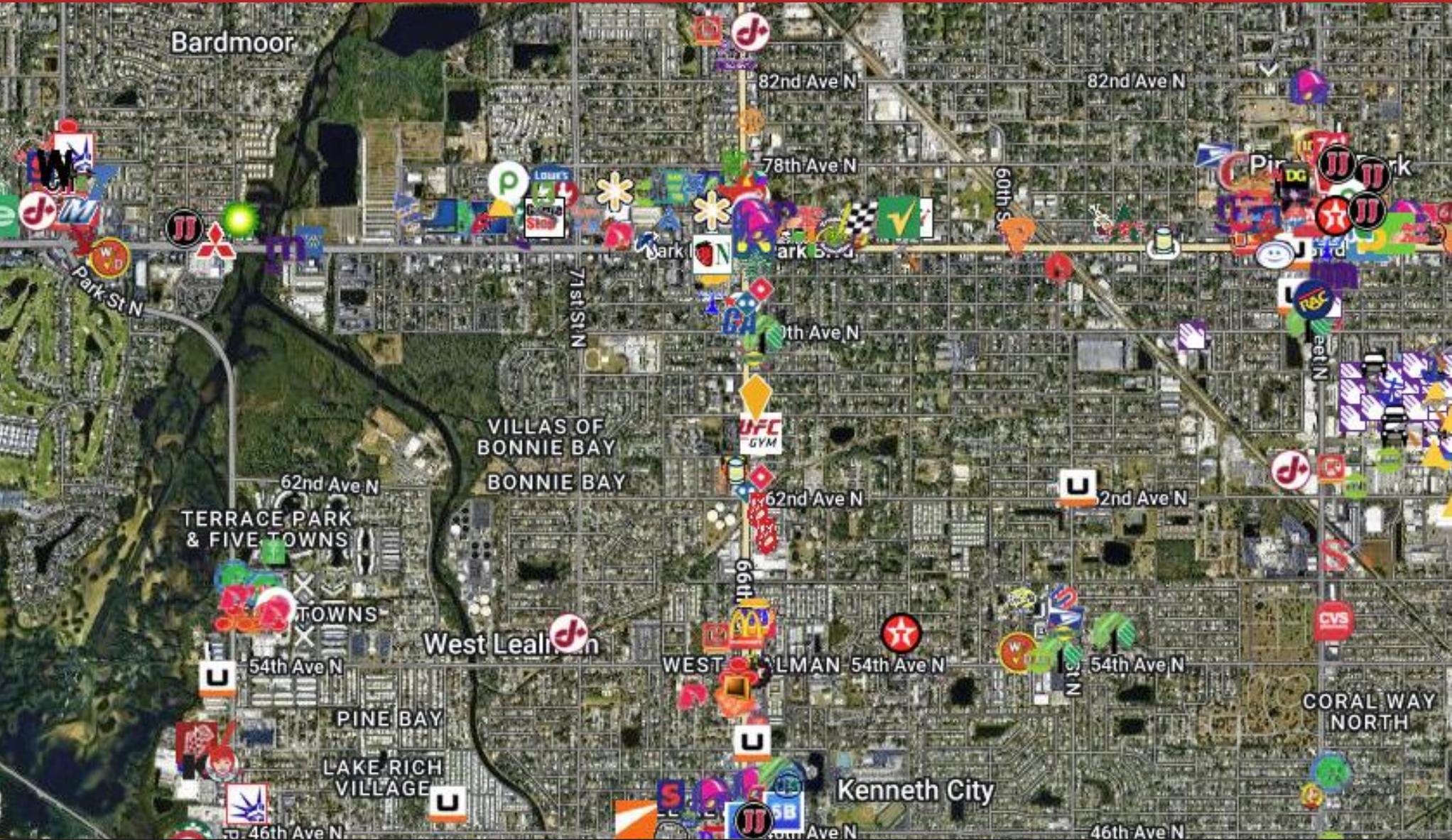
# Market Demographics & Economic Snapshot

POPULATION	1 Mile	3 Miles	5 Miles	Collection Street	Cross Street	Traffic Volume	Count Year	Distance From Property		
2020 Population	14,817	114,506	265,320	66th St	66th Ave N N	39,677	2025	0.03 mi		
2024 Population	14,430	111,838	260,378	62nd Ave N	66th Ln E	6,577	2025	0.23 mi		
2029 Population Projection	14,446	112,022	261,046	62nd Ave N	65th St N W	7,076	2025	0.24 mi		
Annual Growth 2020-2024	-1%	-0.60%	-0.50%	70th Ave N	67th St N W	4,201	2025	0.30 mi		
Annual Growth 2024-2029	0%	0%	0.10%	70th Ave N	65th St N E	7,060	2025	0.30 mi		
Median Age	4150%	4590%	4780%	62nd Avenue North	Dunfries St N W	3,522	2025	0.35 mi		
Bachelor's Degree or Higher	20%	24%	26%	62nd Ave N	Dunfries St N W	3,483	2024	0.42 mi		
U.S. Armed Forces	25	329	641	66th St	72nd Ave N	40,846	2025	0.44 mi		
HOUSEHOLDS	1 mile	3 miles	5 miles	66th Street North	66th St SW	41,037	2025	0.53 mi		
2020 Households	5,734	49,433	120,233	Park Blvd	66th St W	49,890	2025	0.55 mi		
2024 Households	5,518	48,011	117,829							
2029 Household Projection	5,510	48,029	118,083							
Annual Growth 2020-2024	0.10%	0.10%	0.10%							
Annual Growth 2024-2029	0.00%	0.00%	0.00%							
Owner Occupied Households	3,666	33,563	81,245							
Renter Occupied Households	1,844	14,466	36,839							
Avg Household Size	2.4	2.2	2.1							
Avg Household Vehicles	2	2	2							
Total Specified Consumer Spending (\$)	\$154.7M	\$1.3B	\$3.3B							
				CONSUMER SPENDING DETAILS	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
				Apparel	\$8,354,732	\$1,514	\$579	\$67,966,561	\$1,416	\$608
				Entertainment, Hobbies & Pets	\$24,115,837	\$4,370	\$1,671	\$209,284,020	\$4,359	\$1,871
				Food & Alcohol	\$42,976,271	\$7,788	\$2,978	\$365,086,347	\$7,604	\$3,264
				Household	\$25,238,463	\$4,574	\$1,749	\$223,628,174	\$4,658	\$2,000
				Transportation & Maintenance	\$38,073,825	\$6,900	\$2,639	\$310,839,738	\$6,474	\$2,779
				Health Care	\$8,158,172	\$1,478	\$565	\$73,738,073	\$1,536	\$659
				Education & Daycare	\$7,815,112	\$1,416	\$542	\$66,776,369	\$1,391	\$597
				Total Specified Consumer Spending (\$)	\$154,732,412	\$28,041	\$10,723	\$1,317,319,282	\$27,438	\$11,779
INCOME	1 mile	3 miles	5 miles							
Avg Household Income	\$75,210	\$75,209	\$79,617							
Median Household Income	\$57,920	\$56,351	\$59,236							
< \$25,000	1,034	10,017	22,969							
\$25,000 - 50,000	1,414	11,462	26,887							
\$50,000 - 75,000	1,004	8,738	21,643							
\$75,000 - 100,000	727	6,121	14,790							
\$100,000 - 125,000	533	4,519	11,531							
\$125,000 - 150,000	249	2,477	6,686							
\$150,000 - 200,000	331	2,467	6,819							
\$200,000+	225	2,210	6,505							

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# Location: Major Retail Corridor



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## Company History

European Equities Corporation started as a retail company in 1988 and has since owned nearly a hundred Subway restaurants and other retail businesses in Florida and Texas. So they tend to look at themselves as retail operators that became a very strong part of developing real estate. Being immersed in these submarkets has forced them to understand the market at a granular level. With that, they have created several layers within the development cycle and really understanding the market from the income-producing level up. Over the years, they have diversified into other sectors of commercial real estate. European Equities Corporation touches every level of the development cycle, where they are fully versed in acquisitions and development, creating meaningful financing structures, stabilizing assets, and managing them post development.

