



Take 5 Oil Change

15-YEAR SALE LEASEBACK IN RARE NORTHEAST LOCATION

WEST HAVEN, CT



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, LLC | A Licensed Connecticut Broker #REB.0792680



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Take 5 Oil Change

1083 ORANGE AVE, WEST HAVEN, CT 06516

\$1,285,714

PRICE

7.00%

CAP RATE

NOI	\$90,000
LEASE TYPE	NNN
LEASE TERM	15-Years at COE
LEASABLE AREA	1,408 SF
LAND AREA	0.36 AC
YEAR RENOVATED	2022



Long term sale leaseback with expanding national brand

This Take 5 Oil Change, located halfway between New York City and Hartford, CT, features a **15-year sale leaseback with 10% rental increases** every 5 years during the primary term. Strong national tenant, with parent company system-wide sales of over \$6.2 billion (FY, 2023). Subject property is located in a dense retail node on Boston Post Road.



Newly Renovated Building

- 15-Year sale leaseback at close of escrow
- 10% rental increases every 5 years during the primary term & option periods
- Take 5 Oil opened for business in December 2022 with a newly renovated building & signage
- Excellent visibility & signage from the corner location of Boston Post Road & Jaffrey Street
- Strong traffic counts of approximately 21,000 VPD on Boston Post Road

Strategic Location

- Rare opportunity to purchase a nationally branded absolute NNN asset in the Northeast, situated halfway between New York City and Hartford, CT
- Subject property is located within 1-mile of the newly developed 200,000 SF Amazon distribution facility with over 100 employees and 15 loading docks
- Dense retail area near Target, Best Buy, McDonald's, Starbucks, Wendy's, O'Reilly Auto Parts, and Monroe Auto Parts

Faulkner Island Development

- Faulkner is a well-capitalized operation and first Northeast franchisee for Take 5 Oil with exclusive territory spanning densely populated counties: Westchester (NY), Fairfield, New Haven, Middlesex, New London, and the western half of Hartford (all CT)
- Faulkner Island Development has the exclusive rights to develop and operate eleven (11) Take 5 Oil locations – Faulkner currently operates Take 5 locations in West Haven, Stratford, and Norwich, Groton, CT and is working through the approval process for a site in Branford, CT

CURRENT		
Price		
\$1,285,714		
Capitalization Rate		
7.00%		
Building Size (SF)		
1,408		
Lot Size (Acres)		
0.36		
Stabilized Income		
Scheduled Rent		
\$90,000		
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$90,000



Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft
Take 5 Oil	1,408	1	5	\$90,000	\$7,500	\$90,000	\$5.33
		6	10		\$8,250	\$99,000	\$5.86
		11	15		\$9,075	\$108,900	\$6.45
		Option 1	16		\$9,983	\$119,790	\$7.09
		Option 2	21		\$10,981	\$131,769	\$7.80
		Option 3	26		\$12,079	\$144,946	\$8.58
TOTALS:	1,408			\$90,000	\$7,500	\$90,000	\$5.33

Premises & Term

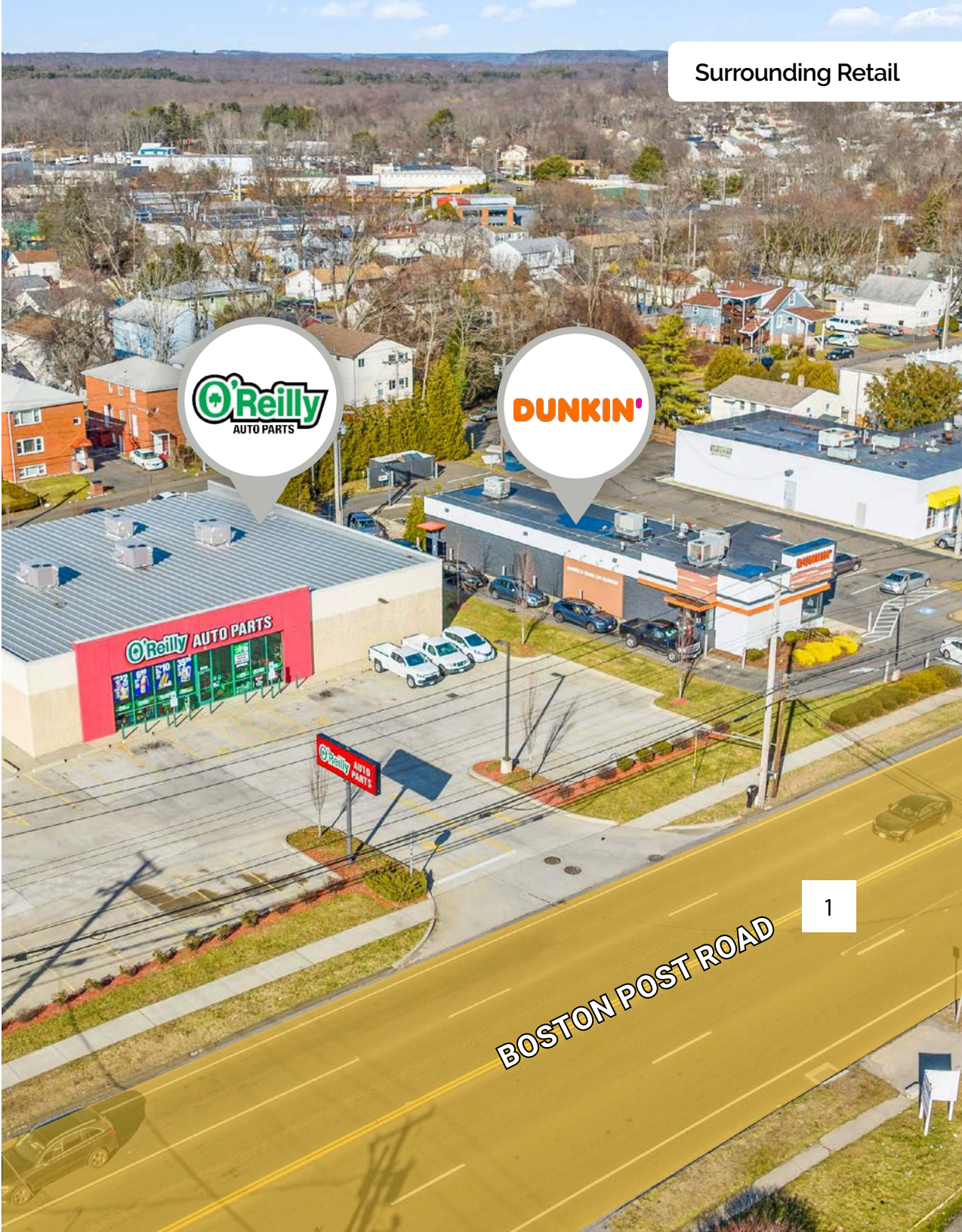
TENANT	Faulkner Island Development d/b/a Take 5 Oil Change
LEASE SIGNATORY	Faulkner Island Development
LEASE TERM	15 Years at Close of Escrow
RENT COMMENCEMENT	Close of Escrow
LEASABLE SF	1,408 SF

Expenses

TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant Responsible

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



Surrounding Retail

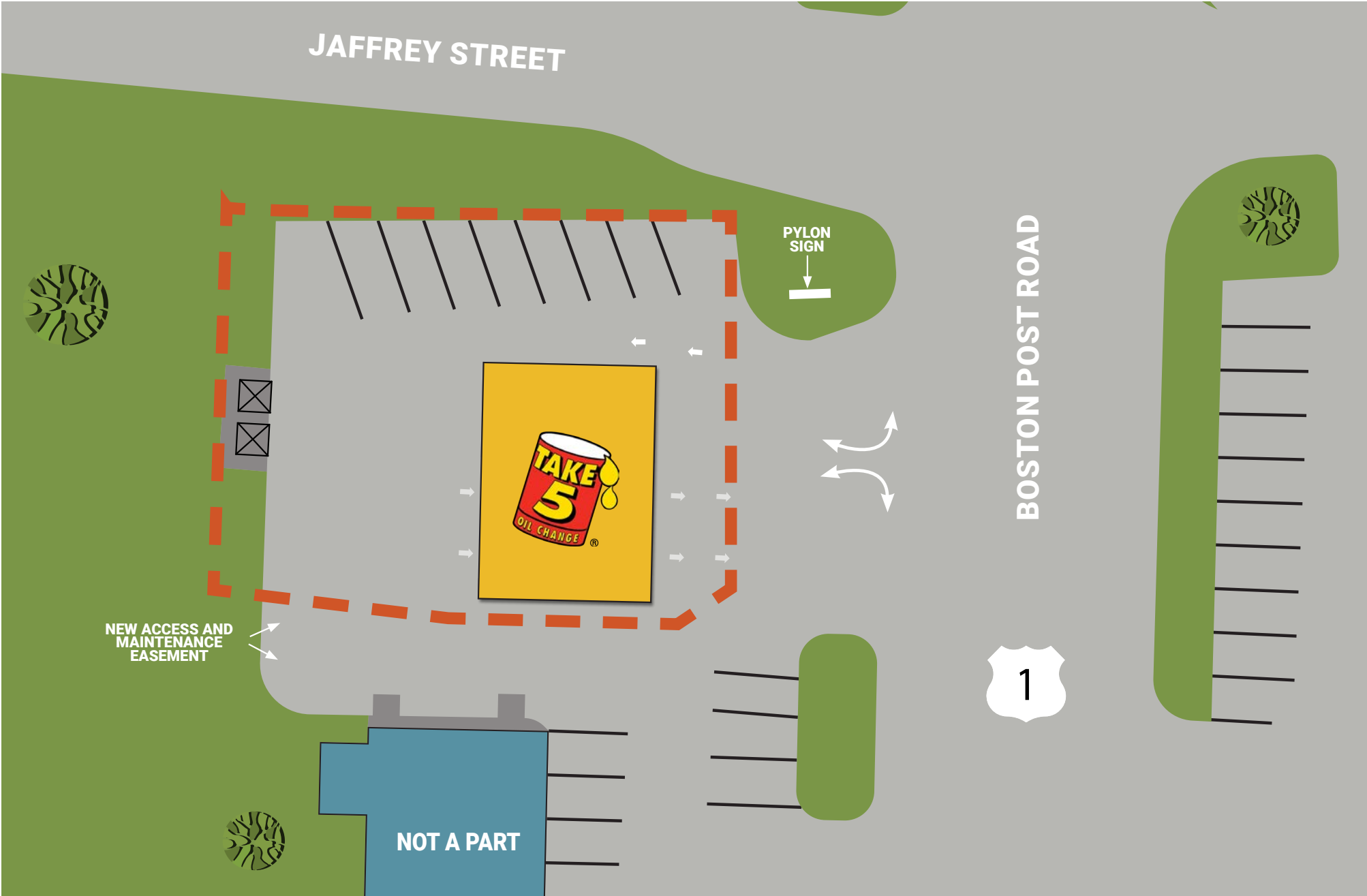
LEGEND

Property Boundary

1,408
Rentable SF

0.36
Acres

Egress



A Quick Service Auto Company



About Take 5 Oil Change

- Established in 1984, Take 5 Oil Change® is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car
- Offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges
- The brand operates 718 company-owned and 463 franchised service centers across the United States and Canada
- Take 5 Oil Change delivers full year revenue growth of 16% and same store sales growth of 7%
- Ranked #27 on Entrepreneur’s Fastest-Growing Franchises list in 2025, up from #42 in 2022

Driven Brands

- In 2016, Driven Brands Holdings Inc. acquired Take 5 Oil Change, scaling the business from less than 50 locations to more than 1,100
- Headquartered in Charlotte, NC, Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America and the parent company of some of North America’s leading automotive service businesses including Take 5 Oil Change®, Take 5 Car Wash®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®
- “Take 5 Oil Change is our No.-1 priority, and we are hyper-focused on continuing to drive unit growth, franchise mix, same-store sales, revenue and profits over the next five years,” said Jonathan Fitzpatrick – Driven’s president and CEO

1,100+

TAKE5 LOCATIONS IN
THE U.S. & CANADA

\$2.3B

DRIVEN BRANDS ANNUAL
REVENUE (FY 2024)

\$6.5B

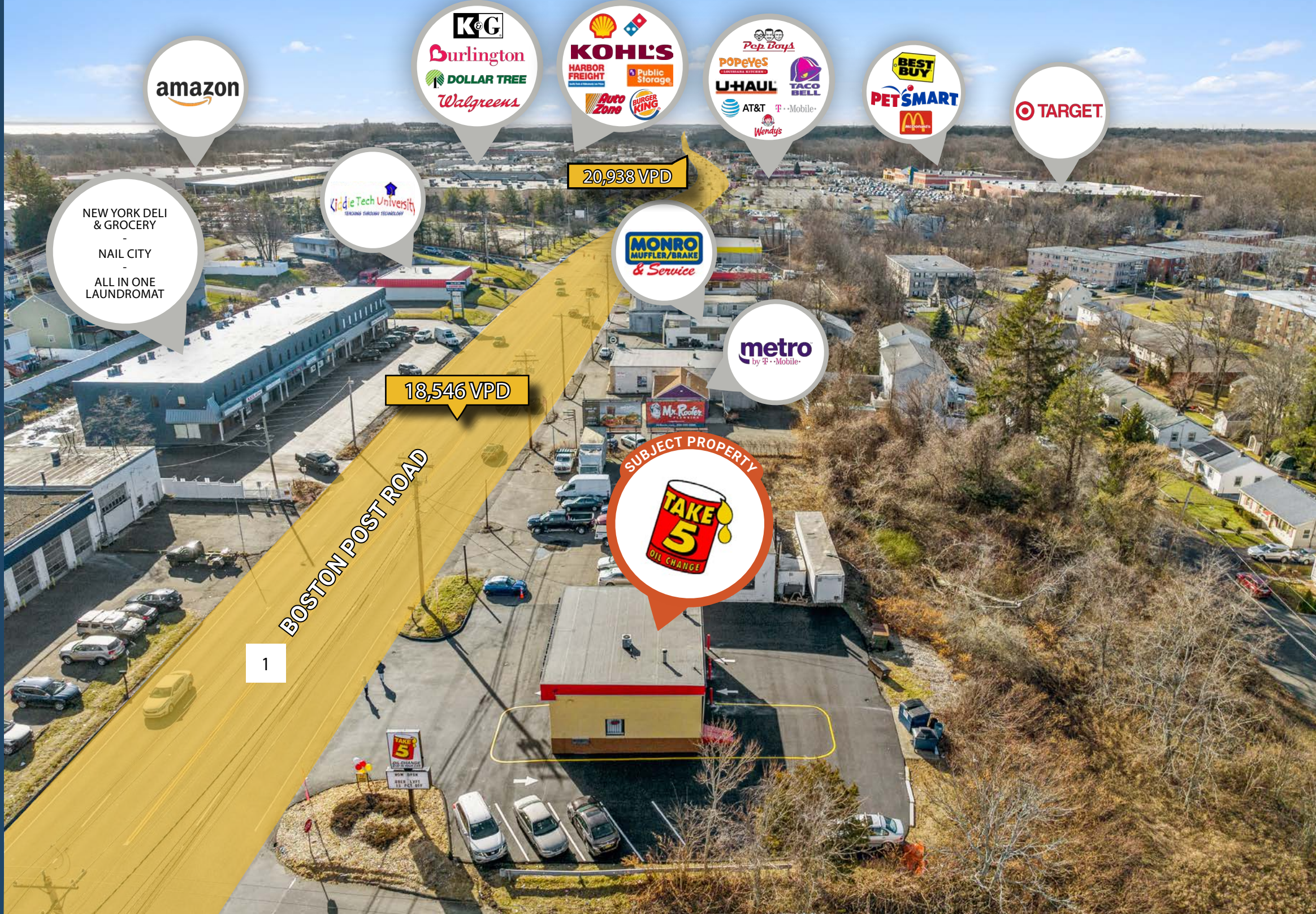
DRIVEN BRANDS SYSTEM-
WIDE SALES (FY 2024)

[Tenant Website](#)



Amazon Distribution Center





Quaint town with a vibrant community

18,774

VEHICLES PER DAY ALONG WADSWORTH BLVD

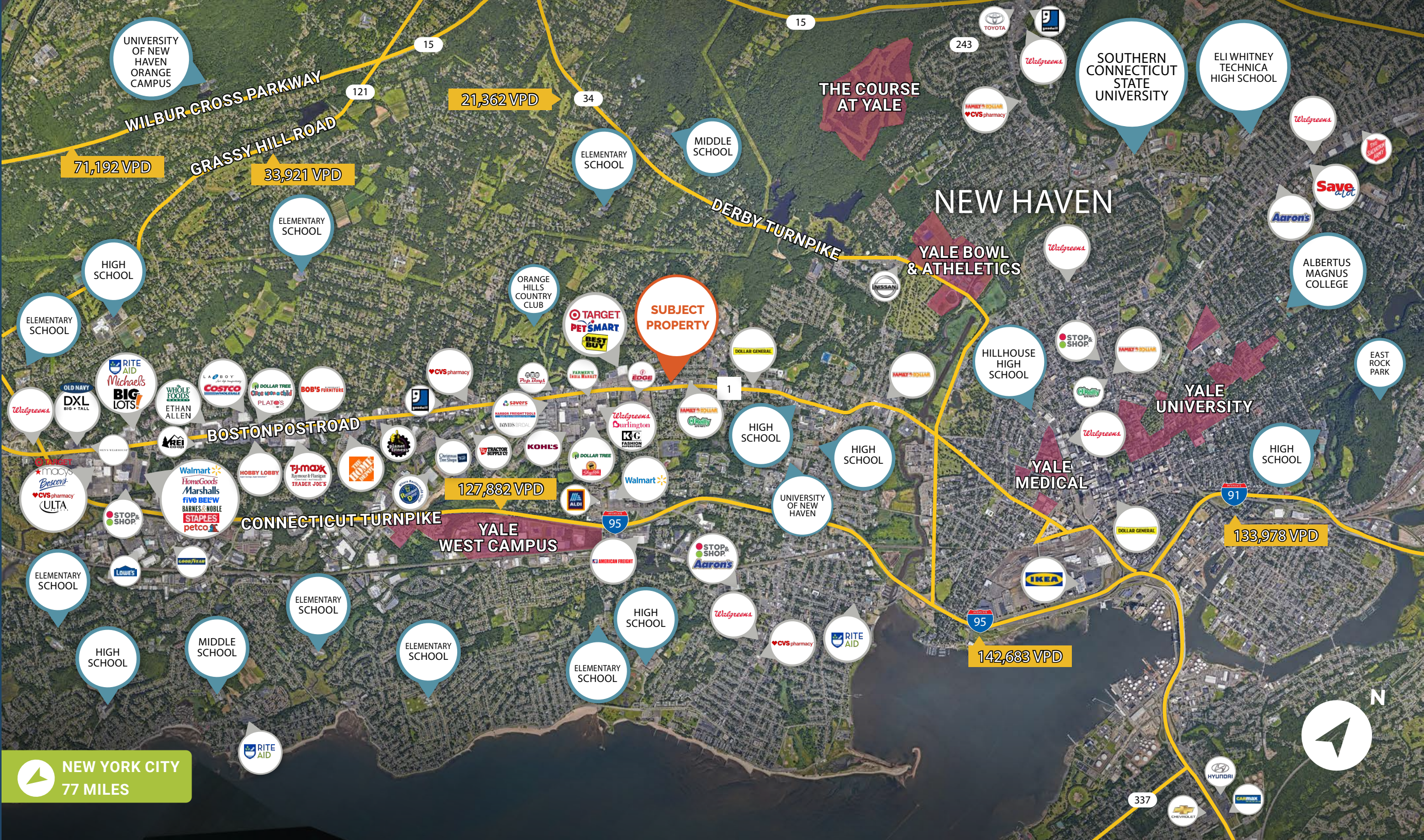
3.7 miles

TO DOWNTOWN NEW HAVEN

77.2 miles

TO NEW YORK CITY





UNIVERSITY OF NEW HAVEN ORANGE CAMPUS

WILBUR CROSS PARKWAY

71,192 VPD

GRASSY HILL ROAD

33,921 VPD

21,362 VPD

THE COURSE AT YALE

SOUTHERN CONNECTICUT STATE UNIVERSITY

ELI WHITNEY TECHNICAL HIGH SCHOOL

NEW HAVEN

YALE BOWL & ATHLETICS

YALE UNIVERSITY

YALE MEDICAL

YALE WEST CAMPUS

SUBJECT PROPERTY

BOSTON POST ROAD

CONNECTICUT TURNPIKE

127,882 VPD

133,978 VPD

142,683 VPD

NEW YORK CITY
77 MILES



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	10,338	91,783	218,263
2033 Proj.	10,410	93,080	222,239

Ring Radius Income Data

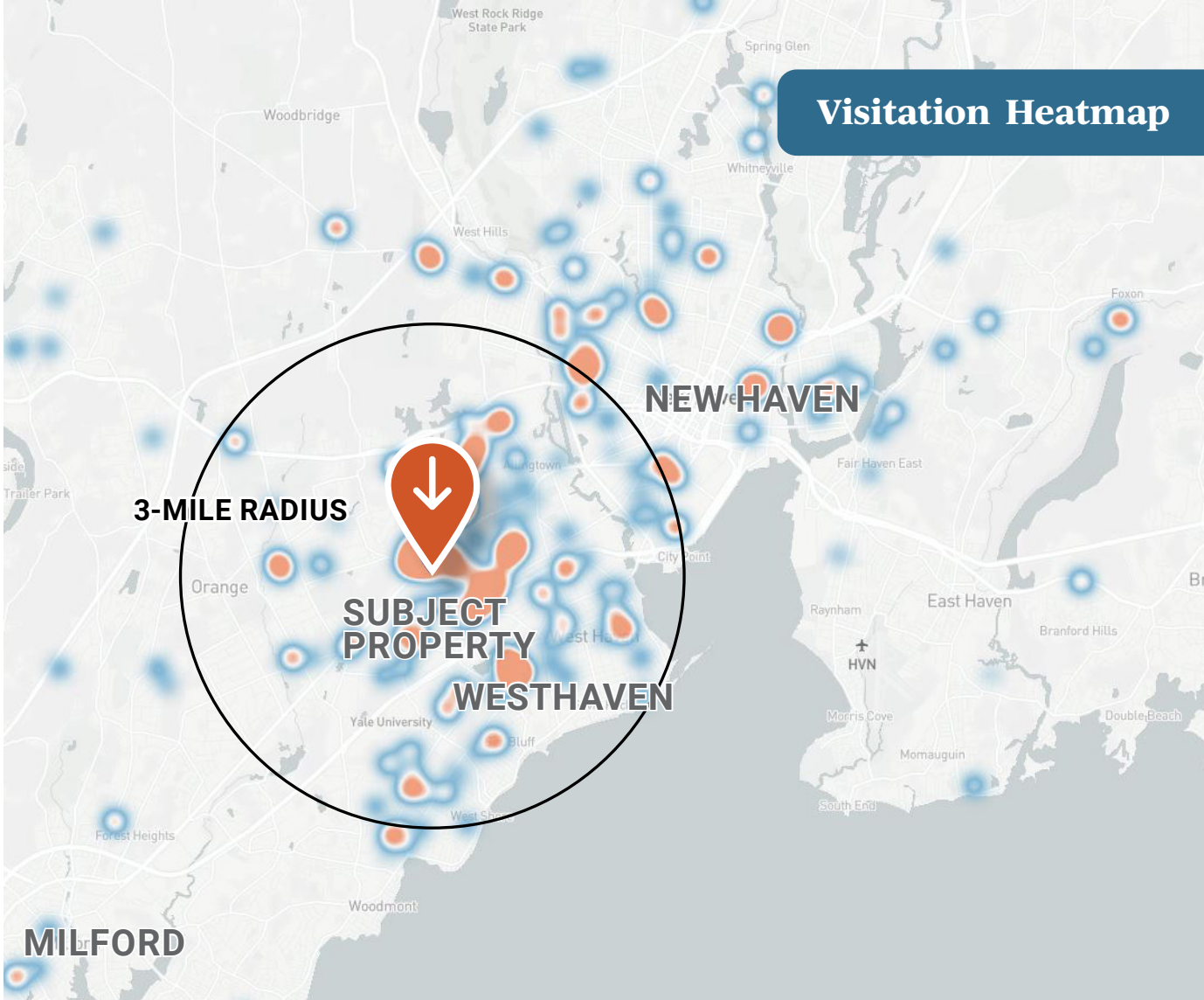
	1-MILE	3-MILES	5-MILES
Average	\$81,386	\$92,192	\$99,736
Median	\$65,972	\$68,741	\$69,995

1.4M Visits

OVER PAST 12 MONTHS AT THE NEARBY TARGET

5.16 Visit Frequency

AVERAGE NUMBER OF VISITS PER PERSON OVER THE PAST 12 MONTHS TO THE NEARBY TARGET



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

West Haven, CT

A GROWING COASTAL COMMUNITY



A Waterfront City

- Settled in 1648, West Haven is a coastal city in New Haven County known for its beaches, historical landmarks, and strong community ties
- I-95 connects to NYC and Boston, Metro-North Railroad Station provides rail service to NYC and Connecticut, and CTtransit buses provide local transport to New Haven and nearby towns
- West Haven's economy centers on education, retail, and healthcare. The city promotes small business growth and Opportunity Zone redevelopment with tax incentives

Nearby New Haven

- With a population of 134,023, New Haven is the third largest city in Connecticut
- Home of Yale University, a private Ivy League university and New Haven's biggest taxpayer and employer, and an integral part of the city's economy
- The "Cultural Capital of Connecticut" for its supply of established theaters, museums, and music venues

New York City Metro Area

- The largest metropolitan area in the world by urban landmass, and one of the most populous urban agglomerations in the world
- The MSA is estimated to produce a gross metropolitan product (GMP) of \$2.3 trillion as of 2023
- Many Fortune 500 companies have their headquarters in the MSA
- The New York MSA is home to many prestigious institutions of higher education including three Ivy League universities: Columbia University, Princeton University, and Yale University

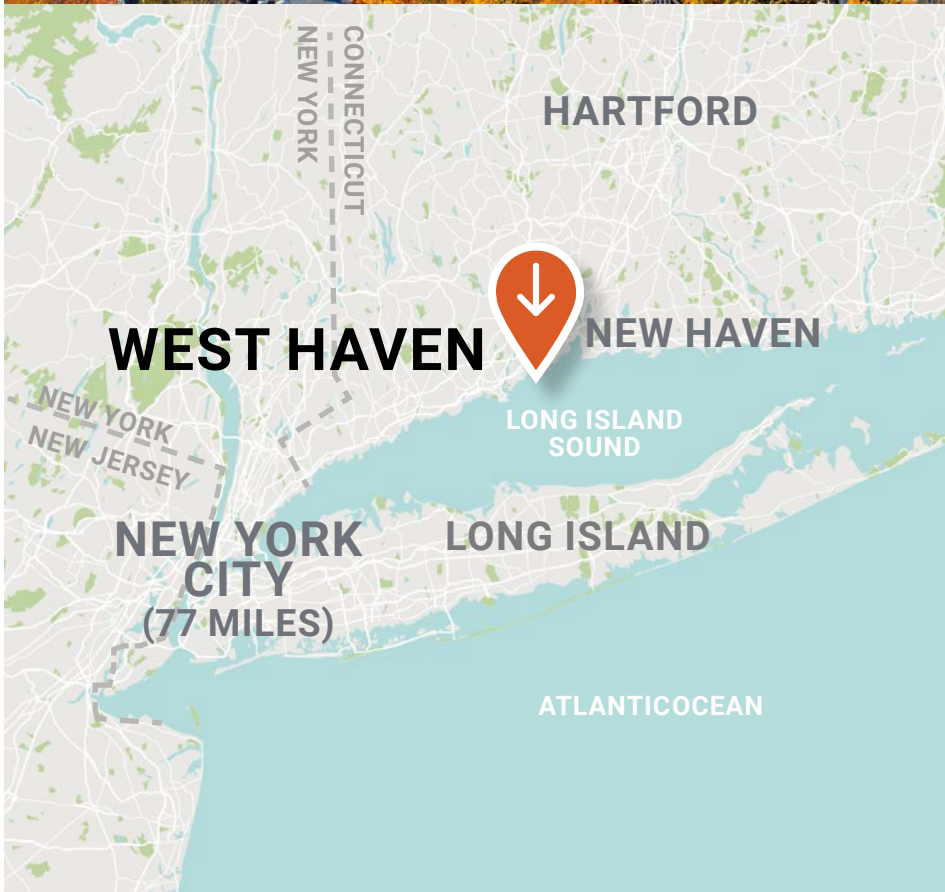
869,527

NEW HAVEN-MILFORD MSA
2022 ESTIMATED POPULATION

\$61.4 B

NEW HAVEN-MILFORD MSA
2022 GDP

Downtown New Haven





Yale University

A Historical Legacy of Excellence and Innovation

- Established in 1701, Yale University is one of the oldest and most prestigious institutions of higher education in the U.S.
- Research university with a wide array of programs, departments, schools, centers, museums, and many affiliated organizations
- New Haven's largest employer and third-largest taxpayer - generating over \$5 million in annual taxes
- In November 2021, Yale pledged \$135 million to New Haven over six years to support inclusive growth and sustained economic development

Private Ivy League Research University, Ranked 5th in the Nation

6,749

UNDERGRADUATE
STUDENTS ENROLLED
2023

5,344

GRADUATE STUDENTS
ENROLLED 2023

+\$16 B

ANNUAL ECONOMIC
IMPACT

153+

TOTAL DEGREE
PROGRAMS

3,395

INTERNATIONAL
SCHOLARS

17,089

FACULTY & STAFF
MEMBERS



CP PARTNERS
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Listing Team

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