



Take 5 Oil Change (Ground Lease)

**Niles, OH
Offering Memorandum**





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EXECUTIVE SUMMARY



PRICE
\$909,000



CAP
5.50%



NOI
\$50,000

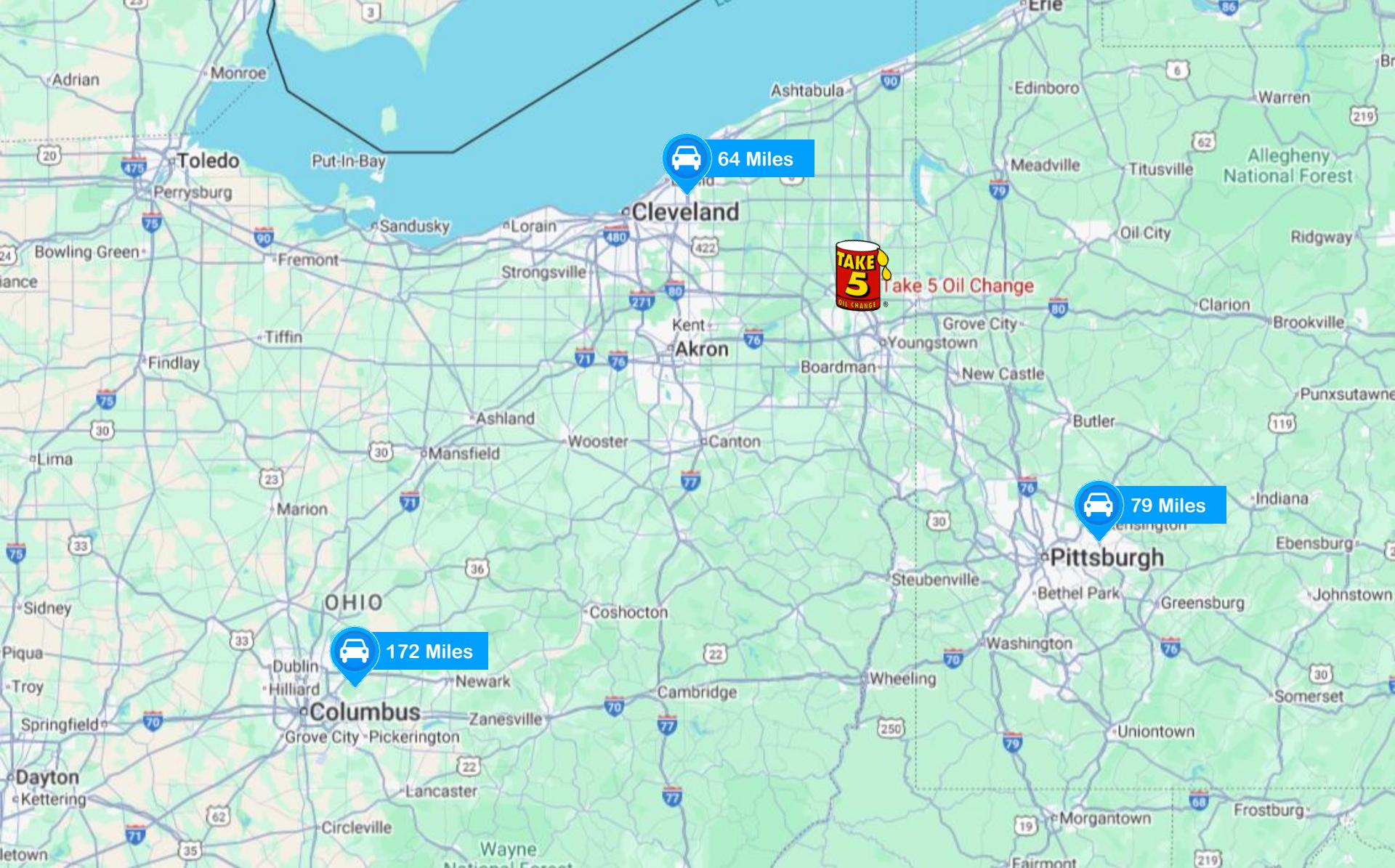
LEASE ABSTRACT

6080 Youngstown Warren Road, Niles, OH

Property Type	Drive-Thru (Outparcel)
Tenant	Take 5 Oil Change
Lessee	Take 5 Properties SPV LLC
Year Built	2025
LL Responsibilities	None
Lease Type	Ground Lease
Lot Size	+/- 0.32 AC
Lease Commencement	November 24, 2025
Lease Expiration	November 30, 2040
Base Rent	Years 1-5: \$50,000.00 Years 6-10: \$55,000.00 Years 11-15: \$60,500.00
Options	4 x 5 Year with 10% Increases
Traffic Count	18,203 VPD via Youngstown Warren Road

- **New 15-Year Absolute NNN Corporate Ground Lease:** Take 5 Oil Change backed by investment-grade parent Driven Brands (NYSE: DRVN). Take 5 Oil Change is one of the fastest-growing quick-lube brands in the \$15+ billion industry
- **Zero Landlord Responsibilities:** True ground lease with absolute NNN structure – tenant responsible for all taxes, insurance, maintenance, roof, and structure
- **Extremely Low Starting Rent:** Only \$50,000 per year creates immediate equity and significant mark-to-market upside
- **Scheduled 10% Rent Increases:** 10% bumps every five years throughout the initial 15-year term and three (3) Five (5) Year Options provides 30+ years of cash-flow stability and inflation protection
- **Signalized Hard-Corner Location:** High-traffic intersection of Youngstown-Warren Road (SR-45) and Niles-Cortland Road in Niles, Ohio
- **Premier Outparcel Positioning:** Directly in front of strong performing Marc's grocery store and Staples, proven daily-needs traffic generators
- **Exceptional Visibility & Access:** Outstanding frontage and multiple points of ingress/egress on one of Niles' busiest retail corridors
- **Prime Retail Corridor:** Subject property is located across the street from Eastwood Mall, one of America's largest shopping complexes, with over 3.4 million square feet of space and over 15.8 million visitors annually





here for Google Maps

03

LOCATION MAP



422

YOUNGSTOWN WARREN RD



NILES CORTLAND RD

46



04

SITE PLAN



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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.

Brand & Parent Company

- Name: Take 5 Oil Change
- Parent Company: Driven Brands Holdings Inc. (NASDAQ: DRVN) – the largest automotive services company in North America

Concept

- Quick, drive-through oil-change service where customers stay in their car
- Typical service time: ~10 minutes
- Strong focus on repeat business and subscription plans

National Footprint

- 900+ locations across the U.S. and Canada (and growing rapidly through corporate and franchise development)
- Consistent year-over-year unit expansion supported by Driven Brands' capital resources

Financial Strength

- Backed by Driven Brands' scale and diversified portfolio (Maaco, Meineke, CARSTAR, etc.)
- Publicly traded parent with stable revenues and expanding automotive services sector

Company Facts

- Headquarters: Charlotte, NC • Number of Locations: 900+ (and growing) • Stock Symbol: NASDAQ: DRVN

STAPLES

MARC'S

TAKE
5! OIL CHANGE

STAY IN YOUR CAR

WIPERS
SHIPPING?

WE'VE GOT
YOU COVERED!

FUEL
FILTERS

SALES





Population			
	1 mile	3 miles	5 miles
2020 Population	4,770	37,122	83,078
2024 Population	4,910	37,766	85,311
2029 Population Projection	4,887	37,508	84,879
Annual Growth 2020-2024	0.7%	0.4%	0.7%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.1%
Median Age	45.3	44.3	43.7
Bachelor's Degree or Higher	18%	19%	19%
U.S. Armed Forces	0	4	27

Population By Race			
	1 mile	3 miles	5 miles
White	4,346	32,589	72,131
Black	205	2,116	6,276
American Indian/Alaskan Native	18	111	301
Asian	62	315	568
Hawaiian & Pacific Islander	0	11	34
Two or More Races	278	2,626	6,002
Hispanic Origin	130	897	2,207

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$146,287	\$120,404	\$113,861
Median Year Built	1972	1964	1962

Households			
	1 mile	3 miles	5 miles
2020 Households	2,232	16,797	36,696
2024 Households	2,283	17,041	37,504
2029 Household Projection	2,269	16,915	37,281
Annual Growth 2020-2024	0.7%	0.4%	0.5%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.1%
Owner Occupied Households	1,425	10,765	24,096
Renter Occupied Households	845	6,150	13,185
Avg Household Size	2.1	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$57.2M	\$436.7M	\$959.4M

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$63,065	\$64,661	\$63,614
Median Household Income	\$49,309	\$51,853	\$48,986
< \$25,000	354	3,905	9,346
\$25,000 - 50,000	799	4,368	9,813
\$50,000 - 75,000	462	3,290	6,638
\$75,000 - 100,000	253	2,187	4,892
\$100,000 - 125,000	236	1,655	3,081
\$125,000 - 150,000	84	823	1,850
\$150,000 - 200,000	51	437	925
\$200,000+	43	377	961

TEAM

About Cleeman Realty Group

Cleeman Realty Group is an Investment Advisory firm headquartered in Miami, FL. We facilitate real estate transactions nationwide for family offices, corporate and institutional real estate investors. Our team engages our extensive industry contacts and relies on our substantial market knowledge and transactional experience to assist property owners in executing acquisitions and dispositions. In the process, we evaluate micro and macroeconomic trends, transaction activity, sustainability of revenue growth and asset valuation. Our team maintains a hands-on approach to every transaction including developing and executing a targeted marketing plan, financial underwriting, and providing expert guidance to a successful closing.



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