



Valvoline.

Alachua, FL.

A 15-year absolute NNN ground lease at a signalized corner on the I-75 / US-441 corridor in Alachua.

US Hwy 441 & NW 173rd St • Alachua, FL 32615

A 15-Year Absolute NNN Ground Lease.

Valvoline outparcel on the I-75 / US-441 corridor in Alachua, FL.

Premier Commercial Group is pleased to present a prime single-tenant net-lease investment located at US Hwy 441 & NW 173rd St in Alachua, Florida. This ±0.58-acre outparcel is positioned along a high-traffic corridor just off Interstate 75 — the primary north-south spine through the Florida panhandle and into central Florida. The property is ground-leased to Valvoline, operated by one of the brand's largest franchisees with over 250 locations nationwide. The 15-year absolute NNN lease features 10% rent increases every five years, providing long-term, hands-off cash flow with built-in growth. Strategically located between Wawa and Firestone, the site is surrounded by a strong mix of national retailers including Chick-fil-A, McDonald's, and other corridor-anchor brands, and benefits from proximity to a nearby high school that drives consistent daily customer demand.

AT A GLANCE

Sale Price	\$1,747,600
NOI (in place)	\$90,000
Cap Rate	5.15%
Lease Term	15-Yr Absolute NNN
Rent Escalators	10% every 5 yrs
Lot Size	±0.58 Acres
Operator	Top Franchisee — 250+ Locs
Corridor	US-441 / I-75

5.15% CAP

GOING-IN CAP RATE

\$90K NOI

IN-PLACE ANNUAL NOI

15 YEAR ABS.

NNN LEASE TERM

INVESTMENT SUMMARY

15-year absolute NNN ground lease to a top Valvoline franchisee — 5.15% cap, 10% escalators, and built-in long-term cash flow.

PROPERTY TYPE

Single-Tenant NNN Ground Lease

SUBMARKET

US Hwy 441 / NW 173rd St · Alachua, FL 32615

TRAFFIC

Signalized corner on US-441 — minutes off I-75 interchange

DEMAND

High-growth Alachua submarket · HHI \$96,916 (5 Mi)



Why Valvoline Alachua.

Six reasons this NNN ground lease stands apart.

01 15-Year Absolute NNN

Brand-new 15-year absolute NNN ground lease — landlord has no responsibilities, no management, and no capital exposure.

02 Top Valvoline Franchisee

Operated by one of the brand's largest franchisees with over 250 locations nationwide —institutional-grade operator credit.

03 10% Increases Every 5 Years

Built-in 10% rent escalators every five years — long-term cash flow growth that protects against inflation.

04 Signalized Corner Near I-75

Signalized corner on US-441 minutes from the I-75 interchange — captive interstate, commuter, and resident customer traffic.

05 Strong National Co-Tenancy

Surrounded by Wawa, Firestone, Chick-fil-A, McDonald's, and other national brands — proven daily traffic engines next door.

06 High-Growth Alachua Submarket

Alachua continues to add employers, rooftops, and traffic — a long-term demographic tailwind behind the rent stream.

INVESTMENT THESIS

Hands-off NNN ground lease with built-in escalators — credit-grade operator on a proven I-75 / US-441 corner.



ALACHUA, FL 32615

US Hwy 441 / I-75 corridor — high-growth submarket.

On the US-441 / I-75 Corridor — Alachua's National-Brand Spine.

01

I-75 Interchange Proximity

Minutes from the Interstate 75 interchange — direct exposure to interstate, commuter, and trade-area traffic flows.

02

US-441 Retail Corridor

US Hwy 441 is the primary north-south spine through Alachua, anchored by Wawa, Firestone, Chick-fil-A, and McDonald's.

03

High-Growth Employment Base

Alachua continues to expand its employment base and rooftop count — long-term demographic and demand tailwinds.

DEMOGRAPHICS

Small footprint, strong income, growing fast.

12,078 PEOPLE

POPULATION IN 5 MILES

\$96,916^{AHI}

AVG HH INCOME IN 5 MILES

5.15%CAP

GOING-IN CAP RATE

	1 MILE	3 MILES	5 MILES
Total Population	786	5,217	12,078
Total Households	336	2,160	4,591
Average HH Income	\$90,029	\$93,314	\$96,916

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The national line up surrounding Valvoline Alachua.

ON-CORRIDOR ANCHORS

Wawa
Firestone
Chick-fil-A

DINING & QSR

McDonald's
Burger King
Waffle House
Sonic
Dunkin'

RETAIL · AUTO · FUEL

Lowe's
Walmart
AutoZone
Walgreens
Shell
Mobil

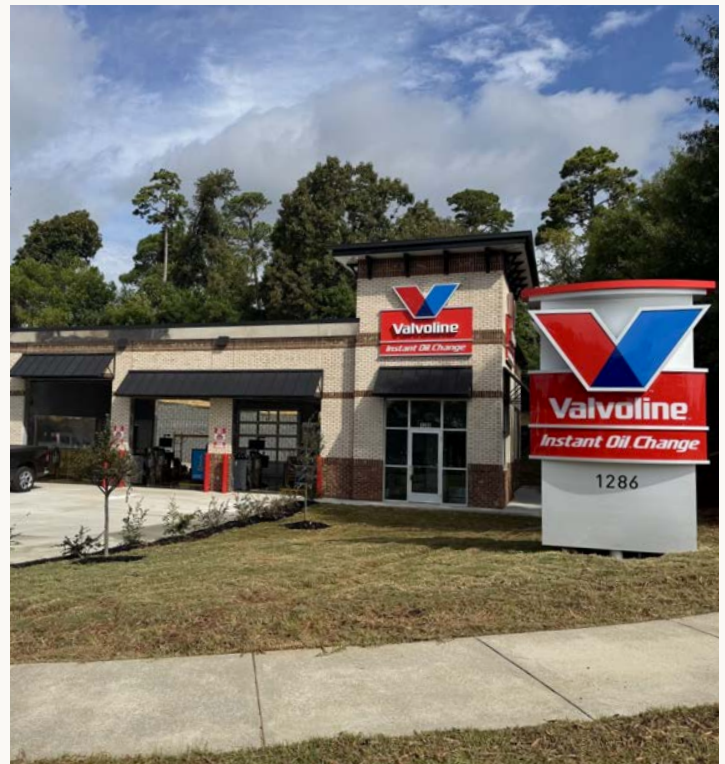


US-441 / I-75 CORRIDOR

A proven national-brand retail corner minutes off the interstate – captive resident, commuter, and pass-through customer traffic.

A Closer Look.

The Valvoline pad, the corner, and the corridor.



LET'S TALK

Let's talk about Valvoline Alachua.

*\$1,747,600 · 5.15%cap · 15-yr absolute NNN with
10% escalators every 5 years on US-441 / I-75.*



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