



SINGLE-TENANT NNN INVESTMENT

10-YEAR VALVOLINE LEASE

698 SOUTH PIKE ROAD, SARVER, PA 16055



Presented By:

Kevin Riley

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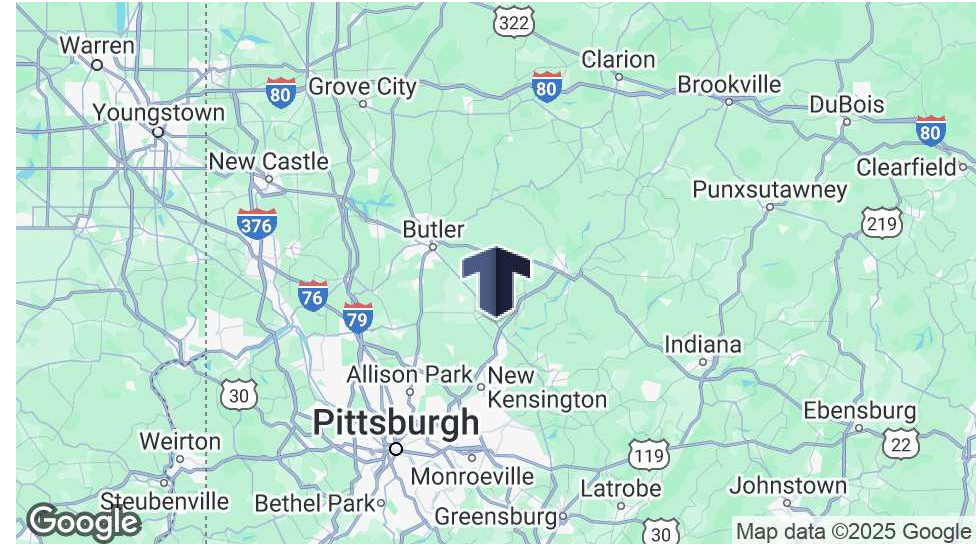
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VALVOLINE NNN INVESTMENT

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SECTION // EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	4,428 SF
Lot Size:	0.91 Acres
2024 NOI:	\$60,000
Renovated:	2023
Zoning:	B-1 BUSINESS DISTRICT

PROPERTY OVERVIEW

The subject property is situated at a signalized intersection along the predominant retail corridor, and is less than 1 mile from Route 28. Recent retail redevelopments along this strip include GetGo Cafe + Market, Sheetz, Burger King and Arby's stores. This area is seeing an influx of population in recent years due to more favorable tax rates than in areas closer to Pittsburgh, and is poised to continue that growth trajectory in the years to come.

PROPERTY HIGHLIGHTS

- Strong Corporate Guarantee
- Three 5-year extension options and one 4-year, 11-month option
- 10% rent escalations every 5 years
- 16,397 Vehicles Per Day

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SECTION // PROPERTY DETAILS

Sale Price

SUBJECT TO OFFER

LOCATION INFORMATION

Building Name	Valvoline NNN Investment
Street Address	698 South Pike Road
City, State, Zip	Sarver, PA 16055
County	Butler
Cross-Streets	South Pike Road and Cole Road
Township	Buffalo
Signal Intersection	Yes
Road Type	Highway

BUILDING INFORMATION

Building Size	4,428 SF
2024 NOI	\$60,000.00
Occupancy %	100.0%
Tenancy	Single
Year Last Renovated	2023
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-1 BUSINESS DISTRICT
Lot Size	0.91 Acres
APN #	040-1F05-2EA-0000
Corner Property	Yes
Traffic Count	16,397
Power	Yes

UTILITIES

All Tenant Responsibility

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SECTION // BUFF EXPRESS RETAILER MAP



Google

Imagery ©2024 Airbus,
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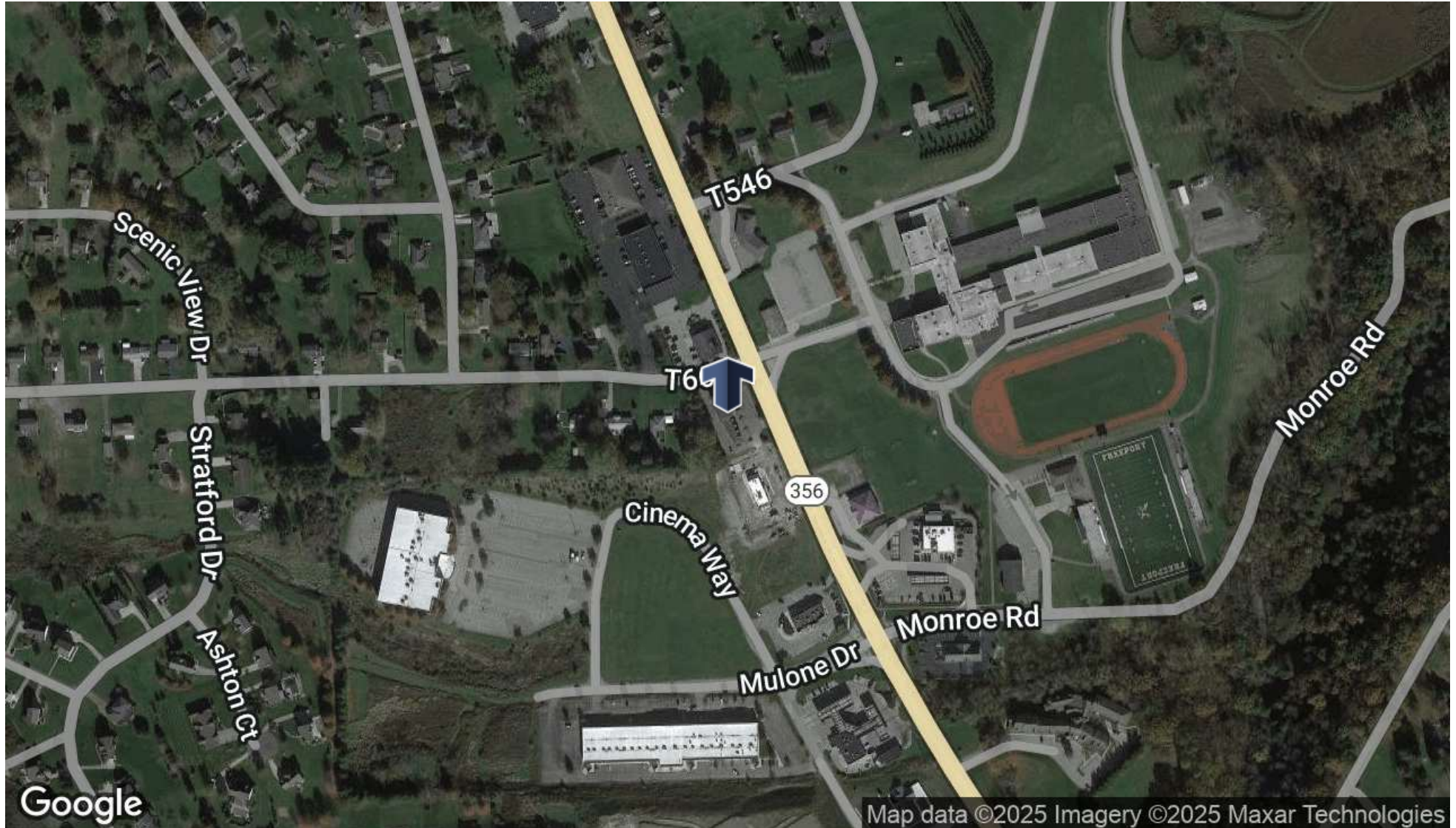
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SECTION // AERIAL MAP



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VALVOLINE NNN INVESTMENT

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SECTION // TENANT PROFILES



TENANT OVERVIEW

Company:	Valvoline Inc
Founded:	1866
NYSE Symbol:	VV
Locations:	1,700+
Total Revenue:	\$1.24 Billion (2022)
Headquarters:	Lexington, Kentucky
Full-time Employees:	Over 8,900
Website:	https://www.valvoline.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
Year 1-5	\$60,000
Years 6 -10	\$66,000
Option Period 1	\$72,600
Option Period 2	\$79,860
Option Period 3	\$87,846
Final Option Period	\$96,630.60

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SECTION // DEMOGRAPHICS MAP & REPORT

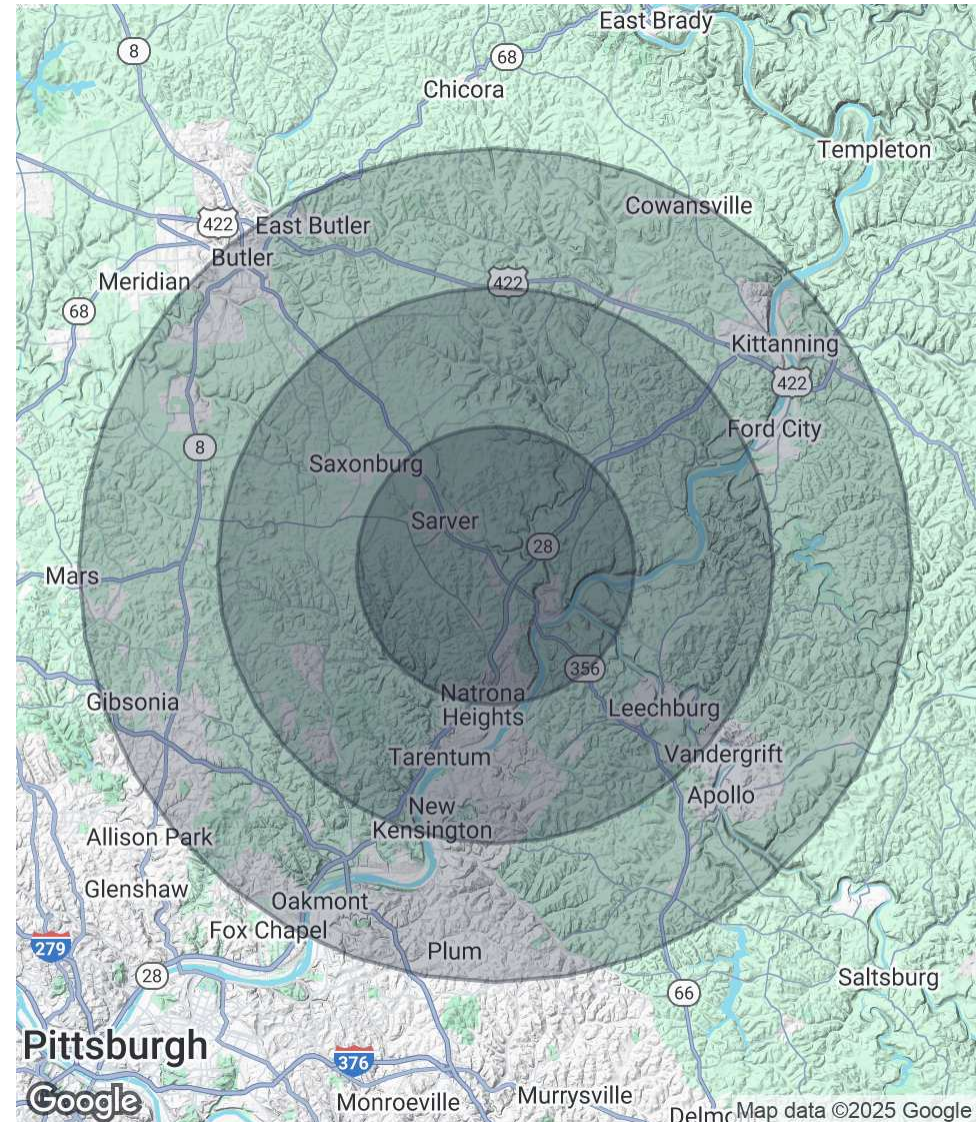
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	19,900	102,216	264,890
Average Age	48.3	47.2	46.6
Average Age (Male)	47.6	45.4	45.1
Average Age (Female)	48.1	48.5	48.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	8,983	49,943	125,900
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$83,656	\$65,207	\$76,125
Average House Value	\$193,029	\$149,191	\$178,842

TRAFFIC COUNTS

South Pike Road and Cole Road	16,000/day
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2020 American Community Survey (ACS)



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SECTION // ADDITIONAL PHOTOS



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