



FranklinStreet

Offering Memorandum



Rep Photos

EXPRESS OIL CHANGE GROUND LEASE

3455 Winder Hwy, Oakwood, GA 30542

Significantly Below Market Rent For Category | Atlanta MSA

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

Express Oil Change Ground Lease | Oakwood, GA



FranklinStreet

OFFERING MEMORANDUM



EXPRESS OIL CHANGE GROUND LEASE

3455 Winder Hwy, Oakwood, GA 30542



OFFERING SUMMARY

Sale Price: \$1,770,000

Cap Rate: 5.65%

NOI: \$100,000

Building Size: 5,698 SF

Price PSF: \$310.64

Year Built: 2026

Lot Size: 4.91 Acres

Zoning: Commercial

Lease Type: NNN Ground Lease

Ownership: Fee Simple

Lease Start: 5/1/2026

Lease End: 4/30/2041

Term Remaining: 15 Years

Options: 5 Five-Year Options

Increases: 10% Every 5 Years Starting Yr 11

Parcel Number: 15036C000038A



33,400 VPD

Travel daily along
Winder Hwy



75,413 RESIDENTS

within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Express Oil Change & Tire Engineers in the Atlanta MSA
- 15-Year Ground Lease: 10% increase in the initial term and each option period
- Excellent Visibility: Located along Highway 53 with 33,400 VPD
- Express Oil Change & Tire Engineers - now part of the Mavis Tire family, is the largest quick oil change and automotive service brand in the country with over 3,500 locations
- Landlord Friendly Lease Structure: NNN features allow for full reimbursement of CAM, Taxes, and Insurance
- Significantly Below Market Rent For Brand: Typical location pays \$150-200K in rent
- Across From Publix-Anchored Center and Within a New Development with Chick-fil-A, Whataburger, Panda Express, and 7Brew Coffee

PROPERTY DESCRIPTION

Franklin Street is pleased to present this new construction Express Oil Change & Tire Engineers Ground Lease in Oakwood, Georgia, a northern Atlanta suburb. Oakwood is located ~40 miles northeast of Atlanta, just off I-985. It is conveniently located near Lake Lanier, the busiest lake in the Southeast with over 10 million annual visitors. The investment allows a unique structure because the tenant is completing all the improvements themselves. This structure has allowed the tenant's rent to be significantly under market for their use/brand, which typically are in the \$150-200K range annually. This shall enhance the long-term viability of the tenant throughout the initial term and beyond. The site is located within a cohesive new development with Chick-fil-A, Whataburger, Panda Express, and 7Brew all driving additional traffic to the site. The property shares a light with a strong Publix anchored shopping center across the street with numerous additional national tenants within. One mile from the property is University of North Georgia's Gainesville campus, which has 7,500+ students. The heavily traveled corridor has quick access to I-985, which leads into Atlanta and other densely populated northern suburbs.

EXPRESS OIL OVERVIEW



Company Website

www.expressoil.com

Lease Type

NNN Ground Lease

Guarantor

Corporate

Square Feet

5,000 | 4.91 Acres

Original Lease Term

15 Years

Lease Term Remaining

15 Years

Rent Increases

10% Every 5 Years

Renewal Options

5 Five-Year Options

Rent Commencement Date

5/1/2026

Rent Expiration Date

4/30/2041

Company Sales

\$2.4B

ABOUT EXPRESS OIL CHANGE

Express Oil Change & Tire Engineers has built a nearly 50-year operating history that demonstrates resilience across various economic cycles. Today, the brand operates approximately 402 locations across 19 states, establishing a significant national footprint concentrated along the East Coast, South, and Midwest. This scale is underpinned by the company's merger with Mavis Discount Tire to form Mavis Tire Express Services Corp., a powerful automotive service platform backed by prominent private equity groups, including BayPine, TSG Consumer Partners, and Golden Gate Capital. This robust ownership structure provides the capital and financial stability necessary for aggressive continued expansion (2024 Revenue: \$2.4B). Express Oil Change & Tire Engineers is highly valued by commercial real estate investors because it offers non-discretionary, recession-resistant services—its signature 10-minute oil change, full mechanical repair, and tire services—all under a single roof.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	1-to-10	\$100,000	-
Primary Term	11-to-15	\$110,000	10%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
Option 1	16-to-20	\$121,000	10%
Option 2	21-to-25	\$133,100	10%
Option 3	26-to-30	\$146,410	10%
Option 4	31-to-35	\$161,051	10%
Option 5	36-to-40	\$177,156	10%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

COHESIVE DEVELOPMENT



AERIAL VIEW



WINDER HWY
33,700 VPD



AERIAL VIEW

South Hall Middle School
1,062 students

Multiple Retail Pads
in Development

WINDER HWY
33,700 VPD



ROBSON CROSSING



AERIAL VIEW

Lake Lanier
10 Million
Annual
Visitors

Walmart
sams club Supercenter

UNG
UNIVERSITY of
NORTH GEORGIA
7,529 Students

COLLEGE SQUARE
GAS DEPOT TRACTOR SUPPLY CO
FIREHOUSE SUBS
ALDI HER BLOCK pop shelf

MERCHANTS CROSSING
DOLLAR TREE
Pizza Hut magoos goodwill
AT&T enterprise
Starbucks KFC

Christ Place Church
8,000 Members

I-985
68,600 VPD

ATLANTA HWY
19,300 VPD

CHIPOTLE
Waffle House
DISCOUNT TIRE
MAYIS TURBO
NAPA AUTO PARTS

Krystal
QT
TOYOTA
HYUNDAI
AutoZone
Walgreens

South Hall Middle School
1,062 students

Multiple Retail Pads
in Development

ROBSON CROSSING
Publix ACE Hardware
Buffalo's CAFE Allstate
The UPS Store
Jersey Mike's Le Parrilla MEXICAN RESTAURANT

O'Reilly AUTO PARTS

Firestone COMPLETE AUTO CARE

POPEYES
LOUISIANA KITCHEN, INC.

WINDER HWY
33,700 VPD

Chick-fil-e
WHATABURGER
PANDA EXPRESS CHINESE KITCHEN

SEVEN BREW

EXPRESS OIL CHANGE
TIRE ENGINEERS



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MARKET OVERVIEW

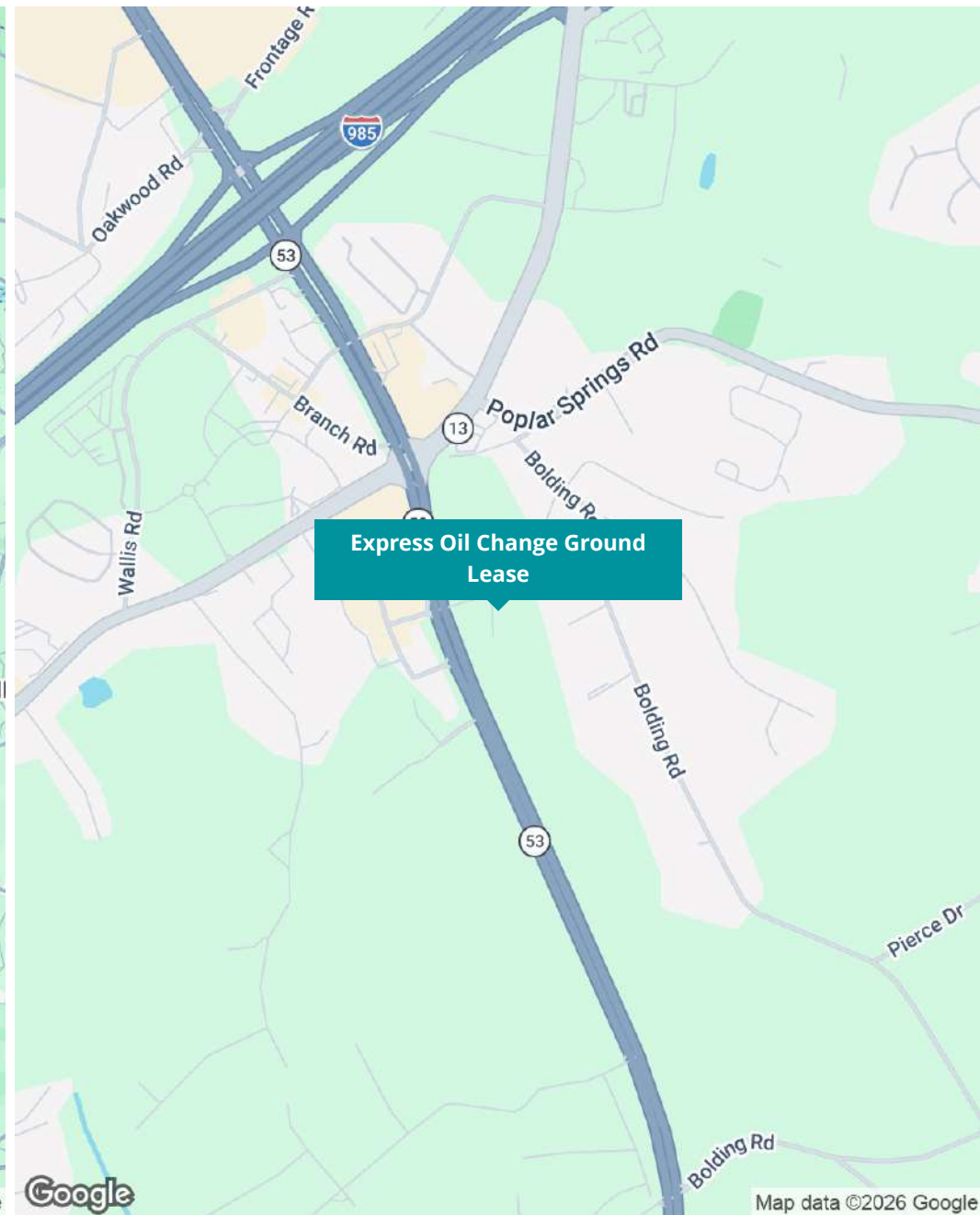
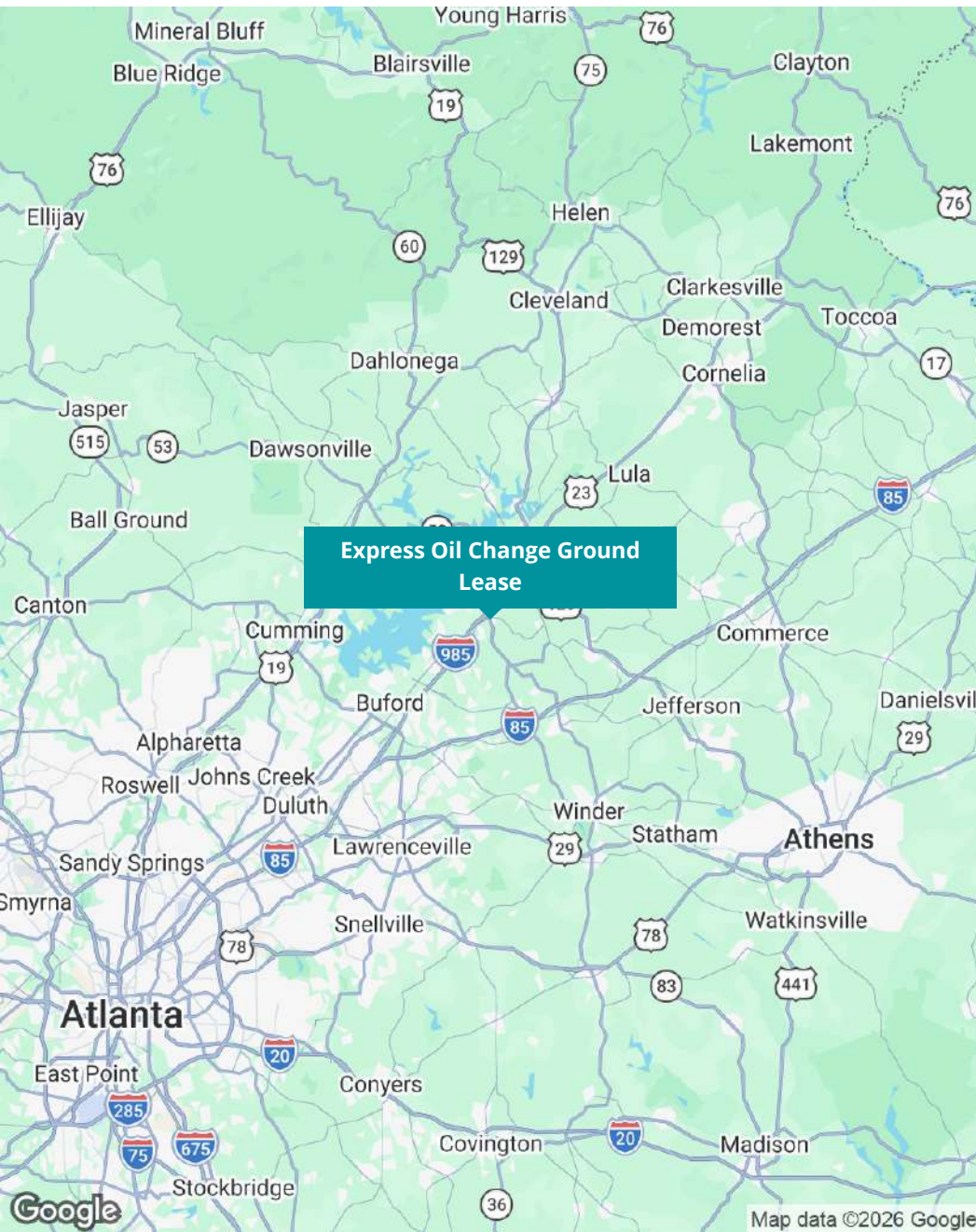
Express Oil Change Ground Lease | Oakwood, GA



FranklinStreet

OFFERING MEMORANDUM

REGIONAL & LOCAL MAP

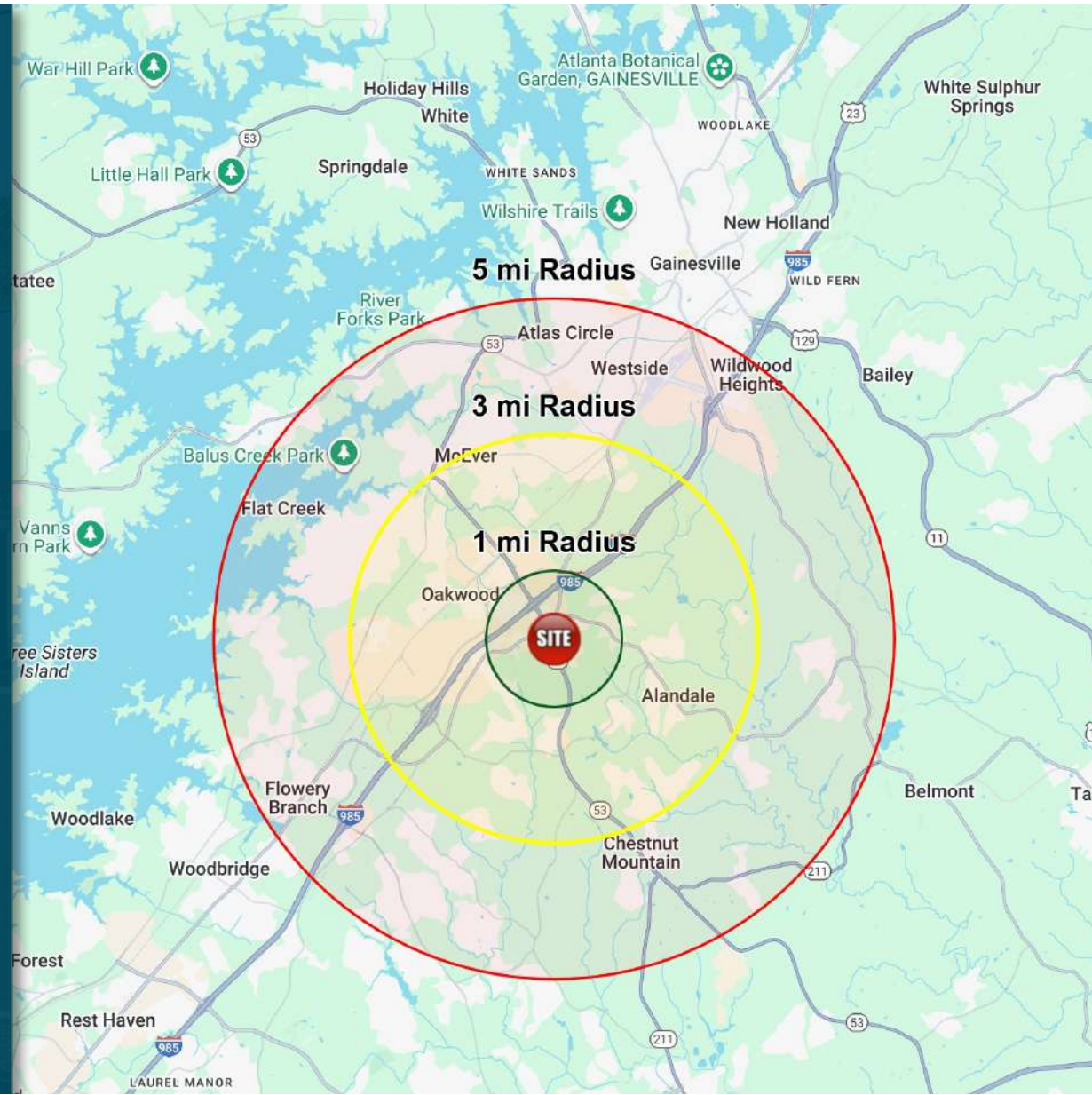


AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population (2025)	4,187	28,502	75,413
Proj. Population (2030)	4,638	30,046	78,847
Census Population (2020)	3,497	25,136	70,717
HOUSEHOLDS & INCOME			
Total Households (2025)	1,574	10,052	26,428
# of persons per HH	1,768	10,788	28,189
Avg. HHI (2025)	\$94,908	\$109,630	\$109,749
Median HHI (2025)	\$70,637	\$84,415	\$84,728
Avg. HH Net Worth (2025)	\$678,482	\$987,709	\$1.05M

* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2025)	8,949	47,322	102,170
Proj. Population (2030)	9,613	49,788	106,400
Census Population (2020)	7,383	43,127	94,722
HOUSEHOLDS			
Total Households (2025)	3,287	16,743	35,555
Proj. Households (2030)	3,589	17,988	37,755
Census Households (2020)	2,698	14,471	31,539
HOUSEHOLD INCOMES			
Avg. HHI (2025)	\$100,499	\$106,382	\$110,263
Median HHI (2025)	\$74,913	\$83,954	\$86,041
Avg. HH Net Worth (2025)	\$824,280	\$959,489	\$1.1M



WHY ATLANTA

#4

Top metros in overall real estate investments over the last 5 years

2023 Fortune 1000 Lists

3.4%

Unemployment compared to U.S. 3.9%

BLS, October 2023

#1

State for doing business for the 10th consecutive year

Area Development, 2023

#3

Startups ecosystem nationally and #8 globally

Business Facilities 2023

Atlanta is the hub and economic engine of the Southeast, the fastest growing region in the United States. Anchored by a growing list of brand name corporations, an evolving innovation district, and coveted quality of life, Atlanta has grown into a powerhouse. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination for young and educated talent from the region's nationally renowned universities. Backed by Hartsfield-Jackson International, the world's busiest airport and the Port of Savannah, the country's fastest growing and #4th largest port, Atlanta possesses unmatched logistical advantages to meet the needs of its' growing population and economy. Atlanta's entrepreneurs, workers, consumers and investors, set the stage for the inception of cutting-edge ideas and discoveries upon the buzzing metropolis.

RANKING & STATISTICS

Metro Atlanta is home to the headquarters of 16 Fortune 500 Companies, making it the 4th ranked city in the country



DELTA



#1

Best tech job city in the U.S.

Coursereport, 16 Best Tech Job Cities, 2024

#1

Best city for Gen Z in the U.S.

Commercial café, June 2024

#1

Best place to live in the U.S.

Money Magazine, 2022-2024

33

Fortune 1000 headquartered in Atlanta

2024 Fortune 1000 Lists

70%+

Industries Growing Faster than Nation

Lightcast, 2023.Q2 (2019-2024)

#2

City for Professional Opportunities

WalletHub, 2024

MANUFACTURING

Georgia boasts a robust manufacturing industry, with a strong presence across sectors such as aerospace, electrical equipment, chemicals, and machinery. The state is also a leader in automotive and electric vehicle (EV) manufacturing.

AUTOMOTIVE

942K

Automotive-Related Production Employment

CBRE Research. Scoring Tech Talent 2023

30,300

Jobs Created by Locations & Expansions

CBRE Research. Scoring Tech Talent 2023

EV SECTOR

83K

Jobs at Automotive-Related Facilities

In Georgia with 50+ Employees (GPC ED)

194

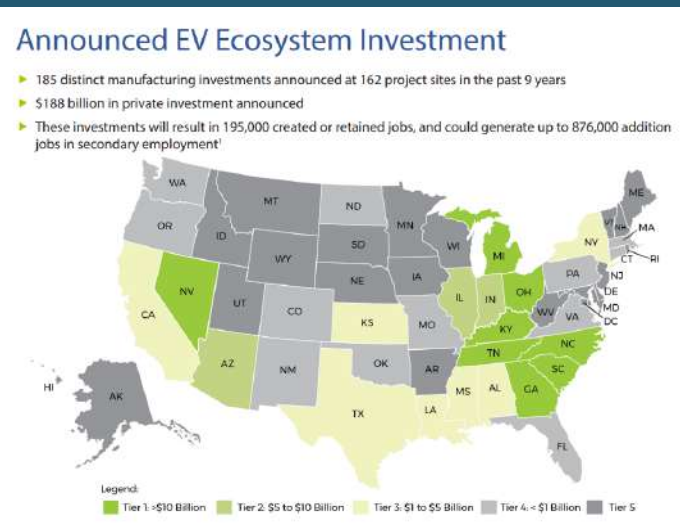
Automotive-Related Facilities in Georgia

With 50+ Employees (GPC ED, 2023)

\$22.9B

In investment to the state

Georgia Power Community & Economic Development, 2018-2023



TECH TALENT

TOP 10

State by net tech employment

Lightcast | US Bureau of Labor Statistics

#5

Market for tech degree completions

Boston Consulting Group, 2024

229,584

Total Tech Employment across Atlanta

U.S. Bureau of Labor Statistics, 2024

Atlanta's top destination for tech talent.

- **Diverse Talent Pool:** Atlanta boasts a diverse population, including a significant number of highly skilled tech professionals from top universities like Georgia Tech
- **Lower Cost of Living:** Compared to other major tech hubs like Silicon Valley and New York City, Atlanta offers a more affordable cost of living, making it an attractive option for tech workers.
- **Strong Academic Institutions:** Georgia Tech is a renowned engineering and technology university, producing top-notch talent.
- **Supportive Business Environment:** The city offers a business-friendly environment with favorable tax incentives and a strong entrepreneurial culture.
- **Growing Tech Ecosystem:** Atlanta has a thriving tech ecosystem, with numerous startups, incubators, and accelerators. These factors have collectively contributed to Atlanta's emergence as a major player in the global tech industry.

MAJOR COLLEGES

Metro Atlanta's 21 colleges and universities and 7 trade/technical schools contribute to a highly educated workforce and pipeline of diverse talent.

#1

Best Place to Start a Career

200K

New Graduates annually within 250 miles of Atlanta

2

of the Nation's Top 20 Public Universities call Georgia home

2

of the Nation's Top 5 HBCUs call Georgia home



- **Enrollment:** Over 53,000 students.
- **Rankings:** Top-ranked in business, law, and public health; R1 research institution.
- **Economic Impact:** Contributes \$2.6 billion annually to Atlanta's economy.

- **Enrollment:** Approximately 15,000 students.
- **Rankings:** Top-ranked in medicine, public health, and law; consistently among the top 25 national universities.
- **Economic Impact:** Contributes \$12.5 billion annually to the Atlanta economy.
- **Reputation:** Known for its strong research output and global health initiatives.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in engineering, computer science, and business; consistently among the top 10 public universities.
- **Economic Impact:** Contributes over \$4.7 billion annually to Georgia's economy.
- **Reputation:** Known for its innovation, tech entrepreneurship, and research in fields like robotics and aerospace.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in agriculture, business, and education; consistently among the top 20 public universities in the U.S.
- **Economic Impact:** Contributes \$7.3 billion annually to Georgia's economy.
- **Reputation:** Known for its research in agriculture, strong athletic programs, and statewide outreach.

Discover the Atlanta Advantage.

ATLANTAS HOUSING MARKET



As of November 2024, the average rent in Atlanta, GA is \$1,585 per month.

Apartments.com, 2024

383,600

Average value of owner occupied housing units

Census, 2024

\$128,965

Average household income in Atlanta

World Population, 2024

JOB GROWTH 2013-2024

ATLANTA'S JOB GROWTH OUTPACES OTHER MAJOR METROS

#2

MSA for HQ Job Growth (2014-2024)

Lightcast, 2024.Q4

478,000

2024 HQ Jobs

Lightcast, 2024.Q3

Metro Atlanta is the #3 metro area nationally for corporate headquarters.

Business Facilities, 2023

POPULATION DYNAMICS

512,0147

Atlanta's population in 2024 with

2.44%

increase since the 2020 Census.

World Population, 2024

Atlanta is the county seat of Fulton County but it also sprawls across Cobb and DeKalb Counties. The city's growth rate stands at 1.28% annually. The average household income in the city is \$128,965, with a poverty rate of 17.73%.

Atlanta is Georgia's capital, the most populous city, and the 10th largest economy in the US with a GDP of \$276 billion.

ATLANTA TRANSPORTATION

HARTSFIELD JACKSON AIRPORT

\$14.3M

Infrastructure upgrades and expansions are underway as well as more than \$60 million included for Georgia airports in the federal infrastructure bill.

Warnok Senate, 2024

DELTA

Largest Hub and
Global Headquarters

Delta News Hub, 2024

The world's busiest airport by passenger traffic consistently since 1998

2 HOUR **150**

Flight to 80% of the U.S.
population

Atlanta Hartsfeild- Jackson Airport, 2024

70

International Destinations in 43
countries

Atlanta Hartsfeild- Jackson Airport, 2024

U.S. Destinations

Atlanta Hartsfeild- Jackson Airport, 2024



MARTA

Atlanta's multimodal transit system links communities, driving new development and shaping the future of the city's transportation network.

MARTA TODAY

- 4.9M average monthly ridership
- 48 miles of rail with 38 stations
- 95% reduction in harmful emissions by using compressed natural gas
- 550+ buses provide service on 101 routes
- 1,439 miles of road covered

MARTA TOMORROW

- \$2.7B 40-year expansion plan
- +29 miles of rail
- +13 miles of bus rapid transit
- + 3 arterial rapid transit routes

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New Construction
3455 Winder Hwy
Oakwood, GA 30542

2026 Year Built

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