



3046 MAPLE AVE

3046 Maple Ave | Zanesville, OH 43701

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Jiffy Lube

3046 Maple Ave, Zanesville, OH 43701



INVESTMENT HIGHLIGHTS

Property Highlights

- **Listed for \$1,222,000 yielding a cap rate of 6.75%.**
- **Team Car Care is the #1 Jiffy Lube Operator in the country** with 400+ locations -- provides security of income.
- **Continued Operation of 20+ Years** from the tenant demonstrates commitment to the location.
- **Absolute NNN Lease with zero landlord responsibilities.**
- **Retail Synergy** -- Walmart Supercenter, Staples, Bob Evans, Wendy's, 7 Brew, and more.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation.
- **Bonus Depreciation** – Quick lube properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information.
- **Ecommerce & Recession-Proof Investment** - Quick lube industry is not heavily affected by changes in the economy.
- **Proximate to Genesis Hospital** – one of the largest hospitals in the region with 300+ physicians and a major employer in the community.
- **Heavy Traffic Volume** -- +/- 24,000 vehicles per day on Maple Ave.
- **Jiffy Lube is the National Leader in Quick Lube:** A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators.





Genesis
HEALTHCARE SYSTEM

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

Auto Zone

Dominos
Pizza

McDonald's

Eye Surgery Associates
of Zanesville

+ **Genesis Hospital**
±260 Beds

CAPTAIN D'S
SEAFOOD KITCHEN

Huntington

Walmart
Supercenter

PNC

Bojangles

PANDA EXPRESS
CHINESE KITCHEN

Staples
Gabe's

Bob Evans
RESTAURANT

Subject Property

Maple Ave ±24,000 VPD

Rally's
CRAZY GOOD FOOD

60

Colony Square Mall

JCPenney **five BELOW**
TJ-maxx
Dunham's SPORTS
HOBBY LOBBY Valvoline

ALDI
DUNKIN'



Pizza Hut **Kroger**

Safelite AutoGlass
Arby's **O'Reilly** AUTO PARTS

Cane's **Tim Hortons**
Great Clips

Applebee's GRILL + BAR

HONDA **TOYOTA**

W

Freddy's STEAKBURGERS
Speedway

Wendy's **7-Eleven**

Little Caesars

60

Tiaquepaque AUTHENTIC MEXICAN FOOD

Staples
Gabe's

Rally's CRAZY GOOD FOOD

Subject Property

Maple Ave ± 24,000 VPD

+ **Genesis Hospital**
 ±260 Beds

60

Walmart Supercenter
Bojangles **PANDA EXPRESS** CHINESE KITCHEN

3046 Maple Ave
Zanesville, OH 43701

±1,551 SF
GLA

1993
Year Built

2
Bays

Absolute NNN
Lease Type

±8.60
Term Remaining



FINANCIAL OVERVIEW

Jiffy Lube

3046 Maple Ave, Zanesville, OH 43701



FINANCIAL SUMMARY

\$1,222,000

List Price

6.75%

Cap Rate

\$82,500

Annual Rent

±0.29 AC

Lot Size

Property Details

Tenant Trade Name	Jiffy Lube
Operator	Team Car Care (400+)
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	20 Years
Lease Commencement Date	9/15/2004
Initial Term Expiration	9/30/2034
Term Remaining on Lease	±8.60 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options

Annualized Operating Data

Term	Years	Dates	NOI/Yr	NOI/Mo	Yield
Base Term	1-5	10/1/2024 - 9/30/2029	\$82,500	\$6,875	6.75%
	6-10	10/1/2029 - 9/30/2034	\$90,750	\$7,563	7.43%
Option 1	11-15	10/1/2034 - 9/30/2039	\$99,825	\$8,319	8.17%
Option 2	16-20	10/1/2039 - 9/30/2044	\$109,808	\$9,151	8.99%



TENANT SUMMARY

Year Founded
1979

Headquarters
Houston, Texas

Ownership Status
Subsidiary of Shell USA

Employees
2,800+

Locations
2,000+

Credit Rating
A+ (S&P)

Annual Revenue
\$480 million



Tenant Overview

Jiffy Lube is a nationally recognized quick-service automotive maintenance brand with a strong market presence and enduring brand equity. As a subsidiary of Shell plc (via Shell USA), Jiffy Lube benefits from the stability and infrastructure of a global energy and lubricants leader while operating through a dense network of service-centers that cater to repeat, recurring demand — a highly attractive model for retail/investment real-estate ownership.

Why Invest in Jiffy Lube?

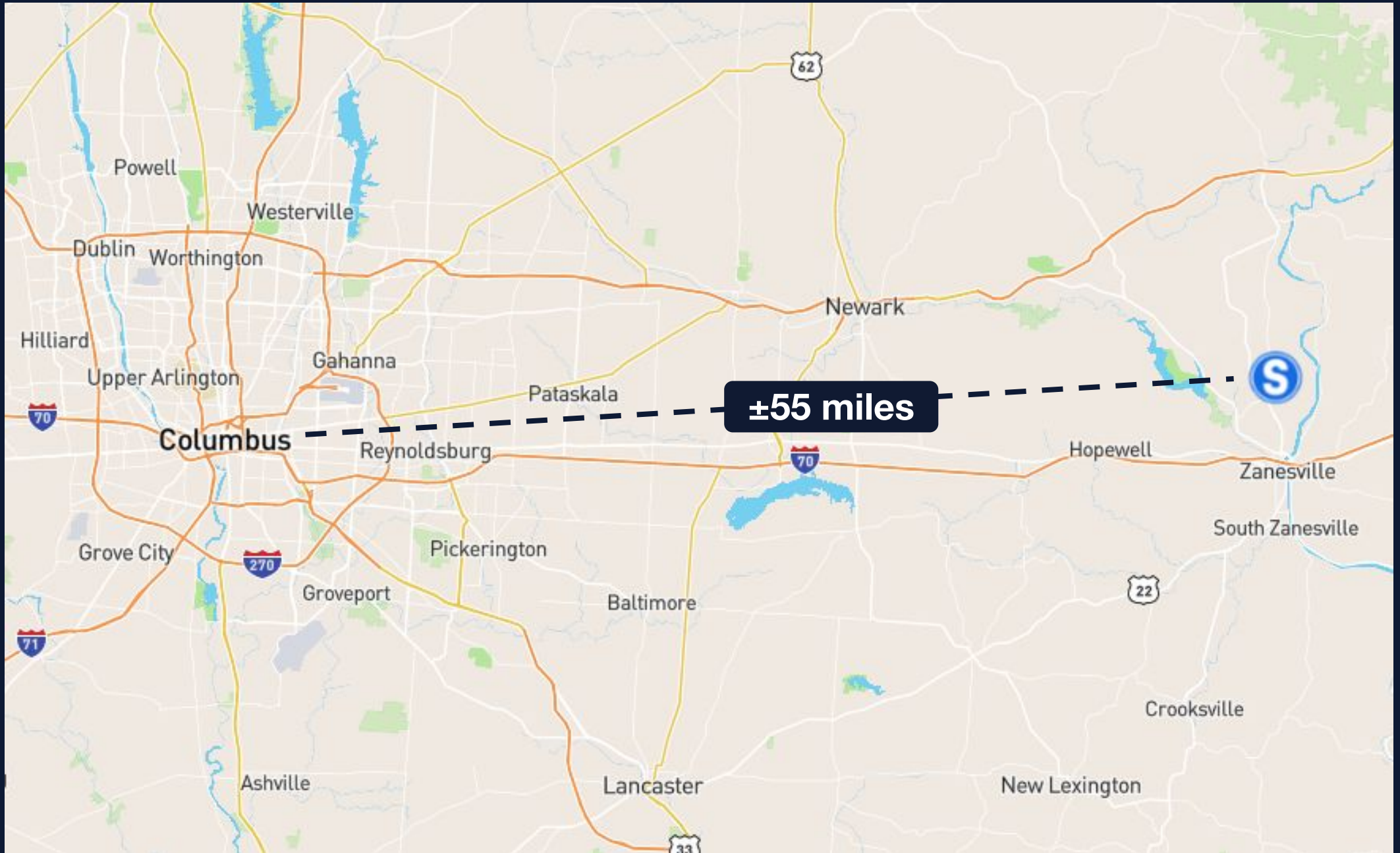
- **Established Brand & Scale:** With a network exceeding 2,000 locations and millions of annual customer transactions, Jiffy Lube delivers a proven platform for real-estate operators seeking a reliable tenant.
- **Recurring Demand & Defensive Service Model:** As vehicles require ongoing maintenance and oil changes regardless of economic cycles, Jiffy Lube's service model offers stable demand, advantageous for net-lease property underwriting.
- **Franchise-Model Ownership with National Backup:** While individual centers are locally franchisee-owned, Jiffy Lube brands and supports the network via Shell's resources. This structure helps reduce franchisee concentration risk while retaining brand control.
- **Strategic Expansion & National Footprint:** Ongoing growth initiatives and representation in virtually all U.S. states bolster geographic diversification and provide multiple site-selection opportunities for real-estate.
- **Modernization & Service Diversification:** Beyond oil changes, many centers increasingly offer preventive maintenance services, appealing to broader vehicle care needs and rising customer lifetime value.
- **Net-Lease Friendly Tenant:** The business model is well-suited to single-tenant net-lease properties — relatively low on-site staff, limited customer parking/traffic complexity, and consistent service hours — reducing landlord operational risk.

Team Car Care®, dba Jiffy Lube®, is the largest franchisee of quick lube retail service stores in the country. Operating approximately 500 Jiffy Lube® locations across 26 states and serving over 4 million guests each year with more than 4,500 professional teammates. Team Car Care® strives to provide an experience that always exceeds our guest's expectations. Team Car Care® is the market leader in the quick oil change segment of the "Do-It-For-Me" ("DIFM") automotive aftermarket.

MARKET OVERVIEW

Jiffy Lube

3046 Maple Ave, Zanesville, OH 43701



ZANESVILLE, OH

Local Market Overview

Zanesville, Ohio serves as the county seat of Muskingum County and functions as the commercial and governmental hub of east-central Ohio. Positioned along Interstate 70 approximately 55 miles east of Columbus, the city benefits from regional connectivity while maintaining a lower cost of living relative to larger metropolitan areas. Zanesville's housing market is characterized by attainable price points and steady owner-occupancy levels, supporting stable neighborhood dynamics. The community's demographic profile reflects a balanced mix of working-age residents and established households, contributing to consistent demand across both single-family and multifamily housing segments.

The local economy is supported by healthcare, manufacturing, logistics, and public-sector employment, with Genesis HealthCare System serving as one of the area's primary anchors. Access to transportation corridors, including I-70 and U.S. Route 40, enhances distribution and commuter mobility. Ongoing reinvestment in downtown Zanesville and riverfront areas continues to support small business growth and housing rehabilitation efforts. Overall, the market offers affordability, accessibility, and steady demand fundamentals within Ohio's broader regional economy.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,368	24,197	43,755
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,099	10,812	18,840
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,132	\$78,286	\$78,933

COLUMBUS, OH MSA

906,000
Total Population

65,327
Median HH Income

392,000
of Households

33
Median Age

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro supported by strong economic and demographic fundamentals. Continued population growth, relative affordability, and a diversified employment base have positioned the city as an attractive destination for both residents and retailers. With a median age in the early 30s and a growing share of educated workers, the market benefits from a stable and expanding consumer base.

The subject property is located within a well-established trade area offering convenient access to major employment centers, residential neighborhoods, and daily-need amenities. While Columbus has experienced significant new commercial development in recent years, much of it has been concentrated in higher-end or experiential retail formats. This creates opportunity for well-located, service- and necessity-oriented retail to capture demand from value-conscious consumers. Despite near-term pressure from new supply in select nodes, neighborhood and community retail centers in accessible submarkets have demonstrated resilience, reinforcing the property's competitive positioning in the current market cycle.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	86,620	191,825	765,643
Current Year Estimate	85,313	191,150	770,879
2020 Census	83,794	184,129	743,845
Growth Current Year-Five-Year	1.53%	0.35%	-0.68%
Growth 2020-Current Year	1.81%	3.81%	3.63%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	38,810	79,941	319,909
Current Year Estimate	37,864	79,021	318,363
2020 Census	35,673	75,104	302,213
Growth Current Year-Five-Year	2.50%	1.16%	0.49%
Growth 2020-Current Year	6.14%	5.22%	5.34%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$150,369	\$139,888	\$118,697

ECONOMY AND ATTRACTIONS

Economic Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.



\$182B+
Regional Gross Domestic Product

±4.5 Miles
To Downtown Columbus

Lifestyle & Culture

Columbus offers a rich cultural landscape with diverse neighborhoods, each bringing its own character to the city. From the artistic energy of the Short North to the historic brick-lined streets of German Village, residents enjoy a wide selection of dining, boutique shopping, and local events. Popular attractions like the Columbus Museum of Art, Franklin Park Conservatory, and vibrant festival scene contribute to a dynamic lifestyle that appeals to a wide range of residents.

Entertainment & Recreation

The city provides endless entertainment opportunities, including professional sports, live music, and world-class attractions. Families and outdoor enthusiasts benefit from easy access to the Scioto Mile, extensive metro park systems, and the nationally acclaimed Columbus Zoo and Aquarium. Major venues such as Nationwide Arena and Ohio Stadium offer year-round events—from concerts and hockey games to Buckeye football—making the city a hub of activity.

Convenience & Connectivity

Columbus is known for its strong infrastructure and accessibility, offering residents quick connections to major highways, public transit routes, and key employment centers. With major employers in healthcare, finance, technology, and higher education, the city continues to experience stable growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a highly livable and well-connected environment for residents.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3046 Maple Ave, Zanesville, OH, 43701** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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