



903 South Ohio Ave.
Live Oak, FL 32064

**Retail
Investment Opportunity**
Offering Memorandum

Primary Retail And Service Hub | Main Commercial Corridor Visibility | Proximity To Downtown Live Oak

Representative Photo



MATTHEWS™

Representative Photo



Table of Contents

03	Property Overview
07	Financial Overview
09	Tenant Overview
10	Market Overview

Exclusively Listed By



Josh Bishop

EVP & Senior Director

(315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

MATTHEWS™

Property Overview



\$1,381,041

List Price

±7.50 Years

Lease Term Remaining

NNN

Lease Type

±1,823 SF

GLA

±0.43 AC

Lot Size

2019

Year Renovated

Investment Highlights

Lease & Location Highlights

- 2019 retrofit of former Super Lube building
- The subject property qualifies for bonus depreciation (consult with your tax professional)
- ±7.50-years remaining on an absolute NNN lease with zero landlord responsibilities
- 10% rent increases in 2029 and in option periods
- Corporate guarantee from Driven Brands
- Traffic counts exceed ±18,000 vehicles daily
- Average household income of \$64,384 annually (ideal for full-service oil change business)

Tenant Highlights

- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately 1,100 locations across the United States and Canada
- Take 5 is growing at an exponential rate and has recently begun franchising new locations
- Driven Brands owns Take 5 Oil along with Take 5 Car Wash, Meineke Car Care, Maaco, 1-800-Radiator, CARSTAR and more
- Driven Brands has more than 5,000 locations throughout 14 countries, and services more than 70 million vehicles annually

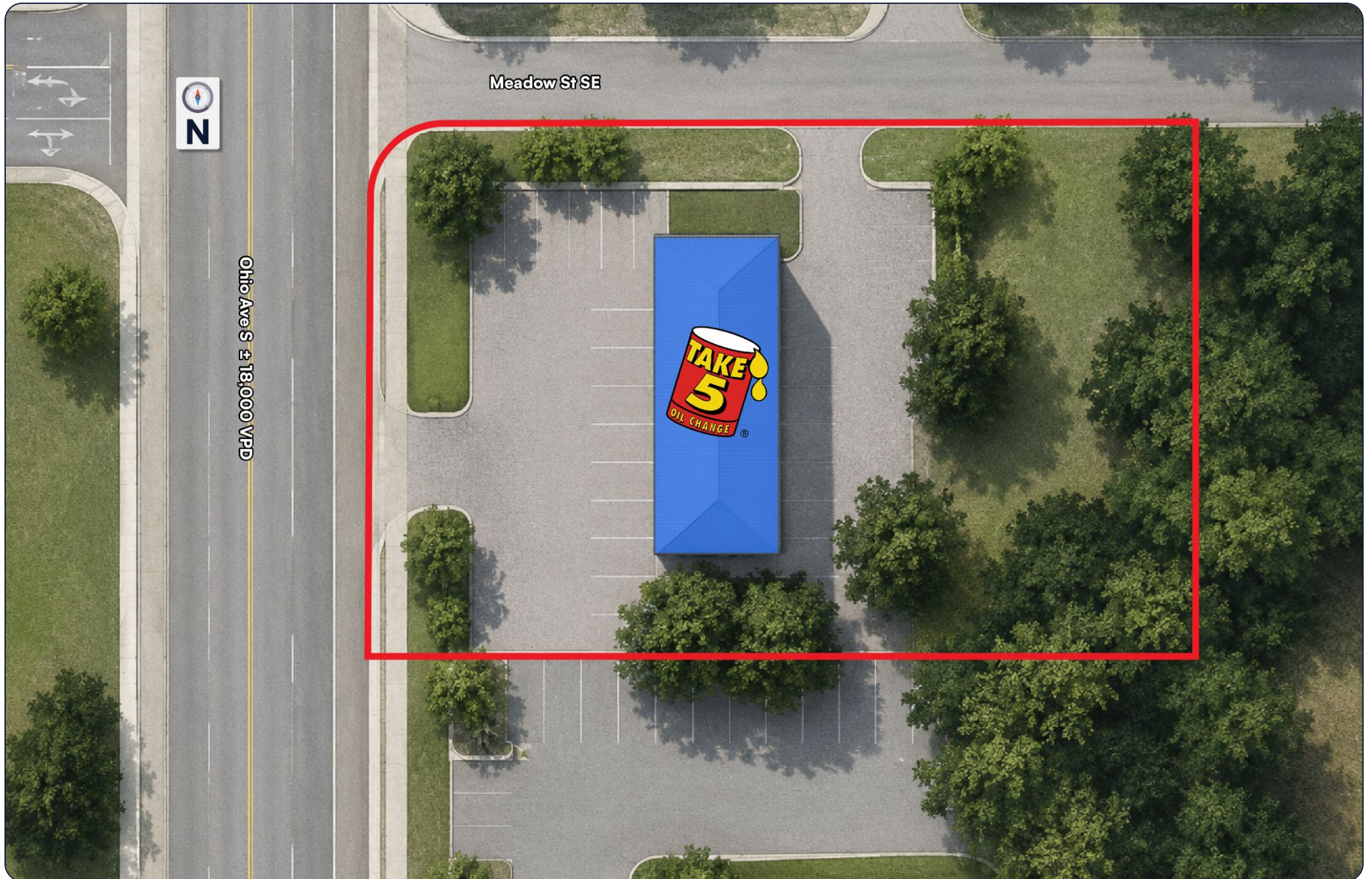
Aerial Map



Aerial Map



Site Plan



Financial Overview

903 South Ohio Ave. Live Oak, FL 32064



Representative Photo

Financial Summary

\$1,381,041

List Price

5.75%

Cap Rate

2019

Year Renovated

±18,000 VPD

Ohio Ave S

±0.43 AC

Lot Size



Tenant Summary

Tenant Trade Name	Take Five Oil
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	2/7/2019
Lease Expiration Date	2/6/2034
Term Remaining on Lease	±7.50 Years
Increases	10% in 2029 & Options
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
2/7/2024 - 2/6/2029	\$6,617.49	\$79,409.88	-	5.75%
2/7/2029 - 2/6/2034	\$7,279.24	\$87,350.87	10.00%	6.33%
Option 1	\$8,007.16	\$96,085.95	10.00%	6.96%
Option 2	\$8,807.88	\$105,694.55	10.00%	7.65%
Option 3	\$9,688.67	\$116,264.01	10.00%	8.42%

Tenant Overview

Year Founded
1984

Headquarters
Charlotte, NC

Ownership Status
Acquired / Subsidiary

Employees
2,649+

Locations
1,500+

Credit Rating
S&P: B+

Annual Revenue
\$2.3 Billion



Tenant Overview

Take 5 is a leading quick-lube and vehicle maintenance brand in the U.S., renowned for its signature “drive-through, stay-in-your-car” oil change concept. The company emphasizes speed, convenience, and customer experience, differentiating itself in the automotive services sector through operational efficiency and a no-hassle service model. As part of a broader automotive services platform, Take 5 capitalizes on national support systems and brand alignment while retaining its own market identity.

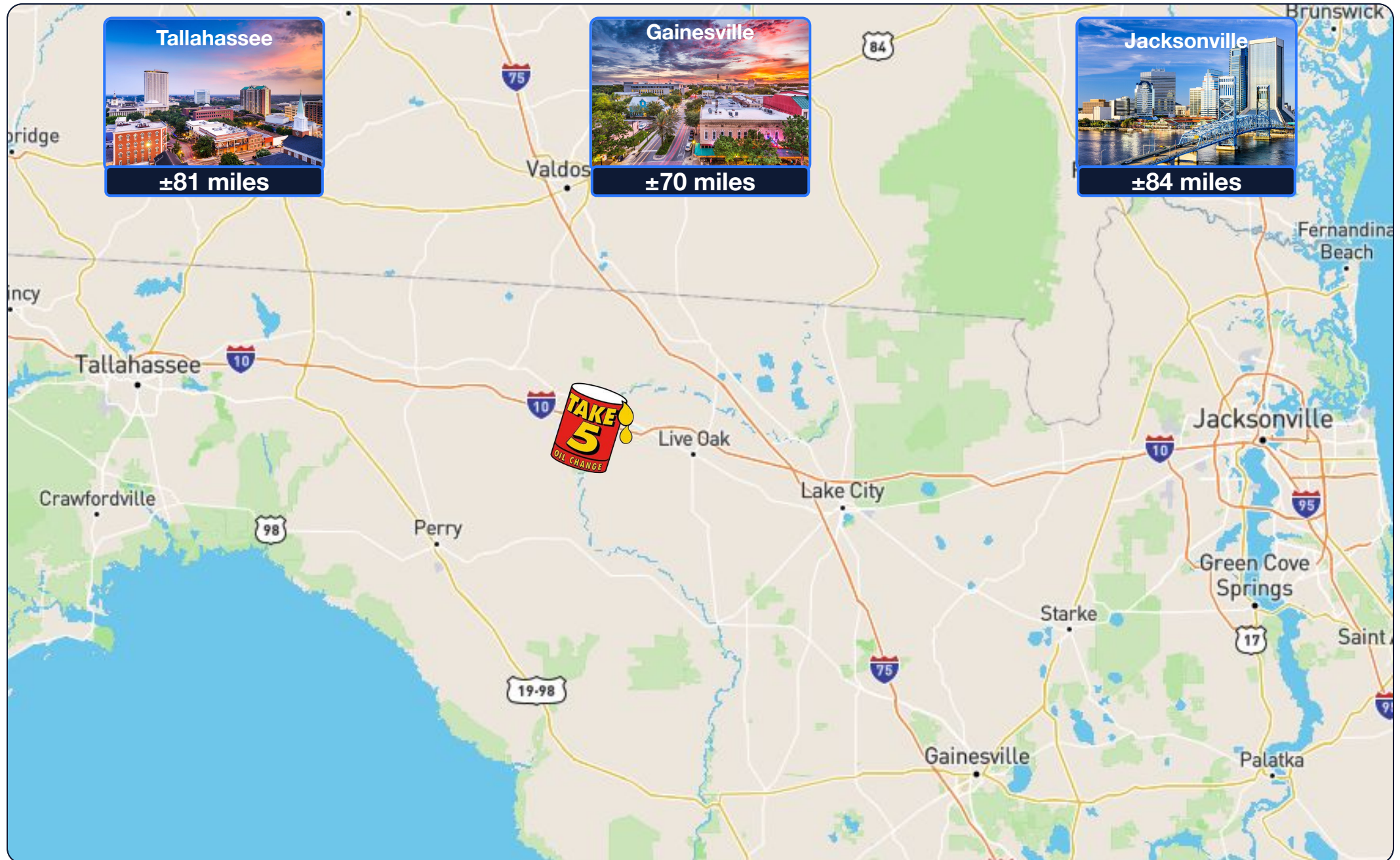
Originally founded in 1984, Take 5 evolved from a regional fast-lube concept to a scaled franchising platform. Over time, the brand has grown its footprint through organic growth and franchise expansion.

Why Invest in Take 5?

- **Recurring Demand in a Defensive Sector** - Take 5 operates in the automotive aftermarket services industry—a non-discretionary, recession-resilient sector supported by ongoing vehicle maintenance needs. Its core offering of quick, convenient oil changes ensures consistent customer traffic and repeat visitation.
- **Franchise and Corporate Scale** - With a growing network of over 1,500 locations nationwide, Take 5 benefits from both corporate-owned and franchised operations. This dual structure allows for rapid market penetration while maintaining brand control and operational efficiency.
- **Strong Backing from Driven Brands** - As a subsidiary of Driven Brands (NASDAQ: DRVN), Take 5 enjoys the operational expertise, centralized purchasing, and strategic capital of one of the largest automotive services companies in North America. This backing enhances credit quality, scalability, and national brand presence.
- **Simplified Operations and Low CapEx** - Take 5’s “stay-in-your-car” model minimizes real estate footprint and operational complexity, making it ideal for net lease investment. The service format supports high throughput with minimal staffing and capital requirements.

Market Overview

903 South Ohio Ave. Live Oak, FL 32064



Live Oak, FL

Market Demographics

7,200

Total Population

65.9%

Civilian Labor Force Participation

46.6%

Homeownership Rate

\$160,300

Median Property Value



Local Market Overview

Live Oak serves as the governmental and commercial center of Suwannee County in North Florida, positioned at the crossroads of Interstate 10 and Interstate 75. The community benefits from its strategic location between Jacksonville, Tallahassee, Gainesville, and Valdosta, providing access to major employment centers while maintaining a lower cost of living than Florida's larger metropolitan markets. Population growth has remained steady in recent years, supported by affordable housing, expanding healthcare services, manufacturing activity, and agricultural operations. The area's quality of life is enhanced by abundant outdoor recreation opportunities associated with the Suwannee River, regional parks, and natural springs.

The local economy is characterized by a diversified mix of healthcare, education, manufacturing, transportation, retail trade, and agribusiness. Live Oak continues to attract residents seeking affordability and a small-town environment while remaining connected to major transportation corridors. Ongoing infrastructure investments, industrial park development, and business incentive programs have strengthened the area's economic outlook. The combination of accessible transportation networks, workforce availability, and comparatively affordable real estate positions Live Oak as an attractive market for both residents and businesses throughout North Florida.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,513	3,724	12,114
Current Year Estimate	2,347	3,468	11,332
2020 Census	2,155	3,186	10,514
Growth Current Year-Five-Year	7.06%	7.40%	6.90%
Growth 2020-Current Year	8.93%	8.84%	7.78%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,066	1,542	4,486
Current Year Estimate	1,006	1,455	4,242
2020 Census	956	1,350	3,841
Growth Current Year-Five-Year	5.93%	5.93%	5.76%
Growth 2020-Current Year	5.22%	7.80%	10.42%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$43,629	\$50,224	\$63,278

Gainesville, FL MSA

Gainesville, FL, is the economic and cultural hub of North Central Florida, anchored by the University of Florida (UF) and its associated healthcare and research institutions. With a population of over 140,000 and a metropolitan area exceeding 340,000, the city maintains a steady demand for retail, dining, and commercial real estate. The presence of UF, which enrolls more than 60,000 students annually, provides a built-in consumer base that supports businesses year-round. In addition to the student population, UF Health Shands Hospital serves as one of the region's largest employers, further stabilizing the local economy and driving demand for commercial services.

Gainesville's commercial corridors, including Archer Road, Newberry Road, and the downtown district, are key areas of retail and restaurant activity, benefiting from high daily traffic counts and a mix of local and national tenants. The city's expanding residential developments and strong job market contribute to consistent consumer spending, making it an attractive location for commercial investments. With ongoing infrastructure improvements and a growing workforce, Gainesville presents a stable environment for retail and hospitality businesses looking to capitalize on a mix of student, professional, and residential customers.



3 Million+

Number Of Annual Visitors

\$190 Million+

Revenue

UF | UNIVERSITY *of* FLORIDA

Overview

The University of Florida (UF), located in Gainesville, is one of the largest and most prestigious universities in the United States. Established in 1853, UF is a public research university and a member of the Association of American Universities, a group of leading research institutions in North America. The university is consistently ranked among the top public universities in the nation, known for its comprehensive range of programs across various fields, including engineering, business, law, and the sciences.

UF is home to a vibrant and diverse student body, with over 60,000 students enrolled in undergraduate, graduate, and professional programs. The university's campus is sprawling and picturesque, featuring state-of-the-art facilities, libraries, and research centers that support its commitment to academic excellence and innovation. The Gators, UF's athletic teams, are a significant part of the university's culture, with a strong tradition in NCAA Division I sports, particularly in football, basketball, and baseball.

In addition to its academic and athletic achievements, UF is a leader in research, with extensive contributions in fields such as agriculture, health, and technology. The university's partnerships with industries and government agencies drive forward initiatives that address global challenges. With a strong emphasis on sustainability and community engagement, UF continues to play a crucial role in shaping the future through education, research, and public service.



MATTHEWS™

Exclusively Listed By



Josh Bishop

EVP & Senior Director

(315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 903 South Ohio Ave., Live Oak, FL, 32064 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.