1280 Julian Allsbrook Hwy
Roanoke Rapids, NC 27870

Retail
Investment Opportunity
Offering Memorandum

Strong Retail Synergy | Long Term Abs NNN Lease | ±24,172 Vehicles Daily

Representative Photo

Representative Photo

Exclusively Listed By

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Property Overview

$1,704,225 List Price	**±10.5 Years** Lease Term Remaining	**Absolute NNN** Lease Type
±1,800 SF GLA	**±0.72 AC** Lot Size	**2021** Year Built

Investment Highlights

Lease & Location Highlights

- 2021 build-to-suit construction for Take 5
- ±10.50 Years remaining on the base term of a 15 Years lease
- 10% rent increase in 2031 & in all Six, 5-Year options
- The subject property qualifies for bonus depreciation (consult with a tax professional)
- Full term guarantee from a well established franchisee (±45 locations by year end)
- Traffic counts of ±34,682 VPD at the intersection of I-158 & Old Farm Rd
- Booming retail corridor with national tenants such as Lowe's, Dunkin', Tractor Supply Company, Walmart, Food Lion, Sheetz, Burger King, Walgreens, PNC Bank, Applebee's, Taco Bell, Zaxby's, and many more!

Tenant Highlights

- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately ±1,500 locations across the United States
- Take 5 is growing at an exponential rate and has recently begun franchising some of their new locations
- Driven Brands owns Take 5 Oil, 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

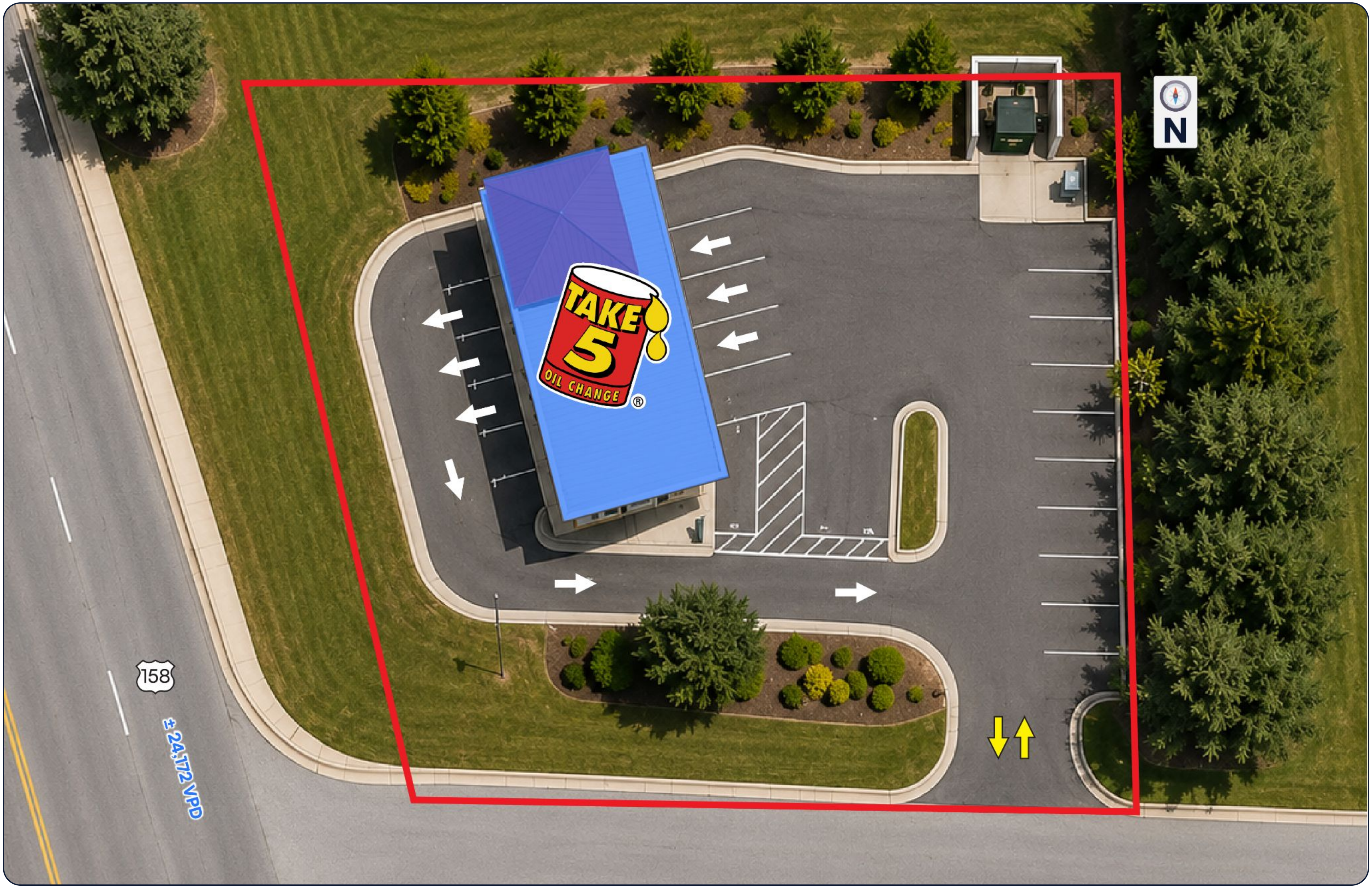
Aerial Map

Roanoke Ave ± 8,500 VPD
Hardee's
Domino's Pizza
Burger King
Advance Auto Parts
Sonic
CVS pharmacy
Sherwin Williams
Family Dollar
Manning Elementary
±650 Students
N
Oakland Shopping Center
Harbor Freight
Burger King
save a lot
TSC Tractor Supply Co
Sheetz
O'Reilly Auto Parts
GMC
Ford
NAPA
Chaloner Middle School
±605 Students
158
± 24,172 VPD
± 49,000 VPD
95
Take 5 Oil Change
Subject Property
Lowe's
Dunkin'
Ruby Tuesday
Firestone
planet fitness
British Woods
±34 Units
Walgreens
ECU HEALTH
±204 Beds | ±600 Employees
Great Falls Plaza
Food Lion
Roses
AutoZone
petsense
Subway
Hardee's
Wendy's
Biscuitville
Cook Out
Walmart Supercenter
belk
Popeyes
Jersey Mike's Subs
Chipotle
Applebee's
Zaxby's
Chick-fil-A
Nissan
Pizza Hut
Honda

Aerial Map

Durham
Raleigh Major Retail
Take 5 Oil Change
Subject Property
Roanoke Rapids
N
70
± 100,000 VPD
95
± 48,000 VPD
± 27,000 VPD
85
Durham Higher Education
NCCentral University
Duke University
Durham Tech
Roanoke Rapids Major Retail
Walmart Supercenter
Burger King
Save a Lot
Zaxby's
Sonic
Chipotle
Chick-fil-A
AutoZone
Jersey Mike's
Tractor Supply Co
Harbor Freight
Food Lion
Lowe's
Raleigh-Durham International Airport
401
± 12,000 VPD
Raleigh Higher Education
Shaw University 1865
Meredith College
William Peace University
NC State University
The University of North Carolina at Chapel Hill
Saint Augustine's University
Raleigh
Raleigh Major Retail
Walmart Supercenter
Target
Harris Teeter
Wegmans
Trader Joe's
Whole Foods Market
Sonic
Publix
Cook Out
Jimmy John's
Food Lion
Bojangles
Chick-fil-A

Site Plan



Take 5 Oil Change National Map

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T5 Nc Operations, Llc Is A Take 5 Franchisee With Exclusive Development And Operational Rights In Eastern North Carolina. T5 West Operations, Llc Is An Affiliate With Exclusive Development And Operational Rights In El Paso, Tx, Arizona (Excluding Portions Of Maricopa And Pinal Counties), New Mexico, And Two Counties In Eastern California. T5 Nc Operations Will Have 23 Stores Open By Eoy (Although Combined With Affiliates Out West, Will Collectively Total Closer To 45-50 Open Locations By Eoy).

Financial Overview

1280 Julian Allsbrook Hwy, Roanoke Rapids, NC 27870

Financial Summary

$1,704,225
List Price

6.25%
Cap Rate

2021
Year Built

±24,172 VPD
I-158

$106,514
NOI

Tenant Summary

Tenant Trade Name	Take Five LLC
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	Abs NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	11/19/2021
Lease Expiration Date	11/30/2036
Term Remaining on Lease	±10.5 Years
Increases	10% in Year 11 & In Each Option
Options	Six, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 11/30/31	**$8,876.17**	**$106,514.00**	**-**	**6.25%**
12/1/2031 - 11/30/36	$9,763.78	$117,165.40	10.00%	6.87%
Option 1	$10,740.16	$128,881.94	10.00%	7.56%
Option 2	$11,814.18	$141,770.13	10.00%	8.32%
Option 3	$12,995.60	$155,947.15	10.00%	9.15%
Option 4	$14,295.16	$171,541.86	10.00%	10.07%
Option 5	$15,724.67	$188,696.05	10.00%	11.07%
Option 6	$17,297.14	$207,565.65	10.00%	12.18%

Franchisor 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.

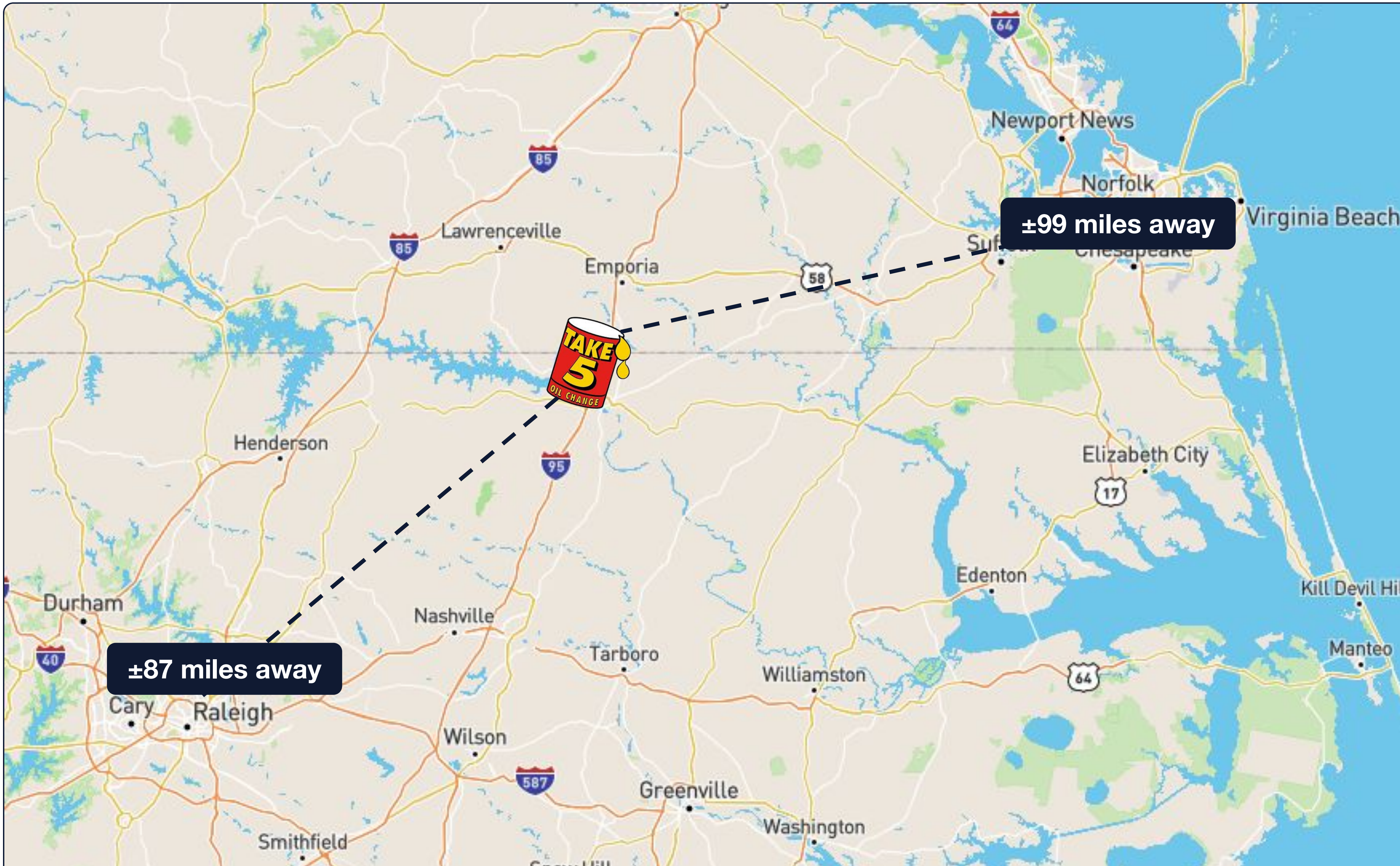
- **Franchise and Corporate Scale -** With a growing network of over 1,500 locations nationwide, Take 5 benefits from both corporate-owned and franchised operations. This dual structure allows for rapid market penetration while maintaining brand control and operational efficiency.

- **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

1280 Julian Allsbrook Hwy, Roanoke Rapids, NC 27870



Roanoke Rapids, NC

Market Demographics (5-Mile)

26,768
Total Population

$2.8B+
Halifax County GDP

11,474
Of Households

$72,950
Average HH Income

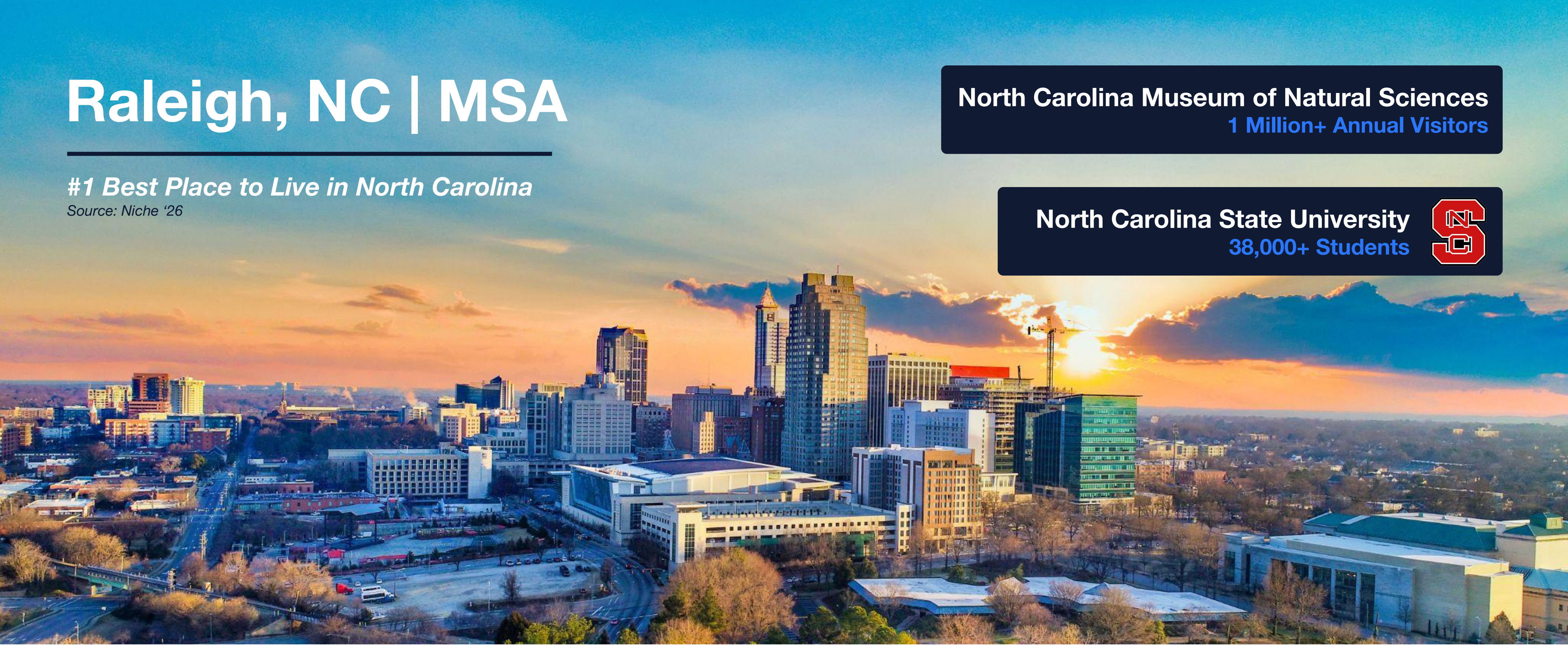
Local Market Overview

Roanoke Rapids serves as the primary commercial hub for northeastern North Carolina, benefiting from its strategic location along Interstate 95, one of the East Coast's busiest travel corridors. The city attracts shoppers from Halifax County and surrounding communities while capturing significant pass-through traffic from travelers between the Northeast and Southeast. This regional trade area supports a diverse mix of national retailers, restaurants, healthcare providers, hotels, and service businesses.

Retail demand is supported by healthcare, manufacturing, education, government employment, and tourism. Affordable occupancy costs, excellent highway visibility, and a broad regional customer base continue to attract retailers seeking efficient market access. Nearby destinations including Lake Gaston and Roanoke Rapids Lake provide additional visitor activity, reinforcing the city's role as a stable retail market with continued demand for neighborhood centers, convenience retail, quick-service restaurants, and highway-oriented commercial properties.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	19,535	26,768	34,793
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	8,275	11,474	14,918
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$73,383	$72,950	$71,930



Raleigh, NC | MSA

#1 Best Place to Live in North Carolina

Source: Niche '26

North Carolina Museum of Natural Sciences
1 Million+ Annual Visitors

North Carolina State University
38,000+ Students

Local Market Overview

Raleigh continues to attract steady population and income growth, supporting a resilient retail landscape. The city was the third fastest-growing large city in the U.S. from 2022 to 2023, while the broader metro area reached 1.6 million residents by 2024. This growth is driven by a mix of domestic and international migration, with foreign-born residents making up over 12% of the workforce. Average household income rose nearly 5% year-over-year to $89,197 reflecting strong consumer spending potential. As of Q3 2024, retail vacancy remains low at 2.35%, with net absorption exceeding ±377,000 square feet and average asking rents approaching $27 per SF NNN.

Raleigh anchors the Research Triangle, home to a high concentration of technology, life sciences, and higher education institutions. The city was recently ranked the top U.S. market for job opportunity and earning potential. Retail corridors are anchored by major centers like Crabtree, Triangle Town Center, and the mixed-use North Hills. Access to Raleigh-Durham International Airport and a growing regional transit network support continued retail demand and traffic.

Economy

Raleigh's economy is among the most resilient and rapidly expanding in the Southeast, thanks to its role as a cornerstone of the Research Triangle region. Anchored by North Carolina State University and its Centennial Campus innovation hub, Raleigh has attracted an impressive range of high-tech companies, life sciences firms, and startups. Global leaders like IBM, Red Hat (a subsidiary of IBM), Cisco, and PRA Health Sciences have chosen Raleigh for its access to a deep talent pool, bolstered by the nearby presence of Duke University and UNC-Chapel Hill.

The city's business-friendly climate, robust infrastructure, and competitive operating costs have made it a magnet for corporate relocations and expansions. Raleigh continues to rank nationally for job growth, workforce education levels, and economic development, with unemployment rates consistently below the national average. The diversification of its economy—spanning tech, finance, clean energy, and biotech—positions Raleigh for sustained growth and resilience amid national economic fluctuations.

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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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