



4876 NY-30

Amsterdam, NY 12010

**Retail
Investment Opportunity**
Offering Memorandum

Representative Photo



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Josh Bishop

EVP & Senior Director

(214) 692-2289

josh.bishop@matthews.com

License No. 688810 (TX)

Cory Rosenthal

Broker of Record

License No. 10991237833 (NY)

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PROPERTY OVERVIEW

Take 5 Oil Change
4876 NY-30 Amsterdam, NY 12010



Representative Photo

INVESTMENT HIGHLIGHTS

Lease & Location Highlights

- Newer 2023 build-to-suit construction
- 15-year absolute NNN lease with zero landlord responsibilities for maintenance, taxes, insurance, or capital expenditures
- 10% rent increases every 5 years for the entire term of the lease (base + options)
- The property qualifies for bonus depreciation (consult with a tax professional for details)
- Corporate guaranty from an experienced Take 5 Oil Change operator (±60 T5 locations & 245 locations across all franchise brands)
- Affluent demographics with an average household income of \$82,614 annually (5-mile radius)
- Located along the retail drag with traffic counts in excess of ±33,664 vehicles daily
- Local national retail traffic drivers such as Target, Walmart, Home Depot, Kohl's, Tractor Supply, Lowe's Home Improvement, ALDI, Marshalls and many more
- Amsterdam is located within the Albany MSA and is 35 miles from the State Capitol

Tenant Highlights

- Strong Guaranty from Purple Square Management Company, LLC – operates 245 franchise locations across 15 states.
- Purple Square is an operator of Take 5, Dunkin', Baskin Robins, The Brass Tap, Popeyes, Rent-A-Center, Small Sliders, American Family Care and more.
- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately ±1,500 locations across the United States
- Driven Brands operates more than 5,000 units including Take 5 Oil, Meineke Car Care, Maaco, 1-800-Radiator, CARSTAR and more
- Driven Brands has roughly 5,000+ locations throughout 14+ countries, and services more than 70+ million vehicles annually

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 **Holland Circle Apartments**
±48 Units

TSC TRACTOR SUPPLY CO



Subject Property



 **ASHLEY**
SHERWIN WILLIAMS

 **TARGET**

Marshalls
DOLLAR TREE
PET SMART
OLD NAVY

Panera
BREAD

 **CHIPOTLE**

 **Saint Mary's Urgent Care**

 **St. Mary's Memorial Health Center**
±290 Beds

 **AutoZone**

LOWE'S

FIVE GUYS
BURGERS and FRIES

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES





Ruby Tuesday

Walmart
Supercenter

five BELOW

MARKET 

 **planet fitness**

Advance Auto Parts

Walgreens

RSG
RECOVERY SPORTS GRILL

Amsterdam
The Goods Place

 **Amsterdam High**
±1,179 Students





 **Johnson Airport**
±3.7 Miles Away



 **Fort Johnson**
±3.9 Miles Away

Mohawk River

± 12,300 VPD

5



30

± 18,116 VPD

5

DOLLAR GENERAL
Distribution Center



 **St. Mary's Healthcare**
±290 Beds

 **R J McNulty Academy**
±463 Students

 **Downtown Amsterdam**
±2.3 Miles Away



± 29,400 VPD



4876 NY-30
Amsterdam, NY 12010

±1,475 SF
GLA

2023
Year Built

±18,116
Vehicles Per Day

Absolute NNN
Lease Type

±1.00 AC
Lot Size

Representative Photo



FINANCIAL OVERVIEW

Take 5 Oil Change
4876 NY-30 Amsterdam, NY 12010



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FINANCIAL SUMMARY

\$2,151,724

List Price

7.25%

Cap Rate

±1,475 SF

GLA

±1.00 AC

Lot Size

Property Details

Tenant Trade Name	Take Five Oil Change
Type of Ownership	Fee Simple
Lease Guarantor	Franchise
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	1/31/2024
Lease Expiration Date	5/31/2039
Term Remaining on Lease	±12.90 Years
Increases	10% Every 5 Years
Options	Four, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1-5	\$13,000.00	\$156,000.00	-	7.25%
Years 6-10	\$14,300.00	\$171,600.00	10.00%	7.98%
Option 11-15	\$15,730.00	\$188,760.00	10.00%	8.77%
Option 1	\$17,303.00	\$207,636.00	10.00%	9.65%
Option 2	\$19,033.30	\$228,399.60	10.00%	10.61%
Option 3	\$20,936.63	\$251,239.56	10.00%	11.68%
Option 4	\$23,030.29	\$276,363.52	10.00%	12.84%

TENANT OVERVIEW

Year Founded
2006

Headquarters
Tampa, Florida

Ownership Status
Privately Held

Employees
3,500+

Operations
245+ Franchisees



Tenant Overview

Purple Square Management Company (PSM) is a well-established multi-brand franchise operator headquartered in Tampa, Florida. Founded in 2006, the company strategically acquires and manages a diversified portfolio of quick-service restaurants, service businesses and specialty brands — with a geographic footprint that spans more than a dozen U.S. states. PSM curates a broad mix of consumer-facing tenants, combining scale in high-traffic categories (such as QSR and rental services) with a disciplined growth model anchored in brand partnerships and real estate excellence.

Why Invest in Take 5?

- **Multi-Brand Resilience:** Operates a diversified portfolio of over 245 franchised units across QSR, automotive, and rental sectors, reducing tenant risk exposure.
- **Private Operator with Institutional Discipline:** Though privately held, PSM maintains a highly professionalized approach to site selection, development, and operations.
- **Attractive Real Estate Footprint:** Focus on A-grade locations and proven drive-thru formats maximizes visibility, access, and long-term asset value.
- **Proven Operator with National Scale:** Active in 15+ U.S. states with an expanding pipeline, providing geographic diversification and consistency in lease performance.
- **Aggressive Growth Strategy:** Targeting 350+ units by 2025 through both organic development and brand acquisition
- **Long-Term Stability:** Operational maturity, diversified revenue streams, and embedded real estate expertise support lease longevity and renewal likelihood.

A wide-angle photograph of a busy city street, likely in New York City, during the day. The street is lined with tall, ornate buildings. Several cars, including taxis and a police car, are visible on the road. Pedestrians are walking on the sidewalks, and there are trees and streetlights. A sign on the left indicates "W 116 ST".

Take 5 Oil Change
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AMSTERDAM, NY

Local Market Overview

Amsterdam, NY, situated along the Mohawk River in Montgomery County, is a legacy industrial city that has gradually diversified its economy while maintaining strong regional transportation access. Located near Interstate 90 and served by Amtrak rail, the city functions as a logistical pass-through between Albany and Utica, enhancing foot traffic and commuter exposure. The compact downtown core, featuring the pedestrian-friendly Mohawk Valley Gateway Overlook bridge and riverfront park space, supports a concentration of small businesses, government services, and hospitality. The Erie Canalway Trail and local recreational amenities such as Riverlink Park draw both residents and regional visitors, reinforcing Amsterdam's potential for daily-use and destination retail.

The city's economy is driven by a mix of healthcare, manufacturing, retail trade, and educational services. St. Mary's Healthcare is one of the area's largest employers, with regional distribution and light industrial facilities offering additional employment opportunities. Fulton-Montgomery Community College and proximity to SUNY institutions provide both workforce development and a pipeline of consumers to support commercial activity. Amsterdam's retail sector performs well due to its low cost of commercial space, minimal retail saturation, and steady demand from residents and commuters. Investment in infrastructure—such as recent downtown revitalization grants and streetscape improvements—continues to support foot traffic and commercial tenant stability, particularly for service-based and convenience retail uses.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	23,996	28,489	67,943

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,984	11,850	28,602

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$78,028	\$82,614	\$86,581

ECONOMIC DRIVERS



Economy

Amsterdam, New York's economy is rooted in legacy manufacturing, particularly textiles and carpet production, and has shifted over time to include healthcare, logistics, and retail. The largest employment sector is healthcare and social assistance, followed closely by retail trade and manufacturing. Industrial activity continues in nearby business parks, where companies take advantage of the city's proximity to the New York State Thruway and regional highways for distribution and transport. The city supports a mix of light industry and warehousing, with employers in these sectors contributing to a stable labor base. Notable companies include Beech-Nut Nutrition, Fiber Glass Industries, and Breton Industries. Public sector employment and education also contribute to the area's job market. Workforce and development efforts are channeled through local and state initiatives that aim to support small business growth and attract investment. While not a high-growth market, Amsterdam maintains a functional economic base supported by a mix of essential industries and logistical positioning within the Capital Region.

Attractions

Amsterdam, New York offers several local attractions centered around its riverfront setting, historical roots, and recreational amenities. The Mohawk Valley Gateway Overlook is a notable destination—a pedestrian bridge that spans the Mohawk River and features landscaped walkways, sculptures, and views of the historic Erie Canal. Riverlink Park, adjacent to downtown, hosts live music events and provides boat access during the warmer months. The Erie Canalway Trail draws cyclists and walkers with direct access through the city, connecting to the state's larger trail network. Schoharie Crossing State Historic Site, located just outside the city, offers insight into canal-era engineering and features preserved aqueduct remains and visitor programs. Amsterdam also includes several parks and green spaces such as Shuttleworth Park, which is home to a collegiate baseball team, and Veteran's Park, offering community sports fields and walking trails. The city holds seasonal festivals and farmer's markets that highlight local crafts and produce. Its location, only 30 miles from Albany, allows visitors to easily access additional cultural and historical sites while using Amsterdam as a quieter, more scenic base.

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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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