

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 2021 Construction | 15-Year Lease | 10% Rental Increases



470 N U.S. Highway 52 | Moncks Corner, South Carolina

## CHARLESTON MSA

REPRESENTATIVE PHOTO



## PRESENTED BY



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# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$2,217,000
<b>Net Operating Income</b>	\$116,304
<b>Cap Rate</b>	5.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	470 N. U.S. Highway 52 Moncks Corner, South Carolina 29461
<b>Rentable Area</b>	1,438 SF
<b>Land Area</b>	0.59 AC
<b>Year Built</b>	2021
<b>Tenant</b>	Claycon Moncks Corner, LLC dba Take 5 Oil Change
<b>Guarantor</b>	Franchisee* Contact agent for more information
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	September 2021
<b>Lease Expiration</b>	September 2036



	1 MILE	3 MILES	5 MILES
<b>2021 Population</b>	1,757	12,650	22,943
<b>2021 Households</b>	705	4,812	8,546
<b>2021 Average Household Income</b>	\$71,178	\$69,558	\$72,562
<b>2021 Median Age</b>	39.4	39.5	38.5
<b>2021 Total Businesses</b>	203	626	741
<b>2021 Total Employees</b>	3,222	8,070	8,907

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	PSF	Options
Claycon Moncks Corner, LLC	1,438	Sept. 2021	Sept. 2036	Current	-	\$9,692	\$116,304	\$80.88	3 (5-Year)
				Sept. 2026	10%	\$10,661	\$127,934	\$88.97	
				Sept. 2031	10%	\$11,727	\$140,728	\$97.86	

## Brand New 15-Year Lease | Options to Extend | Scheduled Rental Increase | Experienced Operator

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation
- The location is operated by Claycon Oil, LLC, an experienced 8 unit operator
- Take 5 has over 600 company owned and franchised service centers across the country

## Absolute NNN Lease | Zero Landlord Responsibilities | Fee Simple Ownership

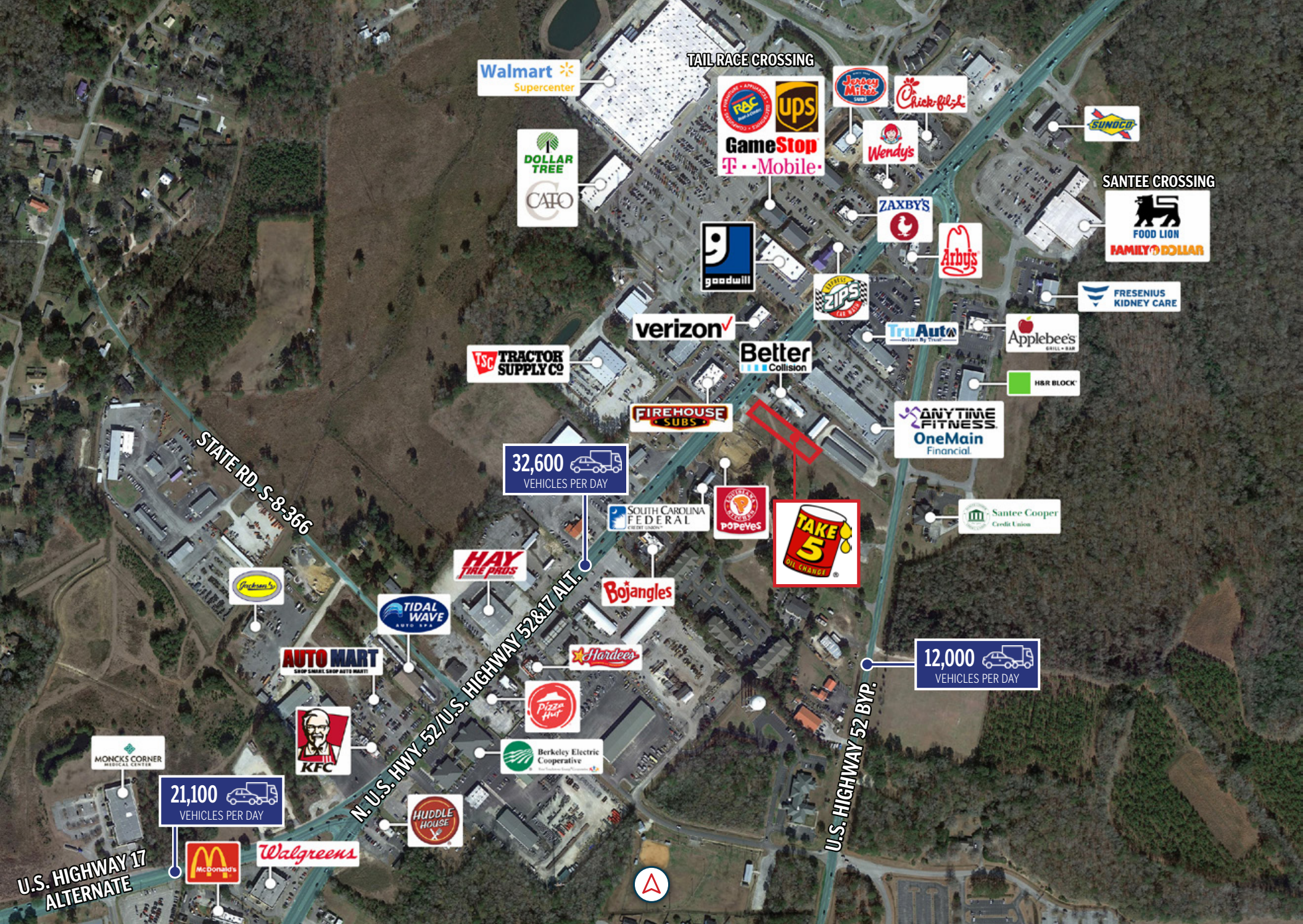
- Tenant pay for taxes, insurance, CAM, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal management-free investment for a passive investor

## Fronting North US Highway 52 | Primary Thoroughfare | Dense Retail Corridor | Excellent Visibility & Access

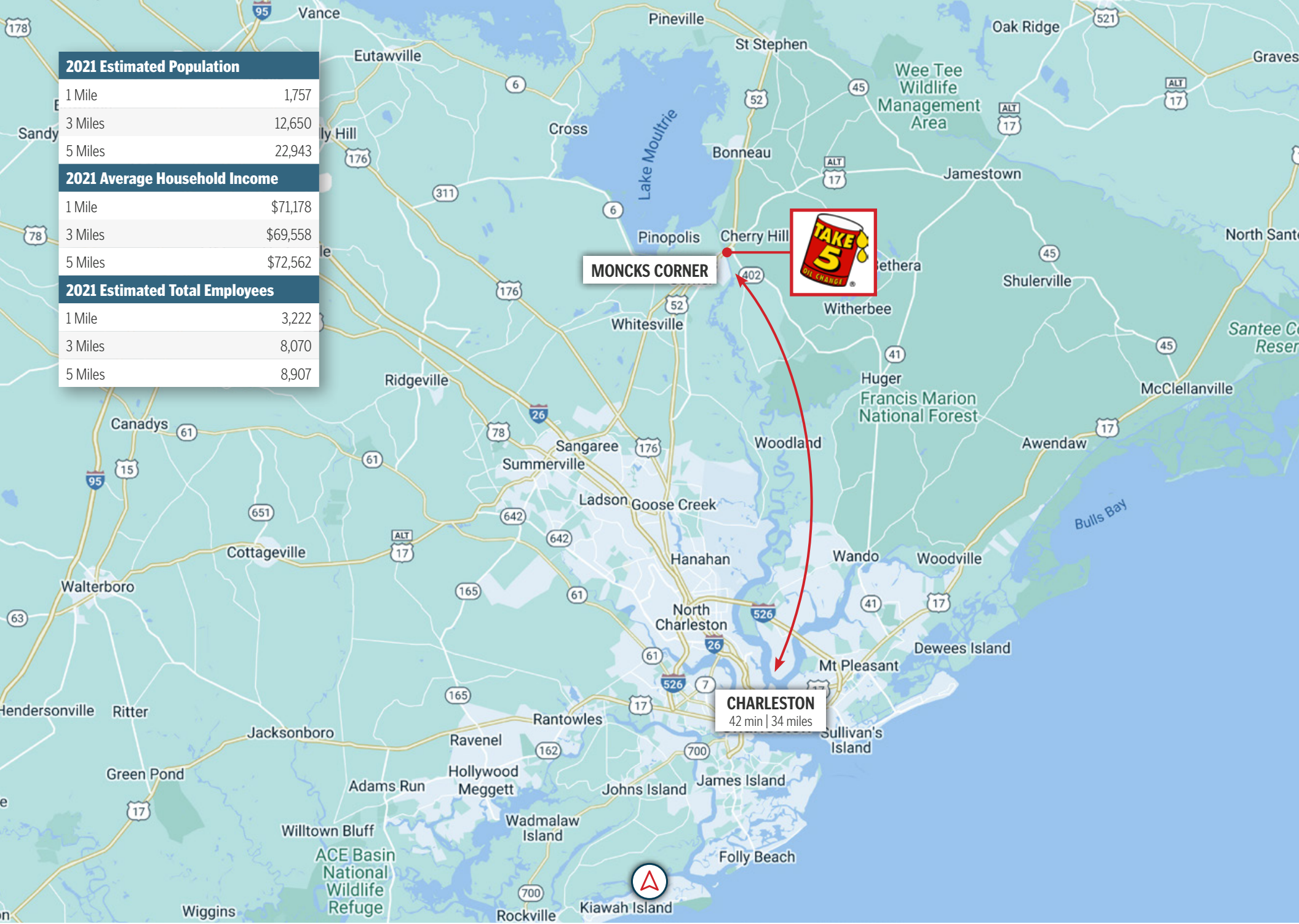
- Take 5 is strategically fronting North US Highway 52, the primary retail and commuter thoroughfare serving Moncks Corner and North Charleston
- North US Highway 52 is a dense retail corridor with surrounding national/credit tenants such as Walmart Supercenter, Food Lion, Tractor Supply Co, Chick-fil-A, Walgreens, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover exposure for this site
- The asset benefits from significant street frontage along North US Highway 52, promoting excellent visibility and ease of access

## Local Demographics in 5-Mile Trade Area

- Over 22,900 residents and 8,900 employees support the trade area
- \$72,562 average household income



2021 Estimated Population	
1 Mile	1,757
3 Miles	12,650
5 Miles	22,943
2021 Average Household Income	
1 Mile	\$71,178
3 Miles	\$69,558
5 Miles	\$72,562
2021 Estimated Total Employees	
1 Mile	3,222
3 Miles	8,070
5 Miles	8,907

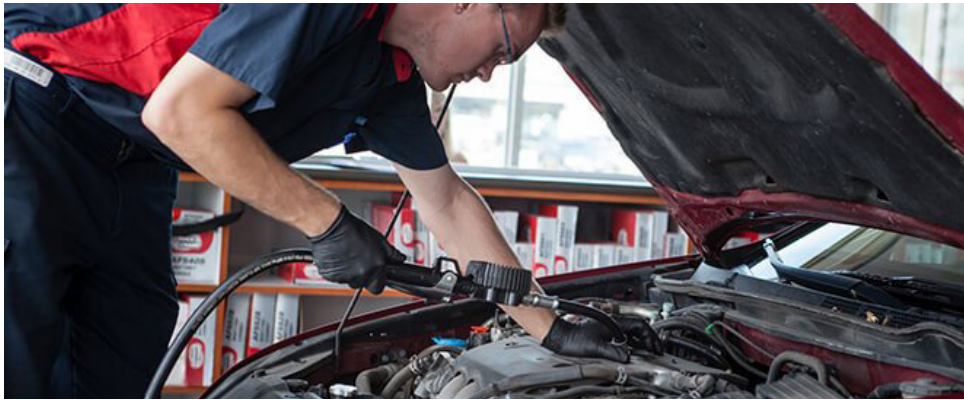


**MONCKS CORNER**



**CHARLESTON**  
42 min | 34 miles





## TAKE 5

[take5oilchange.com](http://take5oilchange.com)

**Company Type:** Subsidiary

**Locations:** 600+

**Parent:** Driven Brands, Inc.

Take 5 Oil Change is “The Fastest Oil Change on the Planet”. Take 5’s oil change services include changing the car’s oil and oil filter, checking and topping off the car’s vital fluids and adjusting its tire pressure. Take 5 offers quality services such as the Multi-Point Full Service Oil Change, Air Filter Replacement, Automatic Transmission Flush, Coolant Exchange and Wiper Blade Replacement. All the services meet or exceed warranty requirements. Take 5 started in Metairie in 1984, it celebrates over 30 years of the highest customer satisfaction. Take 5 has over 600 company-owned and franchised service centers throughout the United States and Canada.



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SOLD  
in 2021

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NET LEASE  
TRANSACTION  
VALUE  
in 2021

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