



# STRICKLAND BROTHERS

4768 WILLIAM FLYNN HIGHWAY, ALLISON PARK, PA 15101

Linville | Team Partners

COMMERCIAL REAL ESTATE



SITE PHOTO



**15 YEAR ABSOLUTE NNN LEASE / NOI: \$166,498 / CORPORATE CREDIT**

\*REPRESENTATIVE PHOTO

PRESENTED BY:

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# INVESTMENT OVERVIEW

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## ADDRESS

4768 WILLIAM FLYNN HWY.  
ALLISON PARK, PA 15101



## SALE PRICE

\$2,663,968



## CAP RATE

6.25%



## NOI

\$166,498



## GUARANTEE

CORPORATE



## CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$166,498.00	6.25%
6-10	\$183,147.80	6.88%
11-15	\$201,462.58	7.56%
OPTION 1	\$221,608.84	8.32%
OPTION 2	\$243,769.72	9.15%
OPTION 3	\$268,146.69	10.07%

\*REPRESENTATIVE PHOTO



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# LEASE SUMMARY

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## LEASE SUMMARY

### TENANT

Strickland's Enterprises, LLC

### RENT COMMENCEMENT

September 19, 2023

### LEASE EXPIRATION

September 31, 2038

### LEASE TERM

15 Years from RCD

### RENEWAL OPTIONS

Two 4-Year Renewals and  
One 4-Year 11-Month Renewal

### LEASE TYPE

Absolute NNN

### EXPENSES

Zero Landlord Responsibilities

### RENT ESCALATIONS

10% Every 5-Years

### BONUS DEPRECIATION ELIGIBLE\*

\*Consult your Tax Advisor



\*REPRESENTATIVE PHOTO



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# SITE INFORMATION

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## ADDRESS

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ALLISON PARK, PA 15101



## TRAFFIC

27,449 VPD



## BUILDING SIZE

±1,770 SF



## YEAR BUILT

2023



## PARKING SPACES

9



## ACRES

0.50



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# ADDITIONAL SITE PHOTOS

NEW BUILD - 2023

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## STRICKLAND BROTHERS 10 MINUTE OIL CHANGE

All Strickland Brothers locations offer drive thru oil change services so customers can stay in their car and see the job done right. Oil change services include: 10 minute oil change and oil filter replacement, as well as lubrication of chassis components. Plus, a free maintenance check on the following: cabin air filters, wiper blades, antifreeze/coolant, power steering fluid, windshield washer fluid, tire condition, and engine air filter (emission and inspection services if qualified). The mission of Strickland Brothers 10 Minute Oil Change is to exceed the expectations of every customer by setting and meeting service standards that are innovative and centered around the highest level of service, every time. Their aim is to provide dependable services and quality products for a fair price in a friendly, honest and accommodating environment. Franchisees are thoroughly vetted by Strickland Brothers for business experience and personal financial strength to satisfy personal guarantees and brand preservation.

Strickland Brothers is backed by a recent capital infusion from Princeton Equity Group who has a proven track record for growing emerging brands into household names. Princeton Equity Group is among the most experienced franchisor and multi-unit investors in the U.S. and exclusively invests in leading franchisor and multi-unit companies. Princeton Equity Group's principals have invested in the likes of Massage Envy, Card My Yard, European Wax Center, Sola Salon Studios and Urban Air Adventure Park. The Strickland Brothers corporate management team is made up of industry veterans experienced in operations, who together with Princeton Equity's backing, have established aggressive growth goals for the emerging brand. In today's market, Strickland Brothers real estate investments are being offered at favorable pricing and a higher yield compared to competitor brands. With a promising near-term growth profile for Strickland Brothers, a potential investor has the potential to realize a strong going-in yield coupled with potential upside, as the emerging brand continues to rapidly grow its footprint across the U.S.



\*REPRESENTATIVE PHOTO



# TENANT INFORMATION

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WEBSITE  
SBOILCHANGE.COM



FOUNDED  
2016



GOOGLE RATING  
WITH 19,000+  
REVIEWS



CORPORATE STORES OPEN



FRANCHISE UNITS OPEN



PROJECTED STORES  
OPEN BY END OF 2023

FCC

THE FRANCHISE  
CONSULTING COMPANY™

INC. 5000

AMERICA'S FASTEST  
GROWING PRIVATE  
COMPANIES, 2021

TRIAD BUSINESS JOURNAL



2021

NATIONAL OIL  
& LUBE NEWS

BEST WORKPLACES, 2020

FRANCHISE CONSULTING  
COMPANY

FASTEST GROWING  
FRANCHISE, 2021



TRIAD BUSINESS  
JOURNAL

FAST 50 AWARD  
WINNER, 2021



QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION  
INDUSTRY



60% OF CUSTOMERS STATED THEIR OIL CHANGE  
BEHAVIOR DID NOT CHANGE  
DURING RECESSION



INDUSTRY AVERAGES 3.2 OIL CHANGES PER CAR  
PER YEAR



82% OF CUSTOMERS PREFER TO GET THEIR OIL  
CHANGED AT A QUICK LUBE RATHER THAN A  
DEALERSHIP OR FULL-SERVICE AUTO CENTER



THERE ARE MORE THAN 230 MILLION LICENSED  
DRIVERS IN THE U.S.



92% OF EXISTING CUSTOMERS PLAN TO OR  
ALREADY HAVE RETURNED TO STRICKLAND  
BROTHERS FOR THEIR NEXT OIL CHANGE



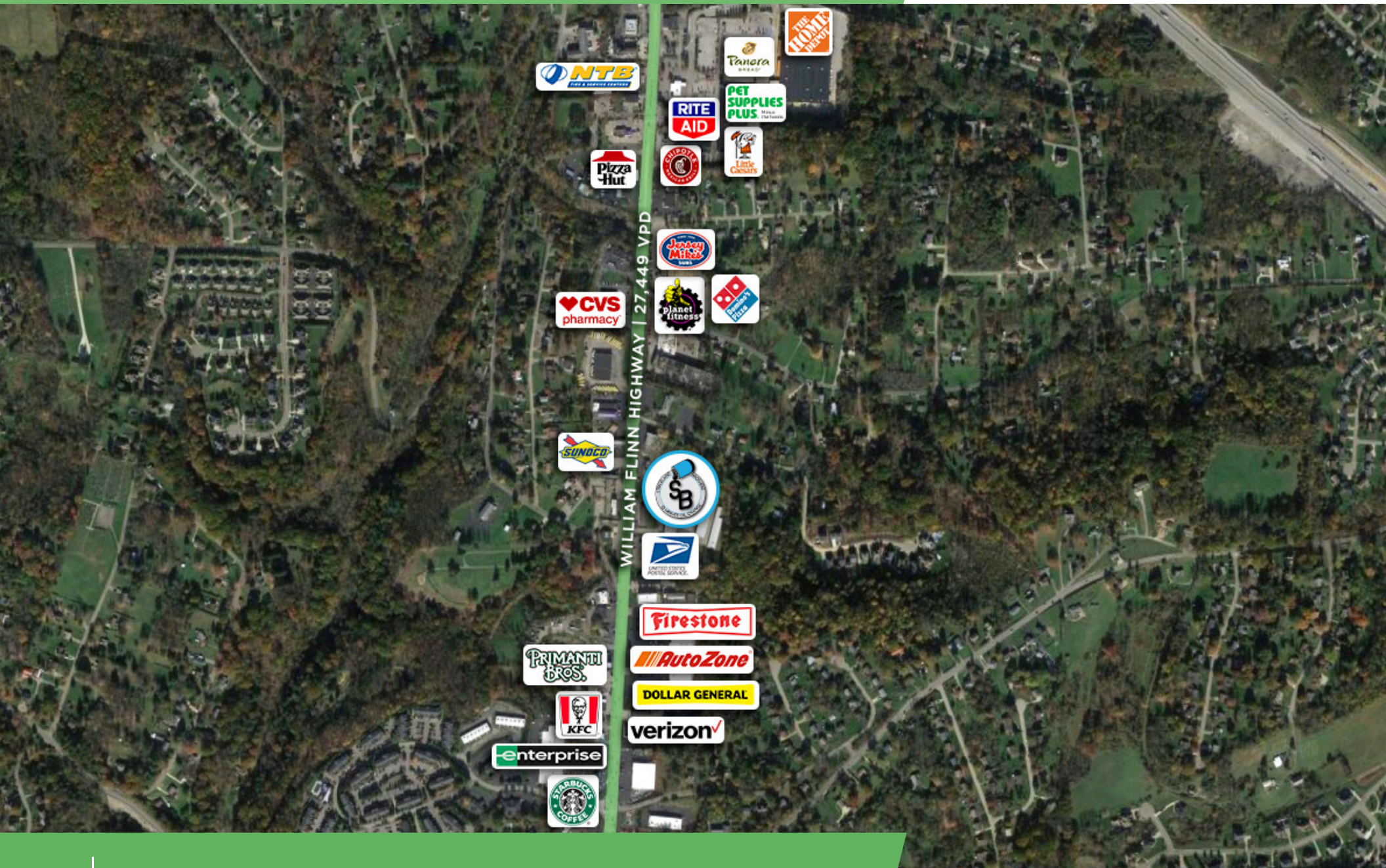
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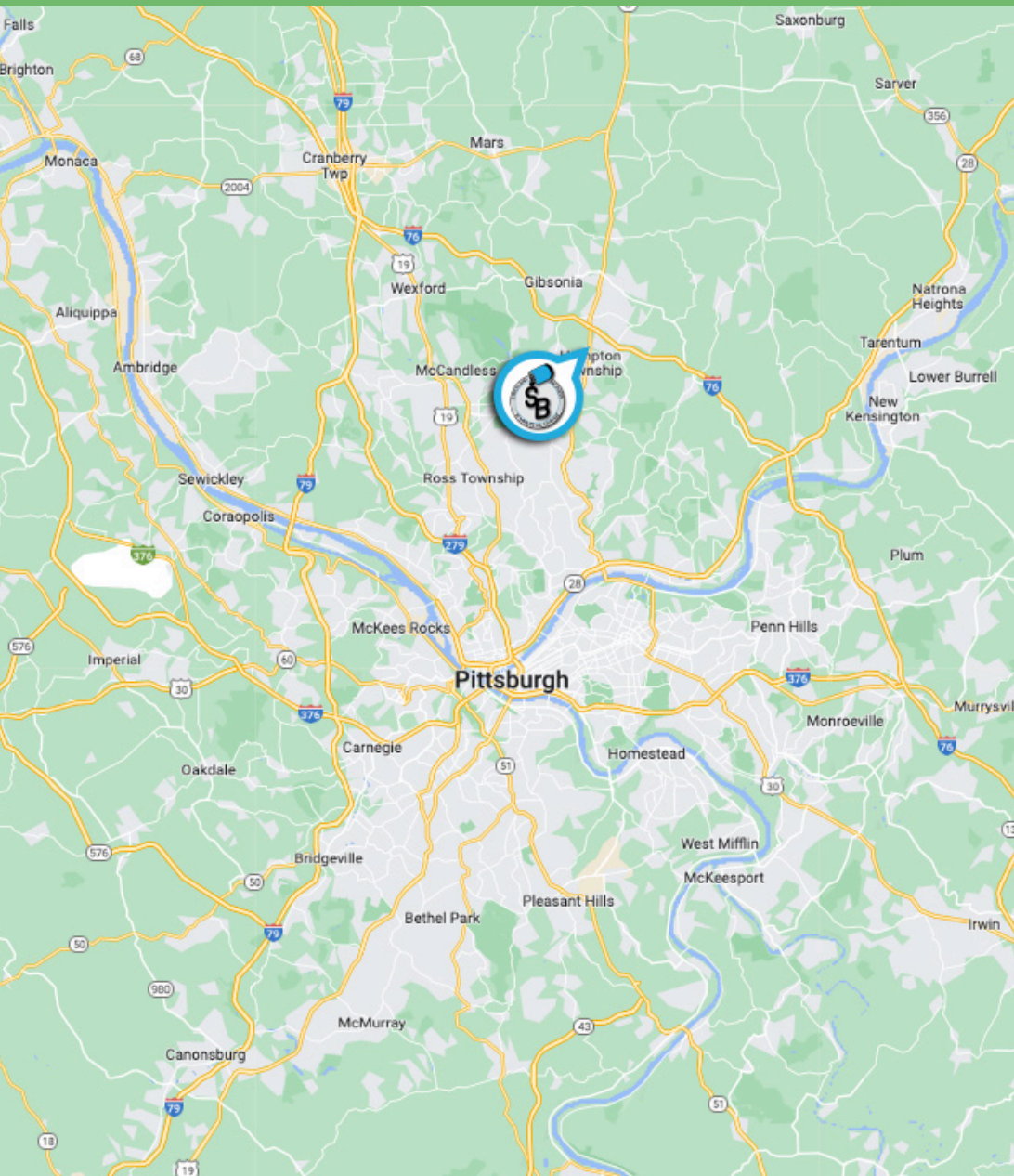
# MARKET OVERVIEW

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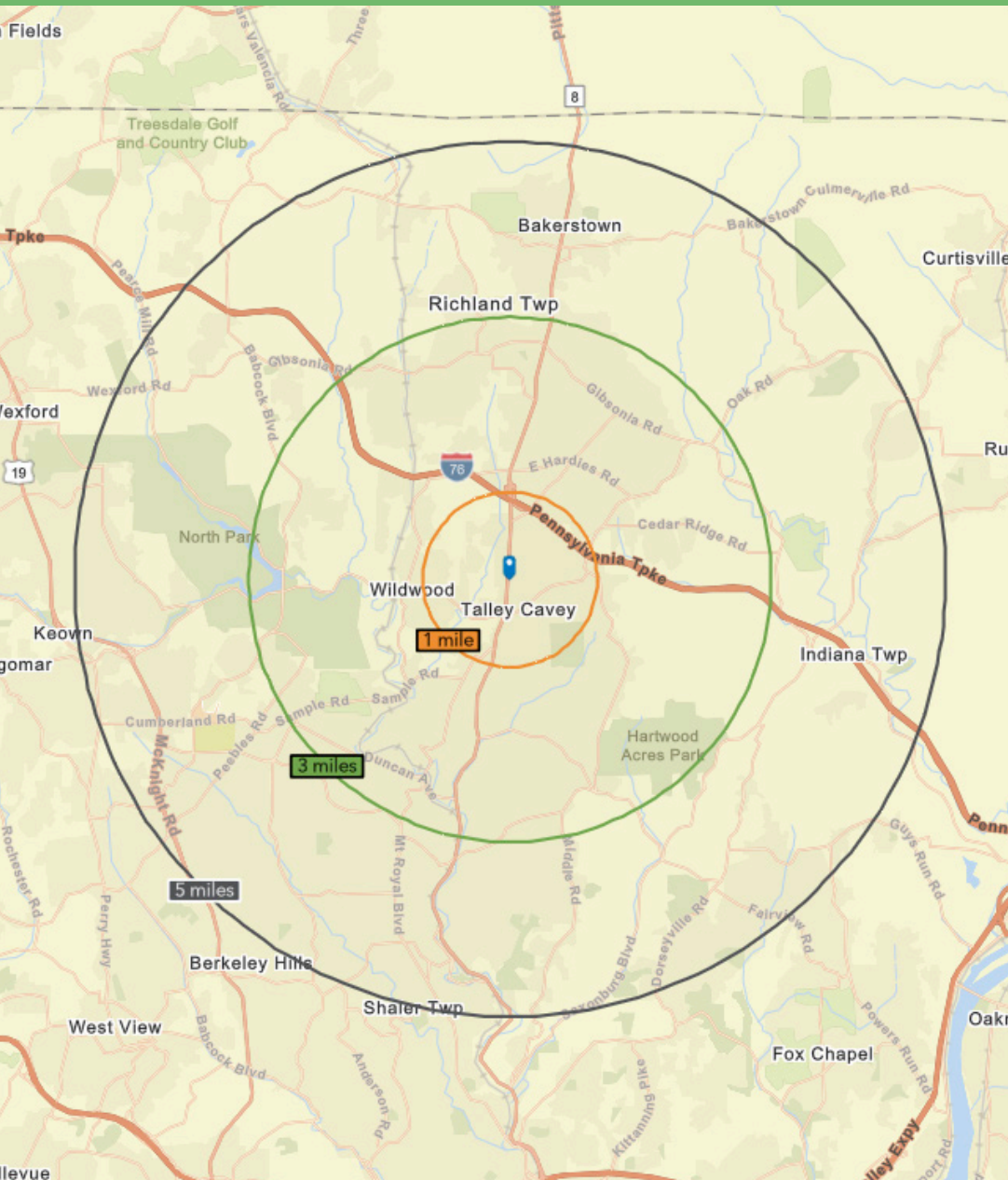


## PITTSBURGH MSA, PENNSYLVANIA

The Pittsburgh MSA encompasses ten counties with more than 2.6 million residents and covers nearly 5,300 square miles. The MSA is strategically located within a 400-mile radius of Cleveland, Washington D.C, New York City, Indianapolis, and Philadelphia. Historically known as the “Gateway to the West” due to its abundant natural resources and strategic location, the Pittsburgh Region has traditionally helped fuel industrial growth in the US. The MSA is still a leading steel and metals manufacturer along with renewable energy, cybersecurity, biotech, and robotics. Global and national firms in all sectors, including ten Fortune 500 companies, are headquartered in the area.

The MSA boasts many suburban airports as well as two major airports, including the Pittsburgh International Airport which is currently undergoing a \$1.39 billion renovation. Additionally, the Pittsburgh area is served by four major interstates and ten expressways. The Port of Pittsburgh ranks as the second largest and fourth-busiest inland port in the US. Freight rail is a major industry for the MSA with over 1,300 miles of railway serving the region. With 88 academic institutions, multiple professional athletic teams, and many cultural destinations in the area, Pittsburgh welcomes 12.6 million visitors each year.





## ALLISON PARK, PENNSYLVANIA

- Located 13 miles North of Pittsburgh via PA-28 and approximately 1 mile from Pennsylvania Turnpike/I-76 access.
- Known locally to be a safe, family-friendly Northern suburb of Pittsburgh.
- Mean travel time to work is 25.2 minutes with 76% of workers driving alone.
- Situated in heart of well-traveled retail corridor and 0.7 miles from a Home Depot-anchored shopping center.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	4,540	30,874	83,053
<b>AVERAGE HH INCOME</b>	\$146,984	\$157,630	\$153,000
<b>DAYTIME POPULATION</b>	4,814	24,387	71,571
<b>AVERAGE CARS PER HOUSEHOLD</b>	1.96	1.96	1.95



## PRESENTED BY:

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### LINVILLE TEAM PARTNERS

206 West Fourth Street  
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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.