



# STRICKLAND BROTHERS

2227 LEJEUNE BLVD. | JACKSONVILLE, NC 28546

# XPAND



**15 YEAR ABSOLUTE NNN LEASE | NOI: \$138,142 | 6.75% CAP RATE**

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206 W. FOURTH STREET • WINSTON-SALEM • NC  
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PRESENTED BY:

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**ADDRESS**

2227 LEJEUNE BLVD.  
JACKSONVILLE, NC 28546

**SALE PRICE**

\$2,046,548

**CAP RATE**

6.75%

**NOI**

\$138,142

**GUARANTEE**

CORPORATE

**CAP RATE RETURN SCHEDULE**

YEAR	RENT	RETURN
1-5	\$138,142	6.75%
6-10	\$151,956	7.43%
11-15	\$167,152	8.17%
OPTION 1	\$183,867	8.98%
OPTION 2	\$202,254	9.88%
OPTION 3	\$222,479	10.87%
OPTION 4	\$244,727	11.96%

\*REPRESENTATIVE PHOTO



# AREA OVERVIEW

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## LEASE SUMMARY

TENANT	Strickland's Enterprises LLC (Corporate)
RENT COMMENCEMENT	November 28, 2024
LEASE EXPIRATION	October 31, 2039
REMAINING LEASE TERM	14+ Years
RENEWAL OPTIONS	Four 5-Year Renewals
LEASE TYPE	Absolute NNN
EXPENSES	Zero Landlord Responsibilities
RENT ESCALATIONS	10% Every 5-Years
BONUS DEPRECIATION ELIGIBLE*	*Consult your Tax Advisor



\*REPRESENTATIVE PHOTO



# SITE INFO

XPAND



## ADDRESS

2227 LEJEUNE BLVD.  
JACKSONVILLE, NC 28546



## TRAFFIC

36,600 VPD



## BUILDING SIZE

±1,750 SF



## YEAR BUILT

2024



## PARKING SPACES

8



## ACRES

0.57











## 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

XPAND



WEBSITE  
SBOILCHANGE.COM



FOUNDED  
2016



GOOGLE RATING  
WITH 19,000+  
REVIEWS



CORPORATE STORES OPEN



FRANCHISE UNITS OPEN



PROJECTED STORES  
OPEN BY END OF 2025

FCC

THE FRANCHISE  
CONSULTING COMPANY™

INC. 5000  
AMERICA'S FASTEST  
GROWING PRIVATE  
COMPANIES, 2021

TRIAD BUSINESS JOURNAL

FAST  
50

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.

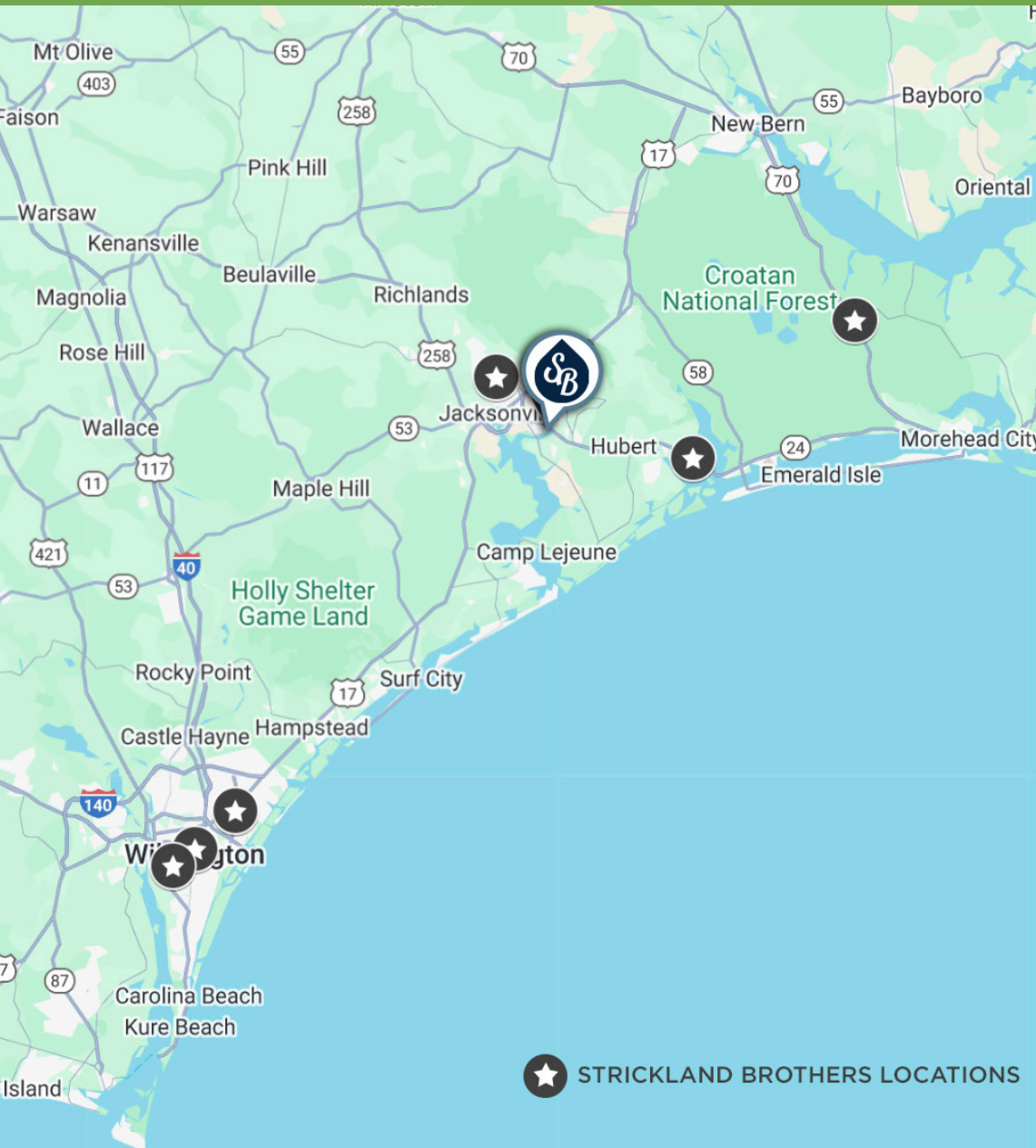


92% OF EXISTING CUSTOMERS PLAN TO OR  
ALREADY HAVE RETURNED TO STRICKLAND  
BROTHERS FOR THEIR NEXT OIL CHANGE

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## JACKSONVILLE, NORTH CAROLINA

- Site is located in close proximity to the entrance of Marine Corps Base Camp Lejeune (35,000+ population).
- More than 36,000 vehicles travel on Lejeune Blvd.
- 850+ apartment units adjacent to the site that serve as corridors for military base.
- Nearby national auto users include: Mavis Discount Tire, O'Reilly Auto Parts, and Caliber Collision.
- Over ±267,000 SF of retail space in a 1-mile radius.
- There are currently 75 Strickland Brothers stores open and operating in North Carolina.
- Approximately 3.5 hours from Strickland Brothers HQ.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	6,855	33,572	66,427
<b>AVERAGE HH INCOME</b>	\$59,780	\$74,946	\$79,513
<b>DAYTIME POPULATION</b>	4,756	57,382	102,222
<b>AVERAGE CARS PER HOUSEHOLD</b>	1.60	1.82	1.79



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## LINVILLE TEAM PARTNERS

206 West Fourth Street  
Winston-Salem, NC 27101  
336.724.1715

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.

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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.