

# STRICKLAND BROTHERS 10 MIN OIL CHANGE

189 S RONALD REAGAN BLVD, LONGWOOD, FL 32750

**100% Accelerated Bonus Depreciation Potential**



*Actual Site*



NEW 15-YEAR ABSOLUTE  
NNN LEASE



EXCELLENT ACCESS AND  
VISIBILITY TO 22,305 VPD



203,355 RESIDENTS IN GROWING  
TRADE AREA



MILWEE MIDDLE SCHOOL  
1,373 STUDENTS



ALTA TRILOGY  
224 UNITS

LYMAN HIGH SCHOOL  
2,084 STUDENTS



SERENADES AT LONGWOOD  
42 UNITS



NEXUS  
TRUCK & TRAILER REPAIR SHOP

Common Wealth  
Trust Services  
Priority | Planning | Protection

inspira  
FINANCIAL



**SUBJECT  
PROPERTY**

THE ADDISON LONGWOOD  
277 UNITS



S RONALD REAGAN BLVD



**RESIDENTIAL  
COMMUNITIES**  
203,355 RESIDENTS IN  
PRIMARY TRADE AREA



22,305 VPD



**LONGWOOD ELEMENTARY SCHOOL**  
612 STUDENTS

**STARBUCKS**

**BURGER KING**

**FIFTH THIRD**

**DUNKIN'**

**McDonald's**

**WELLS FARGO** **PEPBOYS**

**Wendy's** **H&R BLOCK**

**SHERWIN WILLIAMS** **O'Reilly AUTO PARTS**

**Public Storage**

**7 ELEVEN** **Mobil**

**Hertz**

**EVERGREEN DENTISTRY**

**Domino's**

**Newcomer**  
Cremations • Funerals • Receptions

**Advance Auto Parts**

**DOLLAR GENERAL**

**THE ADDISON LONGWOOD**  
277 UNITS

**enterprise**

**SONIC**

**STARBUCKS**

**Common Wealth Trust Services**  
Privacy | Planning | Protection

**Walgreens**

**CVS pharmacy**

**Wawa**

**SUBJECT PROPERTY**

**SIMON PARRILLA**

**STATE RD 434**

**22,305 VPD**

**S RONALD REAGAN BLVD**

**inspira FINANCIAL**

**TACO BELL**

**ACE Hardware**

**PRIME STRENGTH**

**SUPERFLY STONE**

**RESIDENTIAL COMMUNITIES**  
203,355 RESIDENTS IN  
PRIMARY TRADE AREA



**WESTON PARK APARTMENTS**  
208 UNITS

**LAKE MARY HIGH SCHOOL**  
2,684 STUDENTS

**HIGHLANDS ELEMENTARY SCHOOL**  
564 STUDENTS

**Public Storage**

**SUNRAIL LONGWOOD STATION**  
120K ANNUAL RIDERS

**U-HAUL**

**CIRCLE K**

**HERITAGE VILLAGE COMMONS**  
272 UNITS

**Publix**

**ALESTONE BREWING CO.**  
**ONE FITNESS**

**Dough Boys**

**ACE Hardware**

**TACO BELL**

**Walgreens**

**SONIC**

**STARBUCKS**

**34,800 VPD**

**STATE RD 434**

**café PAISANO**

**SUPERFLY STONE**

**PRIME**

**CVS pharmacy**

**Wawa**

**THE ADDISON LONGWOOD**  
277 UNITS

**SUBJECT PROPERTY**

**E MAINE AVE**

**S RONALD REAGAN BLVD**

**inspira FINANCIAL**

**SIMON PARRILLA**

**Common Wealth Trust Services**  
Privacy | Planning | Protection

**RESIDENTIAL COMMUNITIES**  
203,355 RESIDENTS IN PRIMARY TRADE AREA

**22,305 VPD**



Winn/Dixie  
**BEALLS**

Jack  
in the box

ALTA LONGWOOD  
263 UNITS

**DUNKIN'**

34,800 VPD

ORLANDO HEALTH SOUTH  
SEMINOLE HOSPITAL  
210 BEDS

Little Caesars Pizza

café PAISANO

Dough Boys

**NEXUS**  
TRUCK & TRAILER REPAIR SHOP

inspira  
FINANCIAL

**PRIME**  
STRENGTH

SUPERFLY  
STONE

**ACE**  
Hardware

TACO  
BELL

22,305 VPD

**SUBJECT  
PROPERTY**

S RONALD REAGAN BLVD

STATE RD 434

CVS  
pharmacy

Common Wealth  
Trust Services  
Privacy | Planning | Protection

SIMON PARRILLA

**Wawa**

E MAINE AVE

E EVERGREEN AVE

**RESIDENTIAL  
COMMUNITIES**  
203,355 RESIDENTS IN  
PRIMARY TRADE AREA

# OFFERING SUMMARY



**\$2,490,000**

PRICE

**6.00%**

CAP RATE

## PROPERTY DETAILS

ADDRESS	189 S Ronald Reagan Blvd, Longwood, FL 32750
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	NNRJ Enterprises, LLC
GUARANTOR	Personal
BUILDING SIZE	1,730 SF
LEASE TERM	15 Years
RENT COMMENCEMENT	4/2/2025
RENT EXPIRATION	4/30/2040
INCREASES	10% Every 5 Years & in Options
OPTIONS	Three, 5-Year
NOI	\$149,346

## RENT SUMMARY

TERM	ANNUAL
YEARS 1-5	\$149,346.00
YEARS 6-10	\$164,280.60
YEARS 11-15	\$180,708.86
OPTION 1	\$198,779.53
OPTION 2	\$218,657.48
OPTION 3	\$240,523.23





Actual Site

## SECURE STREAM OF INCOME

- **New 15-Year Absolute NNN Lease**  
*Zero landlord responsibilities*
- **10% Rent Increases**  
*Every 5 years and renewal options*
- **Excellent Access and Visibility to 22,305 VPD**  
*0.86 acre parcel along S Ronald Reagan Blvd*
- **Rapidly Expanding Tenant**  
*Nearly 300 locations across 27 states*
- **Princeton Equity Invested in Strickland Brothers in 2021 to Fuel Aggressive Expansion Plans**  
*According to report by Grand View Research, Inc.*
- **Oil Change Facilities May Qualify for 100% Accelerated Bonus Depreciation Potential for 2025**  
*Consult with CPA*



## ACCESSIBLE LOCATION & DURABLE CUSTOMER BASE

- **203,355 Residents in Growing Trade Area**  
*216,013 total daytime population*
- **\$109,265 Average Household Income in Primary Trade Area**  
*Population has increased nearly 10% since 2010*
- **Excellent Access and Visibility to 26,000 VPD Along Ronald Reagan Blvd**  
*Additional exposure to 34,800 VPD at hard corner along SR 434*
- **Surrounded by Several K-12 Schools with 7,000 Combined Students**  
*11 miles to Downtown Orlando*
- **Orlando-Kissimmee MSA Ranked #1 in U.S. in Employment Growth (2024)**  
*Ranked #8 in new housing starts*

# ADDITIONAL PHOTOS



# TENANT OVERVIEW

## STRICKLAND BROTHERS

All Strickland Brothers locations offer drive-thru oil change services so customers can stay in their car and see the job done right. The mission of Strickland Brothers 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.

[WWW.SBOILCHANGE.COM](http://WWW.SBOILCHANGE.COM)



REPRESENTATIVE PHOTO



HEADQUARTERS  
**WINSTON-SALEM**  
NORTH CAROLINA



**252**  
TOTAL LOCATIONS



GROWTH PLANS  
**300+**  
NEW LOCATIONS (2026)

# STRICKLAND BROTHERS INFORMATION



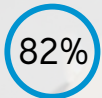
QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



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



INDUSTRY AVERAGES 3.2 OIL CHANGES PER YEAR



82% OF CUSTOMERS PREFER TO GET THEIR OIL CHANGED AT A QUICK LUBE RATHER THAN A DEALERSHIP OF 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



WEBSITE  
SBOILCHANGE.COM



FOUNDED  
2016



4.8  
GOOGLE RATING  
WITH 19,000+  
REVIEWS



170+  
CORPORATE  
STORES OPEN



65+  
FRANCHISE  
UNITS OPEN



300+  
PROJECTED  
STORES OPEN BY  
END OF 2026

#2

FAST 50  
FRANCHISES

Triad Business Journal (2022)

#504

FASTEST GROWING  
FRANCHISES

Inc. Magazine (2022)

#29

TOP NEW  
FRANCHISES

Entrepreneur (2022)

# DEMOGRAPHICS LONGWOOD

POPULATION	1 MI	3 MI	5 MI
<b>2025 Total</b>	<b>10,434</b>	<b>74,965</b>	<b>203,355</b>
2010 Total	7,033	67,582	183,244
2000 Total	7,015	68,330	181,480
Total Daytime Population	19,017	85,143	216,013
HOUSEHOLDS	1 MI	3 MI	5 MI
<b>2025 Total Households</b>	<b>3,864</b>	<b>30,950</b>	<b>84,799</b>
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$76,518	\$76,128	\$80,264
<b>2025 Average Household Income</b>	<b>\$93,072</b>	<b>\$98,040</b>	<b>\$109,265</b>

## HIGHLIGHTS

**203,355** Total Population within 5 Miles

**\$109,265** Average Income within 5 Miles

**84,799** Total Households within 5 Miles



# SITE OVERVIEW

LOT SIZE

**0.86±**

ACRES

VPD

**22,305**

ON S RONALD REAGAN BLVD

PARKING

**17**

SPACES

NEARBY TENANTS

WAWA, CVS, WALGREENS,  
SONIC, STARBUCKS AND MORE

DAYTIME POPULATION

**203,355**

TOTAL



# ORLANDO-KISSIMMEE MSA

## ABOUT ORLANDO-KISSIMMEE MSA

The Orlando–Kissimmee MSA is a dynamic and fast-growing region in Central Florida, anchored by Orlando and Kissimmee. Known for world-renowned attractions like Walt Disney World Resort and Universal Orlando Resort, the area blends global tourism with a diverse and expanding economy. Residents enjoy a mix of urban energy, suburban communities, and natural beauty, with access to parks, lakes, and outdoor recreation. The region also features strong transportation options, including SunRail and Orlando International Airport, supporting its continued growth. With vibrant cultural offerings, varied housing, and broad career opportunities, the Orlando–Kissimmee area offers an appealing lifestyle for residents and newcomers alike.



### ATTRACTIONS

The Orlando–Kissimmee MSA offers a wide range of attractions that highlight its world-renowned entertainment, natural beauty, and vibrant Central Florida lifestyle. Visitors can experience the magic of Walt Disney World Resort or enjoy thrilling rides and immersive worlds at Universal Orlando Resort. Families can explore marine life at SeaWorld Orlando or take in scenic views from ICON Park. Nature lovers can hike, kayak, or swim at Wekiwa Springs State Park, while wildlife enthusiasts can visit Gatorland. With its mix of theme parks, outdoor recreation, and family-friendly experiences, the Orlando–Kissimmee area offers something for every visitor.



### ECONOMY

The Orlando–Kissimmee MSA has a diverse and growing economy that blends tourism, technology, healthcare, and aerospace industries. The region is world-famous for its theme parks, resorts, and entertainment venues, which drive significant employment and business opportunities. Beyond tourism, major employers in sectors like aviation, digital media, and life sciences contribute to a strong and innovative workforce. With a mix of established companies, startups, and entrepreneurial ventures, the Orlando–Kissimmee area offers a dynamic economic environment that attracts businesses, professionals, and investors alike.



### EDUCATION

The Orlando–Kissimmee MSA offers a wide range of educational opportunities for students of all ages, from strong public schools to private and charter institutions. Families can choose from highly regarded school districts such as Orange, Osceola, and Seminole, which provide comprehensive K–12 programs with a focus on academics, arts, and athletics. Higher education is well represented with institutions like University of Central Florida, one of the largest universities in the nation, as well as Valencia College and Rollins College. With its diverse educational landscape, the Orlando–Kissimmee area supports lifelong learning and prepares students for success in college, careers, and beyond.



### TRANSPORTATION

The Orlando–Kissimmee MSA is a major transportation hub in Central Florida, offering a variety of options for residents, commuters, and visitors. The region is served by major highways, including I-4, the Florida Turnpike, and State Roads 417 and 528, providing easy access throughout the metro area and beyond. Orlando International Airport and Orlando Sanford International Airport connect the area to domestic and international destinations. Public transit options include SunRail, which links key communities across the region, as well as LYNX bus services. With well-developed roadways, rail, and air connections, the Orlando–Kissimmee area offers convenient transportation for daily commuting, tourism, and business travel.

# LONGWOOD, FLORIDA



## ABOUT LONGWOOD

Longwood, Florida is a charming and historic community located just north of Orlando in Seminole County. Known for its tree-lined streets, preserved historic district, and welcoming small-town atmosphere, the city blends classic Florida character with modern suburban convenience. Residents and visitors enjoy access to beautiful natural areas such as Wekiva Springs State Park, along with local parks and outdoor recreation. Longwood's quaint downtown features historic buildings, local shops, and community events that reflect the city's rich heritage. With highly regarded schools and convenient access to major highways and the SunRail commuter rail, Longwood offers a balanced lifestyle that appeals to families, professionals, and retirees alike.



### ATTRACTIONS

Longwood, Florida offers a variety of attractions that showcase its natural beauty, historic charm, and relaxed Central Florida lifestyle. Visitors can tour the restored Bradlee-McIntyre House, one of the region's most iconic 19th-century landmarks. Outdoor enthusiasts can swim in the crystal-clear springs, kayak, or hike scenic trails at nearby Wekiva Springs State Park, while nature lovers can explore the lush boardwalks and wildlife habitats at Big Tree Park, home to ancient cypress trees. Families can enjoy recreation, playgrounds, and community events at Reiter Park, which frequently hosts concerts and seasonal festivals. With its blend of historic landmarks, natural springs, and family-friendly parks, Longwood offers memorable experiences for visitors exploring Central Florida.



### ECONOMY

Longwood, Florida has a stable and steadily growing economy supported by its location within the greater Orlando metropolitan area. The city benefits from a diverse mix of industries, including healthcare, professional services, retail, construction, and technology. Many residents commute to nearby employment centers while local businesses thrive along major corridors such as State Road 434 and U.S. Highway 17-92. Economic activity is also strengthened by small businesses, corporate offices, and regional connectivity through the SunRail commuter rail, creating opportunities for both employers and a growing workforce.



### EDUCATION

Longwood, Florida offers a strong education system supported by the highly regarded Seminole County Public Schools, known for its high academic standards and diverse programs. The city features several well-rated public schools as well as private education options that serve students from early learning through high school. Residents also benefit from nearby higher education opportunities, including Seminole State College of Florida and the University of Central Florida. With a focus on academic achievement, career preparation, and lifelong learning, Longwood provides students with access to quality education in a supportive community environment.



### TRANSPORTATION

Longwood, Florida features a well-connected transportation network that supports residents and commuters throughout Central Florida. Major roadways such as Interstate 4, State Road 434, and U.S. Highway 17-92 provide convenient access to nearby cities and employment centers across the Orlando metropolitan area. Public transportation is available through the SunRail, which includes a station in Longwood and offers commuter rail service linking communities throughout the region. The city also continues to invest in roadway improvements, pedestrian pathways, and bike-friendly infrastructure to enhance mobility and accommodate future growth.

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