

STRICKLAND BROTHERS 10 MIN OIL CHANGE

565 NW PRIMA VISTA BLVD, PORT ST LUCIE, FL 34983

100% Accelerated Bonus Depreciation Potential



Actual Site



NEW 15-YEAR ABSOLUTE
NNN LEASE



EXCELLENT ACCESS AND
VISIBILITY TO 26,844 VPD



173,510 RESIDENTS IN GROWING
TRADE AREA

PLAZA AT ST. LUCIE WEST



SHOPPES AT ST. LUCIE



CASHMERE CORNERS



50,000 VPD



FLORIDA TURNPIKE



PRIMA VISTA BLVD



SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES
173,519 RESIDENTS IN
PRIMARY TRADE AREA

26,844 VPD



BAYSHORE ELEMENTARY
871 STUDENTS

ST. LUCIE WEST K-8 SCHOOL
1,660 STUDENTS

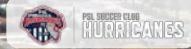


RaceTrac **Mister CAR WASH**
AutoZone

SHOPPES AT VICTORIA SQUARE

PAPA JOHN'S **DUNKIN'**

Winn-Dixie **ANTHONY'S PIZZA**
DOLLAR TREE **Great Clips**



ST. LUCIE WEST HIGH SCHOOL
2,700 STUDENTS

26,844 VPD

PRIMA VISTA BLVD



SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES
173,519 RESIDENTS IN PRIMARY TRADE AREA



PRIMA VISTA CROSSINGS



ST. LUCIE OAKS APARTMENTS
180 UNITS



DOLLAR GENERAL



NORTHPORT K-8 SCHOOL
1,265 STUDENTS



SUBJECT PROPERTY

PRIMA VISTA BLVD



26,844 VPD

RESIDENTIAL COMMUNITIES
173,519 RESIDENTS IN
PRIMARY TRADE AREA



PEACOCK RUN APARTMENTS
264 UNITS

COVE AT ST. LUCIE
144 UNITS

PARKWAY ELEMENTARY
545 STUDENTS

WEST GATE K-8 SCHOOL
1,640 STUDENTS

ST. ANDREWS POINTE APARTMENTS
184 UNITS

GIRL SCOUT FRIENDSHIP PARK



SUBJECT PROPERTY

26,844 VPD

PRIMA VISTA BLVD

RESIDENTIAL COMMUNITIES
173,519 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



 565 NW PRIMA VISTA BLVD
PORT ST LUCIE, FL 34983

\$2,652,000
6.00% CAP RATE



GROSS LEASABLE AREA
1,730 SF



LOT SIZE
0.86± ACRES



YEAR BUILT
2025



NOI
\$159,120

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	DSJ Enterprises of Florida, LLC
GUARANTOR	Personal
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 7/1/2026
RENT EXPIRATION	Est. 6/30/2041
INCREASES	10% Every 5 Years & in Options
OPTIONS	Three, 5-Year
NOI	\$159,120

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1 - 5	\$13,260.00	\$159,120.00
YEARS 6 - 10	\$14,586.00	\$175,032.00
YEARS 11 - 15	\$16,044.60	\$192,535.20
OPTION 1	\$17,649.06	\$211,788.72
OPTION 2	\$19,413.97	\$232,967.59
OPTION 3	\$21,355.36	\$256,264.35



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 26,844 VPD**

0.86 acre parcel along NW Prima Vista 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

- **173,510 Residents in Growing Trade Area**

Population increased 29% since 2010

- **\$95,403 Average Household Income Within 5-Mile Radius**

154,030 total daytime population

- **3 Miles to Indian River State College Pruitt Campus**

16,000 students enrolled in IRSC

- **Minutes to 'Tradition', an 8,200 Acre Master Planned Community**

41,000 residential units and 10 million square feet of commercial space

- **Port St. Lucie is the 6th Largest City in Florida**

270,491 residents with population increasing 56% since 2010

- **Just off Florida Turnpike with 50,000 VPD**

A main north-south toll road and the nation's third most heavily traveled road

ADDITIONAL PHOTOS

FEBRUARY 20TH



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



REPRESENTATIVE PHOTO



HEADQUARTERS
WINSTON-SALEM
NORTH CAROLINA



252
TOTAL LOCATIONS



GROWTH PLANS
300+
NEW LOCATIONS (2026)

STRICKLAND BROTHERS INFORMATION



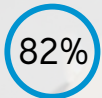
QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



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)



STRICKLAND BROTHERS SECURES FINANCING TO FUEL EXPANSION

By Mary Vinnedge - February 6, 2026

Strickland Brothers, an automobile quick-lube service franchisor, has announced the closing of new financing provided by Golub Capital and Audax Strategic Capital. This financial backing aims to support Strickland Brothers' acquisition activity and to enable continued expansion of the company's brand and national footprint, according to a news release from Princeton Equity Group. Strickland Brothers is a franchisor within Princeton Equity Group's portfolio.

The 10-year-old brand specializes in drive-thru 10-minute oil changes and also performs other automotive maintenance. Strickland Brothers service centers are known for delivering a convenient stay-in-your-vehicle experience that is supported by a simple and scalable operating model. The news release stated that Strickland Brothers has close to 300 locations across 27 states.

Read more [HERE](#).

Source: FranchiseWire

DEMOGRAPHICS PORT ST. LUCIE

POPULATION	1 MI	3 MI	5 MI
2025 Total	10,183	80,839	173,519
2010 Total	8,090	64,977	134,834
2000 Total	5,485	39,569	82,077
Total Daytime Population	8,247	71,784	154,030
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,504	31,324	67,649
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$76,310	\$76,204	\$74,960
2025 Average Household Income	\$91,644	\$95,999	\$95,403

HIGHLIGHTS

173,519 Total Population within 5 Miles

\$95,403 Average Income within 5 Miles

67,649 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

0.86±

ACRES

VPD

26,844

ON PRIMA VISTA BLVD

PARKING

10

SPACES

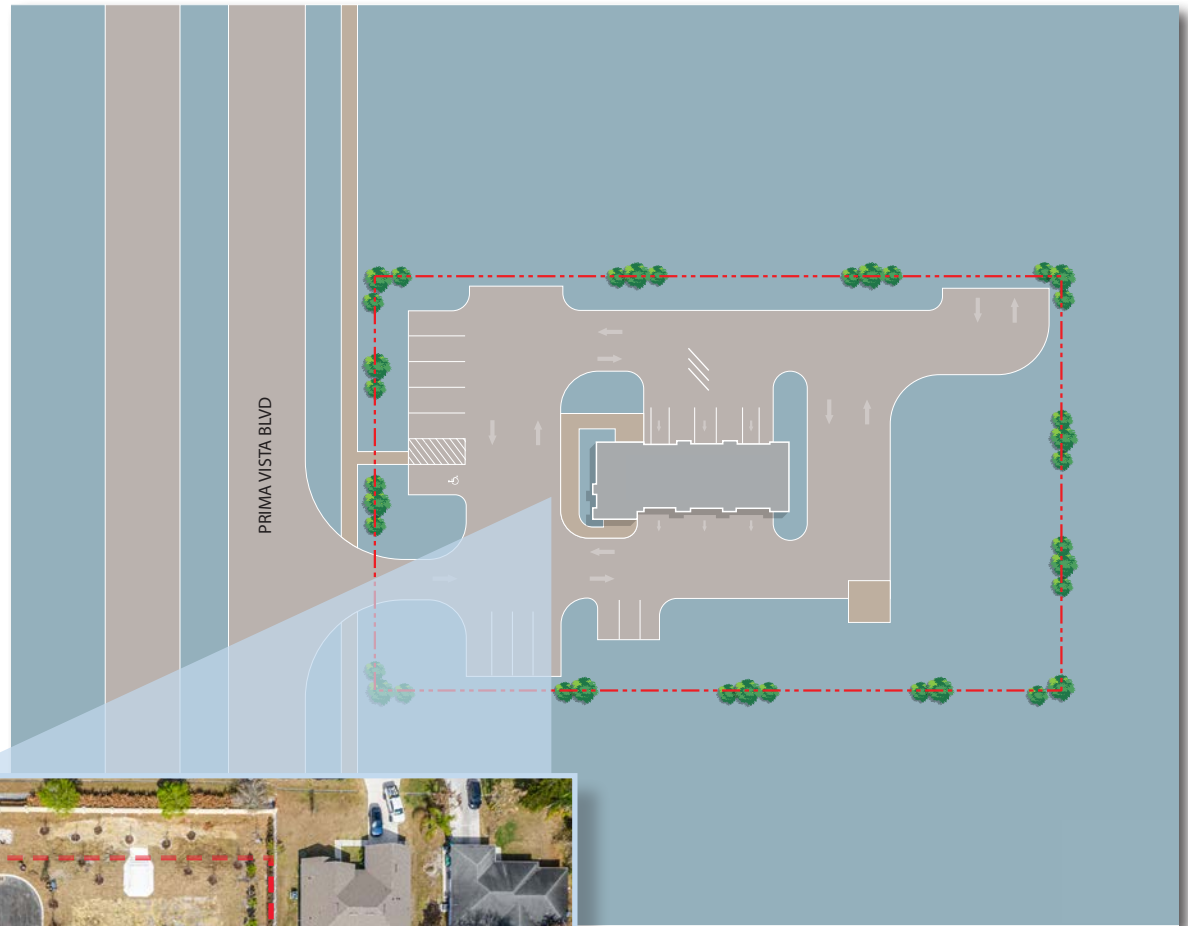
NEARBY TENANTS

O'REILLY AUTO PARTS, FAMILY DOLLAR, WALGREENS, AND MORE

DAYTIME POPULATION

154,030

TOTAL



PORT ST. LUCIE, FLORIDA



ABOUT PORT ST. LUCIE

Port St. Lucie, Florida, is a vibrant and fast-growing city located along the state's scenic Treasure Coast. Known for its welcoming community, lush natural preserves, and relaxed coastal lifestyle, the city offers a perfect blend of suburban comfort and outdoor adventure. Residents and visitors enjoy access to pristine beaches, world-class golf courses—including the PGA Village—and a revitalized downtown area with shopping, dining, and cultural attractions. With its strong sense of community, excellent schools, and expanding business opportunities, Port St. Lucie is an ideal destination for families, retirees, and professionals seeking a high quality of life in a beautiful, sun-soaked setting.



ATTRACTIONS

Port St. Lucie, Florida, offers a diverse array of tourist attractions that highlight its natural beauty, recreational opportunities, and vibrant local culture. Visitors can explore the serene Port St. Lucie Botanical Gardens, stroll along the scenic Veterans Park at Rivergate, or enjoy a baseball game at Clover Park, home to the St. Lucie Mets and New York Mets Spring Training. Adventure seekers can take airboat tours, kayak through mangrove islands, or hike the trails of McCarty Ranch Preserve and Spruce Bluff. For family fun, Popstroke offers mini-golf with dining, while the Shell Bazaar provides a quirky shopping experience. Whether you're catching a sunset on the river, attending a concert at the MidFlorida Event Center, or relaxing at the all-inclusive Sandpiper Bay Resort, Port St. Lucie delivers memorable experiences for every kind of traveler.



EDUCATION

Port St. Lucie offers a strong and growing education system, anchored by St. Lucie Public Schools, which features a range of traditional, magnet, and charter schools focused on academic achievement. The city also provides access to private education options and higher learning through institutions like Keiser University and nearby Indian River State College. With a focus on career readiness and lifelong learning, Port St. Lucie supports students from early education through advanced degrees in a supportive, community-driven environment.



ECONOMY

Port St. Lucie, Florida, boasts a dynamic and steadily growing economy driven by a diverse mix of industries and a rapidly expanding population. With over 184,000 regional jobs and a projected growth of more than 12,000 new positions in the next five years, the city is a hub for opportunity and innovation. Key sectors include healthcare, education, construction, and professional services, supported by major employers like Cleveland Clinic, St. Lucie Public Schools, and Amazon. The city is also investing in advanced manufacturing, clean energy, and life sciences, making it attractive for both startups and established businesses.



TRANSPORTATION

Port St. Lucie's transportation network is designed to support its growing population with a mix of modern infrastructure and multimodal options. The city maintains over 900 miles of roadway, organized into arterial, collector, and local classifications to ensure efficient traffic flow. Public transit is provided by Area Regional Transit (ART), a fare-free system serving Port St. Lucie and surrounding communities. Ongoing investments through the city's Capital Improvement Plan include major roadway upgrades, expanded water and utility systems, and enhanced pedestrian and bike mobility, all aimed at improving connectivity and supporting long-term growth.

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