

Land Property
FOR SALE



VALVOLINE GROUND LEASE INVESTMENT

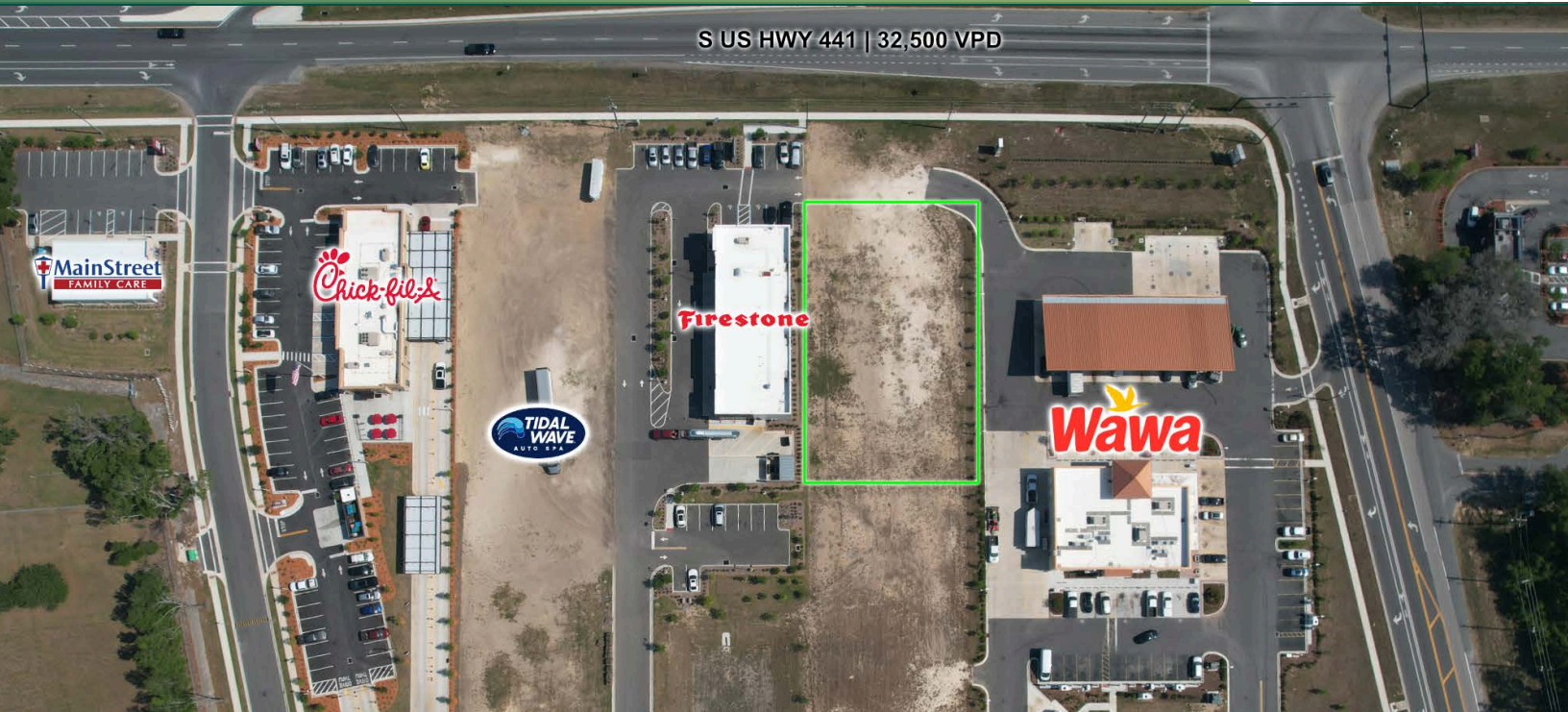
Alachua, FL 32615

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a prime single-tenant net lease investment located at US Hwy 441 & NW 173rd St in Alachua, Florida. This ±0.58-acre outparcel is positioned along a high-traffic corridor just off I-75, offering excellent visibility and access.

The property is ground leased to Valvoline, operated by one of the brand's largest franchisees with over 250 locations nationwide. The 15-year absolute NNN lease features 10% rent increases every five years, delivering stable, passive income with built-in growth.

Strategically located between Wawa and Firestone, the site is surrounded by a strong mix of national retailers including Chick-fil-A, MainStreet Urgent Care, and the future Tidal Wave Auto Spa (under development). Directly across US Hwy 441, additional national tenants include Publix, Chipotle, Heartland Dental, and a planned Dutch Bros Coffee, further reinforcing the area's strong retail presence and consumer draw. The property also benefits from proximity to a nearby high school, driving consistent daily traffic.

Alachua continues to experience rapid growth, fueled by major employers such as Tower Hill Insurance's new headquarters nearby and a residential population that has doubled over the past decade.

PROPERTY HIGHLIGHTS

- 15-Year Absolute NNN Ground Lease to Valvoline
- Top Franchisee Operator (250+ Locations Nationwide)
- 10% Rent Increases Every 5 Years
- Signalized Corner Near I-75 Interchange
- Strong National Retail Synergy & Traffic Drivers
- High-Growth Market with Expanding Employment Base

OFFERING SUMMARY

Sale Price:	\$1,747,600
Lot Size:	0.58 Acres
NOI:	\$90,000.00
Cap Rate:	5.15%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	336	2,160	4,591
Total Population	786	5,217	12,078
Average HH Income	\$90,029	\$93,314	\$96,916

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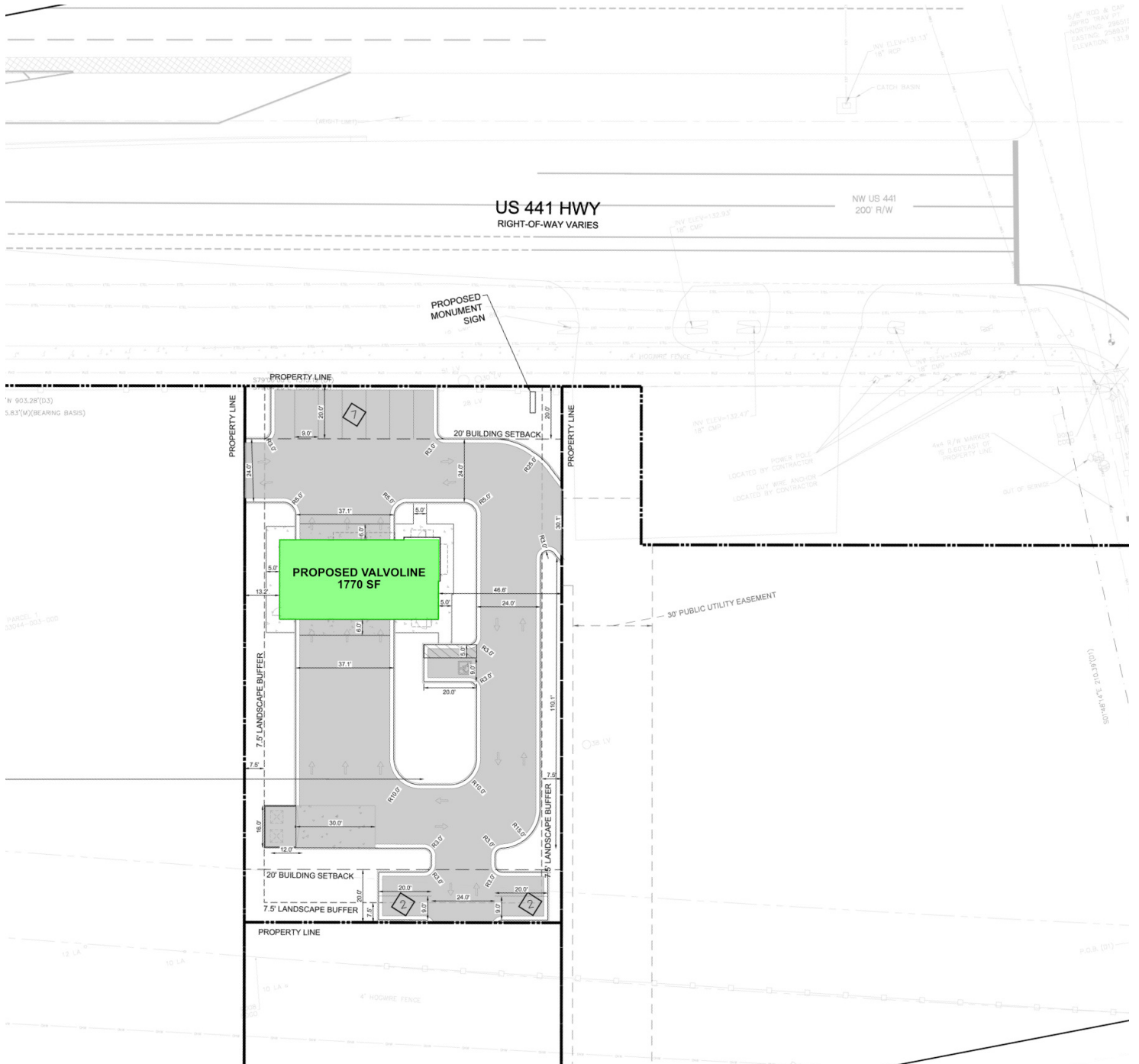
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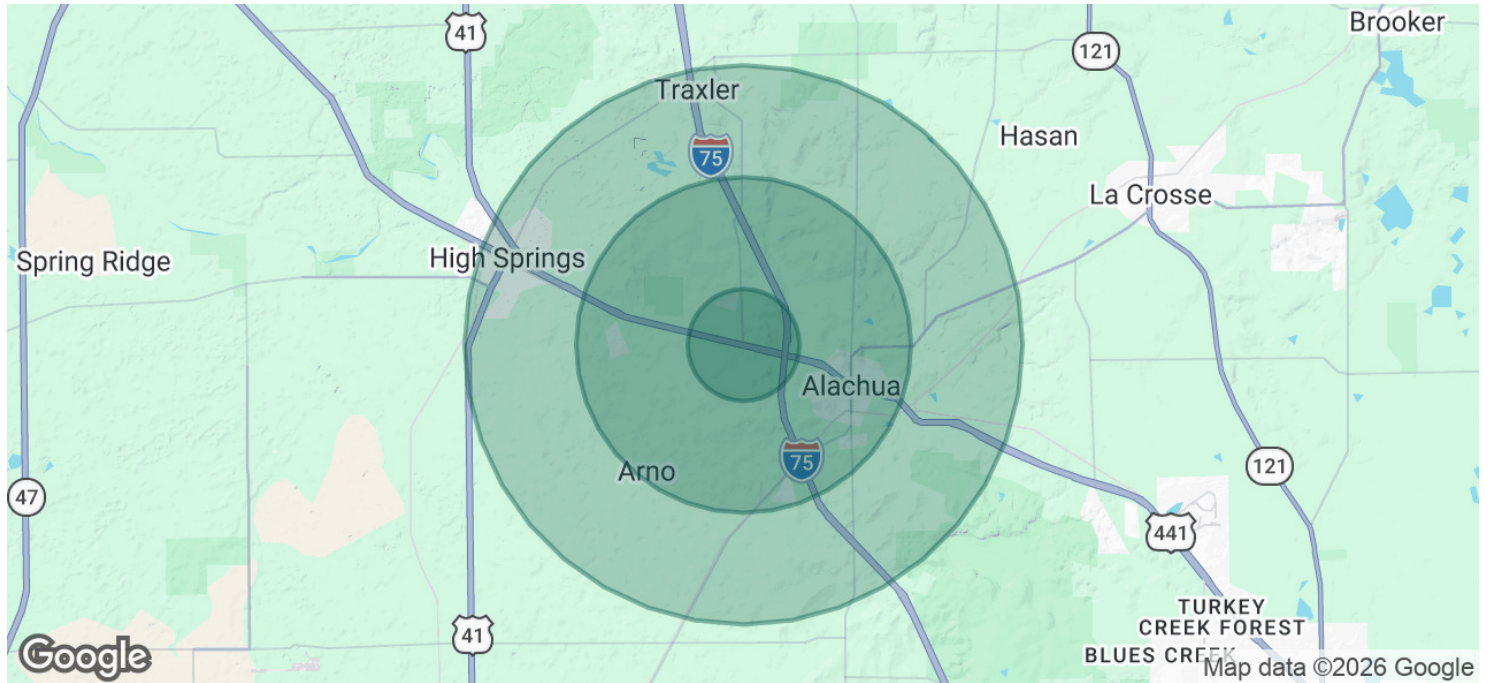
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	786	5,217	12,078
Average Age	35.3	38.0	38.6
Average Age (Male)	38.7	39.9	38.3
Average Age (Female)	35.4	37.7	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	336	2,160	4,591
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$90,029	\$93,314	\$96,916
Average House Value	\$350,807	\$322,307	\$323,635

2023 American Community Survey (ACS)

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