

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | 10% Rental Increases | Outparcel To Grassy Creek (1.7M Annual Visits)



4516 Grassy Knoll Road

KNOXVILLE TENNESSEE

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371

INVESTMENT SUMMARY



SRS National Net Lease is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN ground leased Take 5 Oil Change investment property located in Knoxville, Tennessee. The tenant, SBV T5 1647 LLC (dba Take 5 Oil Change), recently executed a brand new 15-year lease with four (4) 5-year renewal options, demonstrating its long-term commitment to the site. The lease features scheduled 10% rental increases every five years throughout the primary term and at the commencement of each renewal option, supporting steady NOI growth and providing a built-in hedge against inflation. The lease is structured as an absolute NNN ground lease with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive or out-of-state investor.

The property is strategically positioned as an outparcel to Grassy Creek Shopping Center, a Food City-anchored neighborhood shopping center attracting approximately 1.7 million annual visits, and is just minutes from Northwest Crossing and Crown Point Plaza, which collectively generate 7.3 million annual visits. The site also benefits from its location just off the intersection of Schaad Road and Oak Ridge Highway, with ongoing roadway improvements expected to enhance long-term accessibility. Additionally, the property is surrounded by established residential communities and nearby master-planned developments that continue to expand the area's consumer base. The asset is positioned along the primary commuter corridor between Knoxville and Oak Ridge, benefiting from approximately \$12 billion of announced advanced nuclear investment and significant employment growth. The 5-mile trade area is supported by more than 136,300 residents and 69,500 employees, while the immediate 1-mile trade area features an average household income of \$108,203.

PROPERTY PHOTO



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



1,400+
LOCATIONS
NATIONWIDE

\$1.22B
2025
REVENUE

S&P: B+
CREDIT
RATING

OFFERING

Price	\$2,288,000
Net Operating Income	\$143,000
Cap Rate	6.25%
Lease Signature	Franchisee
Tenant	SBV T5 1647 LLC (dba Take 5 Oil Change)
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	1,920 SF
Land Area	0.46 Acres
Property Address	4516 Grassy Knoll Road Knoxville, Tennessee 37931
Year Built	2026
Parcel Number	079JE003
Ownership	Leased Fee (Land Ownership)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Lease | 10% Rental Increases | Established Multi-Unit Franchisee

- The tenant, SBV T5 1647 LLC (dba Take 5 Oil Change), recently executed a brand new 15-year lease with four (4) additional 5-year renewal options, providing stable in-place income with long-term extension potential
- Scheduled 10% rental increases every five years throughout the primary term and at the commencement of each renewal option support NOI growth and provide a built-in hedge against inflation
- SBV T5 1647 LLC is part of Stella Blue Ventures, which became a Take 5 Oil Change franchisee in 2019 and now operates 16 locations across Tennessee and Georgia (15 in Tennessee), with additional sites under development
- Stella Blue Ventures operates nine locations throughout the greater Knoxville market, supported by dedicated local management, demonstrating operational scale and commitment to this market

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant responsible for real estate taxes, insurance, and maintaining all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel To Grassy Creek Shopping Center (1.7M Annual Visits) | Proximity To Major Retail Destinations

- The property is an outparcel to Grassy Creek Shopping Center, a Food City-anchored neighborhood shopping center that attracts 1.7 million annual visits
- Located just minutes from additional retail destinations, including Northwest Crossing (4.2 million annual visits) and Crown Point Plaza (3.1 million annual visits)
- The concentration of surrounding retail destinations drives consumer traffic throughout the area and promotes cross-shopping activity at the subject property

Regional Connectivity | Infrastructure Improvements

- The property is just off the intersection of Schaad Road (18,900 VPD) and Oak Ridge Highway (19,500 VPD), providing convenient access to the surrounding trade area
- Schaad Road is part of a 13-mile, approximately \$75 million Knox County widening and extension project from I-275 to Middlebrook Pike. The final phase will widen Schaad Road from Oak Ridge Highway to Pleasant Ridge Road, directly enhancing access and traffic counts at the subject property

Growing Residential Base | Expanding Consumer Demand

- The property is surrounded by established residential communities, including Ridgedale Townhomes (156 units), Sunrise Ridge Apartments (218 units), Legacy Pointe Apartments (252 units), and others, providing a direct residential base
- Smithbilt Homes is developing a nearby 300-acre master-planned community projected to bring up to 4,000 new residents
- Hardin Valley, immediately southwest of the property, has been identified by county officials as the fastest-growing area in Knox County, with more than 1,200 building permits for new subdivisions and apartment communities issued in recent years. The resulting growth has prompted the widening of Hardin Valley Road from three to five lanes, while Karns itself has grown to more than 19,000 residents

Strong Demographics | Oak Ridge Growth Corridor

- More than 136,300 residents and 69,500 employees in the 5-mile trade area
- \$108,203 average household income in the 1-mile trade area
- The property fronts Oak Ridge Highway, the primary commuter corridor between Knoxville and Oak Ridge. Oak Ridge has attracted approximately \$12 billion in announced advanced nuclear investments and approximately 3,000 new jobs, including Orano's \$4.5+ billion uranium enrichment facility, Oklo's \$1.7 billion project, TRISO-X's \$300 million facility, and Kairos Power's Hermes reactor, further strengthening long-term employment growth along the corridor
- The Knoxville MSA is home to approximately 958,000 residents (2024) and has grown approximately 1.4% annually since 2020, driven by strong in-migration, roughly double the submarket growth rate

PROPERTY OVERVIEW



LOCATION



Knoxville, Tennessee
Knox County

ACCESS



Grassy Knoll Road: 1 Access Point
Oak Ridge Highway/State Highway 62: 1 Access Point

TRAFFIC COUNTS



Oak Ridge Highway/State Highway 62: 19,500 VPD
Schaad Road: 18,900 VPD
Clinton Highway/U.S. Highway 25W: 26,100 VPD

IMPROVEMENTS



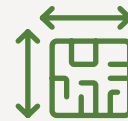
There is approximately 1,920 SF of existing building area

PARKING



There are approximately 7 parking spaces on the owned parcel.
The parking ratio is approximately 3.6 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 079JE003
Acres: 0.46
Square Feet: 19,917

CONSTRUCTION



Year Built: 2026

ZONING



General Business (CA)



LOWE'S
Academy
SPORTS+OUTDOORS
HOBBY LOBBY

THE HOME DEPOT
ALDI
Marshalls

RTR Construction
THE YARD FORCE
Knoxville Municipal Golf Course
Hearthstone

Tekoa Baptist Church

Antojitos Copanecos

Bobcat GDN

Smash Mouth BBQ

University Knoxville



Future Development



Wagbar Knox

FOOD CITY
Gas 'N Go



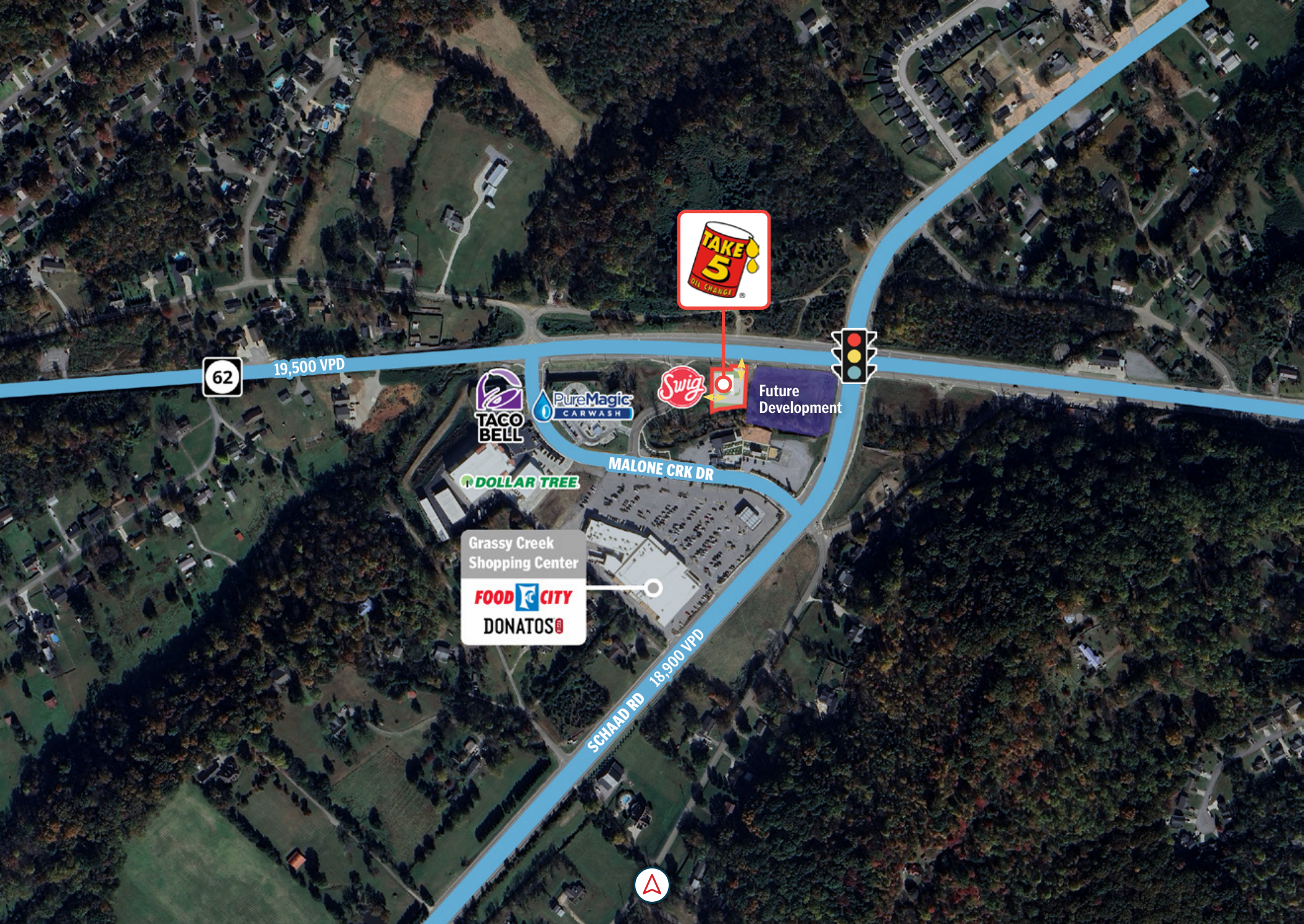
19,500 VPD

GRASSY KNL RD

MALONE CRK DR

PureMagic
CARWASH





62

19,500 VPD



Future Development



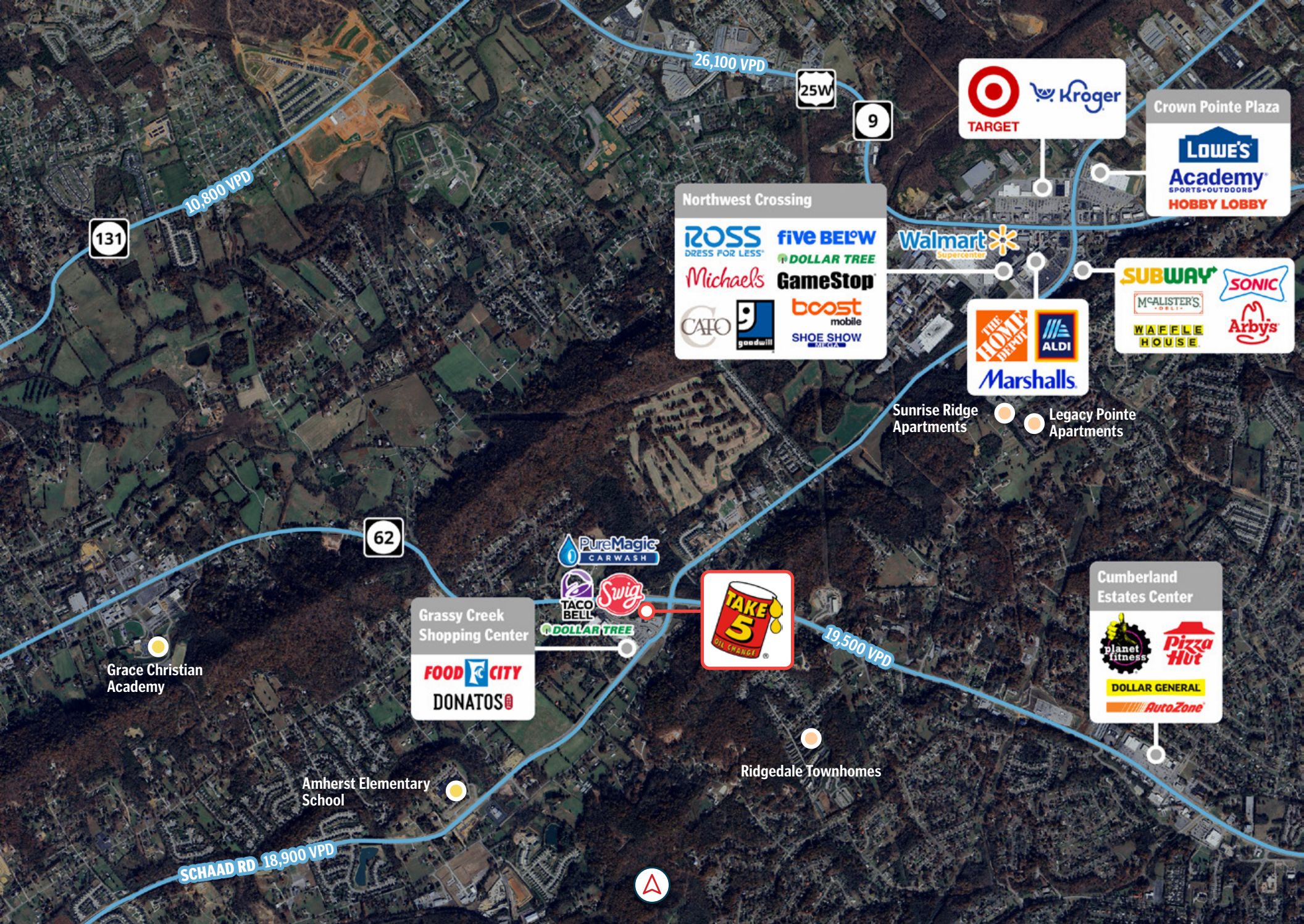
MALONE CRK DR

Grassy Creek Shopping Center



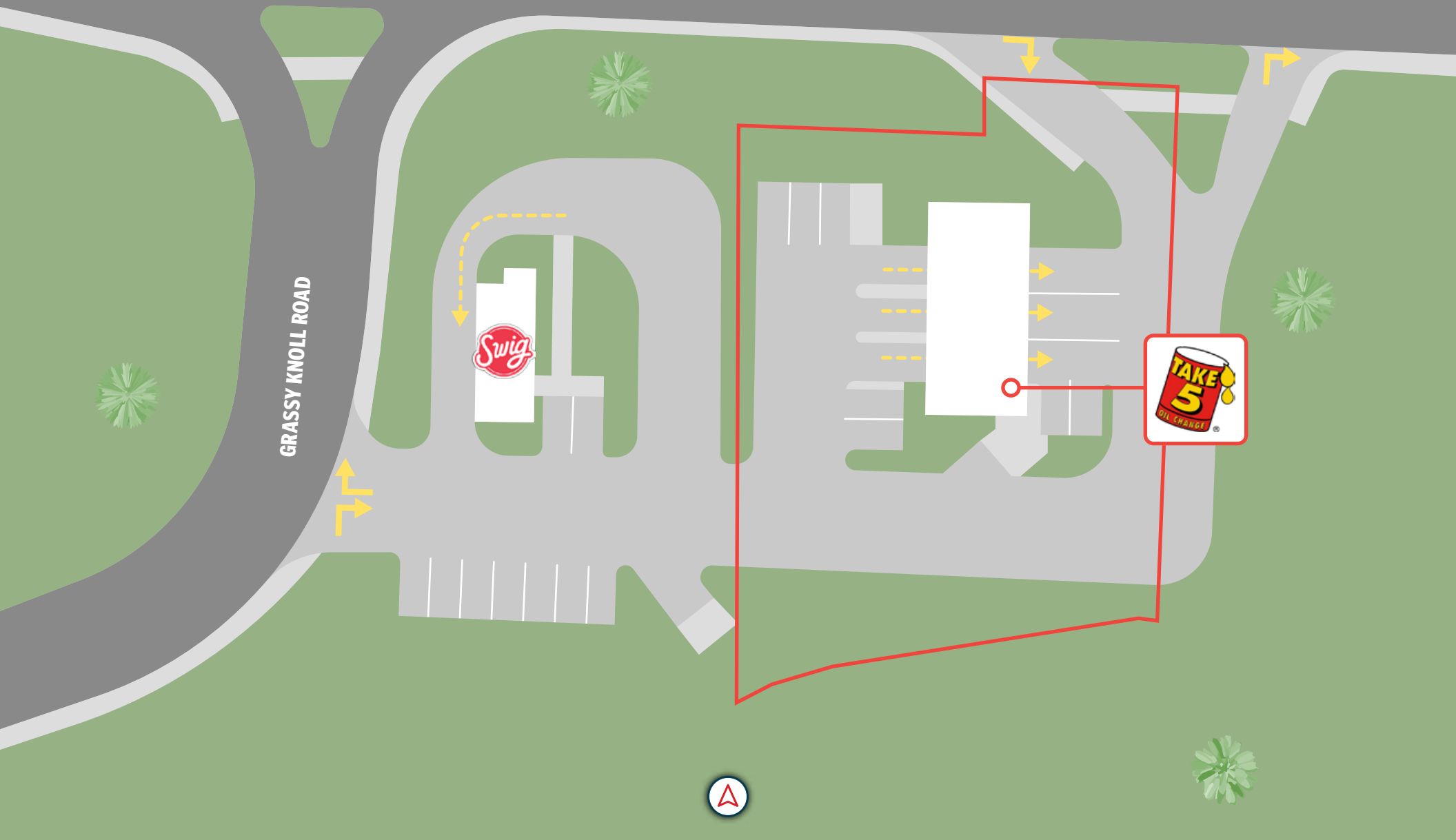
SCHAAD RD 18,900 VPD



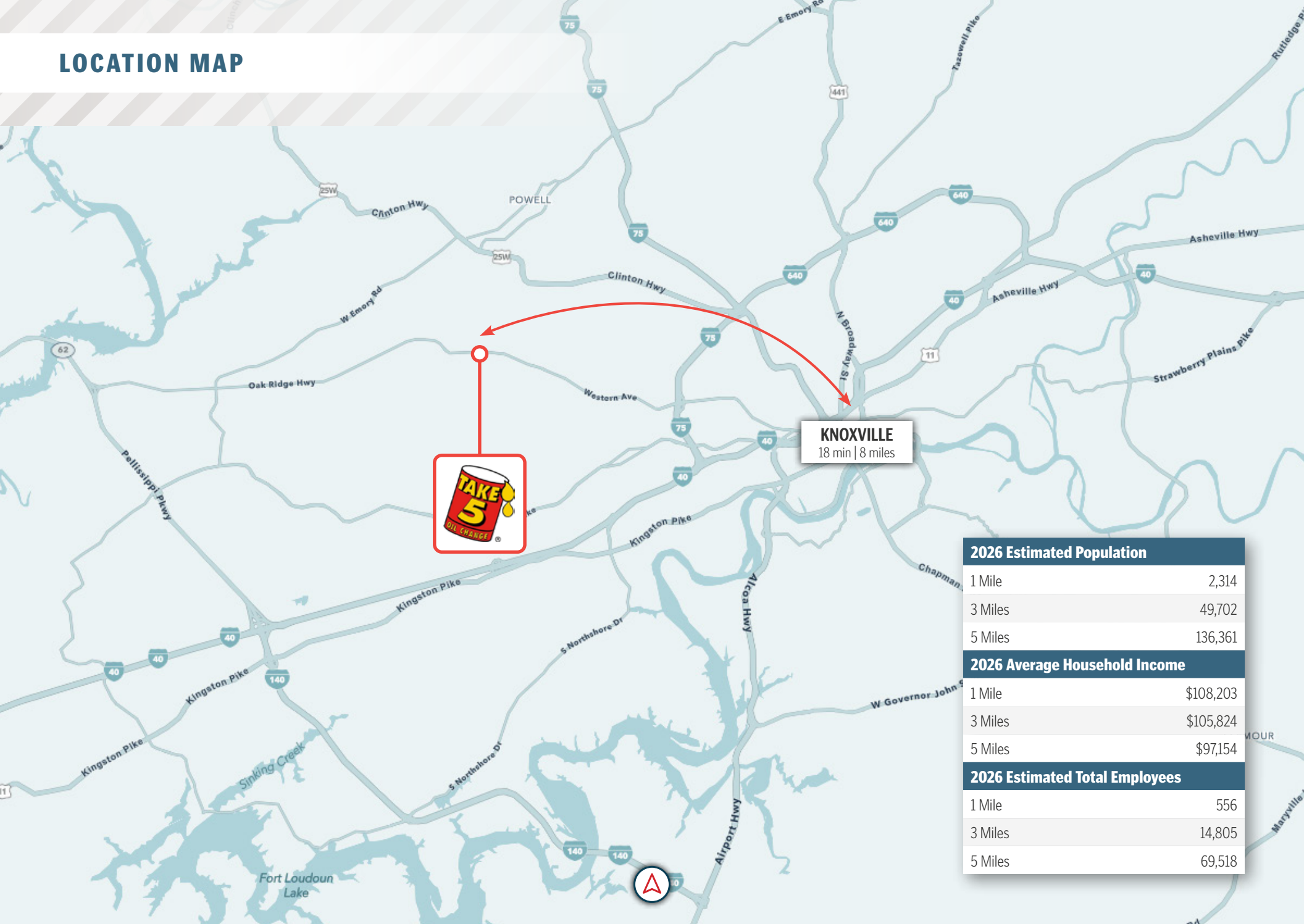


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OAK RIDGE HIGHWAY 19,500 VPD



LOCATION MAP



2026 Estimated Population

1 Mile	2,314
3 Miles	49,702
5 Miles	136,361

2026 Average Household Income

1 Mile	\$108,203
3 Miles	\$105,824
5 Miles	\$97,154

2026 Estimated Total Employees

1 Mile	556
3 Miles	14,805
5 Miles	69,518



KNOXVILLE, TENNESSEE

Knoxville is the county seat of Knox County in eastern Tennessee, located along the Tennessee River between the Cumberland Mountains and the Great Smoky Mountains. As the third-largest city in Tennessee, Knoxville serves as the economic and cultural center of a metropolitan area that includes Maryville, Alcoa, and Oak Ridge. The city is also an inland port connected to the nation's navigable waterway system and the Gulf of Mexico.

Knoxville's diversified economy is anchored by the University of Tennessee and the Tennessee Valley Authority, providing a stable public-sector employment base. The city is also home to several prominent companies, including Regal Entertainment Group, Pilot Flying J, and The H.T. Hackney Company, while a growing technology sector continues to strengthen the local economy.

The city offers a broad range of cultural and recreational amenities, including the Knoxville Museum of Art, Knoxville Opera, Knoxville Symphony Orchestra, Knoxville Zoo, East Tennessee History Center, and the Women's Basketball Hall of Fame. Additional attractions include live theaters, museums, seasonal festivals, and the Knoxville Ice Bears, a professional minor league hockey team.

Knoxville is home to the University of Tennessee, Knoxville College, Johnson Bible College, Pellissippi State Community College, and the Tennessee School for the Deaf. The city and surrounding region are served by McGhee Tyson Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	2,314	49,702	136,361
2031 Projected Population	2,396	51,480	141,002
2020 Census Population	2,202	46,824	129,598
Projected Annual Growth 2026 to 2031	0.70%	0.71%	0.67%
Historical Annual Growth 2010 to 2020	0.47%	0.88%	0.76%
Households & Growth			
2026 Estimated Households	976	20,727	59,412
2031 Projected Households	1,015	21,631	61,878
2020 Census Households	916	19,168	55,553
Projected Annual Growth 2026 to 2031	0.79%	0.86%	0.82%
Historical Annual Growth 2010 to 2020	0.75%	0.89%	0.61%
Income			
2026 Estimated Average Household Income	\$108,203	\$105,824	\$97,154
2026 Estimated Median Household Income	\$84,301	\$87,368	\$75,056
2026 Estimated Per Capita Income	\$47,097	\$44,148	\$42,282
Businesses & Employees			
2026 Estimated Total Businesses	51	1,084	5,344
2026 Estimated Total Employees	556	14,805	69,518



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
SBV T5 1647 LLC (dba Take 5 Oil Change)	1,920	6/15/2026	6/30/2041	Current	-	\$11,917	\$6.21	\$143,000	\$74.48	Absolute NNN Ground Lease	4 (5-Year)
				7/1/2031	10%	\$13,108	\$6.83	\$157,300	\$81.93		
				7/1/2036	10%	\$14,419	\$7.51	\$173,030	\$90.12		
10% Rental Increases at the Commencement of Each Renewal Option Thereafter											

FINANCIAL INFORMATION

Price	\$2,288,000
Net Operating Income	\$143,000
Cap Rate	6.25%
Lease Type	Absolute NNN Ground Lease

PROPERTY SPECIFICATIONS

Year Built	2026
Rentable Area	1,920 SF
Land Area	0.46 Acres
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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com

BRAND PROFILE



TAKE 5 OIL CHANGE

take5.com

Company Type: Subsidiary

Locations: 1,400+

Parent: Driven Brands, Inc.

2025 Employees: 7,100

2025 Revenue: \$1.22 Billion

2025 Net Income: \$140.46 Million

2025 Assets: \$4.16 Billion

2025 Equity: \$767.20 Million

Credit Rating: S&P: B+

Take 5 Oil Change revolutionized the industry in 1984 by introducing the stay-in-your-car oil change, making vehicle maintenance faster, easier, and more convenient. The brand has grown to 1,400+ company-owned and franchised service centers across North America. Known for its quick, friendly service, Take 5 Oil Change completes oil changes in just 10 minutes on average, while also checking tire pressure, topping off essential fluids and performing routine vehicle maintenance—all without you ever leaving your car. As part of Driven Brands, the largest automotive services company in North America, Take 5 Oil Change continues to grow its presence across the U.S. and Canada.

Source: take5.com/oil-change, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

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