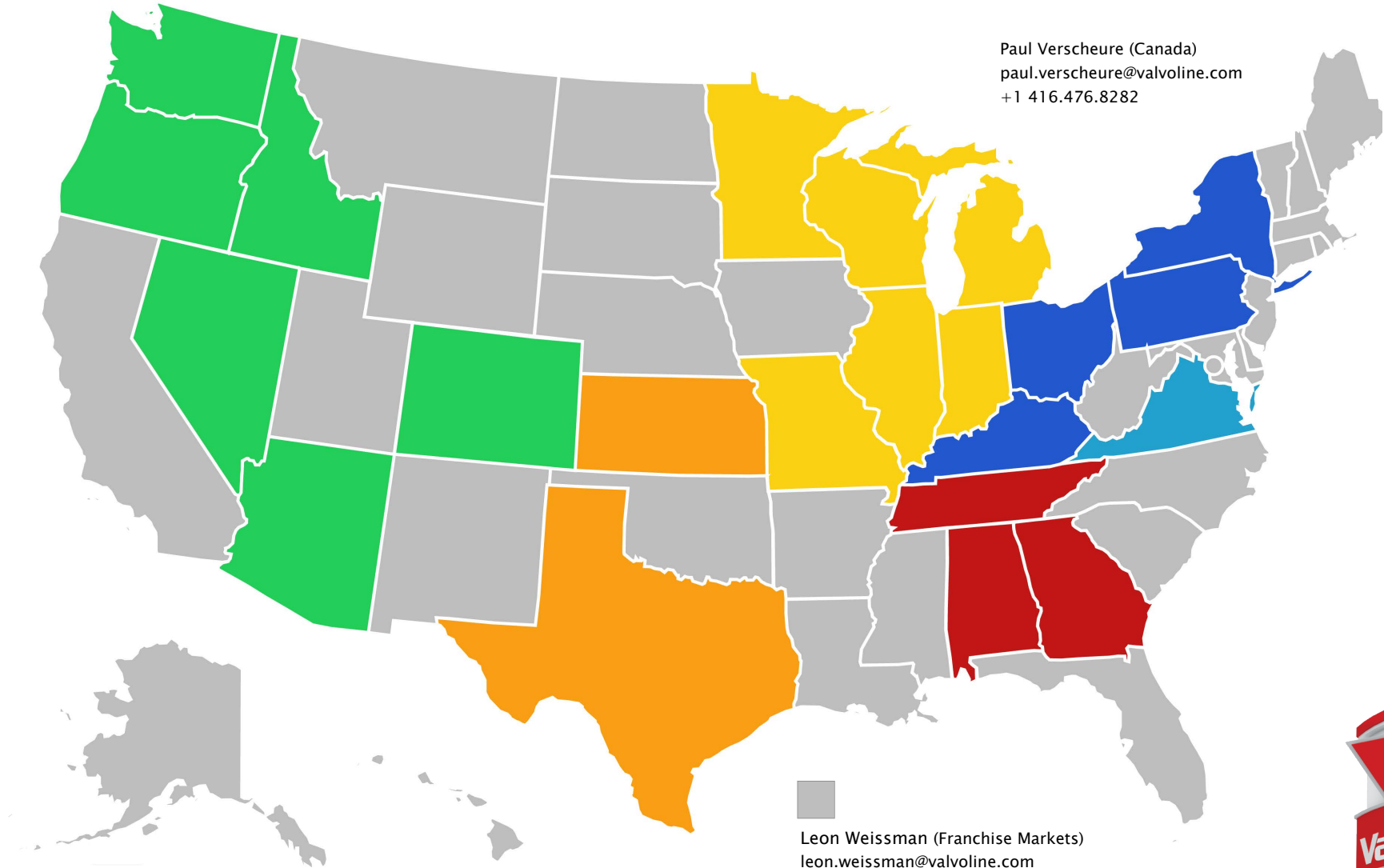


# Valvoline Instant Oil Change<sup>SM</sup> Territory Map

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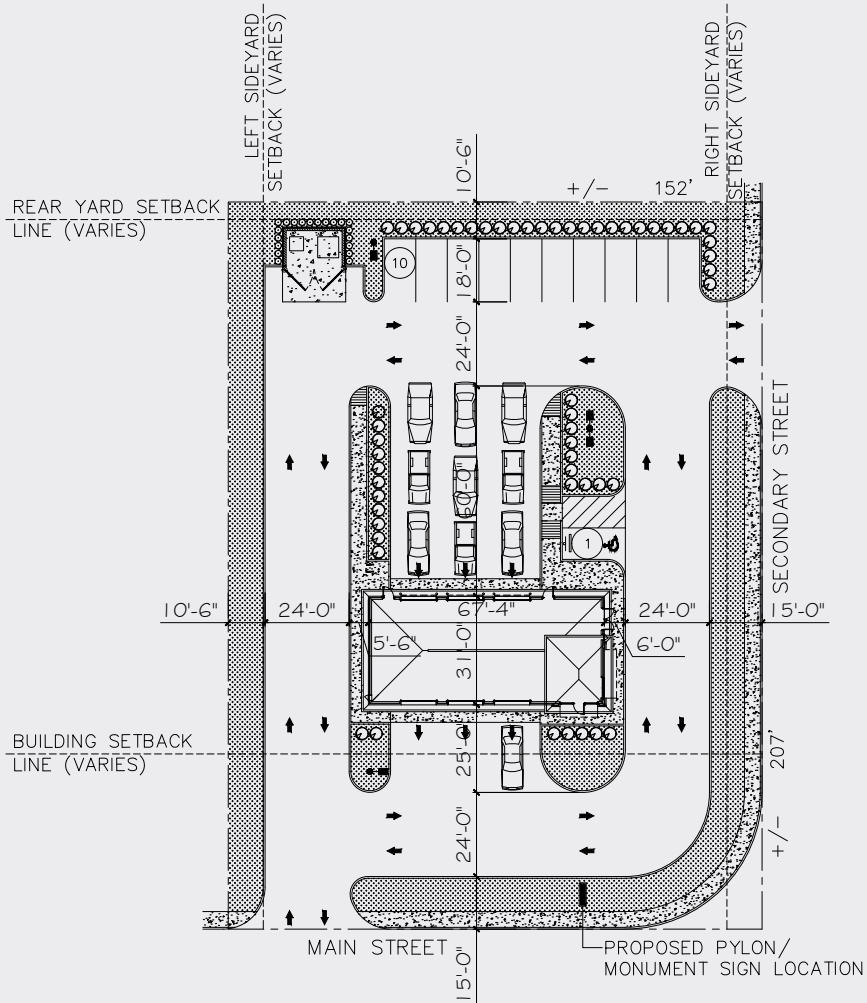
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# Standard Site Plan



3 Bay Right Hand - Corner Lot



# Site & Building Characteristics

- Lot size of approximately 0.5 - 1AC acres
- Irregular lot shapes acceptable
- 28'-7" building height with distinctive architectural tower feature
- ~2200 sq.ft. building footprint
- Small footprint provides open sight lines to anchor tenants
- Adaptable to local architectural design requirements
- Parking for 10 vehicles
- Cross parking considered
- Premium signage package

# Trade Area

- Shadow Anchored Power Centers
- Shadow Anchored Big Box
- Traffic – 20,000 VPD minimum
- High visibility
- Demographics – 25,000 HH in 2 mile radius
- Income Levels - \$60,000 median/HH

# Store Image

