

AVAILABLE: Single Tenant NNN Verizon—Oak Ridge, TN (Knoxville MSA)

DEAL HIGHLIGHTS:

- Relocation of established successful store within the submarket.
- 10 Year NNN lease commenced December 2018
- Lease guaranteed by parent company of Cellular Sales of Knoxville, the largest Verizon franchisee in the country with over 730 locations and over \$1 Billion in annual revenue.
- Located in Oak Ridge, TN—a thriving suburb of Knoxville, TN, and home to some of the largest employers in the entire Knoxville, MSA.
- Irreplaceable real estate at signalized intersection within the epicenter of the Oak Ridge retail corridor, with traffic counts exceeding 36,000 VPD.
- Located across from the \$75MM Main Streets of Oak Ridge retail development anchored by TJ Maxx, Dicks Sporting Goods, among several other national retailers.
- TN is a tax free state
- Ideal 1031 Exchange

Price: \$2,173,000 (5.80% Cap)

Actual Location

For additional info, please contact:

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Address: 220 S. Illinois Ave.
Oak Ridge, TN 37830

Tenant: Cellular Sales of Tennessee, LLC
Guarantor: Cellular Sales of Knoxville, Inc.

Lot Size: 1.07 Acres
Building Size: 3,000sf

Initial Term Rent:
Years 1 –5: \$126,000 NNN
Years 6-10: \$138,600 NNN

Renewal Periods:
Years 11 –15: \$152,460 NNN
Years 16-20: \$167,706 NNN

Oak Ridge Trade Area Overview

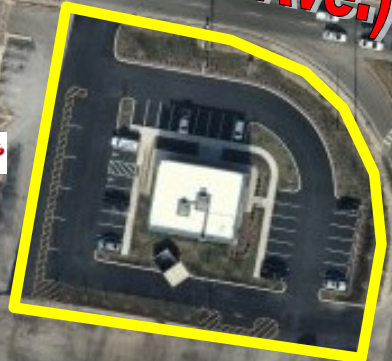


Subject Intersection

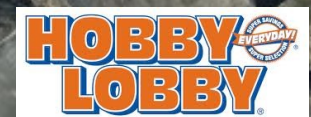
Planned Grocery Anchored Development

30,201 VPD (S. Illinois Ave.)

7,830 VPD (S. Tulane)



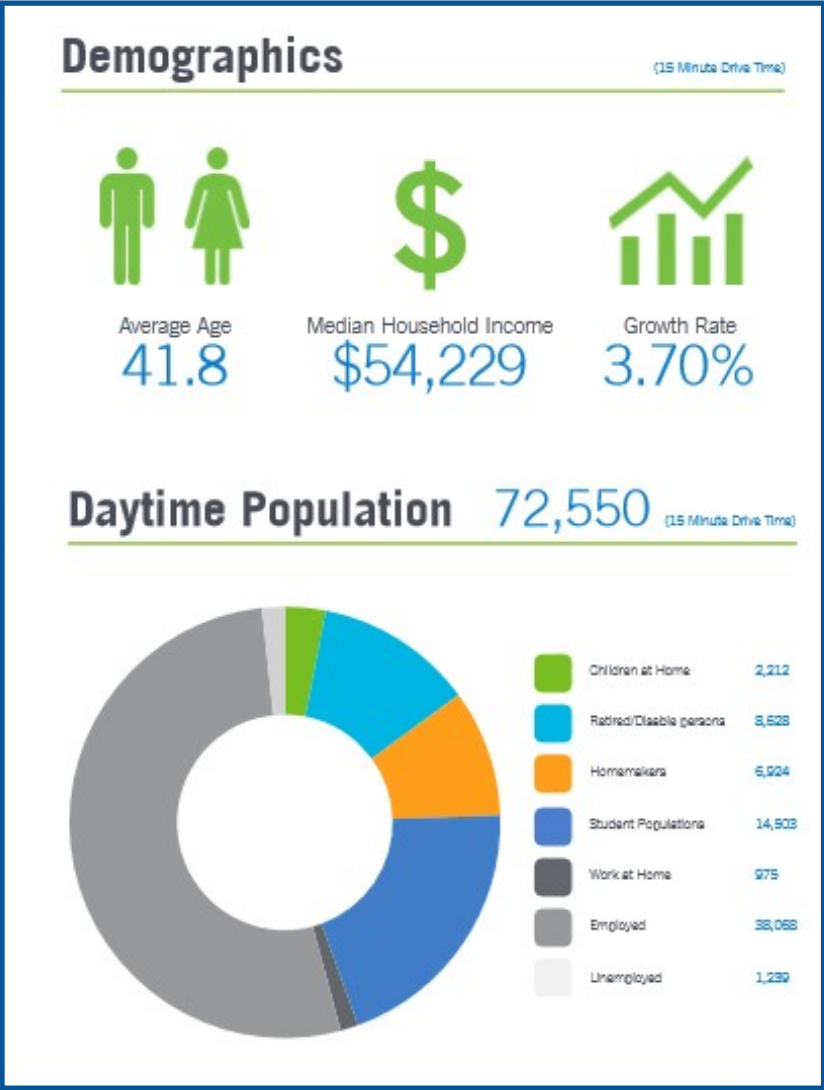
SITE



Across From Main Street at Oak Ridge - \$75MM Class-A Development



Oak Ridge Trade Area



DEMOGRAPHIC PROFILE	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Estimated Population	4,925	22,018	36,324
Daytime Population	11,532	41,017	56,241
Median HH Income	\$30,036	\$41,773	\$50,294
Number of Households	2,377	9,795	15,651

	5 Minute DT	10 Minute DT	15 Minute DT
2017 Estimated Population	11,249	31,142	49,639
Daytime Population	30,927	52,549	72,550
Median HH Income	\$36,028	\$47,914	\$54,229
Number of Households	5,124	13,577	20,944

*Source: 2017 Population

Additional Photos of Subject Property



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