

CHICK-FIL-A ANCHORED CENTER (NASHVILLE MSA)



4861-4885 MAIN STREET, SPRING HILL, TN 37174



INVESTMENT SUMMARY

Purchase Price	\$9,944,000
Year 1 Cap Rate	5.50%
Net Operating Income	\$546,927
Land Size	3.25 Acres
Building Size	18,460 SF
Building Age	2018
Frontage	497 Feet
Parking	114 Spaces
Traffic Count	23,483 VPD
5 Mile Population	51,626
1 Mile Median HH Income	\$96,556

INVESTMENT HIGHLIGHTS

- Chick-fil-A anchored multi-tenant strip with long term leases and rental increases
- New class A construction in a growing and affluent suburb of the Nashville MSA
- Complimentary and internet resistant tenant mix with national and regional brands
- 4 of 6 leases - 75% of SF and Base Rent - are 10 or more years and corporate guaranteed
- High profile signalized intersection on a high traffic corridor with 23,500 VPD
- Adjacent to a recently built grocery anchored center with Aldi, Marshalls and Petco
- Proximity to Interstates 65, 840, 24 and 40 allowing for superior regional access
- Population of 66,000 in a 7 mile radius with a 4.6% annual growth rate since 2010
- Average HH income of \$114,000 in a 1 mile radius with a 2.4% projected growth rate
- Located 4 miles from the 7.9 million SF Spring Hill GM plant that employs 3,700 workers
- Spring Hill is one of the fastest growing and most desirable communities in Tennessee

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