

OFFERING MEMORANDUM
ABSOLUTE TRIPLE-NET
LEASED RESTAURANT

Marcus & Millichap

**BURGER
KING**

664 N RIVERSIDE DR
CLARKSVILLE, TN 37040

NASHVILLE MSA





FINANCIAL OVERVIEW

PRICE: \$2,079,900 | RENT: \$119,598

Property Address	664 N Riverside Drive
City, State, Zip	Clarksville, TN 37040
Estimated Building Size (SF)	3,367
Lot Size SF/Acres	45,302/1.04
Year Built	2012

LEASE SUMMARY

Property Type	Net Leased Restaurant
Ownership	Private
Tenant	19 Unit Franchisee
Guarantor	Franchisee
Lease Commencement Date	Close of Escrow
Lease Expiration	20 Years
Lease Term Remaining	20 Years
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Options to Renew	Four 5-Year Options
Base Term Rental Escalations	7.5% Every Five Years
Percentage Rent	No
Right of First Refusal	Yes

ANNUALIZED OPERATING DATA

Annual Rent	\$119,598
Rental Escalations	7.5% Every 5 Years
Average Cap Rate	7.51%

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$119,598.00	\$9,966.50	5.75%
Years 6-10	\$128,567.85	\$10,713.99	6.18%
Years 11-15	\$138,210.44	\$11,517.54	6.65%
Years 16-20	\$148,576.22	\$12,381.35	7.14%
Option I Years 21-25	\$159,719.44	\$13,309.95	7.68%
Option II Years 26-30	\$171,698.40	\$14,308.20	8.26%
Option III Years 31-35	\$184,575.78	\$15,381.31	8.87%
Option IV Years 36-40	\$198,418.96	\$16,534.91	9.54%

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INVESTMENT OVERVIEW

Property Address	664 N Riverside Drive
City, State, Zip	Clarksville, TN 37040
Estimated Building Size (SF)	3,367 SF
Lot Size SF/Acres	45,302 SF 1.04 Acres
Year Built	2012
Rent p/SF	\$35.52

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net Burger King Restaurant investment opportunity located at in Clarksville, TN. The property consists of just over an acre improved with an approximately 3,367-square foot building. The recently constructed restaurant will provide a new 20-year lease with an awarded 19+ unit franchisee. Annual base rent is set at \$119,598 with 7.5 percent rental increases every five years in the base term, as well as the four five-year renewal options.

The restaurant is situated in the heart of Clarksville and just 45 miles from downtown Nashville, TN. The property is located directly on US 41/N Riverside Drive which offers exposure to traffic counts in excess of 31,000 cars per day. This Burger King is just 1 mile from Austin Peay University and Clarksville's historic city center. Austin Peay has over 10,000 enrolled students and offers Division I women's and men's sports. Nearby retailers include Wendy's, McDonald's, Cook Out, Taco Bell, Hooters, Arby's, KFC and Sonic.

The property sits along the Cumberland River and 400 feet from McGregor Park & Cumberland Riverwalk which is home to a playground, bike path with bike sharing system, boat ramp, multiple docks and River Museum. This park plays hosts to numerous festivals, events and concerts.

Clarksville is one of the fastest growing suburbs of Nashville with over 153,000 residents as of 2017. Clarksville is also home to booming companies such as Google, Trane and Hankook Tire. Nashville's MSA has a total population over 2 million.



**BRAND NEW
20-YEAR NNN LEASE**

**EXCELLENT
DEMOGRAPHICS
NASHVILLE MSA**

**HEALTHY
RENT-TO-SALES RATIO**

**GREAT VISIBILITY &
EXPOSURE TO 31,000
CARS PER DAY**



Tenant Overview

The operator of this location was awarded developer of the year by Burger King Corporation in 2012 and is also President of the Southeast Coalition of Franchisees which operates nearly 2,000 restaurants. This franchisee currently operates 19 Burger Kings and is breaking ground on their 4 Popeye's. Their restaurants incorporate the best technologies in fast food operations from state of the art warming tables, in restaurant training centers, non slip floors, frozen never thawed fry dispensers and self cleaning oil disposal systems. The franchisee's total sales are approaching \$25 million just in the Burger King operations.

**BURGER
KING**

rbi

**restaurant
brands
international**

Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King". Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.



PROPERTY AERIAL

45,302 SF Lot | 1.04 Acres

McGregor Park & Boat Ramp

DOWNTOWN CLARKSVILLE

AP Austin Peay
State University
10,344 Students



SUBWAY



31,500 VPD

Cumberland River

US 41/N Riverside Drive





PROPERTY AERIAL

45,302 SF Lot | 1.04 Acres



CITITRENDS

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

COOK-OUT



McDonald's



Charley's

US 41/N Riverside Drive



31,500 VPD





CLARKSVILLE, TN

Clarksville, TN is situated just 45 miles northwest of Nashville, TN. Clarksville was founded in 1785 and consists of 95 square miles. The population has grown nearly 20% since 2010 and continues to be one of the fastest growing suburbs of Nashville, TN. There are 39 public schools and 3 private schools serving over 34,000 students along with Austin Peay State University which hosts more than 10,000 students.

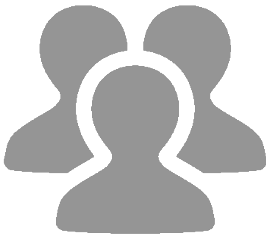
Google, Trane, and Hankook Tire all call Clarksville home and employ more than 3,000 combined. Google recently purchased the former Hemlock Semiconductor Facility and have begun a \$600 million redevelopment of the site to be completed in 2020. While Hankook Tire just completed its \$800 million tire plant in Clarksville. Trane has been a Clarksville staple for more than 60 years and employees over 1,500 in its 1.4 million square foot facility.

Nashville, TN MSA is quickly approaching over 2.5 million people with annual tourism exceeding 15.2 million visitors.

POPULATION

2023 Projection		
1-MILE	3-MILES	5-MILES
4,319	36,808	97,404

2018 Population		
1-MILE	3-MILES	5-MILES
4,298	36,596	93,070



INCOME

Average		
1-MILE	3-MILES	5-MILES
\$32,253	\$54,696	\$61,624

Median		
1-MILE	3-MILES	5-MILES
\$22,824	\$42,351	\$50,113



HOUSEHOLDS

2023 Projection		
1-MILE	3-MILES	5-MILES
1,331	14,305	38,450

2018 Households		
1-MILE	3-MILES	5-MILES
1,315	14,055	36,350





2018
POPULATION

1.9M

Growth 2018-2023*:
6.9%



2018
HOUSEHOLD

744K

Growth 2018-2023*:
8.0%



2018
MEDIAN AGE

36.4

U.S. Median
38



2018
MEDIAN
HOUSEHOLD INCOME

\$60,600

U.S. Median
\$58,800

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

NASHVILLE METRO HIGHLIGHTS



SEVENTH-LARGEST METROPOLITAN AREA GROWTH IN YOUNG PROFESSIONALS

Nashville was ranked as the #7 large metro gaining the most young professionals (ages 25-34) based on 2018 U.S. Census Bureau data. Nashville was previously ranked #37 in 2017



2.4% UNEMPLOYMENT RATE WITH LARGE, DIVERSE EMPLOYMENT BASE

The Nashville metro is home to one of the most diverse employment bases in the country driven by Healthcare, Entertainment, and Logistics.



TOURISM

15.2 million tourists visited Nashville in 2018 which is a 4% increase over 2017's 14.7 million visitors.

SPORTS & ENTERTAINMENT

NASHVILLE
PREDATORS



TENNESSEE
TITANS

NASHVILLE
SOUNDS



LIPSCOMB
UNIVERSITY

GRAND OLE
OPRY



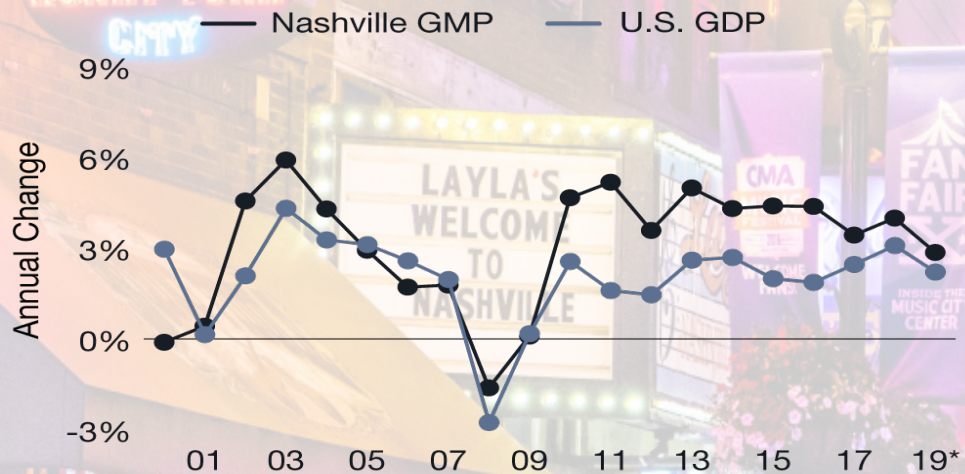
QUALITY OF LIFE

While music may be in Nashville's blood, Music City has a lot more to offer, including performing arts, history, cuisine, professional sports, education institutions, natural beauty and Southern charm. Music is alive not only at the Grand Ole Opry, but also at the Ryman Auditorium, Fontanel Mansion, Schermerhorn Symphony Center and the Tennessee Performing Arts Center. For country music fans, there is the Country Music Hall of Fame and Museum. Performing arts include the Nashville Ballet, Nashville Symphony, Nashville Opera Association, Tennessee Repertory Theatre, Nashville Children's Theatre and the ACT 1 (Artists' Cooperative Theatre). Museums in the metro include the Tennessee State Museum, the Vanderbilt University Fine Arts Gallery and Frist Center for the Visual Arts.

ECONOMY

- The entertainment and country music capital houses a number of venues such as Ryman Auditorium, Grand Ole Opry, Country Music Television and Music Row.
- Low tax burdens and incentives for businesses attract companies to the region and are assisting in diversifying the economy.
- Fortune 500 companies headquartered in the region include: HCA Holdings, Dollar General, Community Health Systems, Envision Healthcare, LifePoint Health, Delek US Holdings and Tractor Supply Co.
- Amazon, Google, Ernst & Young, Alliance Bernstein, Bridgestone, Mitsubishi along with another 120+ businesses are in the pipeline to move to Nashville

Economic Growth

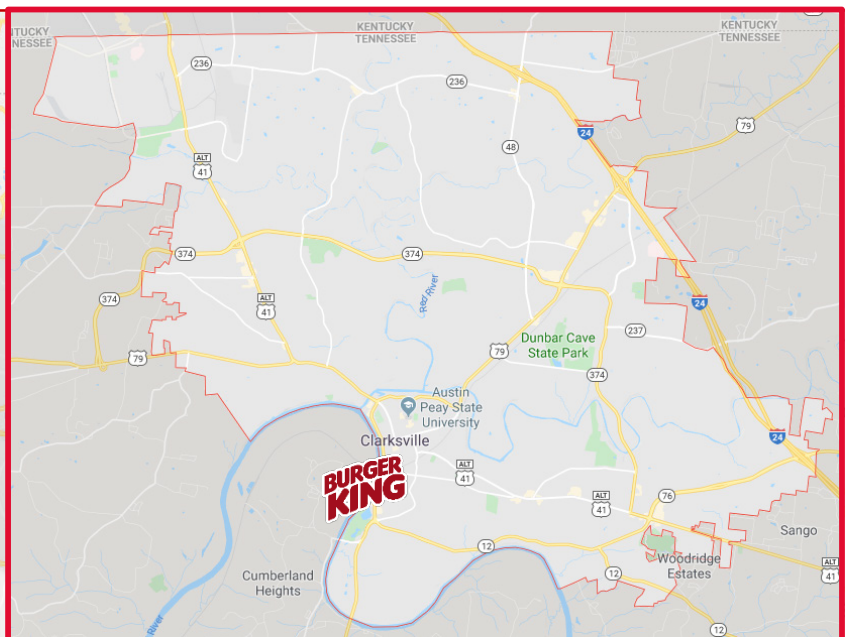


SHARE OF 2018 TOTAL EMPLOYMENT





670K
NASHVILLE
POPULATION



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exclusive listing

Burger King | Clarksville, TN (Nashville MSA)

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