



Representative Photo

# Ashley Furniture Home Store

2385 N GERMANTOWN PKWY, CORDOVA, TN 38016

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## OVERVIEW

# Ashley Furniture Homestore

2385 N Germantown Pkwy, Cordova, TN 38016



**\$6,110,000**

PRICE

**6.90%**

CAP RATE

# INVESTMENT SUMMARY

## Leasable Square Ft.

49,600

## Price Per Square Ft.

\$123.18

## Lease Type

NNN

## Rent Per Square Ft.

\$8.50

## Year Built

2004

## Annual Rent

\$421,600

## INVESTMENT HIGHLIGHTS

### LONG TERM LEASE

Nine years of term remaining. Lease expires in 2029.

### STRONG PERFORMING ASHLEY LOCATION

Successful location since 2004. Recent ten-year lease extension in 2009.

### WELL-ESTABLISHED FRANCHISEE

Franchisee operates 30+ locations across the United States

### STRONG RETAIL SYNERGY

Located in a major retail location. Nearby tenants include Ikea, Costco, Verizon, Ross Dress for Less, Ulta Beauty, Dick's Sporting Goods and more.

### HIGH VISIBILITY

Located on German Town Parkway (Daily Traffic Count 41,000+)

### RENT INCREASES

Three percent rent increases in 2023 (\$434,248 annual rent) and 2026 (\$447,275 annual rent).

### TAX ADVANTAGES

Located in an income tax-free state

### STRONG DEMOGRAPHICS

Population of over 185,000 within a 5-mile radius and average household income of over \$82,000



# TENANT OVERVIEW



## ASHLEY FURNITURE PROFILE

Ashley Furniture is the largest furniture manufacturer in the world with 1,000 stores in the U.S., Canada, Mexico, Japan, Central America, Asia, and Saudi Arabia, as well as retail partnerships in 123 different countries. Dating back to 1945, Ashley Furniture is an American brand that has grown to become the industry leader in the design and manufacturing of furniture products. Ashley Furniture's first manufacturing plant opened in 1970 in Arcadia, Wisconsin, and has since expanded to create more than 23,000 American jobs and support more than 9,000 vendors throughout the United States.

[www.ashleyfurniture.com](http://www.ashleyfurniture.com)

## TENANT HIGHLIGHTS

- 1,000 stores in the U.S., Canada, Mexico, Japan, Central America, Asia, and Saudi Arabia
- No. 1 selling furniture store brand in the world
- Established in 1945
- Retail partners in 123 countries
- This location is operated by the largest franchisee in the country, with 94 stores



# FINANCIAL OVERVIEW & LEASE ABSTRACT

## TENANT SUMMARY

### ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	CAP RATE
2020-2022	\$421,600	6.9%
2023-2025	\$434,248	7.1%
2026-2029	\$434,248	7.3%

Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Construction	2004
Original Lease Term	15 Years
Lease Expiration	12/31/2029
Options	None
Rent Increases	3% Every 3 Years

### TENANTS OBLIGATIONS

Tenant is responsible for all repairs of the premises, including, but not limited to, HVAC, plumbing, interior, exterior, structural, and non-structural.

### REPAIRS AND MAINTENANCE

Landlord responsibilities are limited to (1) repairs or replacements from an original construction defect; (2) repairs or replacements costing greater than \$12,000; (3) are repairs or replacements necessitated by a casualty loss.

### CAM, TAX, AND INSURANCE

Tenant is responsible for common area maintenance of the premises. Tenant reimburses landlord for property tax and Landlord's insurance premiums.



# ECONOMY

## *Memphis*

Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Three Fortune 500 companies, FedEx, AutoZone, and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Of the 607,900 jobs in Memphis in July 2014, 209,900 are in the Manufacturing and Transportation industries, around 34.5 percent.

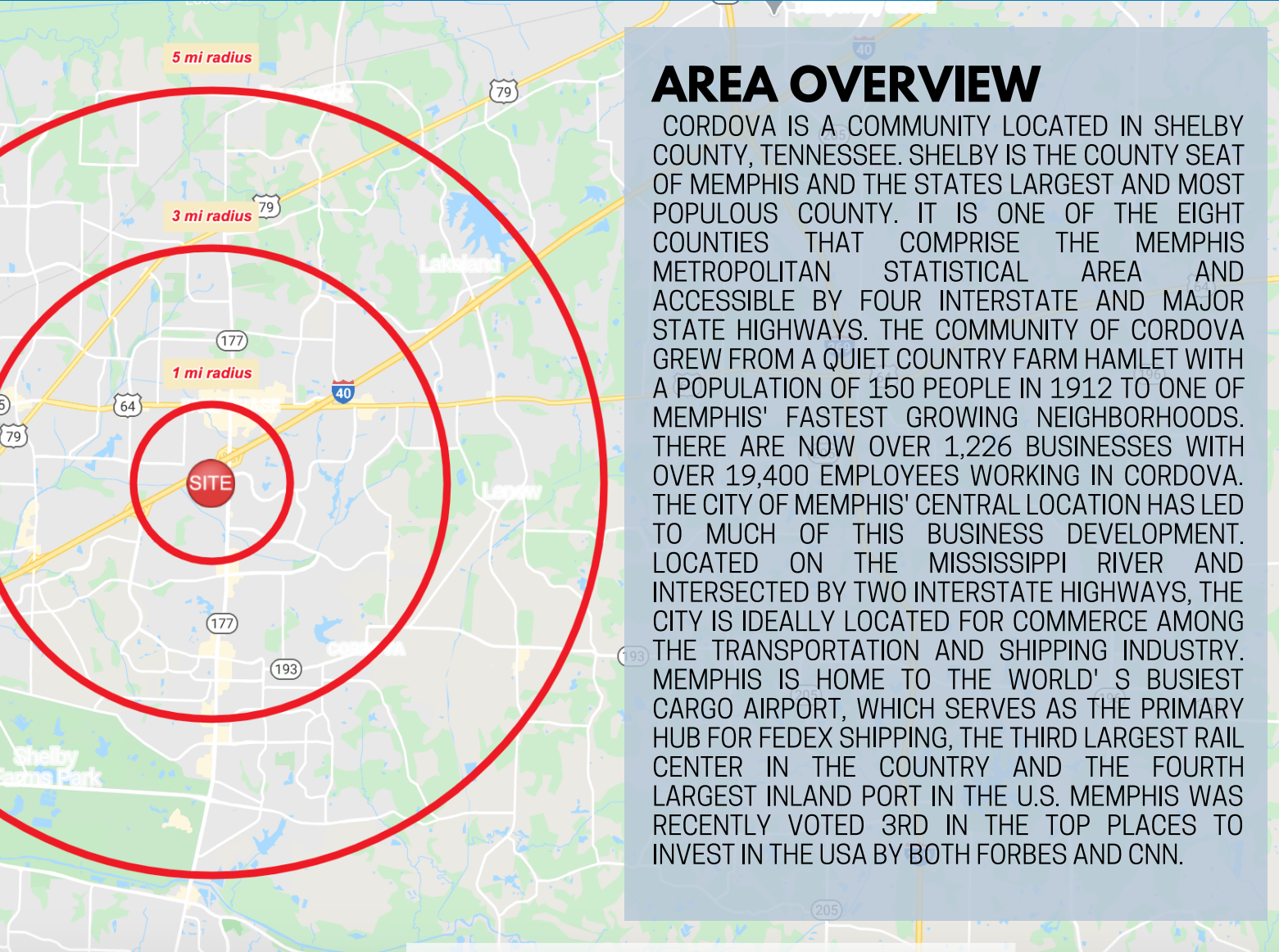
Located on the Mississippi River, Memphis is one of the largest metropolitan areas in the Southeast, ranking 41st out of the top 75 according to a Department of Labor Release. Of the 40 metropolitan areas ahead of Memphis, only 12 are in the South. The city has historically been one of the largest shipping hubs in the Mid-South, dating back to the Civil War. As transportation methods developed, Memphis has continued to hold significance as a transportation hub. Now the city is home to the second largest cargo airport in the world, Memphis International Airport, and the world's busiest domestic airport with 3.9 million metric tonnes. Memphis International Airport and Memphis have had huge significance in the railroad industry. The city has the 3rd largest rail center in the U.S. behind Chicago and St. Louis. It is also one of only four U.S. cities with five Class 1 railroads.

Many of Memphis's residents are blue-collar, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction, and Extraction. The unemployment rate has started to decrease with the overall household income increasing since early 2000.





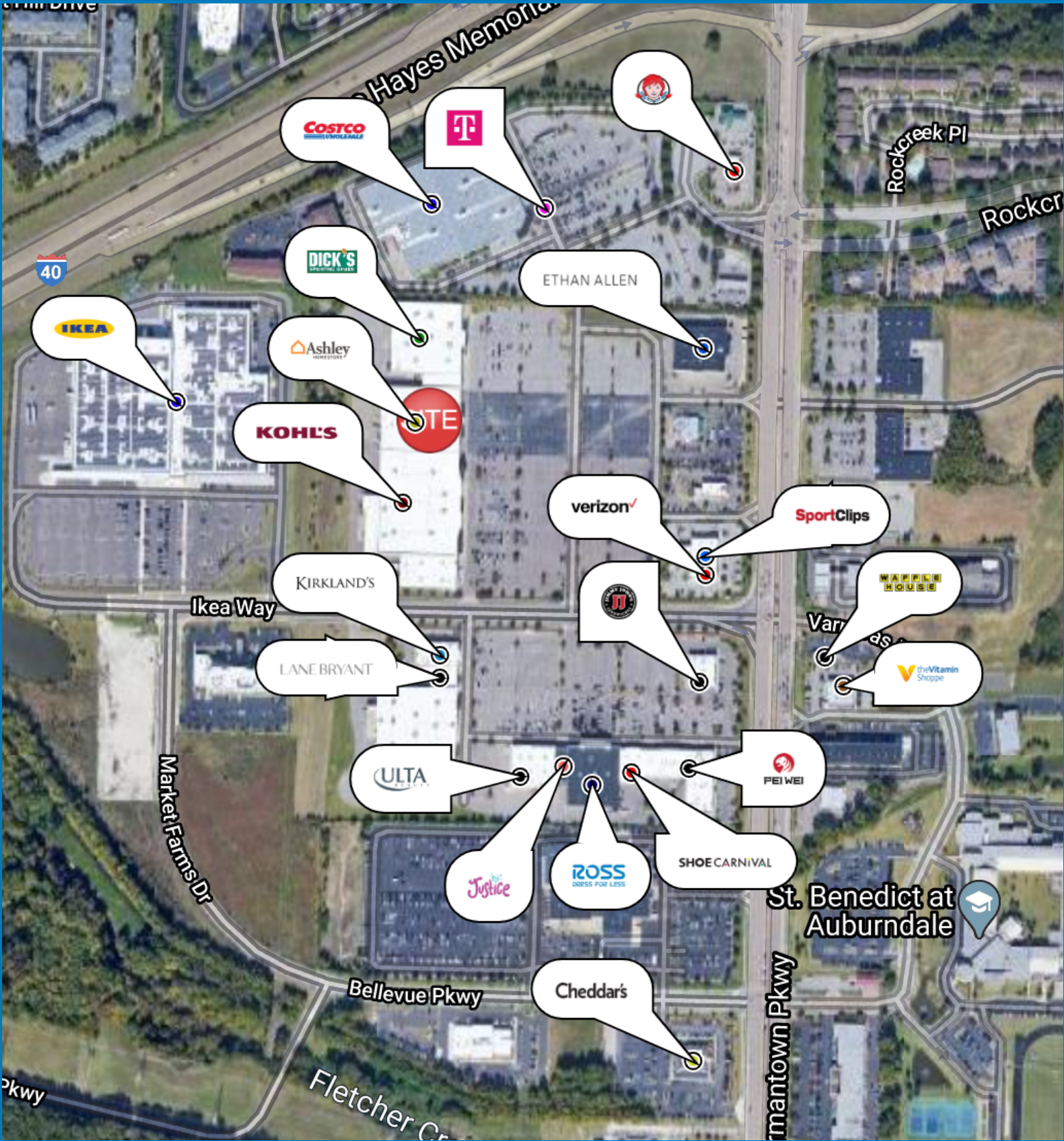
# DEMOGRAPHICS



Total	1-Mile	3-Mile	5-Mile
Population	6,488	69,073	164,408
Average Household Income	\$99,221	\$88,117	\$88,838
Median Age	33.2	35.7	36.1

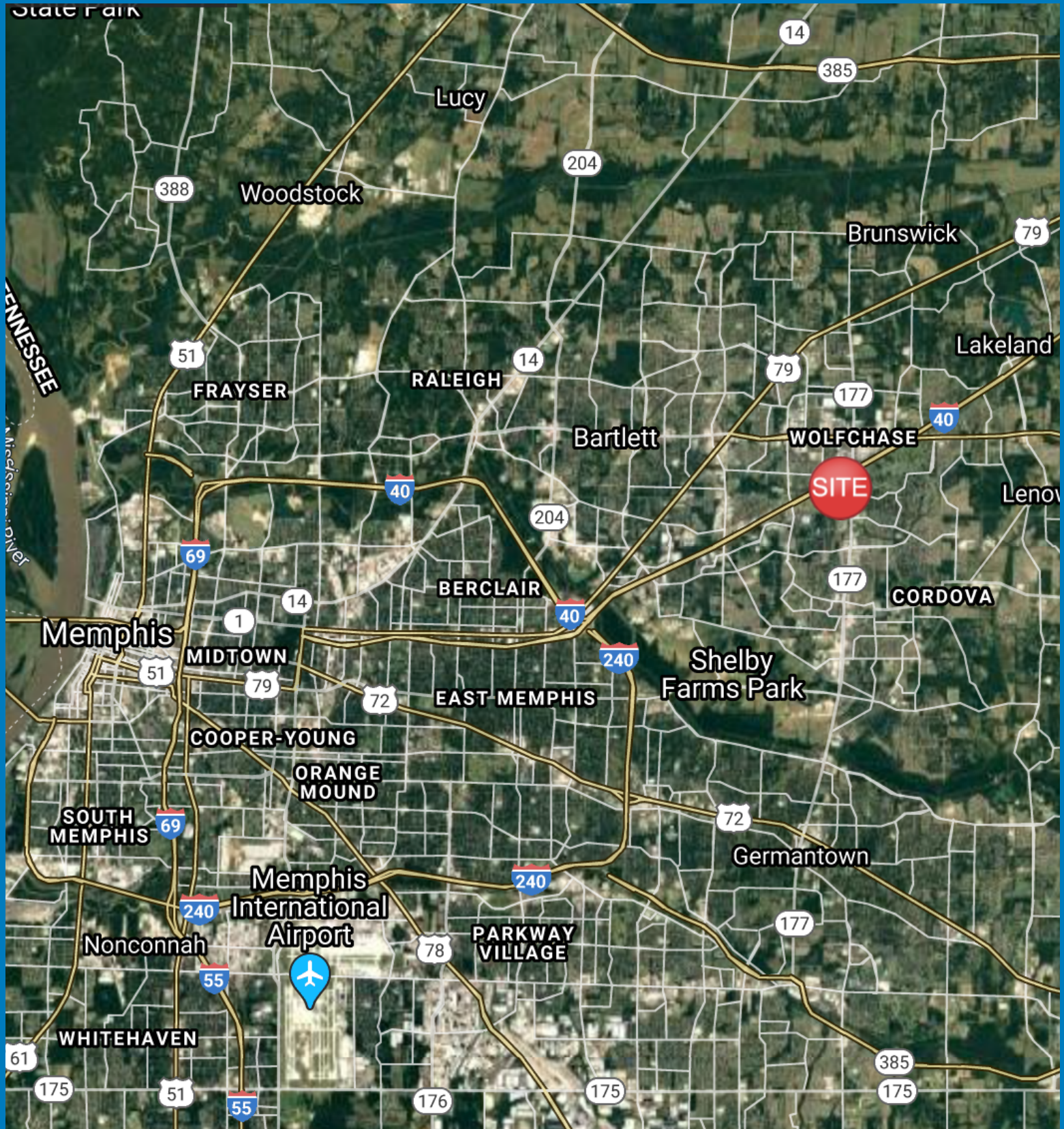


# RETAIL AERIAL





# AERIAL #2







## Listing Agents

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