

BOJANGLES' – CLINTON



2223 N CHARLES G SEIVERS BLVD, CLINTON, TN 37716



OFFERING SUMMARY

Purchase Price	\$2,667,000
Going-In Cap Rate	5.85%
Cap Rate On 12/1/23	6.29%
Annual Base Rent/NOI	\$156,000
Lease Term	15 Years
Guarantor	BOJ of WNC, LLC
Land Size	1.0 Acre
Building Size	3,717 Sq Ft
Building Age	2013
Parking	51 Spaces
Zoning	B-4

INVESTMENT OVERVIEW

RealtyLink is proud to offer this triple net leased QSR investment opportunity in suburban Knoxville TN. The property is located approximately 19 miles north of downtown Knoxville and was developed in 2013. The restaurant is owned and operated by the largest and most successful franchisee in the Bojangles' system. The property is well positioned within the local market less than a quarter mile off I-75 exit 122 on the Walmart side of the interstate in the center of restaurant row.

INVESTMENT HIGHLIGHTS

- 15 year absolute triple net lease commenced November 2018
- 7.5% rent bumps every 5 years including renewal option periods
- Creditworthy tenant with over 60 units in 5 southeastern states
- Traffic counts in excess of 15,000 cars per day near the property
- Population over 84,700 within a 10 mile radius of the property
- Average household income over \$76,500 in a 1 mile radius

BOJANGLES' - CLINTON

2223 N CHARLES G SEIVERS BLVD, CLINTON, TN 37716

