

SUNOCO

511 N. GARDEN STREET
COLUMBIA, TN 38401



For more information, contact:

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JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE

**511 N. GARDEN STREET
COLUMBIA, TN 38401**

INVESTMENT SUMMARY

JPS Realty Partners is pleased to present exclusively for sale, the SUNOCO Fuel Center and Convenience Store near the revitalized Historic Downtown in Columbia, Tennessee. Located at 511 N. Garden Street, this asset is considered “Downtown’s gas station” and is within walking distance of the central business and the Downtown Square. It is located at a busy signalized intersection along arguably the major North/South traffic artery in Columbia, N. Garden Street (U.S. Highway 31). This highly visible investment asset includes the original 20-Year Triple Net (NNN) Lease, providing for a rare and unique real estate investment opportunity outside of Nashville.

OFFERING SUMMARY

| | |
|----------|-------------|
| PRICE | \$1,200,000 |
| NOI | \$66,000 |
| CAP RATE | 5.50% |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 511 N. Garden Street Columbia, TN 38401 |
| COUNTY | Maury |
| BUILDING AREA | +/- 2,300 SF |
| LAND AREA | +/- 0.25 Acres |

We obtained the following information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about its accuracy. It is submitted subject to the possibility of errors, omissions, change of price, rental, measurement or other conditions, prior sale, lease or financing, or withdrawal without notice. We include measurements, projections, opinions, assumptions or estimates for example only, and they may not represent the current or future status or performance of the property. You and your tax advisors, legal advisors, general contractors and property inspectors should conduct your own investigation of the property and transaction.



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HIGHLIGHTS

- Original 20-year Triple Net (NNN) lease in place with four (4) 5-year renewal options, showing strong commitment to the location
- The property has a scheduled rent increase of 9.09% in January, 2024
- Rare investment opportunity within walking distance of the revitalized Historic Downtown Columbia
- Phenomenal corner location at the signalized intersection of W. 5th Street and N. Garden Street (U.S. Highway 31) which is the major North/South traffic artery out of Historic Downtown Columbia
- Featuring four (4) easily accessible gas pumps and convenience store
- A highly visible location with a recession and pandemic resistant business use
- SUNOCO distributes fuel to over 5,000 gas station locations in more than 30 states
- SUNOCO is one of the largest fuel distribution companies in the United States and official fuel of NASCAR®, IndyCar and the NHRA
- Tennessee has NO state income tax

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