



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



7-ELEVEN GAS & CONVENIENCE STORE

GOLDEN BEAR GATEWAY & VOLUNTEER BOULEVARD
MT. JULIET (NASHVILLE MSA), TENNESSEE

OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY

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WEST END ELEMENTARY
671 STUDENTS

NICHOLS VALE
324 HOMES

MT. JULIET MIDDLE SCHOOL
1,623 STUDENTS

SADDLEWOOD
120 HOMES

WILLOW CREEK
144 UNITS

TUSCAN GARDENS
270 HOMES

ELZIE D PATTON ELEMENTARY
507 STUDENTS

STONEHOLLOW
487 HOMES

DENNY HILLS
283 HOMES

WOODLAND PLACE
179 HOMES

MT. JULIET HIGH SCHOOL
2,232 STUDENTS

TIMBER TRAIL
249 HOMES

JACKSON HILLS
590 UNITS

BRADSHAW FARMS
561-HOME SUBDIVISION
UNDER CONSTRUCTION

OAK HALL
172 HOMES



**NEW 3.6 MILLION SF
DISTRIBUTION FACILITY WITH
3,000 EMPLOYEES, LARGEST
DEVELOPMENT IN TN & ONE
OF THE LARGEST IN THE
COUNTRY**



**CEDAR CENTER
NEW MIXED-USE
DEVELOPMENT WITH
372,000 SF OF CLASS-A
OFFICE, RETAIL &
RESTAURANTS**



**ONE OF THE LARGEST AUTO
AUCTIONS IN THE US WITH
425 EMPLOYEES**



STONER CREEK ELEMENTARY
544 STUDENTS



**SUBJECT
PROPERTY**

WEST WILSON MIDDLE SCHOOL
1,060 STUDENTS



1,100 EMPLOYEES



1,500 EMPLOYEES

**LEGACY POINT
MIXED-USE DEVELOPMENT
WITH 600,000 SF OF CLASS-A
OFFICE & 100,000 SF OF RETAIL**



1,100 EMPLOYEES



92,878 CARS/DAY



CREEKSIDE CROSSING
209 UNITS



LC PROVIDENCE
350 UNITS,
471 UNITS PROJECTED

WALTONS GROVE SUBDIVISION
400-HOME DEVELOPMENT
UNDER CONSTRUCTION



NEW 3.6 MILLION SF
DISTRIBUTION FACILITY WITH
3,000 EMPLOYEES, LARGEST
DEVELOPMENT IN TN & ONE
OF THE LARGEST IN THE
COUNTRY



**SUBJECT
PROPERTY**



1,100 EMPLOYEES



1,500 EMPLOYEES



GOLDEN BEAR GATEWAY

LEGACY POINTE
MIXED-USE DEVELOPMENT
WITH 600,000 SF OF CLASS-A
OFFICE & 100,000 SF OF RETAIL



MANHEIM

ONE OF THE LARGEST AUTO
AUCTIONS IN THE US WITH
425 EMPLOYEES



92,878 CARS/DAY



VOLUNTEER BOULEVARD



ADDRESS

Golden Bear Gateway &
Volunteer Boulevard
Mt. Juliet, TN 37122

PRICE

\$7,200,000

CAP RATE

4.65%

NOI

\$334,807

FINANCIAL OVERVIEW

PRICE	\$7,200,000
CAP RATE	4.65%
GROSS LEASABLE AREA	5,300 SF
YEAR BUILT	2021
LOT SIZE	2.83 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	10/26/2021
INCREASES	7.5% Every Five Years
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST OFFER	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$334,807	\$27,900
Year 6 - Year 10	\$359,918	\$29,993
Year 11 - Year 15	\$386,911	\$32,243
Option 1	\$415,930	\$34,661
Option 2	\$447,124	\$37,260
Option 3	\$480,124	\$40,055
Option 4	\$516,708	\$43,059

INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease with 10% Increases Every 5 Years
- Investment Grade Credit Tenant (S&P: AA-), Ranked #178 on Fortune Global 500
- New High-Quality Construction with 16 Fuel Pumps and 3 Diesel Pumps on an Oversized 2.83-Acre Lot, Eligible for Bonus Depreciation
- Features 7-Eleven's Newest Large Format Convenience Store with Raise the Roost Chicken and Laredo Taco In-Store Eateries
- 7-Eleven has Never Defaulted on a Lease and Averages Over 43 Years Occupancy, Rent Paid in Full at Every Location During Covid-19
- Serving Over 60,000 Residents in Rapidly Growing Nashville Suburb, 7,500 Residential Units with 18,000 Future Residents Under Construction within a 5-Mile Radius
- Booming Submarket, Mt. Juliet is the 2nd Fastest-Growing Submarket in Tennessee and Nationally Top Ranked for New Home Construction and Job Growth
- Average Household Income Exceeds \$104,000 within a 1, 3, and 5-Mile Radius, One of the Most Affluent Counties in the State and 2nd Highest Median Household Income in Tennessee
- Hard Corner Location, Capturing Eastbound and Westbound Traffic Exiting I-40 with Over 92,800 Cars/Day
- Strategic Location with 5,000 Employees within 1 Mile, Surrounded by FedEx, Under Armour, Ceva Logistics, and Amazon's New 3.6 Million SF Distribution Facility Opening Summer 2021 with 3,000 Employees
- Across from Legacy Pointe, an 85-Acre Mixed-Use Development with 600,000 SF of Class-A Office and 100,000 SF of Retail
- Close Proximity to New \$345 Million Major League Soccer Stadium Projected to Open in 2022, the Largest Soccer Stadium in the U.S. with 30,000 Seats
- Minutes to NASCAR's Nashville Superspeedway, Recently Completed a \$70 Million Renovation
- Adjacent to Providence Master-Planned Community with 3,000 New Residences and 830,000 SF of Commercial Anchored by Target, Dick's, Best Buy, Publix, Kroger, Regal Cinemas, TJ Maxx, Ross And More
- Dominant Retail Hub for the Entire I-40 East Nashville Corridor Drawing from a Population of 240,000
- Strong Daytime Population with Over 15,000 Employees in Trade Area, Future Job Growth Projected to Increase 58.5% Over the Next 10 Years
- 15 Miles to Nashville International Airport and 20 Miles to Downtown Nashville
- Tax Free State, No State Income Tax in Tennessee





CLICK FOR
WEBSITE

TENANT OVERVIEW

TENANT:
GUARANTOR:

CORPORATE
7-ELEVEN, INC.

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenienceoriented guests by providing a broad selection of fresh, highquality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.



HEADQUARTERED IN
TOKYO,
JAPAN



70,000
LOCATIONS



AA-
CREDIT RATING
BY S&P



FOUNDED IN
1927

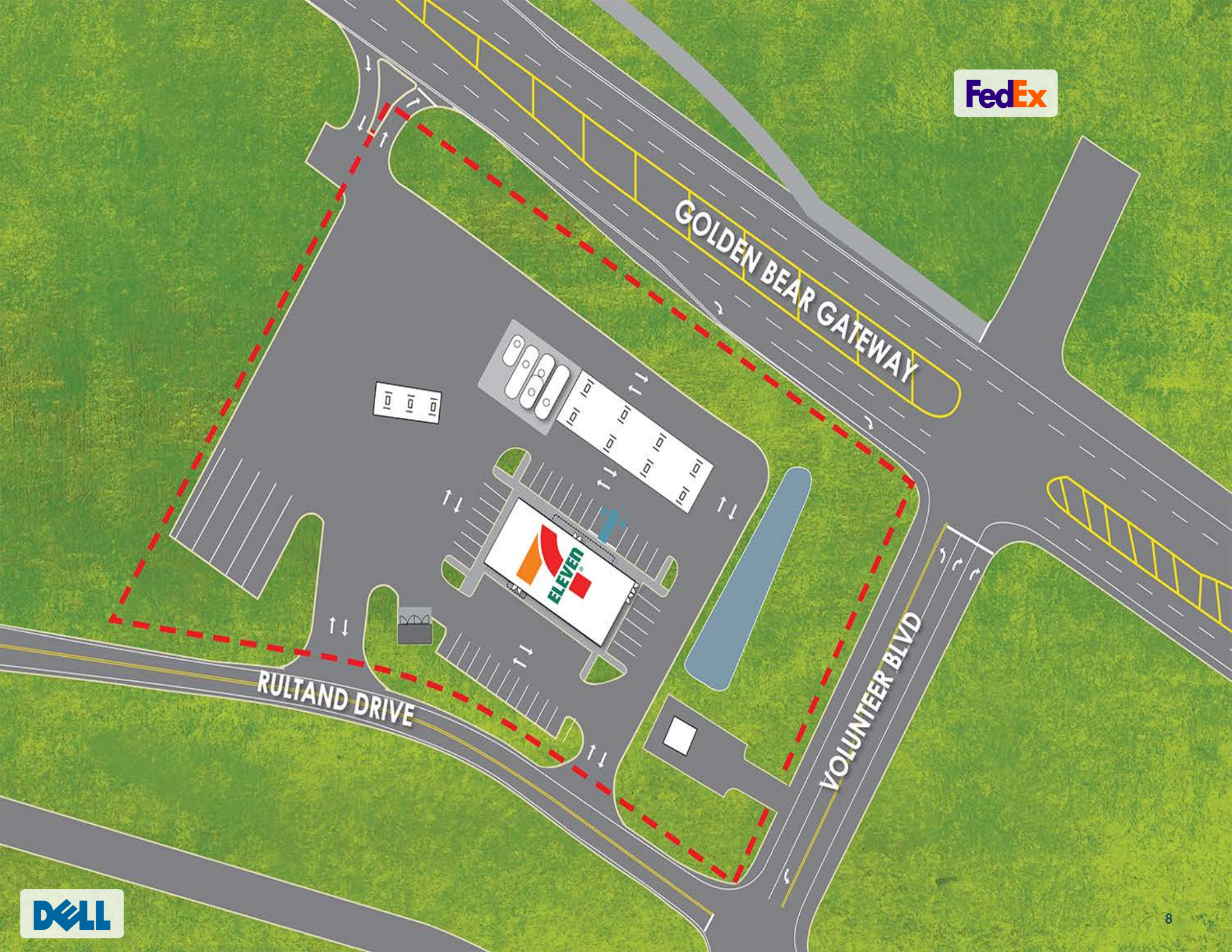
Recent News

7-ELEVEN ROLLING OUT 500 ELECTRIC
VEHICLE PORTS BY END OF 2022

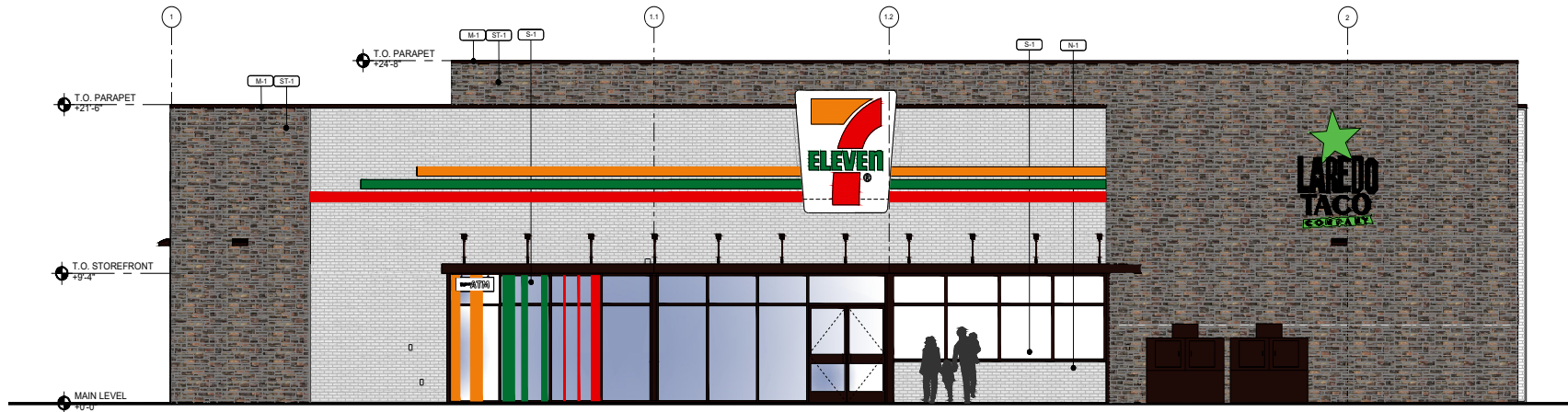
June 2, 2021
www.supermarketnews.com

RANKING THE TOP 40 C-STORE CHAINS:
A 2021 UPDATE

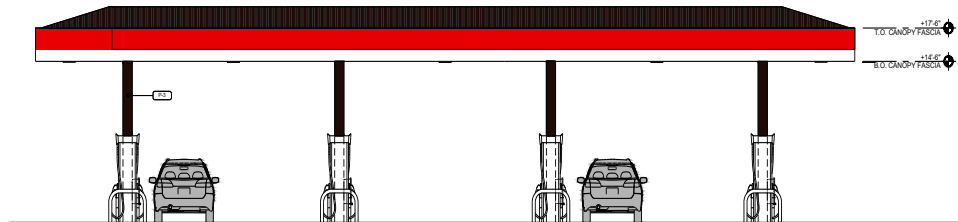
March 9, 2021
www.cspdailynews.com



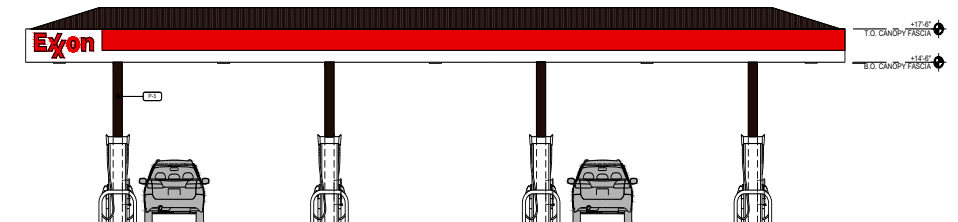
ELEVATIONS



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



MDP CANOPY REAR ELEVATION
SCALE: 3/16" = 1'-0"



MDP CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"

St. Louis

Vincennes

Louisville

Evansville

Owensboro

Radcliff

Elizabethtown

KENTUCKY

Madisonville

Bowling Green

Hopkinsville

Land Between the
Lakes National
Recreation Area

Clarksville

Nashville

TENNESSEE

Dickson

Murfreesboro

Columbia

DEMOGRAPHICS

GOLDEN BEAR GATEWAY & VOLUNTEER BOULEVARD
MT. JULIET, TN 37122

POPULATION

3-MILES

5-MILES

7-MILES

2010 Population	14,017	44,550	63,066
2020 Population	19,224	59,026	85,976
2025 Population	22,371	67,538	99,806

HOUSEHOLDS

2010 Households	5,161	16,098	23,153
2020 Households	7,047	21,365	31,525
2025 Households	8,274	24,732	36,924

INCOME

2020 Average Household Income	\$104,648	\$105,908	\$106,225
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EMPLOYEES

2020 Number of Employees In Area	5,521	15,182	19,600
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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

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