

Chase Bank

Nashville, TN

MARKETING PACKAGE



*Representative Photo

Exclusively Listed By:

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Listed in Conjunction with Tennessee Broker:

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Chase Bank

5750 Nolensville Pike, Nashville TN, 37211

Purchase Price: **\$4,285,714**

Cap Rate: **3.50%**

Annual Rent: **\$150,000**



Lease Summary

Lease Type	Absolute NNN Ground Lease
Roof & Structure	Tenant
Lease Term	20 Years*
Rent Commencement	1/1/2022**
Lease Expiration	12/31/2041
Increases	Yr 5 and Every Five Thereafter
Options	(4) Five-Years

*Chase has a one-time right to terminate the lease at Year 15 of the Lease with 12-months prior notice.

**Estimated Rent Commencement Date

Rent Schedule

Initial Term Years 1-5	\$150,000
Initial Term Years 6-10	\$165,000
Initial Term Years 11-15	\$181,500
Initial Term Years 16-20	\$199,650
Option 1 Years 20-25	\$219,615
Option 2 Years 26-30	\$241,576
Option 3 Years 31-35	\$265,734
Option 4 Years 36-40	\$292,307

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Parcel Area	.637 Acres
GLA	3,295 Sq Ft
Access	Three (3) Points of Access
Drive-Thru	Yes
Year Built	2021
Ownership	Fee Simple (Ground Lease)

PROPERTY SUMMARY

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**Pandemic Resistant
Tenant**



Brand New 20 Year Lease



Strong Population Growth



**Located 15 Mins from
Downtown Nashville**



INVESTMENT HIGHLIGHTS

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Brand New Construction | 20 Year Absolute NNN Lease | Significant Tenant Investment

- The Property is subject to a brand new 20 year absolute NNN (ground lease) providing for zero landlord responsibilities. The lease provides for attractive 10% rental increases every five years during the base term and in each of the option periods. Additionally, the Lease features a corporate guarantee from Chase with an S&P credit rating of "A+"
- Upon completion, Chase will have a significant investment in the Property given that they constructed the improvements at their sole cost and expense, thereby providing for added security and greater tenant commitment.

Located on Hard Corner at Third Busiest Intersection in Nashville - 94,000+ VPD

- Chase Bank is located at the intersection of Old Hickory Blvd and Nolensville Pike, which is the third busiest intersection in all of Nashville, providing for excellent visibility and exposure, as well as long-term intrinsic value. Chase also benefits from multiple access points within the shopping center, on each roadway, leading to convenient customer access.

Proven Market | Closest Chase Bank Over 7.5 Miles Away

- Chase likely selected the subject property due to the success of other competitor bank branches in the area, for example the Bank of America directly across the street has over \$140 million in deposits. In addition, the closest Chase location to the subject property is over 7.5 miles away, providing for excellent tenant spacing and increased likelihood of success at this location.

Strong Population Density and Average Household Income - Close Proximity to Downtown

- Chase Bank is surrounded by a number of different residential communities, providing a large potential customer base. There are over 101,000 residents in a three-mile radius of the Property with an average household income of \$76,000 which is well above the national average.
- The Nashville MSA has over 1.9 million residents and is ranked as one of the fastest growing MSA's in the country in part to its job growth, low employment rate, cost of living, and quality of life. The property is only 12 miles (15 minutes) from Nashville International Airport and 10 miles (20 minutes) from downtown Nashville

Excellent Synergies | Close Proximity to Numerous National Retailers, Office, Light Industrial, and Other Local Economic Drivers.

- Chase Bank sits as an outparcel to a Lowe's home improvement anchored shopping center. Other national retailers in the immediate area include Walmart Supercenter, Kroger, McDonald's, Chick-Fil-A, Bank of America, Regions Bank, Big Lots, Starbucks, National Tire & Battery, Taco Bell, Dollar Tree, Walgreens, Discount Tire, and others. In addition, the Chase is in close proximity to numerous local offices and businesses, light industrial/flex space, and others.

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Name	Chase Bank
Ownership	Public
Tenant	Corporate
Number of Locations	5,600 (Worldwide)
Credit Rating	A+ (S&P)
Stock Symbol	NASDAQ ("JPM")
Headquartered	Manhattan, New York City
Year Founded	1799
Website	www.chase.com

JP Morgan Chase & Co. is a multinational banking and financial services holding company. With \$2.8 trillion in assets, JP Morgan Chase is the largest bank holding company in the United States. With over 250,000 employees, the company is engaged in investment banking, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits.

The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and option loans



**5,600+
Branches
Nationwide**



**\$2.8 Trillion in
Assets**



**250,000+
Employees
worldwide**



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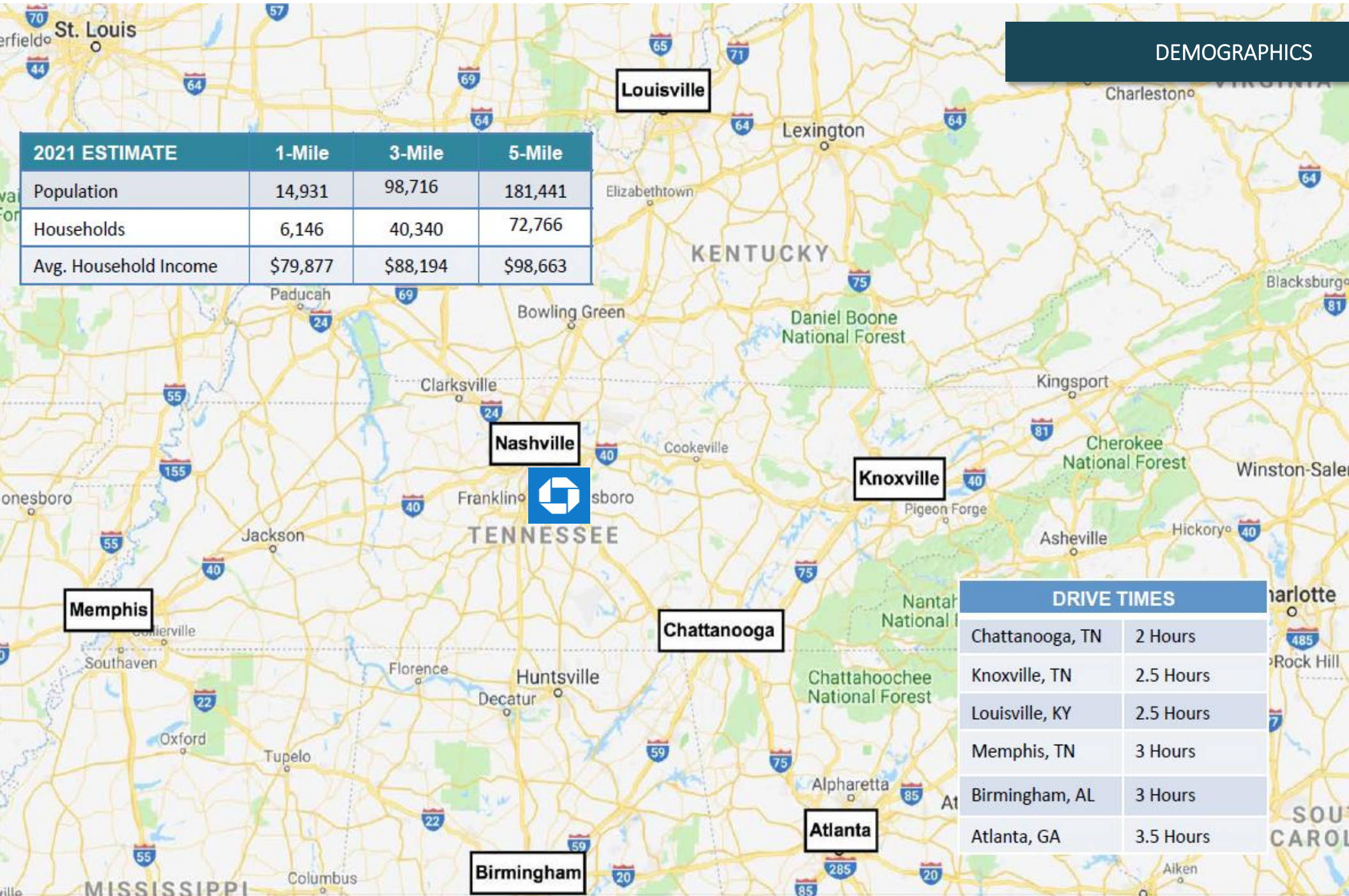


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DEMOGRAPHICS

2021 ESTIMATE	1-Mile	3-Mile	5-Mile
Population	14,931	98,716	181,441
Households	6,146	40,340	72,766
Avg. Household Income	\$79,877	\$88,194	\$98,663

DRIVE TIMES	
Chattanooga, TN	2 Hours
Knoxville, TN	2.5 Hours
Louisville, KY	2.5 Hours
Memphis, TN	3 Hours
Birmingham, AL	3 Hours
Atlanta, GA	3.5 Hours

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