

INVESTMENT PROPERTY FOR SALE

15 YR ABSOLUTE NNN LEASE

TAKE 5 OIL CHANGE



A PREMIER INVESTMENT
OPPORTUNITY IN NASHVILLE,
TENNESSEE



Although information has been obtained from sources deemed reliable, Owner, Kabat Real Estate Solutions, and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2017, Kabat Real Estate Solutions.

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DETAILS

ADDRESS 1418 W MAIN STREET, LEBANON, TN

MULTI-TENANCY TAKE 5 OIL CHANGE

SIZE 0.43 ACRES

ASKING PRICE \$1,363,636

CAP RATE/NOI 5.5%/\$75,000

YEARS REMAINING 15 YEARS

HIGHLIGHTS

BRAND NEW FIFTEEN YEAR FEE SIMPLE NET LEASE. LOCATED ON A MAJOR E/W CORRIDOR (+ VPD) OUTPARCEL TO RECENTLY EXPANDED KROGER ANCHORED SHOPPING CENTER, IN RAPIDLY GROWING LEBANON, TN (WILSON COUNTY).

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,545	26,582	40,160
AVERAGE HH INCOME	\$58,949	\$65,024	\$69,988
EMPLOYEES	7,176	18,069	24,405



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INVESTMENT SUMMARY

ADDRESS 1418 W MAIN STREET, LEBANON, TN

PRICE \$1,363,636

CAP RATE 5.5%

NOI \$75,000/ANNUALLY

TERM 15 YEARS

RENT COMMENCEMENT DECEMBER 1, 2021

LEASE EXPIRATION DECEMBER 1, 2036

RENTAL INCREASES 10% EVERY 5 YEARS

YEAR BUILT 2021

BUILDING SF 1,514

PARCEL SIZE 0.43 AC

LEASE TYPE ABSOLUTE NNN, WITH TENANT RESPONSIBLE FOR ALL
TAXES, INSURANCE, UTILITIES, AND MAINTENANCE,
INCLUDING ROOF, STRUCTURE AND PARKING LOT

DYNAMIC TENANT SERVING A PRACTICAL NEED

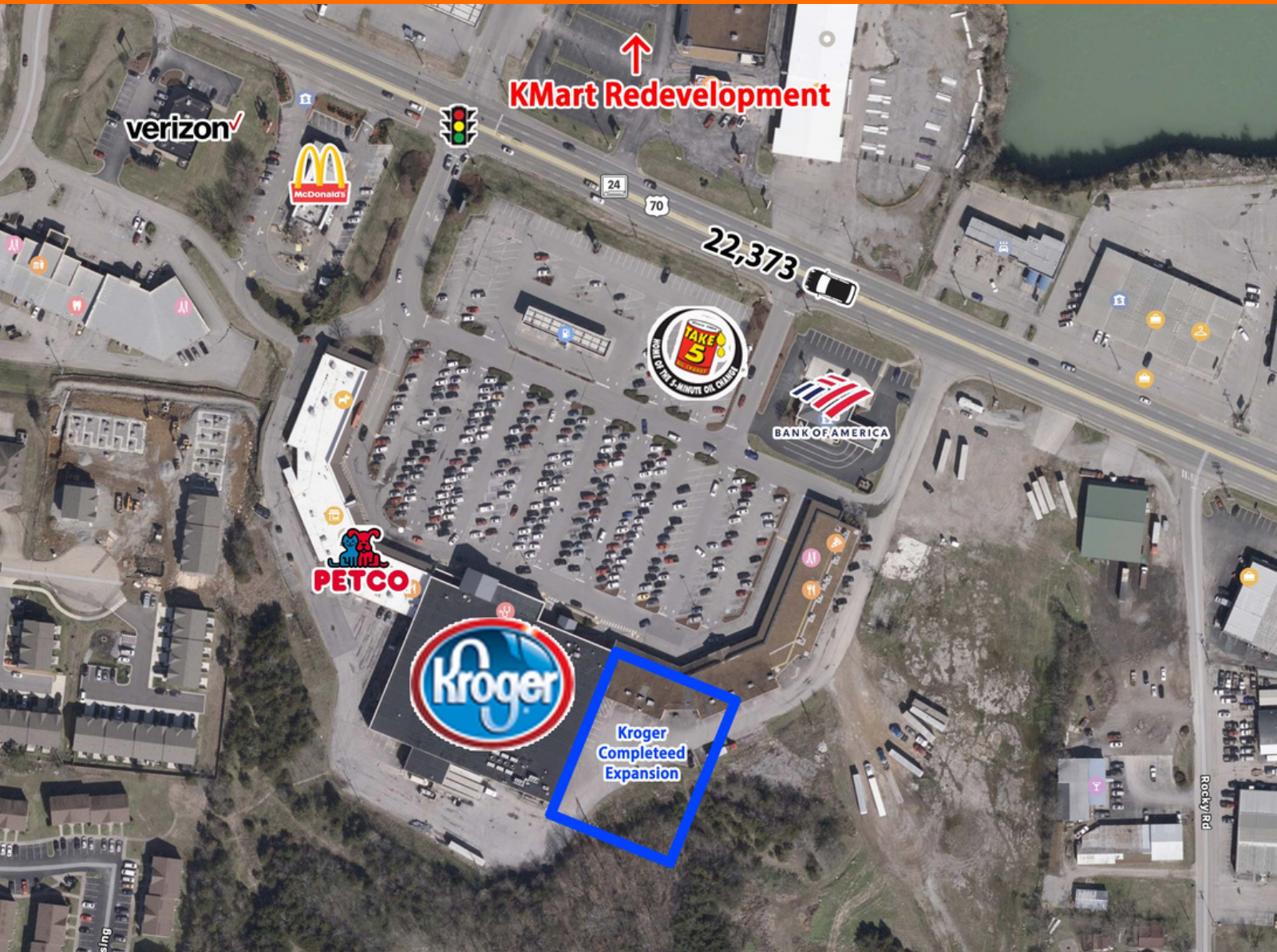
DRIVE-THRU OIL CHANGE IN LESS THAN 5 MINUTES,
WITH THE CUSTOMER REMAINING IN THEIR VEHICLE
DURING SERVICE



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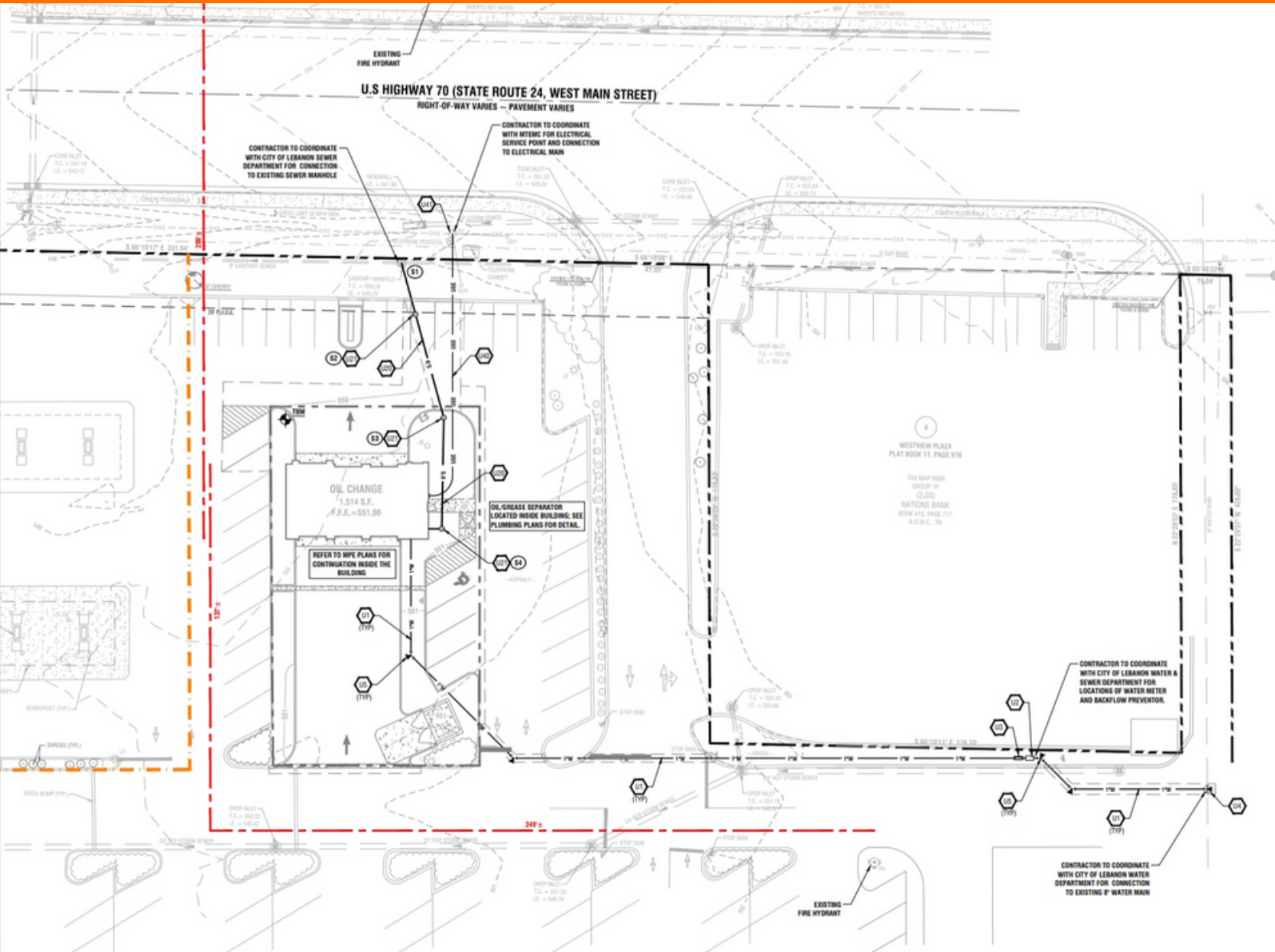


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FOR MORE INFORMATION, PLEASE CONTACT

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