

ACADEMY SPORTS + OUTDOORS

130 SOUTH HAMPTON PLACE, CLARKSVILLE, TENNESSEE



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

130 South Hampton Place, Clarksville, TN 37040

FINANCIAL SUMMARY

Price	\$11,470,200
Cap Rate	6.25%
Building Size	71,737 SF
Net Cash Flow	6.25% \$716,890
Rent per SF	\$9.99
Year Built	2014
Lot Size	7.28 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Academy, LTD.
Guarantor	Academy, LTD., a Texas limited partnership
Roof & Structure	Landlord Responsible
Lease Commencement Date	May 1, 2014
Lease Expiration Date	April 30, 2032
Lease Term Remaining	9.5 Years
Rental Increases	See Rent Schedule
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ROOF WARRANTY: Transferable roof warranty extending through 1/15/2029.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 4/30/2024	\$716,890.00	6.25%
5/1/2024 - 4/30/2029	\$752,758.50	6.56%
5/1/2029 - 4/30/2032	\$752,758.50	6.56%
Renewal Option 1	Annual Rent	Cap Rate
5/1/2032 - 4/30/2037	\$788,627.00	6.88%
Renewal Option 2	Annual Rent	Cap Rate
5/1/2037 - 4/30/2042	\$824,495.50	7.19%
Renewal Option 3	Annual Rent	Cap Rate
5/1/2042 - 4/30/2047	\$860,364.00	7.50%

Base Rent	\$716,890
Net Operating Income	\$716,890
Total Return	6.25% \$716,890





Walmart

Panera
CAPTAIN D'S
McGee's
HOME 2
SUITES BY HILTON
CANDLEWOOD
SUITES
KFC
Arby's

72,700 CPD
INTERSTATE 24

ihop
Steak 'n Shake

BEST BUY
JCPenney
Dillard's
DICK'S SPORTING GOODS
OLD NAVY
GOVERNOR'S SQUARE MALL

petco
golden corral
Gordon's
FOOD SERVICE
OLD CHICAGO
PIZZA & TAVERN

TARGET

32,300 CPD
WILMA RUDOLPH BLVD

RED LOBSTER
FRESH FISH-LIVE LOBSTER

BUFFALO WILD WINGS

Starbucks

DRAKE'S

MEN'S WEARHOUSE

Wendy's

KOHL'S
crumbl
cookies
ULTA BEAUTY
Michael's
Party City

Culver's

Academy
SPORTS+OUTDOORS



TARGET
BED BATH &
BEYOND
JOANN

TRANE
MANUFACTURER

BLACK RIFLE
COFFEE COMPANY
TOYOTA
DUNKIN'
DONUTS

THE HOME
DEPOT

32,300 CPD
WILMA RUDOLPH BLVD

Wendy's

PLAY IT AGAIN
SPORTS

O'Charley's
LONGHORN
STEAKHOUSE

OUTBACK
STEAKHOUSE
Tilted KILT
PUB & CATERY

PET SMART at home
Office DEPOT **TEXAS** **TJ-maxx**
HOBBY LOBBY **FIVE BELOW**

Academy
SPORTS+OUTDOORS

Culver's

N

Property Description



INVESTMENT HIGHLIGHTS

- » **9.5 Years Remaining on Lease Term with Corporate Guaranty by Academy Sports + Outdoors (NASDAQ: ASO)**
- » Next Rent Increase Occurs on May 1, 2024
- » **81,812 Residents within a Five-Mile Radius in Growing Clarksville Trade Area**
- » Households and Population Projected to Increase 16%+ in the Surrounding Area by 2027
- » **Across from Governor's Square Mall - Major Tenants Include JCPenney, Dillard's, Ross, and DICK'S Sporting Goods**
- » Easily Accessible from Wilma Rudolph Boulevard/Highway 79 (32,300 Cars/Day), Providing Direct Access to Downtown Clarksville
- » **Dense Retail Corridor Location Surrounded by National Retailers - Walmart, At Home, Target, Best Buy, Sam's Club, PetSmart, and More**
- » Situated Immediately Off the I-24 (72,700 Cars/Day), Providing Access to/from Kentucky
- » **Average Household Income Exceeds \$77,000 within a Five-Mile Radius**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2027 Projection	5,593	42,135	94,294
2022 Estimate	4,904	36,267	81,812
Growth 2022 – 2027	14.04%	16.18%	15.26%

Households

2027 Projection	2,471	16,140	35,377
2022 Estimate	2,114	13,725	30,409
Growth 2022 – 2027	16.91%	17.59%	16.34%

Income

2022 Est. Average Household Income	\$70,256	\$74,163	\$77,978
2022 Est. Median Household Income	\$54,903	\$59,796	\$62,866
2022 Est. Per Capita Income	\$30,304	\$28,154	\$29,176



Tenant Overview



Katy, Texas

Headquarters

NASDAQ: ASO

Stock Symbol

265+

Locations

1938

Founded

www.academy.com

Website

Academy Sports + Outdoors ("Academy") (NASDAQ: ASO) is one of the nation's largest sporting goods and outdoor stores. Founded in 1938, Academy has grown to 265 stores in 17 states. Academy offers an assortment of quality hunting, fishing, and camping equipment and gear, along with sports and leisure products, footwear, apparel, and more. The Company's product assortment includes both leading national brands and a portfolio of private label brands.

Academy's fiscal 2021 sales totaled \$6.77 billion, making 2021 the Company's best year yet. The brand saw double-digit sales growth for the full fiscal year in all geographical regions as well as in its four major merchandise divisions (Apparel, Footwear, Sports & Recreation, and Outdoors). With market momentum, Academy is poised to start a new growth phase. The Company plans to open between 80 to 100 new stores over the next five years.

Property Photos



Location Overview



The county seat of Montgomery County, Tennessee, Clarksville is the fifth-largest city in the state with 166,722 residents as of the 2020 US Census. Clarksville is the principal city of the Clarksville, TN-KY metropolitan statistical area, which consists of Montgomery and Stewart counties in Tennessee, and Christian and Trigg counties in Kentucky. Between 2020 and 2021, Montgomery County experienced rapid population growth of 6.4%. The county's unemployment rate for 2021 was 4.5%, below the national level of 5.4%.

Clarksville is located approximately 40 minutes northwest of Nashville along I-24 and borders the state of Kentucky. A city rich in history, Clarksville boasts historic attractions, shopping, dining, and outdoor recreation. The city is home

to Austin Peay State University and is adjacent to Fort Campbell, a United States Army post. Austin Peay University is a public university in Clarksville with roughly 11,000 students enrolled. The university employs approximately 1,100 people.

Clarksville, and the surrounding Montgomery County, is recognized as a premier destination to live, work, and start a business. Opendoor named Clarksville the *#1 Most Desirable Zip Code in America for Relocation in 2021*. Also in 2021, EMSI named Clarksville the *#6 in the Nation for Talent Attraction*. In 2020, Clarksville was recognized as the *Best Place to Retire* by InvestmentU, and ranked *#9 out of 339 Metropolitan Statistical Areas for Economic Strength* by Area Development.

[exclusively listed by]

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