

SECURE NET LEASE

SUBJECT PROPERTY

11/9/2022



7-Eleven with Dual Restaurant

\$7,207,000 | 5.00% CAP

1128 Fort Campbell Blvd, Clarksville, TN (Nashville MSA) – [\(DRONE VIDEO\)](#)

- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **Large Format 7-Eleven** - Raise the Roost Chicken, Laredo Taco, (2) 50-ft LED-Illuminated Pylon Sign, 8 MPDs
- ✓ **Multiple Grocery Anchors at Intersection** - Walmart Neighborhood Market, Kroger, and Price Less
- ✓ **High-Traffic Hard Corner Site with Excellent Access** - 56,000+ VPD | Access from Fort Campbell, Denver Crossing, and Hwy 76
- ✓ **Clarksville MSA is 5th in Nation for Fastest-Growing Issued Building Permits** - 122% growth between 2020 – 2021 for Single-Family Homes

INVESTMENT OVERVIEW

7-ELEVEN CLARKSVILLE, TN



SUBJECT PROPERTY
11/9/2022

CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

TN Broker of Record: Jeff Browning
License #: 271829

\$7,207,000

5.00% CAP

NOI

\$360,329

Building Area

±4,650 SF

Land Area

±1.49 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

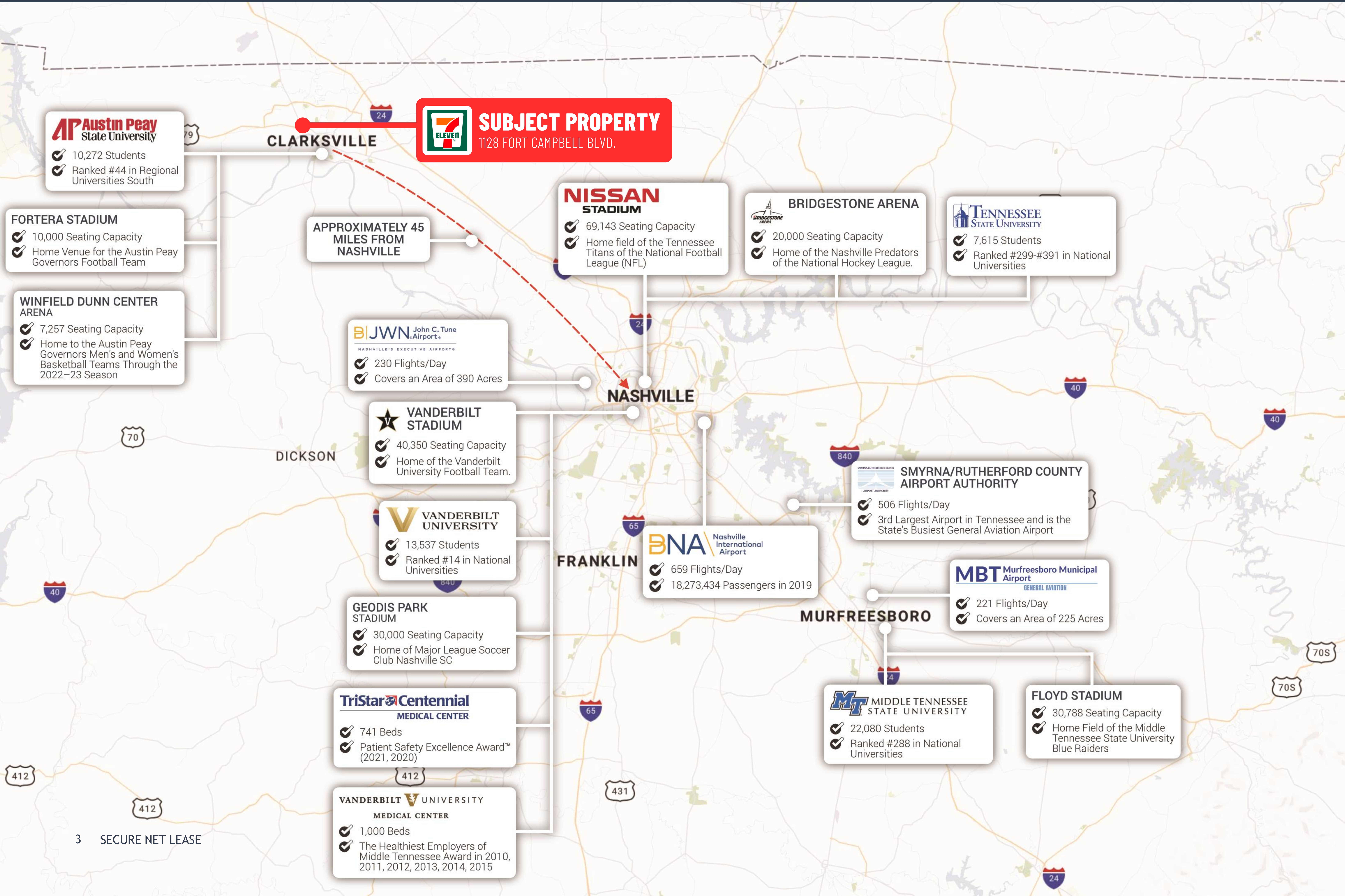
- ✓ **Projected Rent Commencement:** January 2023
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 7.5% rental increases every 5 years in both the Primary Term and (4) 5-Year Option Periods.
- ✓ **Large Format 7-Eleven with (2) 50-ft LED-Illuminated Pylon Signs.** New store will feature 7-Eleven's two restaurant concepts, Laredo Taco and Raise the Roost Chicken & Biscuits, 8 MPDs on site, and 37 parking spaces.
- ✓ **High Traffic Site with Direct Access** from Fort Campbell Blvd (37,355 VPD) and Dover Crossing Rd (4,698 VPD). Additionally subject property benefits from indirect access from Hwy 79 (19,150 VPD), which is a major thoroughfare connecting Clarksville to Memphis.
- ✓ **Clarksville MSA is 5th in the US for Fastest Growth in Issued Building Permits for Single-Family Homes.** Located approximately 45 miles northwest of Nashville, Clarksville's single-family home permits grew by 122.3% between 2020 – 2021, outpacing Austin-Round Rock-Georgetown MSA, Lakeland-Winter Haven MSA, and more.
- ✓ **Multiple Grocery Anchors at Intersection including Walmart Neighborhood Market, Kroger, and Price Less.** Directly across from subject property, in the Kroger shopping center, are outparcels to Jack in the Box, Sonic, Mister Car Wash, and more.
- ✓ **Across from Rural King (85,000 SF),** a home and farm equipment retail store. Founded in 1960, the big-box retailer has 130+ locations throughout 13 states and provides essential home improvement goods, farm equipment, and household items.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

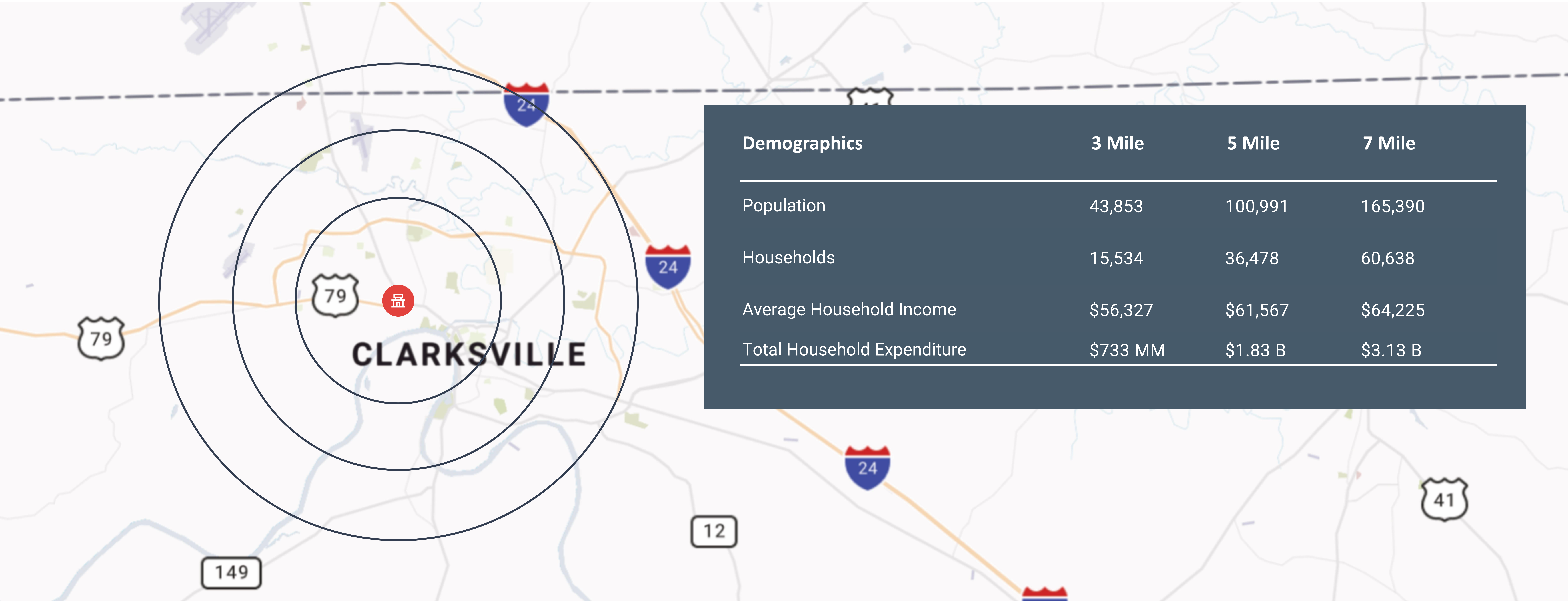
CLARKSVILLE, TN-KY MSA

7-ELEVEN CLARKSVILLE, TN



LOCATION OVERVIEW

7-ELEVEN CLARKSVILLE, TN



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Department of Defense - Fort Campbell (9,174)
2.

Clarksville-Montgomery County School System (4,000)
3.

Tennova Healthcare (1,150)
4.

Trane Company (1,100)
5.

City of Clarksville (1,050)
6.

Austin Peay State University (860)
7.

Montgomery County (850)
8.

Agero (750)
9.

Convergys (600)
10.

Akebono (500)

LEASE OVERVIEW

7-ELEVEN CLARKSVILLE, TN


Initial Lease Term	15 Years, Plus (4) 5 Year Renewal Options
Projected Rent Commencement	January 2023 (Est.)
Projected Rent Expiration	January 2038 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Annual Rent Years 1-5	\$360,329.00
Annual Rent Years 6-10	\$387,353.68
Annual Rent Years 11-15	\$416,405.21
Option 1	\$447,635.60
Option 2	\$481,208.27
Option 3	\$517,298.89
Option 4	\$556,096.31

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SITE OVERVIEW

7-ELEVEN CLARKSVILLE, TN

	Year Built	2023
	Building Area	±4,650 SF
	Land Area	±1.49 AC
	Pumps	8
	Fueling Positions	16

NEIGHBORING RETAILERS

- Kroger
- Walmart Neighborhood Market
- Popeyes Louisiana Kitchen
- Price Less IGA
- Jack in the Box
- Rural King
- Ollie's Bargain Outlet
- Crunch Fitness
- Dollar Tree
- Walmart Supercenter
- ALDI



SUBWAY
Kroger
My Family
HOME FURNISHINGS

UNITED STATES
POSTAL SERVICE

EL RANCHO GRANDE
Mexican Restaurant

Mister

Jack
in the box

Legends
Bank

SONIC

DOVER CROSSING ROAD
±4,698 VPD

FORTERA
CREDIT UNION

FM
BANK

79

DOVER ROAD
±19,156 VPD

TOWN & COUNTRY DRUGS
HYGIEN HAND & FOOT REFINER

MW
MATTHEW WALKER
Comprehensive Health Center, Inc.

Walmart
Neighborhood Market

FORT CAMPBELL BOULEVARD
±37,335 VPD

Ashley
HOMESTORE
PRICE LESS
Cost-plus. Simple savings.

7
ELEVEN

SUBJECT PROPERTY
1128 FORT CAMPBELL BLVD.

12
Tennessee

ALTERNATE
41

ANYTIME
FITNESS
VALHALLA'S
GATE
CLARKSVILLE
BODY SCULPTING
& AESTHETICS
STATE
FINANCE
STYLESEAT

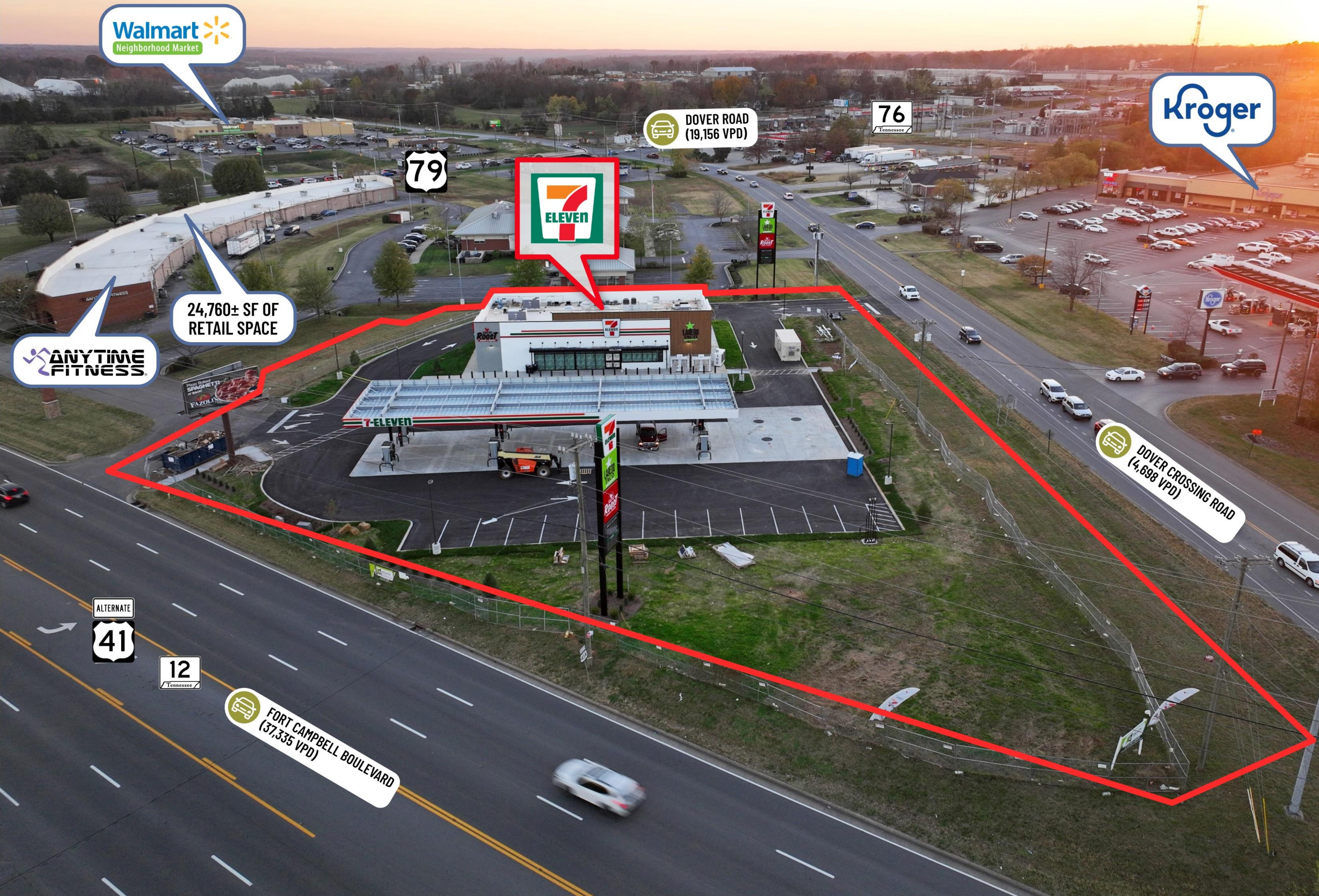
EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE

A&R
COMPLETE
AUTO CARE

PROVIDENCE BOULEVARD
±42,222 VPD

76
Tennessee







Walmart
Neighborhood Market

24,760± SF OF
RETAIL SPACE

ANYTIME
FITNESS

79

DOVER ROAD
(19,156 VPD)

76
Tennessee

EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE

ALTERNATE
41

12
Tennessee

FORT CAMPBELL BOULEVARD
(37,335 VPD)

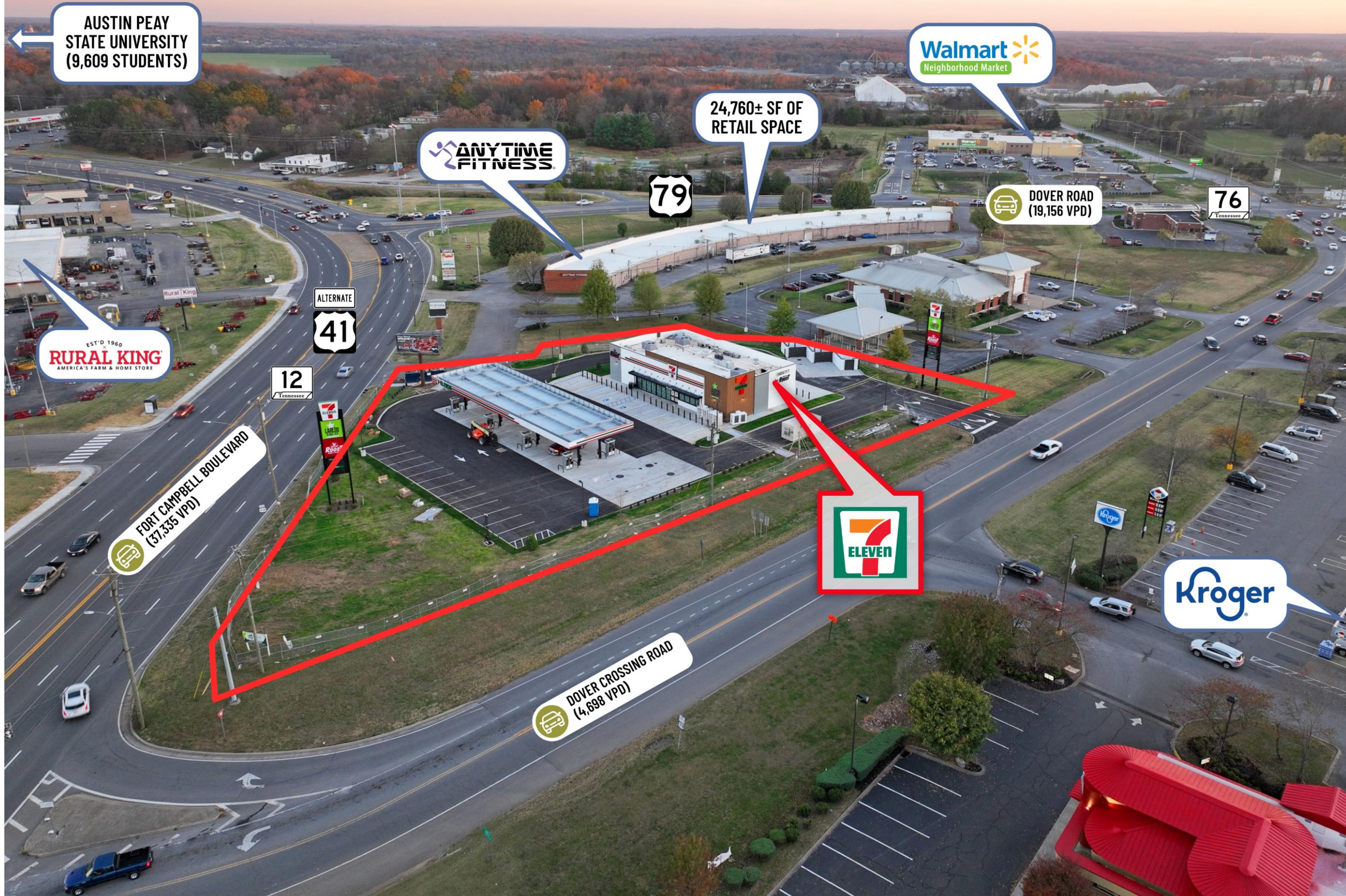
DOVER CROSSING ROAD
(4,698 VPD)

7
ELEVEN

Kroger

Jack
in the Box

Mister



TENANT OVERVIEW

7-ELEVEN CLARKSVILLE, TN

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE
\$36.1 B

CREDIT RATING
A

STOCK TICKER
SVNDY

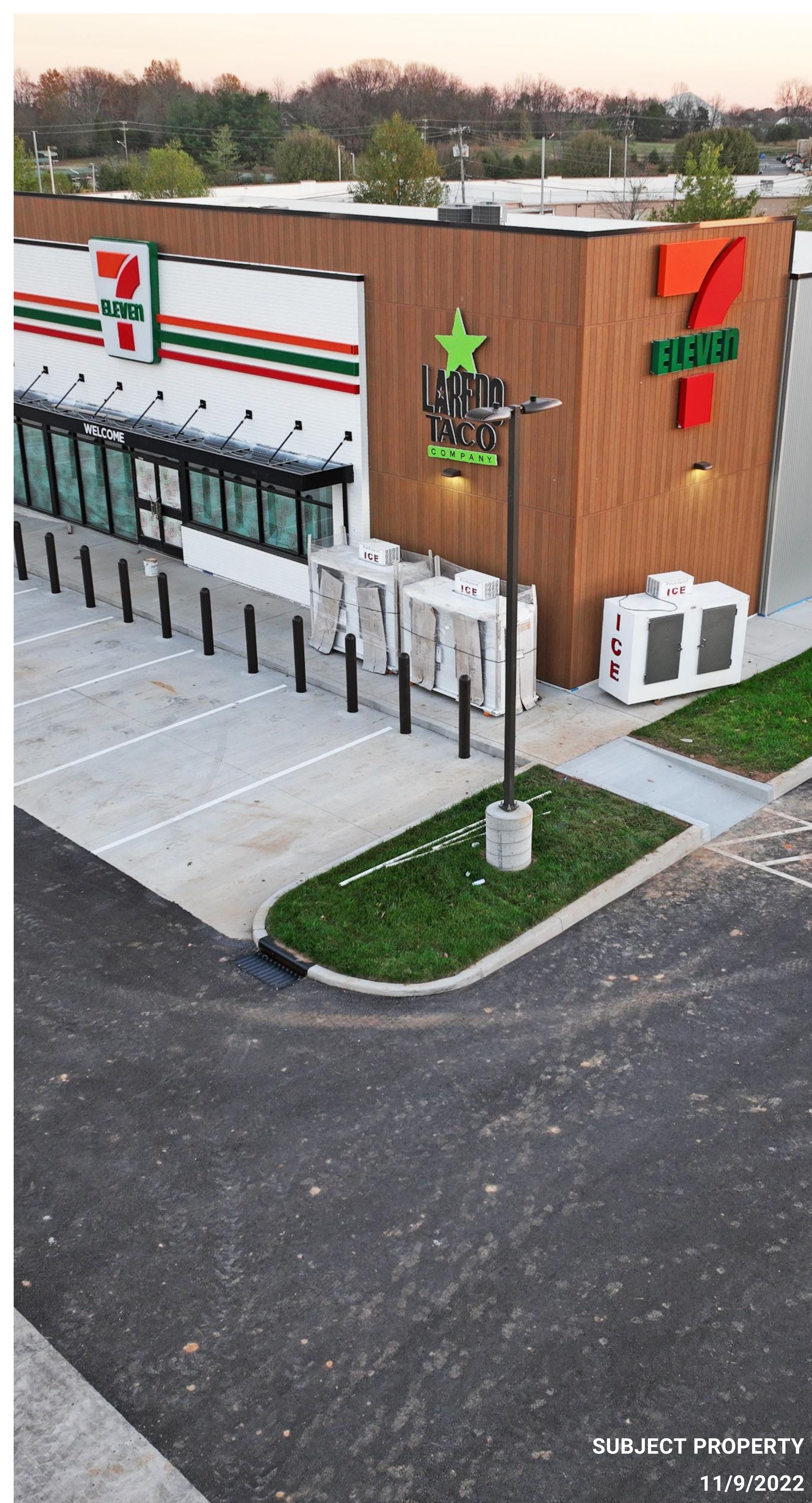
LOCATIONS
77,000+



[7-eleven.com](https://www.7-eleven.com)

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than **77,000 stores in 19 countries**, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of **convenience-oriented guests** by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading **private brand products** under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN CLARKSVILLE, TN

7-Eleven, Speedway, Stripes Announce Plan to Fill 60,000 Roles on National Hiring Day

APRIL 28, 2022 (7-ELEVEN CORPORATE)

The 7NOW app provides real-time tracking that lets customers know when to expect their orders, typically in 30 minutes or less.

From 10 a.m. to 4 p.m., interested candidates are invited to apply to all open positions in-person at one of the more than **13,000 locations** or online by visiting careers.7-Eleven.com and Speedway.com/careers. Same-day interviews and **on-the-spot job offers** are available for in-person applicants. Career opportunities include both **entry-level and management positions** inside the store as well as support roles and **numerous IT positions** and maintenance technicians to help fuel 7-Eleven's industry leading and innovative technological initiatives.

"The convenience retailers are collectively hiring passionate, customer-focused employees for 60,000 jobs."

"For more than **90 years**, 7-Eleven has been innovating to meet customer needs, and **2022 is presenting** our family of brands with more exciting growth opportunities than ever across the country," said Doug Rosencrans, 7-Eleven Executive Vice President and Chief Operating Officer. "We pride ourselves in providing associates with career advancement, **flexible work schedules** and competitive pay, and we welcome you to come learn and grow with 7-Eleven, Speedway and Stripes.

Store associate positions also will typically help continue to meet the surge in summer traffic, both in stores and through mobile orders, made through the 7NOW® delivery app. 7NOW Delivery offers more than 3,000 favorite 7-Eleven beverages, snacks, and more to be ordered online and delivered directly to customers. Alcohol delivery is available in select markets to customers age 21 and older.

EXPLORE ARTICLE



7-Eleven Launches 7NOW Gold Pass™, featuring Waived Delivery Fee and More

JANUARY 19, 2022 (7-ELEVEN CORPORATE)

7-Eleven Delivery through the 7NOW® app just got a reward-worthy upgrade that rounds out the brand's best-in-class delivery offerings.

With the new **7NOW Gold Pass™** subscription delivery service, customers can get their **delivery fee waived** on a choice of more than **3,000** of their favorite 7-Eleven products*. We're talking anything **from hot, fresh food and drinks to household items, snacks, groceries**, and much more.

"Our 7NOW Gold Pass subscription delivery service brings convenience to a whole new level, giving our customers the ability to order what they want, when they want it – and now as often as they want without an added delivery fee"

Need **snacks to stay fueled** while watching the **big game** or think it's a bit too chilly for a coffee run? For just **\$5.95 a month and no added delivery fee**, customers can get all the **drinks and snacks** they need, typically in about **30 minutes**. The 7NOW Gold Pass service pays for itself in about **3 delivery orders per month**, but in true 7-Eleven fashion, the perks don't end there.

Subscribers with a basket subtotaling at **least \$10 will receive additional benefits** including the option to select a **free product**, such as a free small Slurpee® drink. Better yet, members of 7Rewards®—**the loyalty program** in the 7-Eleven app where customers can earn and **redeem points** on most purchases—will unlock double the rewards when they order delivery using the **7NOW Gold Pass service**. Need we say more? Experience 7-Eleven convenience like never before at **no cost for the first 14 days**.

EXPLORE ARTICLE



LOCATION OVERVIEW

7-ELEVEN CLARKSVILLE, TN



Clarksville

Tennessee



173,480

Population



\$55,819

Median Household Income



Montgomery County
Annual Population
Growth

6.4%

Unemployment Rate than
National Average

Lower

Clarksville, TN is the county seat of Montgomery County and is the fifth largest city in the state with an estimated population of 173,480 as of 2022.

Between 2020 - 2022, the population grew by 4.05% and is currently growing at a rate of 2% annually.

Clarksville, TN has grown by 4.05% since the most recent census and is currently growing at an annual rate of 2%.

Clarksville is the principal city of the Clarksville, TN-KY metro, 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, growing by 6.4%. The county's unemployment rate for 2021 was 4.5%, below the national level of 5.4%.

Clarksville is 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, with a total student enrollment of 10,344 as of 2021, and is adjacent to Fort Campbell, a US Army post.

Clarksville has recently been recognized as a premier living destination. Opendoor named Clarksville the #1 Most Desirable Zip Code in America for Relocation in 2021. And in 2020, Clarksville was recognized as the Best Place to Retire by InvestmentU.

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IN THE NEWS

7-ELEVEN CLARKSVILLE, TN

Economic development deals with ten-figure investments are circling Clarksville

ADAM SICHKO, NOVEMBER 02, 2022 (NASHVILLE BUSINESS JOURNAL)

The target is a 420-acre property formerly known as the Allensworth farm, near exit 4 of Interstate 24, according to information presented at the Clarksville-Montgomery County Industrial Development Board's most recent meeting.

If finalized, the deal would rank behind only Ford Motor Co.'s forthcoming electric vehicle manufacturing campus in West Tennessee.

An anonymous company is exploring a \$3 billion project in Clarksville — a dollar amount that would rank as the second-largest economic development deal in Tennessee history.

Local economic development official Josh Ward discussed the prospect during last month's meeting of the Clarksville-Montgomery County Industrial Development Board of Directors.

His presentation included a picture of a site visit with representatives of the unidentifiable company that had happened within the last 30 days.

The city and county mayors appeared to be present at the meeting, which was "on the Allensworth site for a \$3 billion project," said Ward, who is the board's director of economic development.

It was the company's second visit, said Ward, who called it "a very productive meeting." Ward also described a site visit for a different, \$1.2 billion project on other property within the industrial park.

"We're hoping this year we have two significant announcements from the industrial park," said Ward, the board's director of economic development — though it was not clear which deals he was referring to. "One company has already said yes; they just want to wait for their leadership to make the announcement. And the other one has accepted our offer — they just have to run it up [their] hierarchy chain."

EXPLORE ARTICLE



Study ranks Clarksville 14th in nation for population growth over the last decade

JULY 27, 2021 (CLARKSVILLENOW.COM)

A recent study documenting population growth over the past decade found that Clarksville was one of the fastest growing midsize cities in the country.

Porch, a home services marketplace, examined multiple locations across the country that experienced high residential growth since 2010. The company's researchers calculated the difference between their 2010 and 2020 populations as reported by the U.S. Census Bureau.

In 2010, Clarksville's population sat just over 130,000 residents. Its size has since grown to 161,247, a 20.8% increase. A 10-year total population change of 27,764 residents ranks 14th most of all midsize cities in the United States.

"We're excited that more people want to come to Middle Tennessee and we're excited that people see a great opportunity for themselves here," said Economic Development Council CEO David "Buck" Dellinger. "We got great jobs and a great education system. It's natural that people want to make Clarksville-Montgomery County a home."

Murfreesboro was the only other city from Tennessee to fall within the study's top 15, witnessing a 37.6% population increase since 2010.

EXPLORE ARTICLE



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