



3,273± SF/ 0.71± AC

**Representative
image***

**Property Under
Construction***

10 year Corporate Guaranteed Lease

Investment Opportunity



7971 Highway 51, Millington, TN 38053

Boundless Enterprises is the parent company of Scooter's Coffee and Harvest Roasting, two of the largest and fastest growing brands in the specialty coffee business. Using only the very best products in the world, Scooter's Coffee roasts only the finest coffee beans in the world at its headquarters in Omaha, Nebraska. In nearly two decades of business, Scooter's Coffee's success is simple: stay committed to the original business principles and company core values. Scooter's Coffee's pledge to source shade-grown coffee to protect the rainforests reaffirms its commitment to contribute to a "chain of good" at home and abroad. The Scooter's Coffee Brand Promise, often recited to franchisees, customers, and employees is: "Amazing People, Amazing Drinks... Amazingly Fast!"™ It represents the company's business origins from 1998 and reflects a steady commitment to providing an unforgettable experience to loyal and new customers.

Colliers

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Property Overview

3,273± SF

0.71± AC

10-Year Corporate Guaranteed Lease

Lease Commencement Date: 2023

Lease Expiration Date: 2033

Lease Type - Absolute NNN Lease

Purchase Price - **\$1,874,995**

NOI: \$103,124.76

Cap Rate: 5.5%

Property has 537 Businesses Within 3 Miles

Traffic Counts on Hwy. 51 - 21,114 - VPD

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