



*NEW 10-YEAR LEASE WITH 8.5% INCREASES EVERY 5 YEARS*

# STARBUCKS

NASHVILLE MSA (CLARKSVILLE), TENNESSEE

ADJACENT TO FORT CAMPBELL, ONE OF THE LARGEST MILITARY BASES IN THE WORLD



A photograph of a Starbucks building at dusk. The building has a modern design with large glass windows and a prominent Starbucks logo on the upper facade. The interior is lit up, and the sky is a deep blue.

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**EXCLUSIVELY LISTED BY**

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KENTUCKY  
TENNESSEE

BLANCHFIELD ARMY  
COMMUNITY HOSPITAL  
(BACH)



DOLLAR GENERAL

Walmart  
Neighborhood Market

VILLAS AT CHARLESTON OAKS  
247 UNITS

HAZELWOOD ELEMENTARY  
910 STUDENTS

AUTUMNWOOD FARM  
PROPOSED 152 HOMES



SOLIS  
216 UNITS



#1 PUBLIX  
IN CLARKSVILLE

PISGAH ELEMENTARY  
971 STUDENTS

AUTUMN CREEK  
SUBDIVISION  
2,797 NEW HOMES

COPPER RIDGE  
380 UNITS

ASHTON RIDGE  
202 UNITS

WEST CREEK ELEMENTARY  
475 STUDENTS

WEST CREEK MIDDLE  
1,316 STUDENTS

WEST CREEK HIGH  
1,755 STUDENTS

RENAISSANCE AT PEACHERS MILL  
216 UNITS



HOSTS 300+ EVENTS  
ANNUALLY

CLARKSVILLE  
SPEEDWAY & FAIRGROUNDS

HERITAGE PARK SPORTS PARK  
THOUSANDS OF VISITORS  
ANNUALLY

CLARKSVILLE  
REGIONAL AIRPORT



31,860 CARS/DAY

34,734 CARS/DAY

FORT CAMPBELL

ONE OF THE LARGEST MILITARY  
BASES IN THE WORLD  
BASE POPULATION OF 241,000+

BARSANTI ELEMENTARY  
475 STUDENTS

THE COMMONS AT THE WOODLANDS  
842 HOMES







## ADDRESS



Tiny Town Rd. & Tara Blvd.  
Clarksville, TN 37042

## PRICE

\$3,157,000

## CAP RATE

5.85%

## NOI

\$184,666

# FINANCIAL OVERVIEW

PRICE	\$3,157,000
CAP RATE	5.85%
GROSS LEASABLE AREA	2,230 SF
YEAR BUILT	2025
LOT SIZE	1.20 +/- Acres

## LEASE SUMMARY

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE TERM	10 Years
RENT COMMENCEMENT	Est. February/March 2025
INCREASES	8.5% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## RENT SUMMARY

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$184,666	\$15,389
Year 6 - Year 10	\$200,363	\$16,697
Option 1	\$217,393	\$18,116
Option 2	\$235,872	\$19,656
Option 3	\$255,921	\$21,327
Option 4	\$277,674	\$23,140



## TENANT OVERVIEW

OWNERSHIP: PUBLIC  
 TENANT: CORPORATE  
 GUARANTOR: STARBUCKS CORPORATION



HEADQUARTERED IN  
 SEATTLE,  
 WASHINGTON



38,000  
 LOCATIONS



PUBLICLY TRADED  
 COMPANY  
 NASDAQ:  
 SBUX



FOUNDED IN  
 1971



346,000  
 EMPLOYEES



FORTUNE 500  
 RANKING  
 #125

## LEASE SUMMARY

### LANDLORD RESPONSIBILITIES

Landlord shall maintain, repair and make replacements to the premises including (a) upkeep of the roof, roof membrane and roof systems (there is a new 15-year roof warranty), foundation, exterior walls, interior structural walls and all structural components of the premises, building, property and critical access drive and (b) maintenance and repair of a drainage systems, utilities, and plumbing systems. Landlord shall not be required to maintain the interior surface of exterior walls, windows, doors, or plate glass or store fronts.

### TENANT RESPONSIBILITIES

Tenant, at Tenant's expense, shall keep the premises, outdoor seating area and signage in good order and repair including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment and the store front, doors, and plate glass.

### CAM

Landlord shall be responsible for the maintenance and repair of all common areas including parking areas, sidewalks, drive-thru, and landscaping. Tenant shall reimburse Landlord for common area maintenance expenses.

### TAXES

Tenant shall pay all real estate taxes.

### INSURANCE

Tenant shall obtain and keep in full force liability and property insurance.

Landlord shall also obtain and keep in full force liability and property insurance and Tenant shall reimburse Landlord for the cost of Landlord's insurance.

### ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease without Landlord's consent but shall remain liable for the terms of the lease.

### ESTOPPEL

Tenant has 30 Days from receipt of request to provide an executed estoppel.

# INVESTMENT *HIGHLIGHTS*

- New 10-Year Corporate Lease with No Early Termination Clause
- 8.5% Rental Increases Every 5 Years in the Base Term and Options
- Investment Grade Credit Tenant (Rated BBB+ by S&P), Ranked #125 on Fortune 500
- New High-Quality Construction with a Patio and Drive-Thru
- Store is Designed to Handle High Drive-Thru Stacking/Volume
- Serving Over 116,500 Residents in One of the Fastest-Growing Cities in the U.S.
- 90,000 New Residents Projected to Live in Clarksville Over the Next 20 Years
- Over 4,000 New Residences Approved/Under Construction in Immediate Trade Area
- Just East of Fort Campbell, One of the Largest Military Bases in the World with a Total Base Population of 241,000+
- Adjacent to High-Volume Publix Anchored Center and Down the Street from New 123,000 SF Kroger Marketplace Development
- Positioned on the A.M. Side of Major Artery with 27,000+ Cars/Day
- Just Off I-24 with 62,200 Cars/Day, Direct Access to Downtown Nashville
- Strategic Location in Underserved Retail Trade Area with Limited Competition
- Strong Daytime Population, More Than 20,000 Employees in Primary Trade Area
- Close Proximity to Clarksville's Corporate Business Park, Home to Hancock Tire (\$1 Billion Plant), Google Data Center (\$600 Million Facility), LG Electronics (\$350 Million Plant), and Microvast Electric (\$220 Million Plant)
- Jobs in the Clarksville/Montgomery County MSA are Projected to Grow 37.6% Over the Next 10 Years
- Surrounded by Several K-12 Schools with 10,000+ Students
- Tax Free State, No State Income Tax in Tennessee

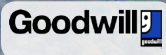






NORTHEAST HIGH  
1,728 STUDENTS

NORHEAST MIDDLE  
1,026 STUDENTS



HAZELWOOD ELEMENTARY  
910 STUDENTS



\$2+ BILLION CLASS-A CORPORATE  
BUSINESS PARK DEVELOPMENT  
ON 1,700 ACRES

COPPER RIDGE  
380 UNITS



WYNWOOD  
404 UNITS



#1 PUBLIX  
IN CLARKSVILLE



Ascension  
Saint Thomas  
URGENT CARE




SUBJECT  
PROPERTY



FUTURE RETAIL

TINY ROWN ROAD 31,860 CARS/DAY



 **VILLAS AT CHARLESTON OAKS**  
247 UNITS

**BLANCHFIELD ARMY  
COMMUNITY HOSPITAL  
(BACH)**

**FORT CAMPBELL**

**ONE OF THE LARGEST MILITARY BASES IN  
THE WORLD**

**BASE POPULATION OF 241,000+**

**FUTURE RETAIL**

**SUBJECT  
PROPERTY**

**TINY ROWN ROAD**

**31,860 CARS/DAY**





RENAISSANCE AT PEACHERS MILL  
216 UNITS



WEST CREEK MIDDLE  
1,316 STUDENTS

HERITAGE PARK SPORTS PARK  
THOUSANDS OF VISITORS  
ANNUALLY



WEST CREEK ELEMENTARY  
475 STUDENTS



WEST CREEK HIGH  
1,755 STUDENTS



BARKERS MILL ELEMENTARY  
980 STUDENTS

**SUBJECT  
PROPERTY**

FUTURE RETAIL

Ascension  
Saint Thomas  
URGENT CARE

O'Reilly  
AUTO PARTS

TINY ROWN ROAD 31,860 CARS/DAY





# CONSTRUCTION PHOTOS

TAKEN NOVEMBER 14, 2024



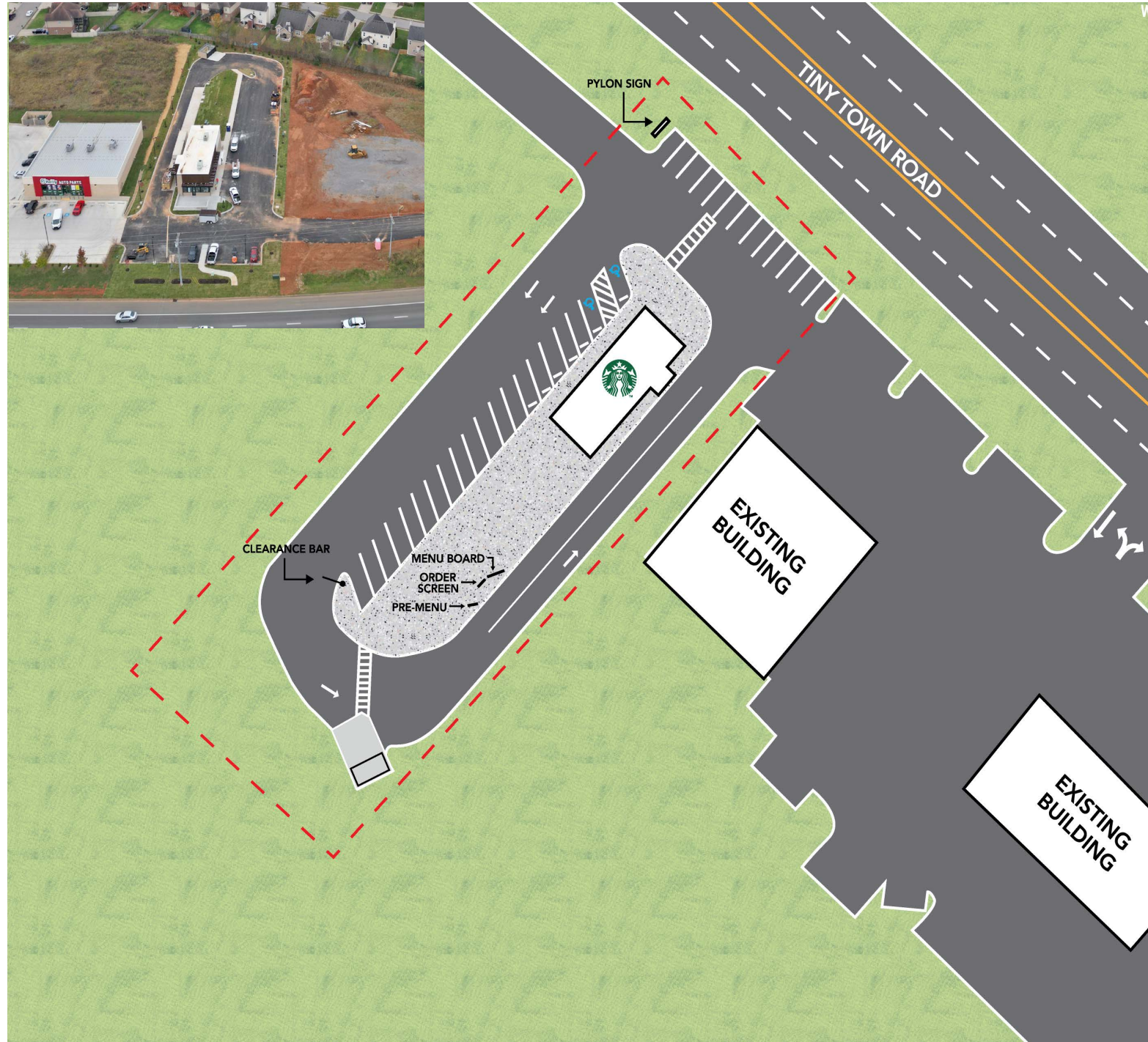




**LOT SIZE**  
1.20 +/-  
ACRES

**TRAFFIC COUNT**  
27,401  
CARS/DAY

**PARKING**  
33  
SPACES







# DEMOGRAPHICS



Tiny Town Rd. & Tara Blvd.  
Clarksville, TN 37042

## POPULATION

	1-MILE	3-MILES	5-MILES
2020 Population	8,332	45,254	109,589
2023 Population	8,376	47,334	116,560
2028 Population	9,487	53,542	129,770

## HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2020 Households	2,617	15,336	38,795
2023 Households	2,864	16,746	41,899
2028 Households	3,255	19,050	47,003

## INCOME

	1-MILE	3-MILES	5-MILES
2023 Average Household Income	\$110,196	\$84,323	82,437

## EMPLOYEES

	1-MILE	3-MILES	5-MILES
2023 Number of Employees In Area	4,563	7,925	20,120



4

MILES  
FORT  
CAMPBELL



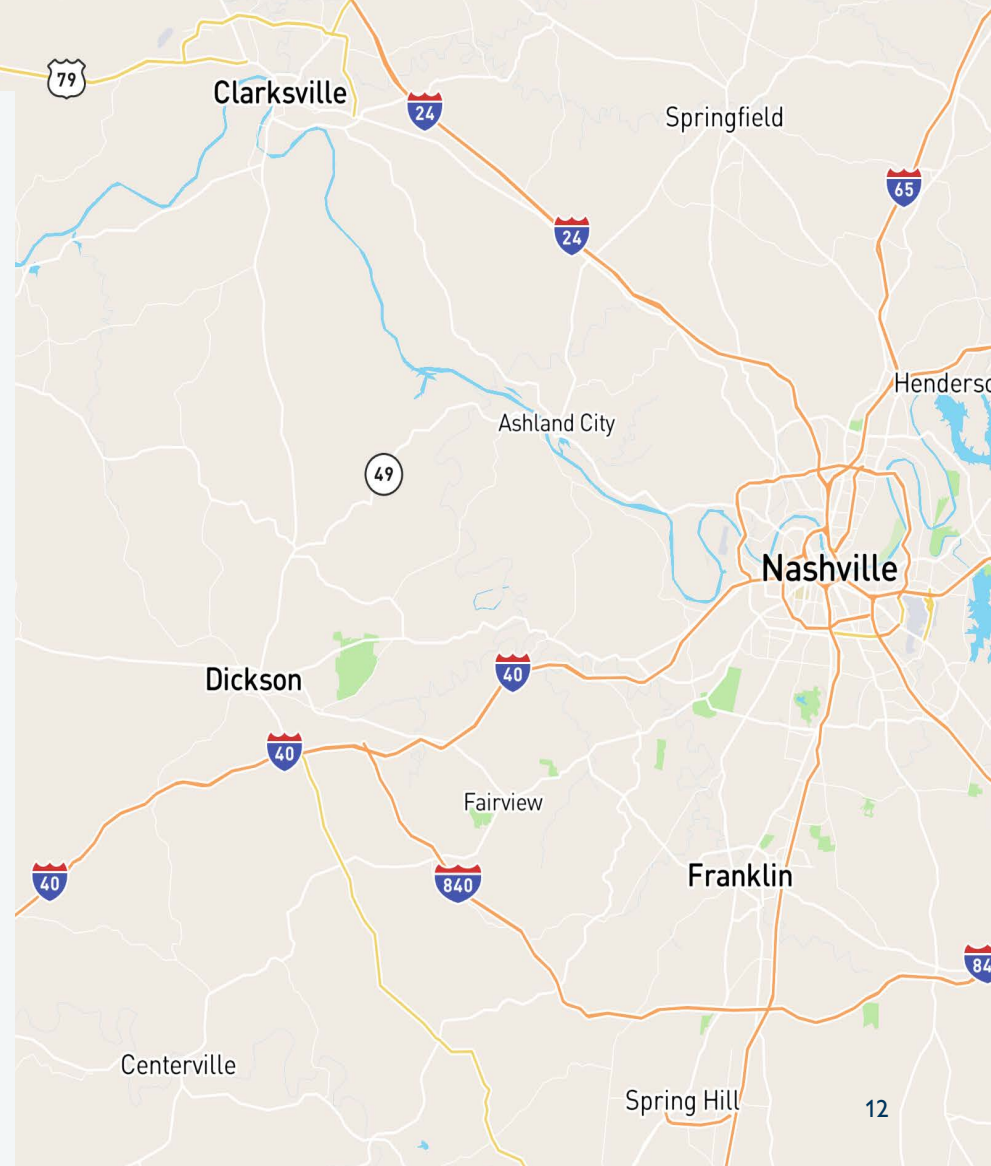
4

MILES  
CLARKSVILLE  
REGIONAL  
AIRPORT



54

MILES  
NASHVILLE, TN





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O F F E R I N G   M E M O R A N D U M

# STARBUCKS

CLARKSVILLE, TENNESSEE

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