NEW 20-YEAR LEASE EXTENSION | 38+ YEAR OPERATING HISTORY | SIGNALIZED HARD CORNER INTERSECTION IN ESTABLISHED RETAIL CORRIDOR

NNLG NATIONAL NET LEASE GROUP

CUSHMAN & WAKEFIELD

- **ABSOLUTE NNN LEASE STRUCTURE**
  Zero landlord responsibilities for operating expenses, maintenance, or capital expenditures.
- **NEW 20-YR LEASE EXTENSION**
  The lease is backed by WAC Enterprises, Inc., Krystal's largest and most successful franchisee and the brand's first franchise operator. WAC Enterprises currently operates 98 locations across six states.
- **ATTRACTIVE RENT INCREASES**
  Contractual 7.5% rent increases every five years throughout the primary term and option periods.
- **PREMIER HARD-CORNER LOCATION ON A MAJOR NORTH KNOXVILLE CORRIDOR**
  With 36,687+ VPD, the property is located at a signalized hard-corner intersection along Maynardville Highway (TN-33), the primary commercial artery serving Halls Crossroads and North Knoxville, offering excellent visibility, signage opportunities, and convenient ingress and egress with strong commuter traffic.
- **DOMINANT DAILY-NEEDS RETAIL CORRIDOR**
  Located within a dense retail corridor anchored by Walmart Supercenter, Lowe's Home Improvement, Food City, Kroger, Walgreens, CVS, AutoZone, and Advance Auto Parts, driving consistent traffic and consumer draw.
- **SUPPLY-CONSTRAINED SUBMARKET WITH STRONG DEMOGRAPHICS**
  Halls Crossroads is one of Knoxville's most established suburban trade areas, characterized by limited new retail development, long-tenured tenants, and stable household density.
- **EXCELLENT REGIONAL ACCESS AND CONNECTIVITY**
  Maynardville Highway provides direct access to I-640, I-275, and I-75, enabling efficient regional connectivity and positioning the property as a convenient destination for both local residents and pass-through traffic.
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$1,234,464
PRICE

ABSOLUTE NNN
LEASE TYPE

20 YEARS
TERM REMAINING

7.5% EVERY 5 YEARS
RENT INCREASES

38+ YEAR
OPERATING HISTORY AT THIS LOCATION

1,953
BUILDING SIZE

DRIVE THRU
FEATURES

INFORMATION REQUEST

BLAKE TAGMYER
Executive Director
+1 858 558 5670
blake.tagmyer@cushwake.com
License No. 01912759

BRANDON PRICE
Senior Director
+1 858 558 5673
brandon.price@cushwake.com
License No. 01822998

CONOR MCGOUGH
Associate
+1 858 558 5627
conor.mcgough@cushwake.com
License No. 02236653

AMY THOMPSON
Brokerage Specialist
+1 858 546 5440
amy.thompson@cushwake.com
License No. 02214440

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