



LINEBERRY REAL ESTATE



2

OFFERING MEMORANDUM

STARBUCKS – GROUND LEASE

1925 MALLORY LN – FRANKLIN, TN



TM

*Architectural Rendering

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MARKETING TEAM

BRADFORD LINEBERRY
Principal Broker

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License #: 361841



STARBUCKS

1925 Mallory LN – Franklin, TN

OFFERING SUMMARY

List Price	\$5,400,000
Gross Leasable Area (GLA)	3,624 SF
Lot Size	±1.04 Acres
Capitalization Rate	4.07%
Lease Commencement	12/12/2023
Rent Commencement	Summer 2025
Lease Expiration	20 Years from Rent Commencement*
Options	Three 10-Year with Rental Increases
Lease Type	NNN Lease
LL Responsibilities	LL's Liability Insurance
Guarantor	Corporate
Year Remodeled	2025

FINANCIAL ANALYSIS

Start Date	Rent/Month	Rent/Year
Year 1-5	\$18,333.33	\$220,000.00
Year 6-10	\$19,800.00	\$237,600.00
Year 11-15	\$21,384.00	\$256,608.00
Year 15-20	\$23,094.71	\$277,136.64



*10-Year One-Time Right of Early Termination

INVESTMENT INFORMATION

- Very Rare 20-Year Corporate Ground Lease
- Tenant Remodeling Existing Building including New Drive-Thru
- Significant Investment by Tenant
- Attractive Rental Increases every 5 Years

LOCATION INFORMATION

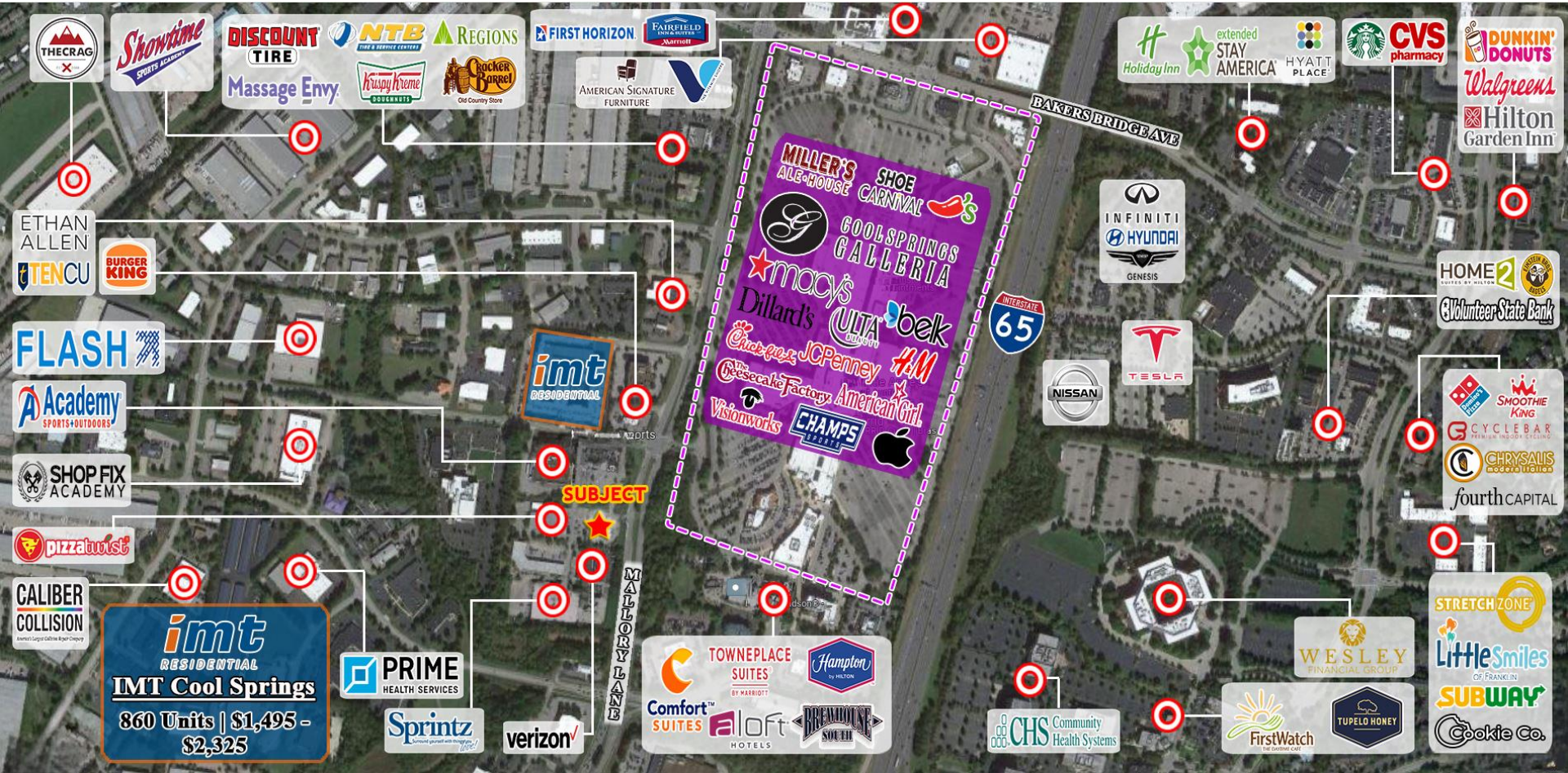
- Extremely Strong Retail Corridor | Located across the street from +/- 2M SF Cool Springs Mall
- Large Trade Area | Located near several market drivers that expand the typical trade area for the center
- Established Market | 13M SF of Inventory with less than 3% vacancy
- High Growth City | Franklin has experienced significant growth in population and already has one of the highest median incomes in the state



TN

★ Designed by TownMapsUSA.com

RETAIL MAP



DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2010 Population	30,823	83,577	228,977
2023 Population	40,342	105,637	282,248
2028 Population Projection	43,623	113,852	298,391
Annual Growth 2010-2023	2.4%	2.0%	1.8%
Annual Growth 2023-2028	1.6%	1.6%	1.1%
Median Age	40.9	41.2	39.9
Bachelor's Degree or Higher	59%	59%	58%

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$133,959	\$146,662	\$144,024
Median Household Income	\$108,211	\$116,697	\$113,437
Total Specified Consumer Spending (\$)	\$634.9M	\$1.7B	\$4.6B



ELEVATION



① EAST ELEVATION
Scale: 3/16" = 1'-0"



② NORTH ELEVATION
Scale: 3/16" = 1'-0"



③ SOUTH ELEVATION
Scale: 3/16" = 1'-0"



④ WEST ELEVATION
Scale: 3/16" = 1'-0"

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