



Scooter's Coffee COFFEE DRIVE-THRU

**Brand New Construction
Opened February 2024**

3730 Riverdale Rd
Memphis, TN 38115





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Listed in Conjunction with
Tennessee Broker of Record:
Carson Claybrook
TN Lic 314998



Scooter's Coffee

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DEMOGRAPHICS

Scooter's Coffee

3730 Riverdale Rd
Memphis, TN 38115

Year Built:

2024

Land:

0.845 Acres
(36,808 SqFt)

Bldg:

664 SqFt



GOMEZGROUP

Absolute NNN





- 📄 New 15 Year Absolute NNN Lease with Personal Guaranty
- 📄 Brand New Construction, Tenant Opened February 2024
- 📄 Excellent Visibility, Access, and Frontage in a Strong Retail Corridor
- 📄 Dominate Infill Location just off State Route 385
- 📄 Two 5-Year Options with Fixed 10% Increases Every 5 Years
- 📄 Scooter's Coffee Ranked #2 on Entrepreneur's Franchise 500 List in 2024
- 📄 A Fast Growing U.S. Franchise Brand with Over 800 Locations

- 0.845 Acre Lot with Drive-Thru and Dual Ingress/Egress
- Ideally Situated at a Hard Corner on Riverdale Rd and Malco Crossing
- Immediate Access to State Route 385 with 126,300+ VPD
- Several Hotels with Over 970 Rooms Combined in 3 Mile Radius
- Affluent Demographics with a Population of 94,300+ and Avg HHI of \$79,000+ in 3 Mile Radius
- Close Proximity to Several National Retailers such as IHOP, Walgreens, Goodwill, American Freight, Jiffy Lube, Planet Fitness, and More

[WATCH PROPERTY VIDEO](#)



- ☑ Positioned Between Several Shopping Centers such as *Memphis Plaza*, *Winchester Court*, *Cross Creek*, *Centennial Commons*, and More
- ☑ Less than 2.5 Miles from Costco Anchored Shopping Center with National Retailers such as PetSmart, Ashley Furniture Home Store, Lowe's Home Improvement, AT&T and More
- ☑ In 2 Mile Radius of Centennial Commons, a 460,000 SqFt Shopping Center with Over 2.4MM Visits per Year, per Placer.ai











DICK'S SPORTING GOODS
Marshalls
DUNKIN' JCPenney
ESPORTA FITNESS **OLLIE'S** GOOD STUFF CHEZ!
CENTENNIAL COMMONS
1.6 Miles

sam's club

Walmart

Kroger

LOWE'S

COSTCO WHOLESALE

Planet Fitness

goodwill

Krystal

McDonald's

WAFFLE HOUSE

21,264 VPD

WINCHESTER RD

W

ihop

SCOOTER'S COFFEE

TAKE 5 GARAGES

RIVERDALE RD
37,152 VPD



THE HOME DEPOT **Conn's** **dd's**
HomePlus DISCOUNTS

ROSS DRESS FOR LESS **PRIVÉ**
GNC MEMPHIS

CROSS CREEK
0.4 Miles

126,362 VPD

385
Tennessee

DEPARTMENT OF
HUMAN RESOURCES

Allstate

37,152 VPD

RIVERDALE RD

ihop

W

EXXON

**SCOOTER'S
COFFEE**

**SALES
5**
CORPORATION

jiffylube

Starbucks

Chick-fil-A

Planet Fitness

9
goodwill

Krystal

McDonald's

American Freight



MEMPHIS INTERNATIONAL AIRPORT
 11.8 Miles
 Servicing Over 4.8MM Passengers per Year

CVS pharmacy **DOLLAR GENERAL**
Public Storage **SUBWAY**

WINCHESTER COURT
 1 Mile



THE HOME DEPOT **Conn's HomePlus** **dd's DISCOUNTS**
ROSS DRESS FOR LESS **DRIVE MEMPHIS**
GNC

CROSS CREEK
 0.4 Miles

DEPARTMENT OF HUMAN RESOURCES

21,264 VPD
WINCHESTER RD



SCOOTER'S COFFEE



37,152 VPD

RIVERDALE RD





CVS pharmacy **DOLLAR GENERAL**
Public Storage **SUBWAY**

WINCHESTER COURT
1 Mile

THE HOME DEPOT **Conn's HomePlus** **dd's DISCOUNTS**
ROSS DRESS FOR LESS **PRIVÉ MEMPHIS**
GNC

CROSS CREEK
0.4 Miles

DICK'S SPORTING GOODS **Marshalls**
DUNKIN' **JCPenney**
ESPORTA FITNESS **OLLIE'S GOOD STUFF CHEAP**

CENTENNIAL COMMONS
1.6 Miles

BIG LOTS!

EXXON

American Freight

goodwill

PANDA EXPRESS
COMFORT CHINESE CUISINE

ALDI

Kroger

133 ROOMS
Hampton Inn
MILLION

jiffy lube

Chick-fil-ä

CLUB 4 FITNESS

WINCHESTER RD
21,264 VPD

BANK OF AMERICA

W

Krystal

WAFFLE HOUSE

sam's club

Burlington

89 ROOMS

LOWE'S

IHOP

TAKE 5
RESTAURANT

McDonald's

Walmart

Holiday Inn

COSTCO WHOLESALE



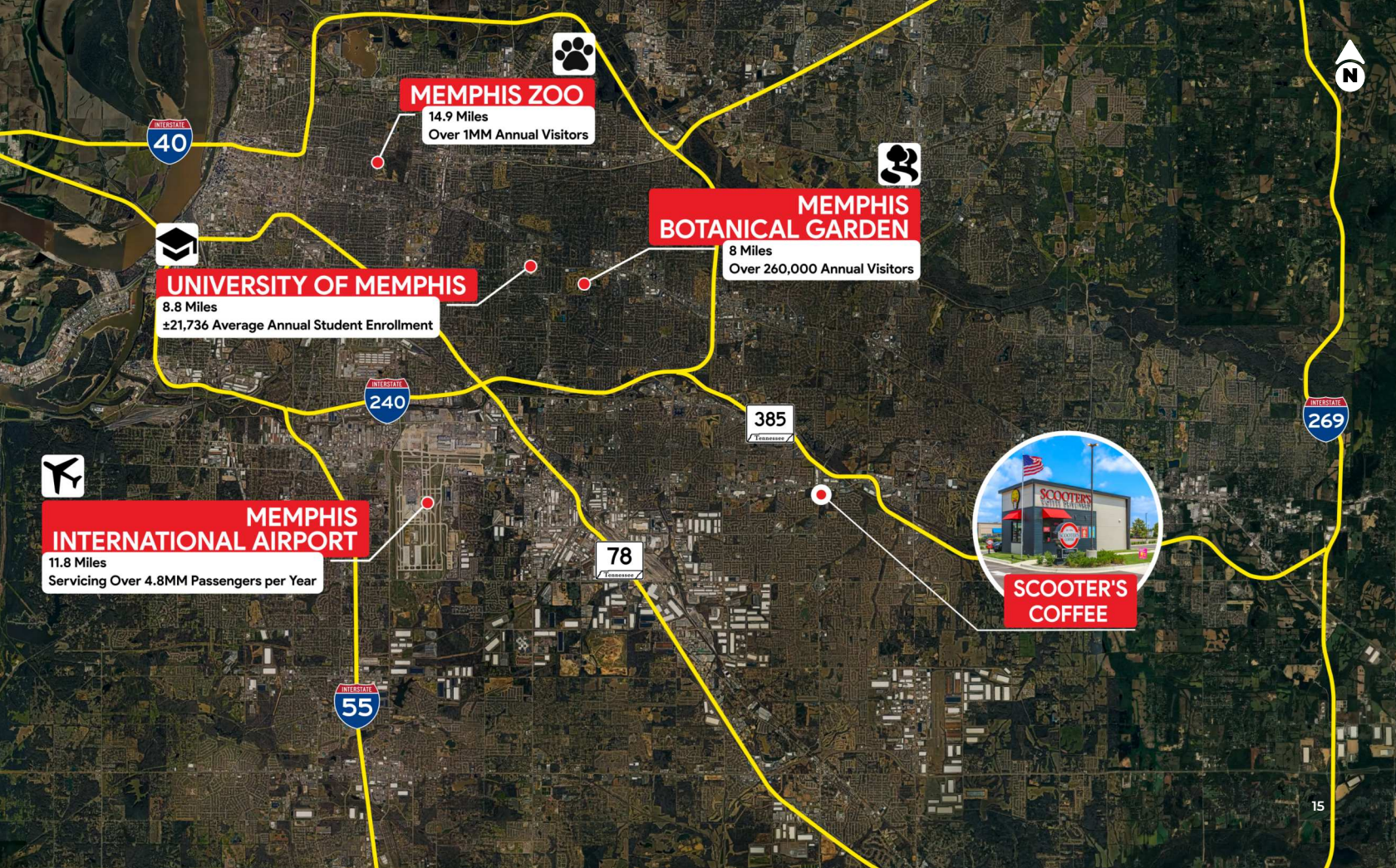
SCOOTER'S COFFEE

RIVERDALE RD
37,152 VPD

S GERMANTOWN RD
14,304 VPD

385
Expressway

126,362 VPD



MEMPHIS ZOO

14.9 Miles
Over 1MM Annual Visitors



MEMPHIS BOTANICAL GARDEN

8 Miles
Over 260,000 Annual Visitors



UNIVERSITY OF MEMPHIS

8.8 Miles
±21,736 Average Annual Student Enrollment



MEMPHIS INTERNATIONAL AIRPORT

11.8 Miles
Servicing Over 4.8MM Passengers per Year



SCOOTER'S COFFEE





Lease Type

Absolute NNN

Lease Guarantor

**HUDSON VENTURES, LLC,
a Tennessee Limited Liability Company
d/b/a Scooter's Coffee**

Rent Commencement Date

February 23, 2024

Lease Expiration Date

February 28, 2039

Term Remaining on Lease

15 Years

Options

Two 5-Year

Increases

10% Increase Every 5 Years



TENANT

LEASE TYPE

AREA

LEASE
FROMLEASE
TOANNUAL
RENTANNUAL
RENT PER
AREARENT
INCREASERENT
INCREASE
DATE

OPTIONS

Scooter's Coffee

ABSOLUTE NNN

664

02/23/2024

02/28/2039

\$120,000

\$180.72

\$132,000

02/23/2029

TWO 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	02/23/2024 – 02/22/2029	\$10,000	\$120,000
	02/23/2029 – 02/22/2034	\$11,000	\$132,000
	02/23/2034 – 02/28/2039	\$12,100	\$145,200
	03/01/2039 – 02/28/2044 (OPTION 1)	\$13,310	\$159,720
	03/01/2044 – 02/28/2049 (OPTION 2)	\$14,641	\$175,692

NOI
\$120,000 

Cap Rate
7.25% %

Price
\$1,655,000 

Price/ft Land
\$44.96 



Founded in 1998, Scooter's Coffee is a specialty coffee franchise brand that is known for its drive-thru coffee kiosks and coffeehouses. The company is the second-largest drive-thru coffee chain and the fifth-largest coffee chain in the United States. The brand offers a wide variety of espresso-based beverages such as mochas, cappuccinos, lattes, along with smoothies and teas. The chain also sells a selection of pastries, breakfast sandwiches, cinnamon rolls, and muffins. Most of Scooter's locations are drive-thru only, with no inside business, providing convenience for customers on the go. What began as a single location in Bellevue, Nebraska, has now expanded across 30 states with over 800+ locations. The company is actively involved with various charitable initiatives and is committed to fostering strong partnerships with coffee bean farmers around the world, with focus on high-quality Arabica beans. Scooter's Coffee was ranked #59 on Entrepreneur Magazine's Franchise 500 List in 2024 and #13 on Yelp's list of 50 Most Loved Brands in the U.S.



HEADQUARTERS
Omaha, NE



2024 PROJECTED SALES REVENUE
\$95.8B



LOCATIONS
800+



MEMPHIS, TENNESSEE

Memphis is a city along the Mississippi River and is located in southwest Tennessee. Memphis is the second most populous city in Tennessee with over $\pm 1,179,100$ residents according to the worldpopulationreview.com. The city is home to several Fortune 1000 companies such as AutoZone, ServiceMaster, Federal Express, Muller Industries, and more. Major employers in the area include Methodist Le Bonheur Healthcare, Tennessee State Government, Baptist, and FedEx. With job market growth in the recent years, the majority of the jobs are related to transportation, trade, and utilities industries. Within the city, the largest economic driver in the state is Memphis International Airport which creates around \$20B in annual economic impact. The city of Memphis is the birthplace of Rock and Roll and officially recognized as the Home of the Blues. The city hosts the largest events such as World Championship Barbecue Cooking Contest and Beale Street Music Festival. In 2021, Memphis was named one of the "Worlds Greatest Places" by Time Magazine.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2023 Population	9,588	94,397	185,783
2028 Population Projection	9,330	92,233	182,497
Median Age	34.6	34.6	36.2
Bachelor's Degree or Higher	18%	28%	35%
U.S. Armed Forces	15	213	328

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	3,742	36,942	72,647
2028 Household Projection	3,643	36,117	71,350
Owner Occupied Households	1,603	16,331	37,573
Renter Occupied Households	2,040	19,786	33,776
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$87.8MM	\$991.6MM	\$2.2B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$65,119

\$79,098

\$93,667

Median Household Income

\$53,607

\$59,304

\$68,101

► HOUSING

Median Home Value

\$149,946

\$184,835

\$243,993

Median Year Built

1983

1984

1982



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