



Scooter's Coffee

Brand New Construction
Opened October 2024

5791 Airline Rd
Arlington, TN 38002



SCOOTER'S

COFFEE DRIVE-THRU





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CA Lic 01753933

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



Scooter's Coffee

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DEMOGRAPHICS

Scooter's Coffee

5791 Airline Rd
Arlington, TN 38002

Year Built:

2024

Land:

0.63 Acres
(27,545 SqFt)

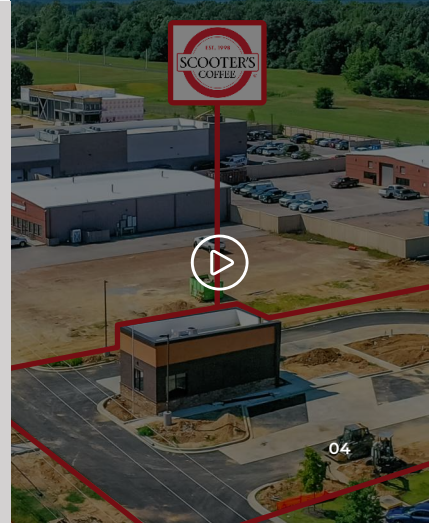
Bldg:

664 SqFt

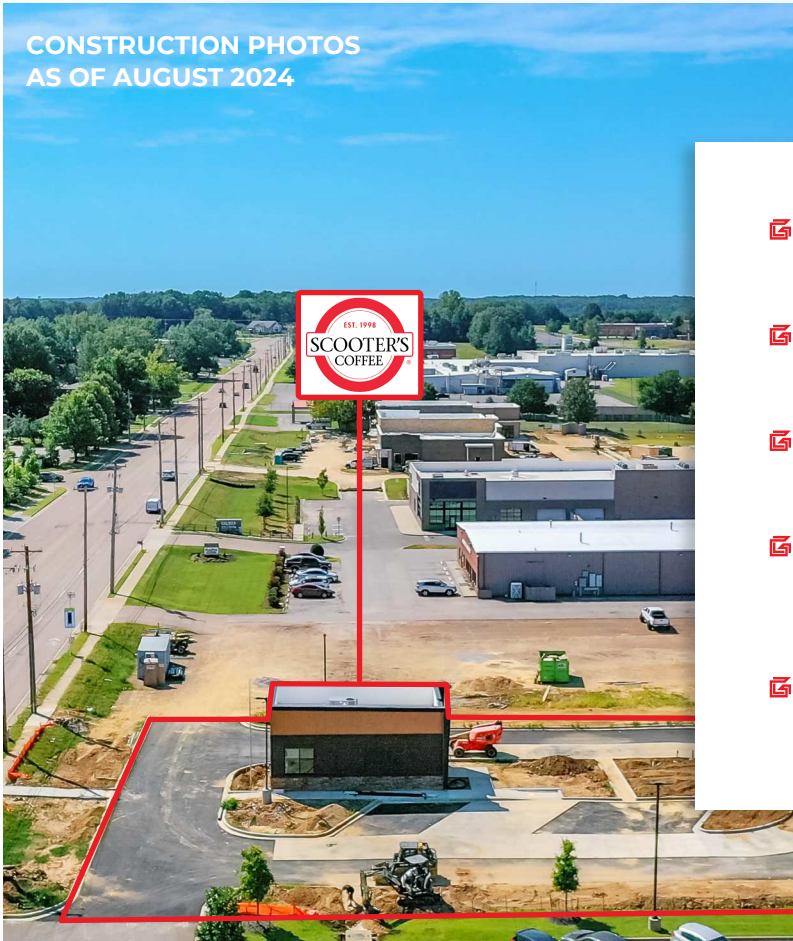


GOMEZGROUP

Absolute NNN



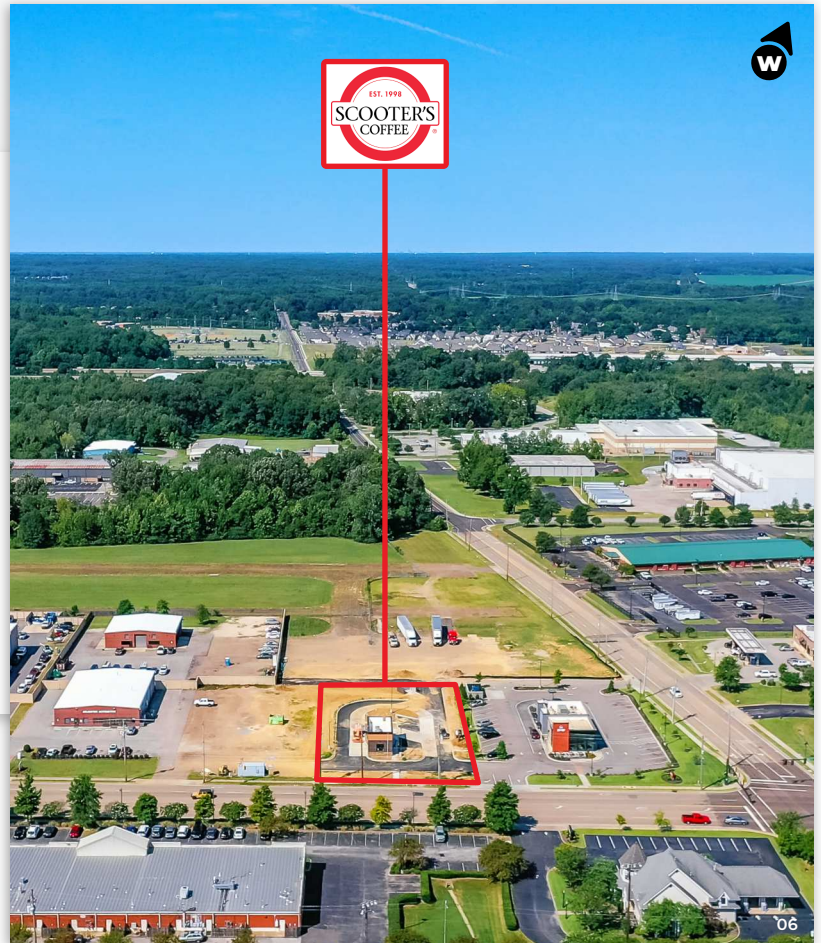
CONSTRUCTION PHOTOS
AS OF AUGUST 2024



- 📄 New 15 Year Absolute NNN Lease with Personal Guaranty
- 📄 Brand New Construction, Tenant Opened October 2024
- 📄 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

- 0.63 Acre Lot with Drive Thru
- Excellent Visibility and Frontage on Airline Rd with 15,147 VPD
- Numerous National and Local Retailers in Immediate Surrounding Area such as Wendy's, Sonic Drive-In, McDonald's, Waffle House, Domino's Pizza, and More
- Strategically Placed 1 Mile off Hwy 70 with 13,269 VPD

[WATCH PROPERTY VIDEO](#)



- ☑ Within 1.5 Miles From Brand New 23k SF Retail Development, *The Falls Shopping Center*, Anchored by Kroger Marketplace
- ☑ 3 Mile Average Household Income of \$128,100+
- ☑ Less than 1.5 Miles of Providence Place, a 45-Acre Mixed-Use Development Currently Under Construction







70 13,269 VPD



WAFFLE HOUSE



Kroger

Auto Zone

ARLINGTON SELF STORAGE

KALASHNIAKOV



ARLINGTON ELEMENTARY SCHOOL
±875 Students



FIRST CITIZENS NATIONAL BANK

Simmons Bank



MEMPHIS ARLINGTON RD

SCOOTER'S COFFEE

LENNYS GRILL & SUBS

ARLINGTON Automotive

ARLINGTON RD
15,147 VPD



SHERWIN WILLIAMS
Auto Parts

O'Reilly

REGIONS

TACO BELL

tropical SMOOTHIE CAFE

WHATABURGER

CHIPOTLE RESTAURANT

STARBUCKS

PROVIDENCE PLACE
45-Acre Mixed-Use Development,
Currently Under Construction

ARLINGTON HIGH SCHOOL
±2,030 Students



MicroPort
Orthopedics

A B C
ABC CHILD CARE

ARLINGTON
Automotive

SCOOTER'S COFFEE

LENNYS
GRILL & SUBS

Simmons Bank

Wendy's

ARLINGTON RD 15-147 VPD



MEMPHIS ARLINGTON RD

FIRST CITIZENS NATIONAL BANK



70 13,269 VPD



SCOOTER'S COFFEE

ARLINGTON ELEMENTARY SCHOOL



±875 Students

WINFIELD DUNN PKWY

15,705 VPD

ARLINGTON HIGH SCHOOL
±2,030 Students

AIRLINE RD
15,147 VPD



INTERSTATE
40



**SCOOTER'S
COFFEE**

385

51

70

INTERSTATE
40



MEMPHIS ZOO

23.4 Miles
Over 1MM Annual Visitors



UNIVERSITY OF MEMPHIS

21.6 Miles
±21,736 Average Annual Student Enrollment



MEMPHIS BOTANICAL GARDEN

22 Miles
Over 260,000 Annual Visitors

78

INTERSTATE
269

INTERSTATE
240



MEMPHIS INTERNATIONAL AIRPORT

30.6 Miles
Servicing Over 4.8MM Passengers per Year

BRAND NEW CONSTRUCTION
OPENED OCTOBER 2024



CONSTRUCTION PHOTOS
AS OF AUGUST 2024

Lease Type
Absolute NNN

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

Rent Commencement Date
October 2024

Lease Expiration Date
October 2039

Term Remaining on Lease
15 Years

Options
Two 5-Year

Increases
10% Increase Every 5 Years



REPRESENTATIVE PHOTO

TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Scooter's Coffee	ABSOLUTE NNN	664	10/2024	10/2039	\$125,004	\$188.26	\$137,504	10/2029	TWO 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$10,417	\$125,004
	YEARS 6-10	\$11,458	\$137,504
	YEARS 11-15	\$12,604	\$151,254
	YEARS 16-20 (OPTION 1)	\$13,865	\$166,380
	YEARS 21-25 (OPTION 2)	\$15,251	\$183,018

NOI
\$125,004



Cap Rate
7.00%



Price
\$1,786,000



Price/ft Land
\$64.83





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.



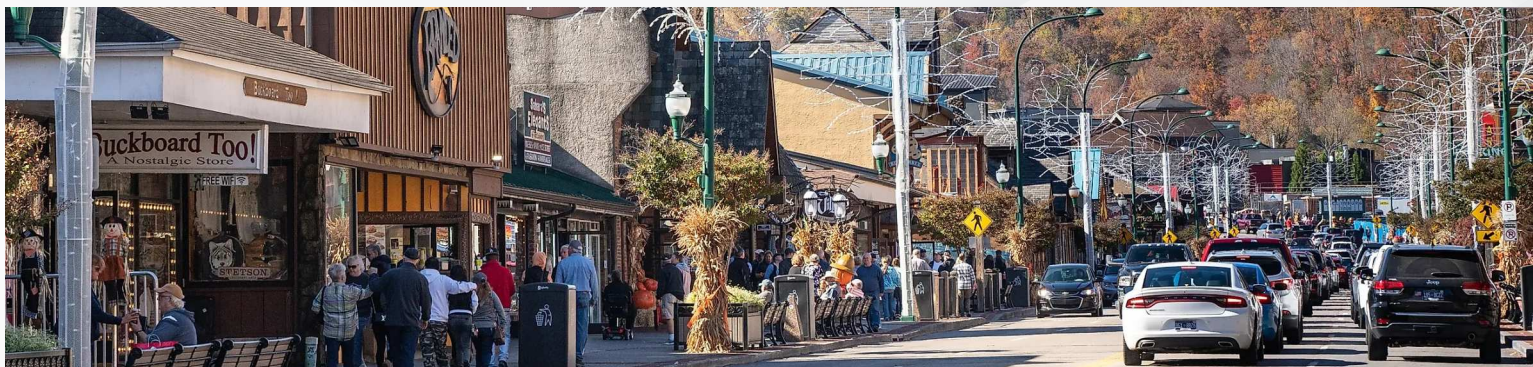
HEADQUARTERS
Omaha, NE



2024 PROJECTED SALES REVENUE
\$95.8B



LOCATIONS
800+



ARLINGTON, TENNESSEE

Arlington is a town in Shelby County, Tennessee with a population of 14,300+ residents. The town provides a balance between urban and suburban living communities with a competitive existing home market that has 300 new homes that are currently under construction. The town includes over 68 acres of parks, an active Senior Center, a public library, and an array of athletic fields, bike paths, and walking trails. A few of Arlington's most popular attractions include The Bean and Barley, Bricks and Minifigs, Freeman Smith Park, S.Y. Wilson and Company, and Buckhead Creek Recreation. The town has a diverse business community that is comprised of global food manufacturers, international sourcing/shipping/distribution, and international medical device companies such as MicroPort Orthopedics and Wright Medical. Situated at a major transportation intersection of SR285/I-69 and I-40, Arlington provides a healthy assortment of small businesses, professional offices, and room for retail growth at Arlington Industrial Park and East Ridge Business Park.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2023 Population	5,013	15,943	23,705
2028 Population Projection	5,172	16,431	24,362
Annual Growth 2023-2028	0.6%	0.6%	0.6%
Median Age	33.8	34.9	37.4
Bachelor's Degree or Higher	44%	42%	40%
U.S. Armed Forces	73	195	219

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	1,619	5,292	7,976
2028 Household Projection	1,683	5,490	8,237
Annual Growth 2023-2028	0.8%	0.7%	0.7%
Owner Occupied Households	1,541	4,983	7,384
Renter Occupied Households	142	507	853
Avg Household Size	3.1	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$69MM	\$224MM	\$340.8MM

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$126,476

\$128,177

\$132,759

Median Household Income

\$111,034

\$110,064

\$112,197

► HOUSING

Median Home Value

\$271,389

\$276,964

\$297,354

Median Year Built

2005

2004

2003



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