



### Property Description

Strong-performing, high-traffic location with over 29 years of tenant occupancy. This freestanding Subway property operates under an absolute NNN lease with no landlord obligations, providing fully passive income.

The tenant has historically exercised all renewal options and continues to operate successfully at this location. While the lease expires September 30, 2026, with 4 two-year options remaining, this location's long history and past renewals suggest strong renewal potential.

- Price - \$969,231
- CAP Rate - 6.5%

### Get more information

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Senior Associate Broker

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**Justin Cazana, SIOR, CCIM**

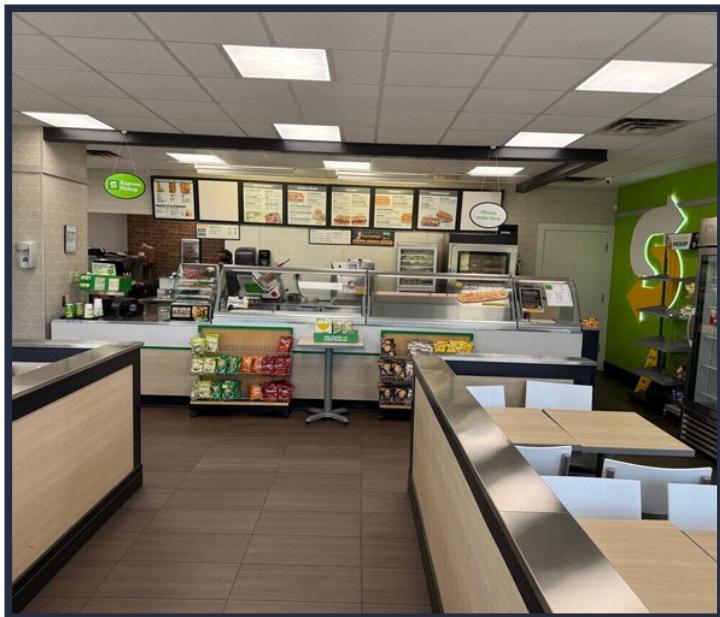
Principal

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# Retail Building

2580 Alcoa Hwy



## Property Description

Strategically located on Alcoa Hwy (US-129) with direct visibility and access, this asset is minutes from McGhee Tyson Airport and the University of Tennessee Medical Center corridor.

\*\*This property is part of a two-property Subway portfolio. A discounted price and improved CAP rate are available if purchased together. Contact broker for details. See other listing for additional information - 10631 Chapman Hwy. Seymour, TN

All information provided herein is deemed reliable but is not guaranteed. Buyers are advised to independently verify all details and conduct their own due diligence prior to purchase.



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# Retail Building

2580 Alcoa Hwy



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