

*Representative Photo



OFFERING MEMORANDUM

HENDERSONVILLE, TN
262 EAST MAIN STREET

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mcdonald

OFFERING MEMORANDUM



Investment Highlights
Lease Abstract & Company Profile
Retail Aerials
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Site Aerials
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We Didn't Invent The C
Just The Chicken Sandw

INVESTMENT HIGHLIGHTS



- Newly Constructed 6,108 SF building on 2.37 acres in Hendersonville, Tennessee (Nashville MSA)
- Brand New 15-Year NNN Ground Lease
- Site is located next door to brand new Jim 'N Nicks and Valvoline along East Main St (25,000+ cars per day) in Hendersonville, 18 miles northeast of Downtown Nashville
- Nearby retailers include Publix, Kroger, Lowe's, PetSmart, Office Depot and Raising Canes
- Hendersonville is currently experiencing unprecedented growth in retail and office development, with over \$1 billion in new development approved for construction
- No State Income Tax in Tennessee



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COMPANY PROFILE

Headquarters: Atlanta, Georgia

Locations: 3,000+ Locations in U.S & Canada

Revenue: \$21.6B + AUV

Founded: 1946

American fast food restaurant chain and the largest chain specializing in chicken sandwiches, Chick-Fil-A is headquartered in College Park, Georgia and operates 3,059 restaurants across 48 states, as well as in the District of Columbia and Puerto Rico.

Home of the "original chicken sandwich," many of the company's values are influenced by the Christian religious beliefs of its late founder, S. Truett Cathy (1921–2014), a devout Southern Baptist.

LEASE ABSTRACT / PRICING

Price: \$3,373,494

4.15% CAP (Based on Year 1 NOI)

SALE SUMMARY

Rentable SF: 6,108 SF

Lease Structure: Ground Lease

Occupancy: 100%

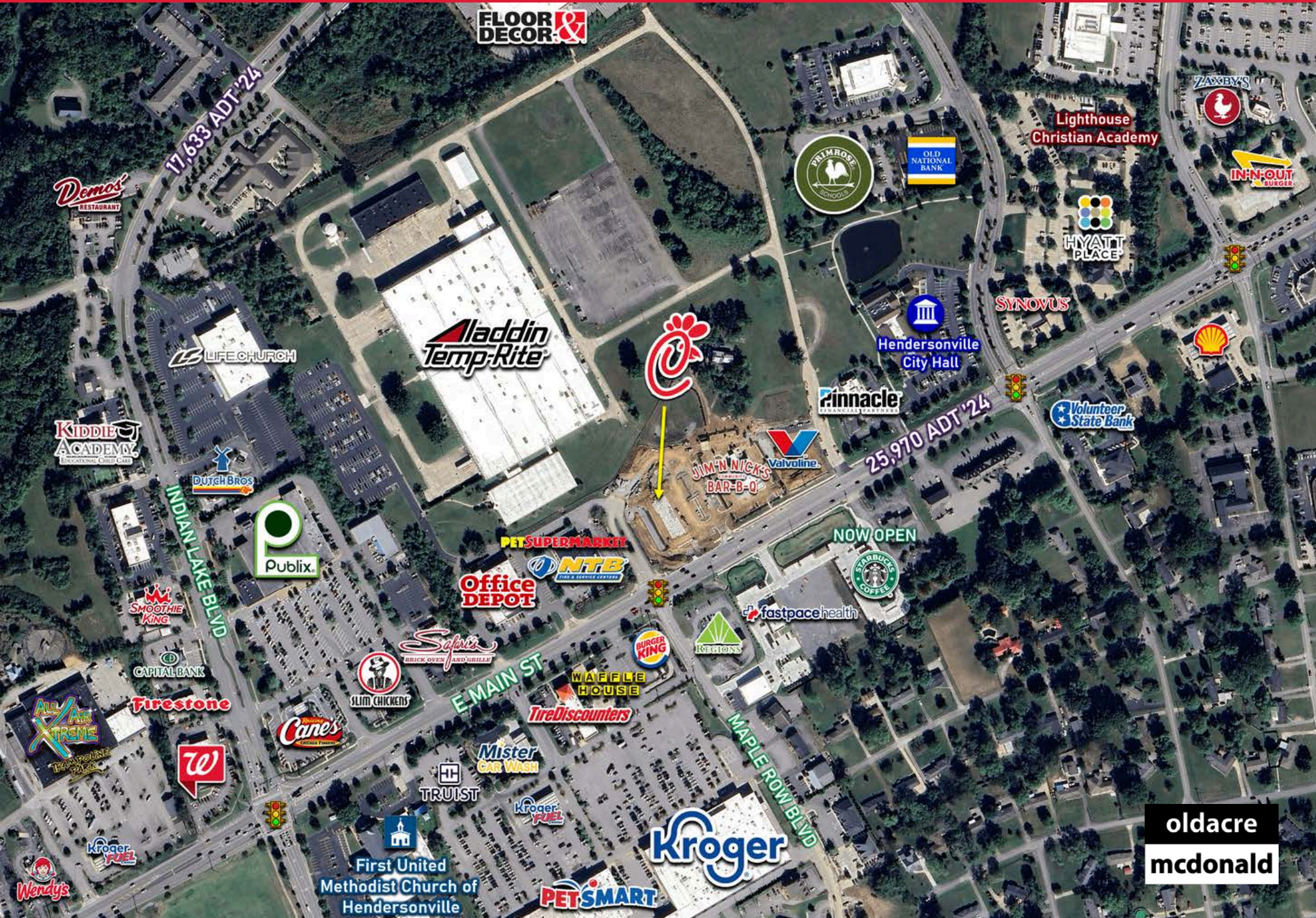
Rental Increases: 10% Every 10 Years

RENT SCHEDULE

15 Year Primary Term with Ten, 5 Year Options

(Primary Term)	Years 1-10	\$140,000/yr
	Years 11-15	\$154,000/yr
(Options)	Years 16-20	\$154,000/yr
	Years 21-25	\$169,400/yr
	Years 26-30	\$169,400/yr
	Years 31-35	\$186,340/yr
	Years 36-40	\$186,340/yr
...
	Years 61-65	\$248,019/yr

RETAIL AERIAL



FLOOR DECOR &

17,633 ADT '24

Demos RESTAURANT

LIFE CHURCH

Laddin Temp-Rite

PRIMROSE SCHOOLS

OLD NATIONAL BANK

Lighthouse Christian Academy

ZAGGY'S

IN-N-OUT BURGER

HYATT PLACE

SYNOVUS

Hendersonville City Hall

SHELL

KIDDIE ACADEMY

DUTCH BROS

Publix

PET SUPERMARKET

Chick-fil-A

JIM NICKS BAR-B-Q

Pinnacle

25,970 ADT '24

Volunteer State Bank

INDIAN LAKE BLVD

NOW OPEN

SMOOTHIE KING

Office DEPOT

NTB

Valvoline

STARBUCKS COFFEE

CAPITAL BANK

Firestone

SLIM CHICKENS

Safaris

BURGER KING

fastpace health

E MAIN ST

Waffle House

Regions

Tire Discounters

MAPLE ROW BLVD

ALL AM X-TREME

W

Cane's

Mister CAR WASH

TRUIST

Kroger FUEL

Kroger

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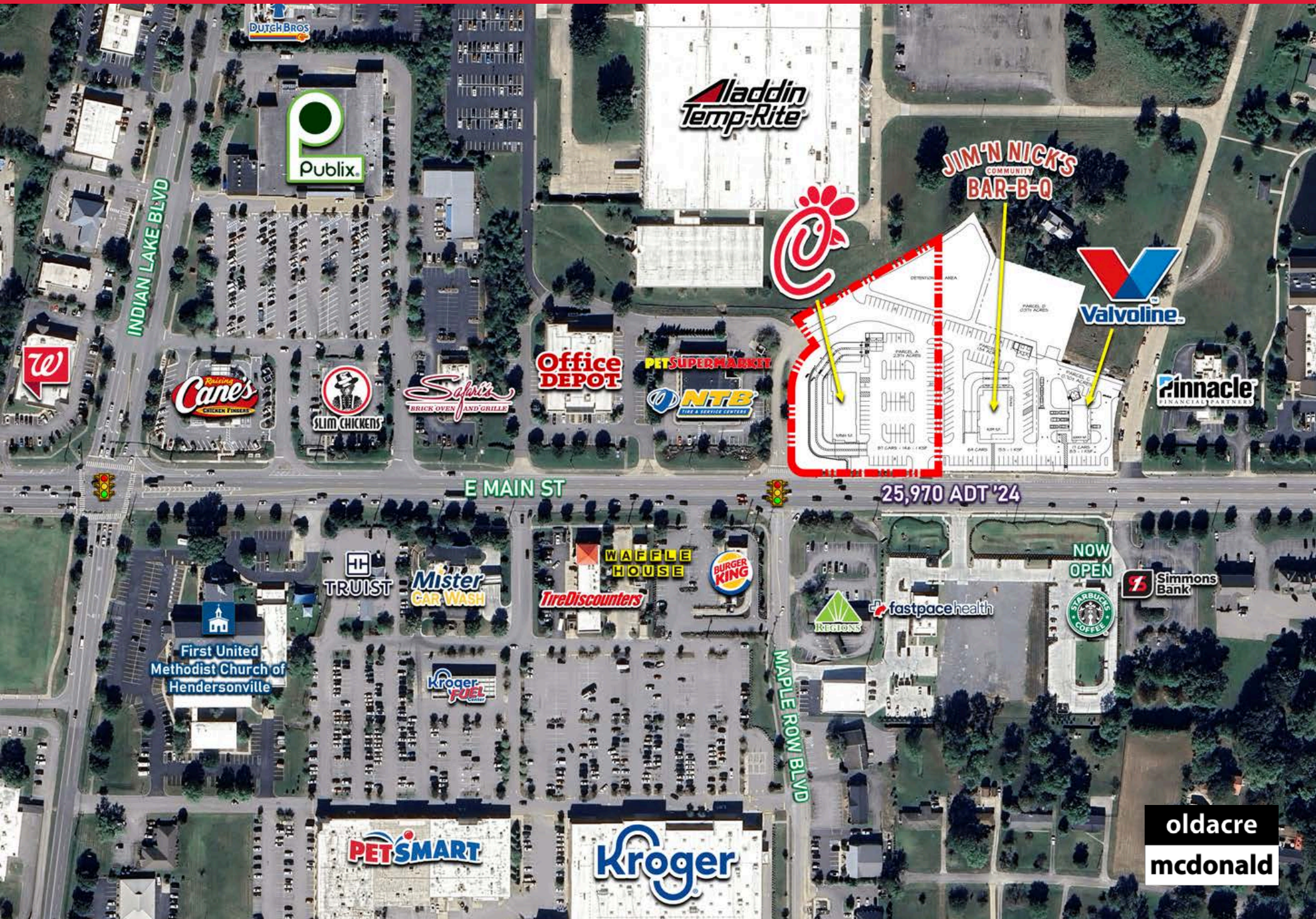
Wendy's

Kroger FUEL

First United Methodist Church of Hendersonville

PET SMART

RETAIL AERIAL



DUTCH BROS

Publix

Laddin Temp-Rite

JIM 'N NICK'S
COMMUNITY
BAR-B-Q

Valvoline

Pinnacle
FINANCIAL PARTNER

Office DEPOT

PET SUPERMARKET

NTB
TIRE & SERVICE CENTERS

Canes
CHICKEN FINGERLS

SLIM CHICKENS

Safra's
BRICK OVEN
AND GRILLS

INDIAN LAKE BLVD

E MAIN ST

25,970 ADT '24

TRUIST

Mister
CAR WASH

TireDiscounters

Waffle
HOUSE

BURGER
KING

NOW
OPEN

Simmons
Bank

First United
Methodist Church of
Hendersonville

Kroger
FUEL

Regions

fastpacehealth

STARBUCKS
COFFEE

MAPLE ROW BLVD

PET SMART

Kroger

oldacre
mcdonald

SITE PLAN



MAPLE ROW BLVD



PROPOSED TRAFFIC SIGNAL

JOHNNY CASH PKWY (E MAIN ST)



STARBUCKS COMING SOON

PARCEL E
CITY OWNED
13.24 ACRES

DETENTION AREA

PARCEL D
0.57± ACRES

PARCEL A
2.38± ACRES

PARCEL B
1.53 ACRES

PARCEL C
0.70± ACRES

COMING SOON

6,100 SF.

JIM 'N NICK'S
BAR-B-Q
4,900 SF.

Valvoline
2,088± SF

79 CARS - 12.9 ± KSF

54 CARS
11.0 ± KSF

16 CARS
7.7 ± KSF



25,970 ADT '24



262 E Main Street, Hendersonville, TN 37075



SITE AERIAL



Aladdin
Temp-Rite



Pinnacle
FINANCIAL PARTNERS

Chick-fil-A

JIM 'N NICK'S
COMMUNITY
BAR-B-Q



NTB
TIRE & SERVICE CENTERS

25,970 ADT-24



MAIN ST



262 E Main Street, Hendersonville, TN 37075

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SITE AERIAL



Aladdin
Temp-Rite®

NTE
TIRE & SERVICE CENTERS
PET
SUPERMARKETS

Chick-fil-ly

JIM N NICK'S
COMMUNITY
BAR-B-Q

MAIN ST

25,970 ADT '24

REGIONS

fastpace health

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262 E Main Street, Hendersonville, TN 37075

SITE PHOTO



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SITE PHOTO

Hendersonville



Kroger

Tire Discounters

BURGER KING

Waffle House

SLIM CHICKENS

Office DEPOT

PET

NTB

Publix

Aladdin Temp-Rite

REGIONS

fastpace health

Chick-fil-e

JIM 'N' NICK'S
COMMUNITY
BAR-B-Q

Valvoline

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262 E Main Street, Hendersonville, TN 37075

DEMOGRAPHIC OVERVIEW



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Market Profile: E Main St, Hendersonville, Tennessee, 37075			
Rings: 10, 3, 5 mile radii			
	3 miles	5 miles	10 miles
Population Summary			
2025 Total Population	47,175	92,952	327,958
2025 Group Quarters	435	488	1,623
2030 Total Population	48,379	96,860	353,877
2025-2030 Annual Rate	0.51%	0.83%	1.53%
2025 Total Daytime Population	51,287	84,792	286,893
Workers	29,716	41,244	132,298
Residents	21,571	43,548	154,595
Household Summary			
2025 Households	19,082	36,674	132,032
2025 Average Household Size	2.45	2.52	2.47
2025 Families	12,633	25,026	85,242
2025 Average Family Size	2.98	3.04	3.05
2025-2030 Annual Rate	0.51%	0.85%	1.59%
Housing Unit Summary			
2025 Housing Units	20,101	38,690	140,972
Owner Occupied Housing Units	63.5%	67.5%	62.2%
Renter Occupied Housing Units	31.5%	27.3%	31.4%
Vacant Housing Units	5.1%	5.2%	6.3%
2025 Households by Income			
Household Income Base	19,082	36,674	132,032
<\$15,000	3.5%	3.4%	4.8%
\$15,000 - \$24,999	4.4%	4.0%	5.0%
\$25,000 - \$34,999	2.5%	2.7%	4.0%
\$35,000 - \$49,999	9.5%	8.7%	9.8%
\$50,000 - \$74,999	17.3%	15.6%	16.3%
\$75,000 - \$99,999	15.1%	14.5%	14.7%
\$100,000 - \$149,999	20.0%	19.4%	20.1%
\$150,000 - \$199,999	12.7%	13.0%	11.4%
\$200,000+	15.1%	18.7%	13.9%
Average Household Income	\$124,648	\$136,108	\$120,237
Median Age			
2025	40.7	40.9	39.7
2030	41.9	41.7	40.8

ESRI Business Analyst



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CONTACT US

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