

ABS NNN | STRONG SALES | LARGE 12 PUMP FORMAT | PROXIMITY TO HWY 27 | CHATTANOOGA MSA



109 Sequoyah Access Rd, Soddy-Daisy, TN



Actual Site



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**CONFIDENTIAL  
OFFERING MEMORANDUM**





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## EXECUTIVE SUMMARY

<b>\$3,211,200</b>	<b>\$192,674</b>
PRICE	NOI
<b>6.00%</b>	<b>4,389 SF on 1.32 Acres</b>
CAP RATE	BUILDING & PARCEL SIZE

Bellagio Real Estate Partners, in conjunction with Sims Commercial Real Estate Inc, is pleased to present an exceptional investment opportunity to acquire a large format Circle K, featuring an absolute NNN lease. This property sits in Soddy-Daisy, TN, just 15 miles north of Chattanooga, strategically located along Highway 27, a high-traffic corridor with over 35,000 vehicles passing daily. This location has operated successfully since 2003 offering 12 gas pumps, a car wash, and a well-maintained convenience store. Situated on a 1.32-acre lot, the 4,389 square foot buildings, with the car wash being 864 square feet, benefit from proximity to a strong mix of national and regional retailers, including McDonald's, Walmart, Tractor Supply Co, and Subway, among others, ensuring consistent customer draw. The lease includes sales reporting, with Mac's Convenience Stores LLC demonstrating strong sales performance. Investors will appreciate a corporate tenant and the built-in 6.5% rent escalations at each of the five (5), five-year renewal options, ensuring steady income growth. Classified as a service station, this investment type qualifies for bonus depreciation of 40% through cost segregation, potentially providing investors nearly \$1,000,000 in 2025 depreciation expense. This property's combination of a highly accessible location, established tenancy, and zero landlord responsibilities makes it a low-risk investment opportunity with strong cash flow.



# EXECUTIVE SUMMARY

## Investment Highlights

- Absolute NNN lease for a hands-off investment.
- Large format location featuring 12 gas pumps and a carwash.
- Conveniently located on the Right-Hand exit of the US 27 interchange.
- Open 24 hours a day.
- 40% bonus depreciation via cost segregation, offering a potential of over \$1,000,000 in 2025 depreciable expenses.
- Operated by a proven tenant in Mac's Convenience Store LLC (doing business as Circle K, who operates over 6,900+ locations nationwide).
- Excellent accessibility with two entrances and exits onto Sequoyah Rd which leads directly back to Hwy 27.
- Shadow-anchored by a Food City Grocer Shopping Center.
- Rent escalation of 6.5% at each of the Five, 5-year renewal options.
- Proximity to Chattanooga which saw over 6.4 million visitors in 2023 and has significant scenic attractions, the Tennessee Aquarium, and several notable Museums.
- Average household income of \$95,822 within a 5-mile radius.
- Strong historical occupancy of 23+ years at the site.
- Nearby national brands include McDonald's, KFC, Burger King, Subway, AutoZone, Walmart and Tractor Supply.









# MIDRANGE AERIAL



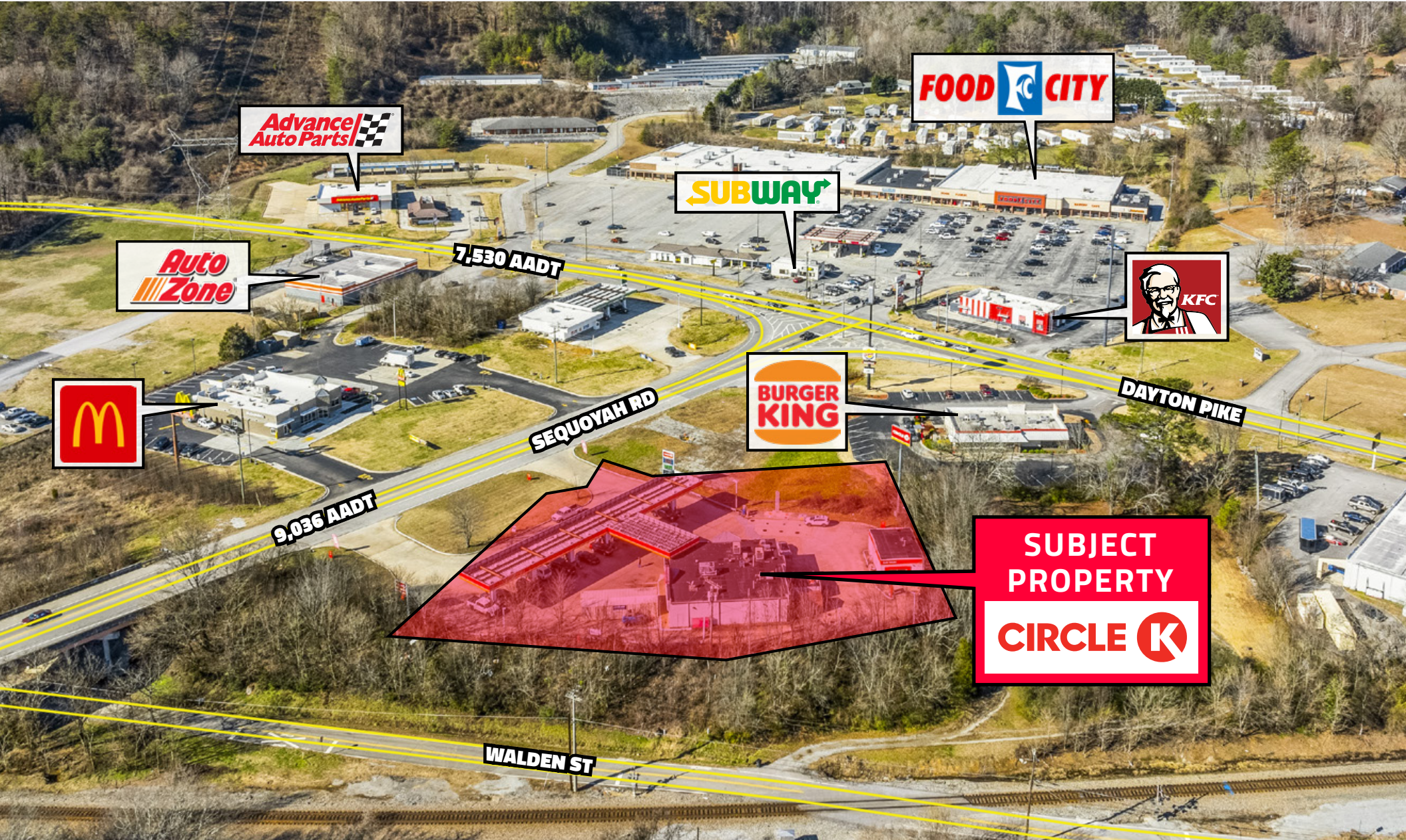


# CLOSEUP AERIAL





# DRONE AERIAL



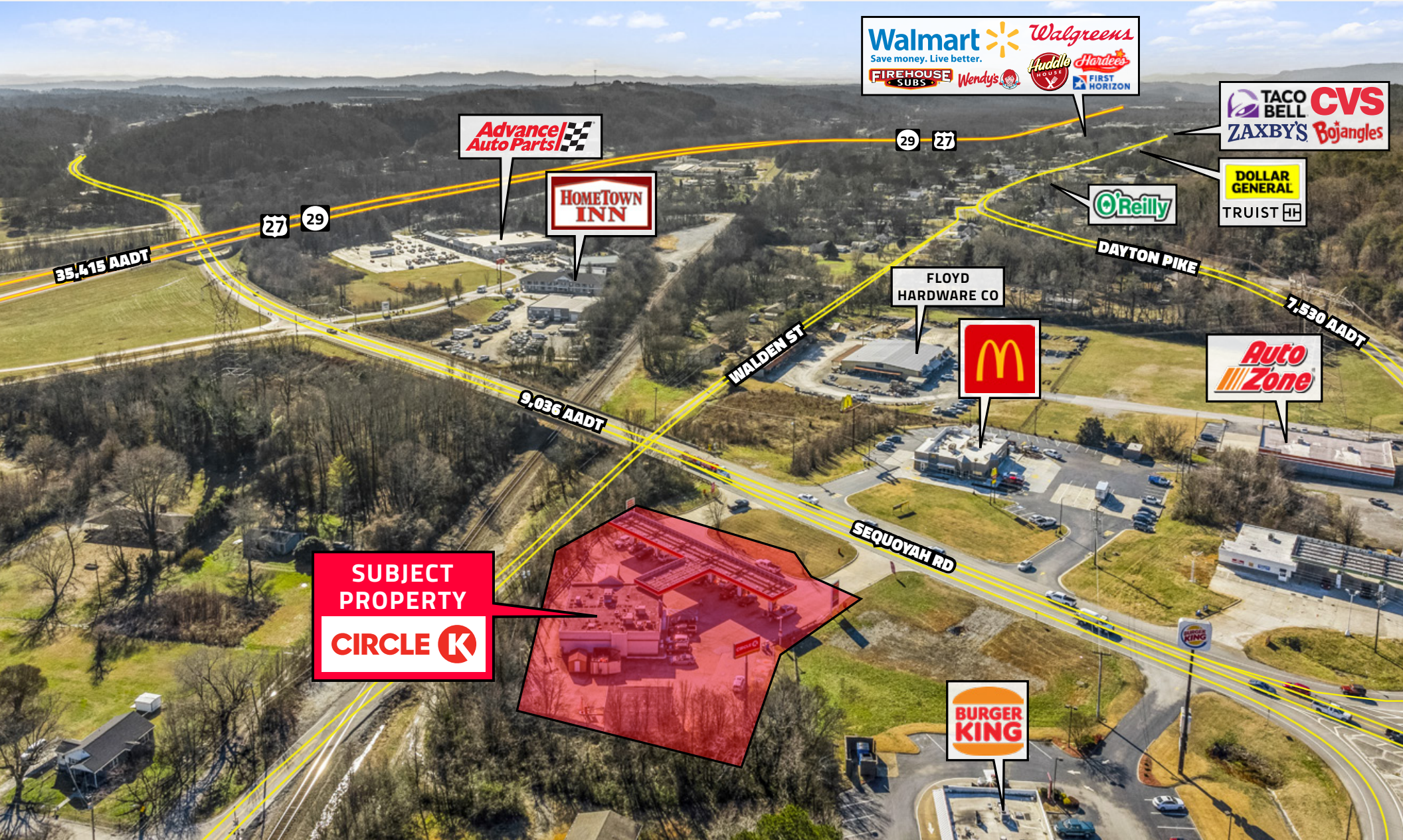


# DRONE AERIAL





# DRONE AERIAL





# DRONE AERIAL





# LEASE ABSTRACT

<b>Tenant</b>	Mac's Convenience Stores LLC (wholly owned by Alimentation Couche-Tard Inc.)
<b>Lease Type</b>	Absolute NNN
<b>Space Size</b>	4,389 SF on 1.32 AC
<b>Lease Commencement</b>	October 16, 2003
<b>Current Lease Expiration</b>	October 31, 2028
<b>NOI</b>	\$192,674
<b>Renewal Options</b>	Five, 5-year options
<b>Rent Increases</b>	6.5% every 5 years at each option
<b>Roof &amp; Structure</b>	Tenant
<b>Common Areas</b>	Tenant
<b>Taxes</b>	Tenant
<b>HVAC</b>	Tenant
<b>Insurance</b>	Tenant
<b>Utilities</b>	Tenant
<b>ROFR</b>	No



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# RENT ROLL

Tenant	Start Date	Expiration Date	Square Footage	Renewal Options Remaining	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Increase at Options
Mac's Convenience Stores LLC	10/16/2003	10/31/2028	4,389 SF	Current Term (Option 1)	11/1/2023	10/31/2028	\$43.90	\$16,056	\$192,675.00	6.5%
				Option 2	11/1/2028	10/31/2033	\$46.75	\$17,100	\$205,198.88	6.5%
				Option 3	11/1/2033	10/31/2038	\$49.79	\$18,211	\$218,536.80	6.5%
				Option 4	11/1/2038	10/31/2043	\$53.03	\$19,395	\$232,741.69	6.5%
				Option 5	11/1/2043	10/31/2048	\$56.48	\$20,656	\$247,869.90	6.5%
				Option 6	11/1/2048	10/31/2053	\$60.15	\$21,998	\$263,981.45	6.5%





# TENANT OVERVIEW



Circle K has grown from its modest beginnings in 1951 in El Paso, Texas, to become a global leader in the convenience store and gas industry. Now owned by Alimentation Couche-Tard, one of the world's largest convenience and fuel retailers, Circle K operates across most of the United States and extends its footprint into Asia, Latin America, and Europe. This transformation has been fueled by a commitment to innovation and a customer-first approach, solidifying its reputation as a trusted stop for daily needs.

Known for its iconic red logo, Circle K has redefined convenience with a modern and accessible shopping experience, offering everything from fuel to fresh food. Its strategic rebranding in 2015 enhanced its global recognition, replacing legacy brands like Mac's in Canada and Statoil in Europe. Today, Circle K stands as a cornerstone of the communities it serves, embodying the ease and quality customers seek, while benefiting from the financial strength and operational expertise of its parent company.



Actual Site

## Tenant Facts

<b>Tenant Entity</b>	Mac's Convenience Stores LLC (wholly owned by Alimentation Couche-Tard Inc.)
<b>Company &amp; Credit Rating</b>	Circle K (NYSE: CRK) BBB+ Credit Rating (S&P)
<b>Number Locations</b>	15,000+ (6,900+ in U.S)
<b>Company Headquarters &amp; Website</b>	Tempe, AZ   <a href="https://www.circlek.com/">https://www.circlek.com/</a>



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# AREA OVERVIEW

## Chattanooga MSA

The subject property is located in Soddy-Daisy, TN (population: approximately 13,000), a thriving suburb of Chattanooga within the greater Chattanooga MSA, which boasts a population of over 500,000. Strategically situated along U.S. Highway 27, Soddy-Daisy enjoys excellent connectivity to downtown Chattanooga, just 20 minutes away, and offers easy access to Interstate 75 and Interstate 24, connecting to key regional markets.

Soddy-Daisy benefits from its proximity to Chattanooga, a major economic hub known for its vibrant tech scene, robust logistics industry, and the renowned Tennessee Valley Authority (TVA). The local economy is bolstered by employers such as Amazon, Volkswagen, and BlueCross BlueShield of Tennessee, as well as numerous healthcare and educational institutions. Additionally, the Chattanooga area has become a magnet for outdoor enthusiasts and tourists, drawn to attractions like the Tennessee Aquarium, Lookout Mountain, and the Chattanooga Riverwalk.

Known for its family-friendly atmosphere and scenic beauty, Soddy-Daisy offers a high quality of life. The town is adjacent to Chickamauga Lake, providing residents and visitors with abundant recreational opportunities such as boating, fishing, and hiking. Local amenities include well-maintained parks, a growing selection of dining options, and community events such as the annual Soddy-Daisy Fall Festival, which attracts visitors from the surrounding region.

Soddy-Daisy's growing residential base, combined with its access to Chattanooga's vibrant economy and amenities, makes it a prime location for retail and commercial investment. The town's excellent transportation links, strong economic drivers, and welcoming community offer significant potential for long-term growth and development opportunities.



Downtown Chattanooga



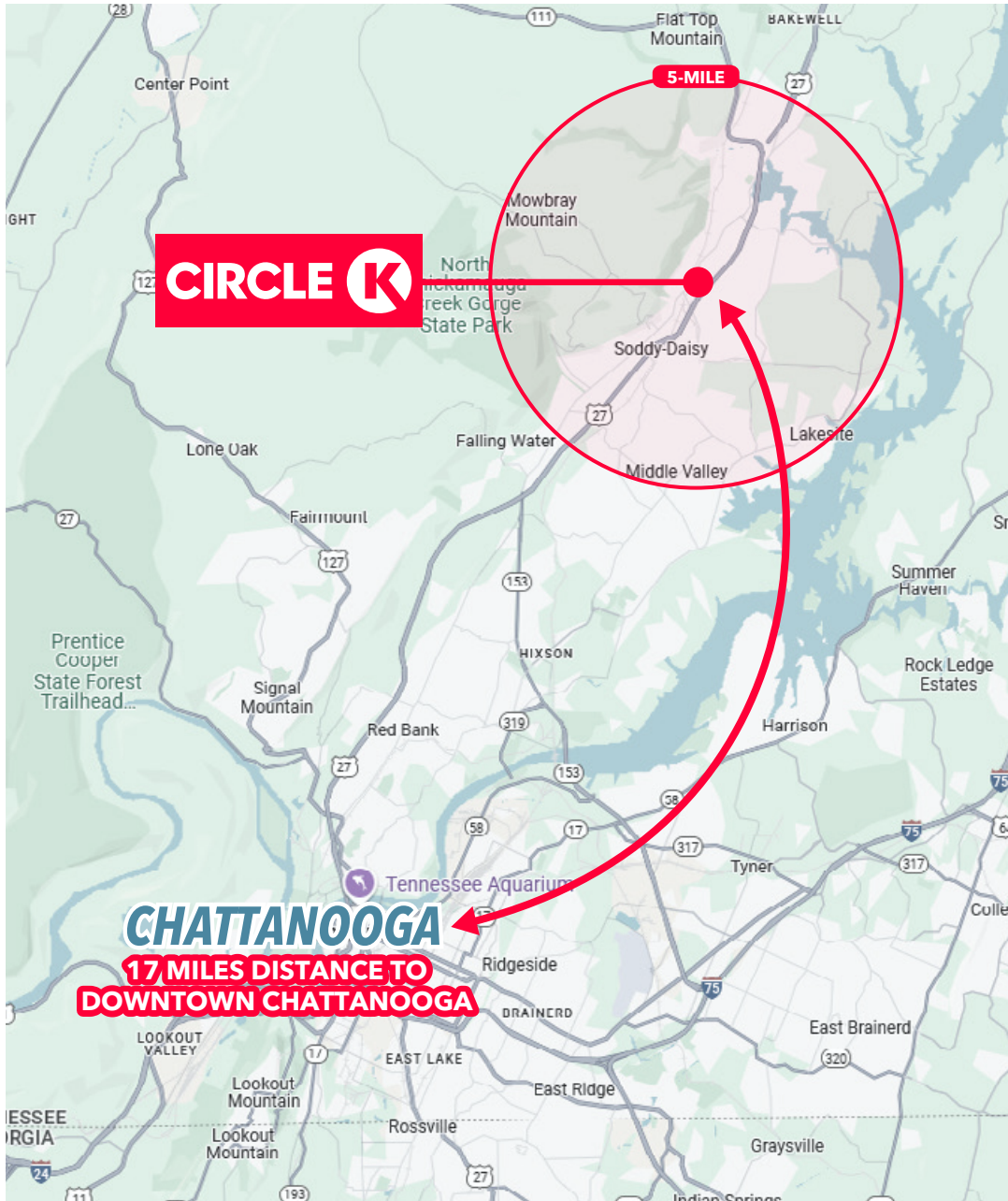
Lookout Mountain



Tennessee Aquarium



# AREA OVERVIEW



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	1,661	14,590	34,590
AVERAGE HH INCOME	\$62,384	\$84,313	\$95,822

KEY EMPLOYERS	
1	BlueCross BlueShield of Tennessee 6,607 Full-Time Employees
2	Hamilton County Schools 5,597 Full-Time Employees
3	Erlanger Health System 5,519 Full-Time Employees
4	Volkswagen Group of America Chattanooga Operations 5,275 Full-Time Employees





## DISCLAIMER

Bellagio Real Estate Partners, LLC (“Bellagio REP”), in conjunction with Sims Commercial Real Estate Inc., have been retained as the exclusive brokers by the owner of record (the “Owner”) 109 Sequoyah Access Rd, Soddy Daisy, TN 37379 (the “Property”) in connection with its sale as described in this Offering Memorandum.

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This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone’s use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.





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