



INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM



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5714 Edmonson Pike | Nashville, TN 37211

# CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Colliers International, nor any of their respective directors, officers, Affiliates or representatives make any representation or

warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Colliers International.

# Executive Summary

Colliers International is the exclusive sale advisor for a single tenant net-leased Sola Salon Studios in Nashville, TN. The property is an end-cap unit with excellent visibility situated at what is referred to as the Nippers Corner intersection. The area is a major retail hub that includes Walmart, Kroger, Publix, Walgreens, and several fast-food restaurants and retail strips. The area is densely populated with higher incomes. Sola Salon Studios has operated at the location for many years and is both seasoned and profitable.



## Property Address

5714 Edmondson Pike, Unit 1A,  
Nashville, TN 37211



## Property Size

GLA: 4,446 SF  
Total Lot Size: 0.72 AC



## Lease Information

Annual Rent: \$90,000  
Remaining Term: 6 Years  
Rental Increases: 10% every 5 Years  
Renewal Options: 3 – 5 Year options  
Expenses: NNN  
Ownership Structure: Condominium



## Cap Rate

6.5%



## Price

\$1,395,000



## Traffic Counts (VPD)

Edmondson Pike – 12,707 (N & S Bound)  
Old Hickory Blvd – 27,769 (E & W Bound)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	8,946	68,669	155,666
2025 HOUSEHOLDS	3,870	27,139	58,222
2025 AVERAGE HOUSEHOLD INCOME	\$149,136	\$138,414	\$151,143

## Investment Highlights

- 1 Proven Tenancy**  
Salon Freedom - the largest franchisee in the Sola system - opened this unit in 2015. Salon Freedom currently operates 12 locations in TN and 27 others in TX, PA, and NJ.
- 2 DENSELY POPULATED AREA**  
There are approximately 70,000 residents within three miles of the property and over 150,000 within five miles.
- 3 HIGHER INCOME DEMOGRAPHICS**  
The average household incomes for the area average approximately \$150,000.
- 4 MAJOR RETAIL INTERSECTION**  
Walmart, Kroger, and Publix anchor the Old Hickory Blvd / Edmondson Pike intersection's retail hub.
- 5 EXCELLENT VISIBILITY AND ACCESS**  
The unit is an end cap location with great visibility from Edmondson Pike and Old Hickory Blvd.



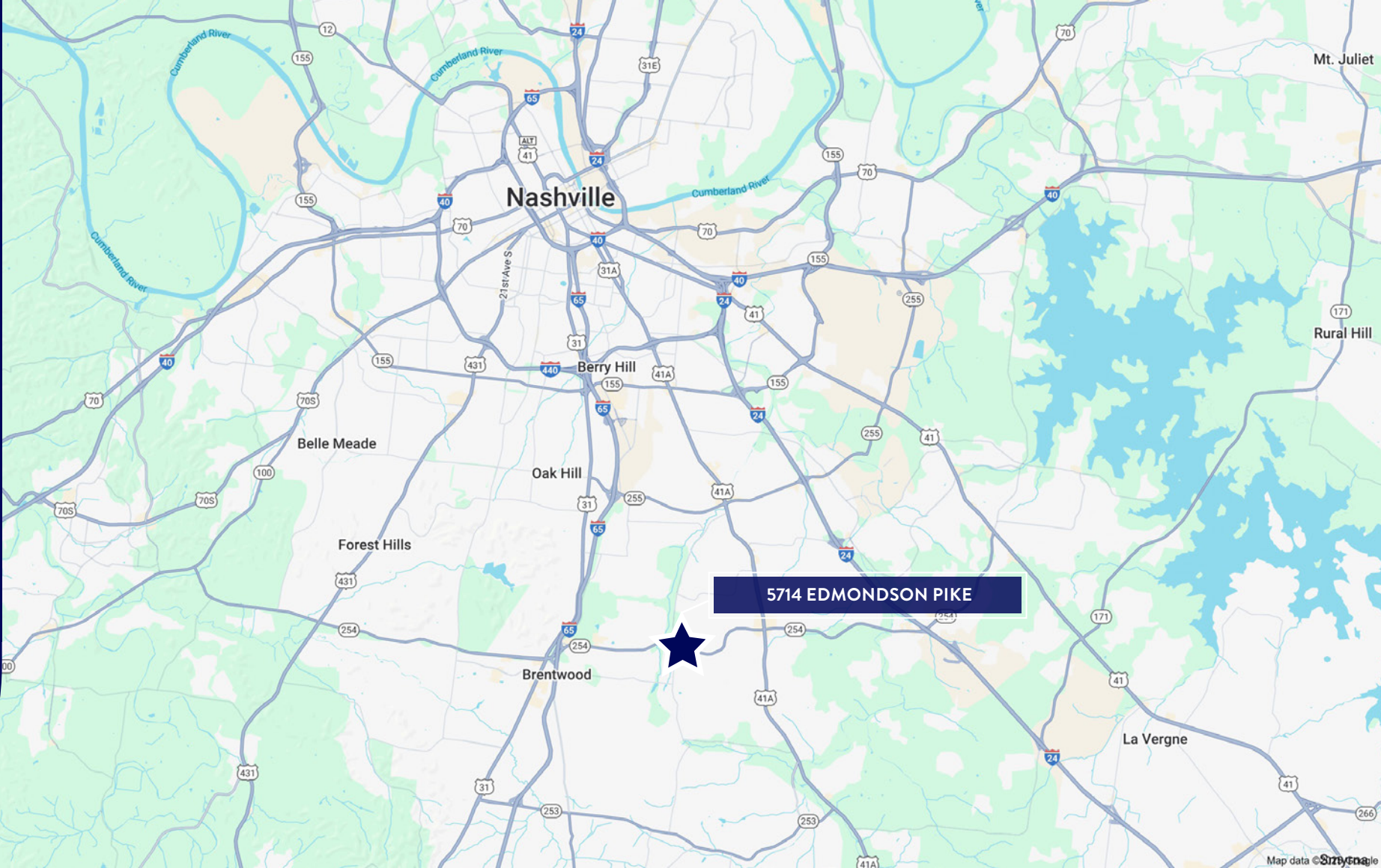
# Demographics

## 5714 Edmondson Pike

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 Estimated Population	8,946	68,669	155,666
2030 Projected Population	8,104	63,392	146,128
2020 Census Population	9,990	72,143	162,719
2010 Census Population	9,246	65,100	147,740
2025 Households	3,870	27,139	58,222
2030 Projected Households	3,411	24,632	54,003
2020 Census Households	4,475	29,905	62,765
2010 Census Households	4,196	26,761	56,785
2025 Per Capita Income	\$64,605	\$54,744	\$56,580
2030 Per Capita Income	\$63,593	\$54,819	\$57,153
2025 Median Household Income	\$112,876	\$104,657	\$112,511
2030 Median Household Income	\$114,249	\$106,365	\$114,928
2025 Average Household Income	\$149,136	\$138,414	\$151,143
2030 Average Household Income	\$150,858	\$140,965	\$154,541
Median Home Value (Owner-Occupied)	\$499,714	\$558,784	\$619,706
2025 Households by Income			
\$200,000+	18.4%	17.7%	19.5%
\$150,000 - \$199,999	11.8%	11.0%	10.2%
\$100,000 - \$149,999	23.4%	19.7%	18.8%
\$75,000 - \$99,999	15.9%	13.2%	12.3%
\$50,000 - \$74,999	10.7%	13.5%	14.3%
\$35,000 - \$49,999	9.2%	8.6%	9.4%
\$25,000 - \$34,999	2.5%	4.3%	5.1%
\$15,000 - \$24,999	3.8%	4.8%	3.5%
\$10,000 - \$14,999	1.8%	1.4%	1.6%
<\$10,000	2.5%	5.9%	5.0%



# Location Map



# Retail Market Overview



**Walmart** Neighborhood Market

Walgreens ANYTIME FITNESS

J&M Muffins McDonald's Arby's

ups Starbucks Great Clips

**Publix**

SUBWAY REGIONS

LET'S PIZZA SportClips Bojangles

**Kroger**

twicedaily ZAXBY'S TACO BELL

FIFTH THIRD BANK HOTWORX

verizon

**Site**

## Sola Salons

Commencement Date: 04/01/2022

Expiration Date: 03/31/2032

Lease Terms			
Date	Years	Minimum Monthly Rent	Minimum Annual Rent
04/01/2022 - 03/31/2027	1-5	\$7,500.00	\$90,000.00
04/01/2027 - 03/31/2032	6-10	\$8,250.00	\$99,000.00

Renewal Options				
Option	Date	Years	Minimum Monthly Rent	Minimum Annual Rent
Option 1	04/01/2032 - 03/31/2037	16-20	\$9,075.00	\$108,900.00
Option 2	04/01/2037 - 03/31/2042	21-25	\$9,982.50	\$119,790.00
Option 3	04/01/2042 - 03/31/2047	26-30	\$10,980.75	\$131,769.00

# Lease

# Overview

5714 Edmondson Pike

# Sola Salons



## Sola Salons

Sola Salon Studios is the largest, fastest growing salon studio business with a thriving community of over 21,000 beauty, health, and wellness professionals as more than 750 locations in North America. Sola Salons was founded in 2004 as a thriving community where independent beauty professionals could create their own businesses by offering a customizable high-end, fully equipped studio space with support to those who are inspired to make the transition to independent salon ownership.



# Why Nashville

Nashville, Tennessee, affectionately known as “Music City,” is a vibrant metropolis where Southern charm meets dynamic growth.

Renowned as the epicenter of country music, the city boasts iconic venues like the Ryman Auditorium, the Country Music Hall of Fame, and the historic RCA Studio B. Beyond its musical heritage, Nashville offers a rich tapestry of cultural experiences, including the National Museum of African American Music and the Johnny Cash Museum.

The city’s diverse neighborhoods, such as Germantown, The Gulch, and East Nashville, are hubs of boutique shopping, innovative dining, and lively nightlife. Outdoor enthusiasts can explore Centennial Park, home to a full-scale replica of the Parthenon, or enjoy the scenic beauty of Radnor Lake State Park. With a population exceeding 2.1 million in the metropolitan area, Nashville is one of the fastest-growing cities in the United States. This growth is fueled by a diverse economy encompassing healthcare, education, technology, and entertainment. Whether you’re drawn by its musical legacy, culinary delights, or Southern hospitality, Nashville offers a unique blend of tradition and modernity that captivates residents and visitors alike.

**#1 Metro  
Economic  
Strength**

*Policom (2024)*

**#5 Large Metro  
for Best Business  
Climate**

*Business  
Facilities (2024)*

**#1 Leisure  
Destination  
in the US**

*Global Traveller  
(2024)*



**2.1M**

Current  
Population



**\$467K**

Median Home  
Value



**15.4%**

Population  
Growth



**29%**

Bachelor's Degree  
or Higher



**2%**

Year over Year  
Job Growth



**2.9%**

Unemployment  
Rate



**\$75K**

Average Household  
Income



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