

# GERMANTOWN STATION



1217 - 1227 S Germantown Rd  
Germantown, TN 38138





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# THE OFFERING

## OFFERING SUMMARY

**ASKING PRICE** \$3,700,000

**NOI** \$287,149

**CAP RATE** 7.75%

**SUBMARKET** Germantown

**NUMBER OF TENANTS** 6

**OCCUPANCY** 100%

**WALT** 2.90 Years\*

*\*As of October 1, 2024*

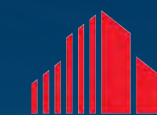




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## PROPERTY HIGHLIGHTS



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS



# THE PROPERTY





# THE PROPERTY





# KEY PROPERTY HIGHLIGHTS

- 100% Leased

- Excellent visibility to Germantown Road

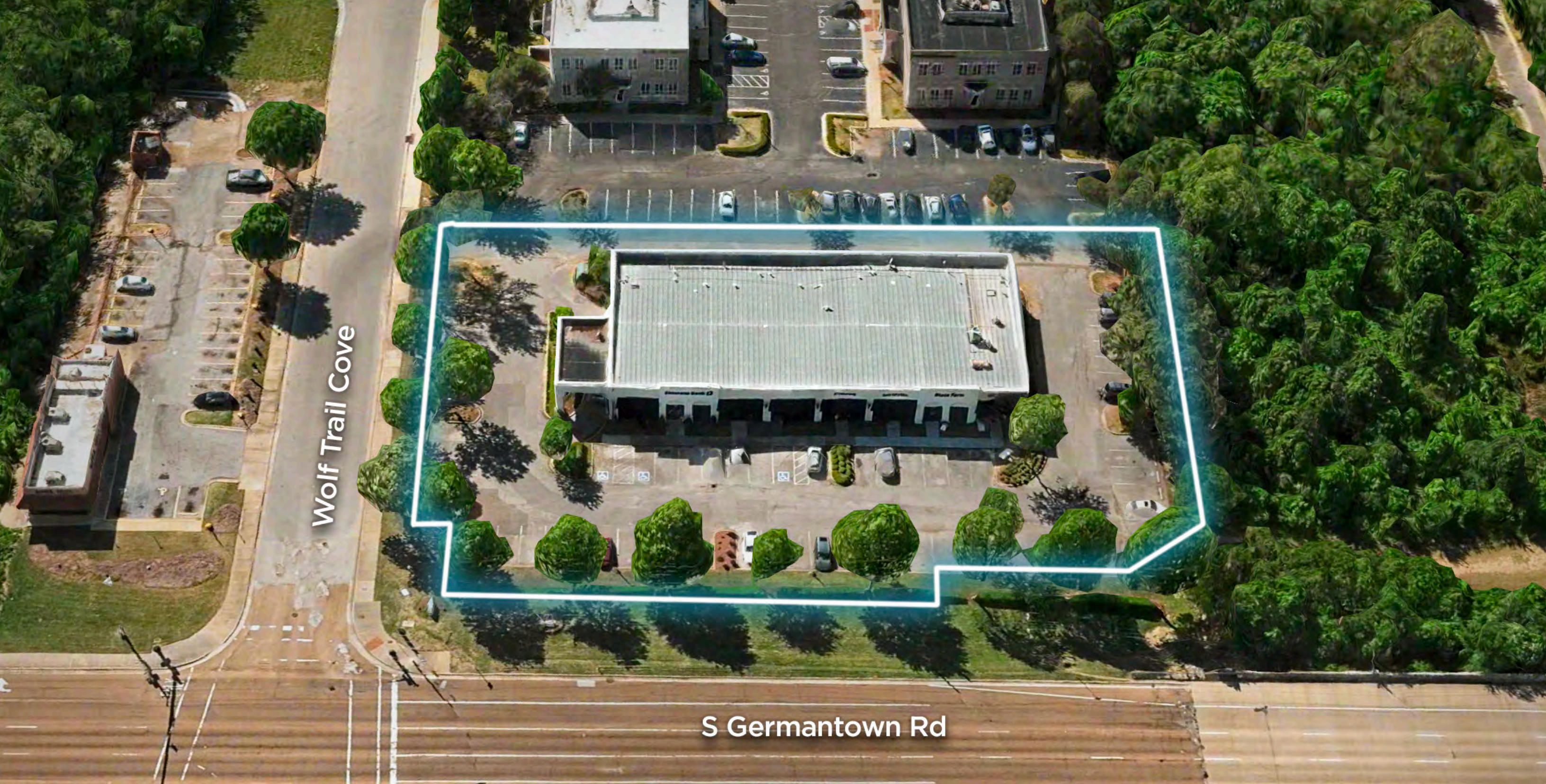
- High-Income area

- Area includes:  
Lowe's, Office Depot,  
Walgreens, Chick-Fil-A,  
Taco Bell, Perkins, and  
Various Medical Facilities  
and doctor's offices



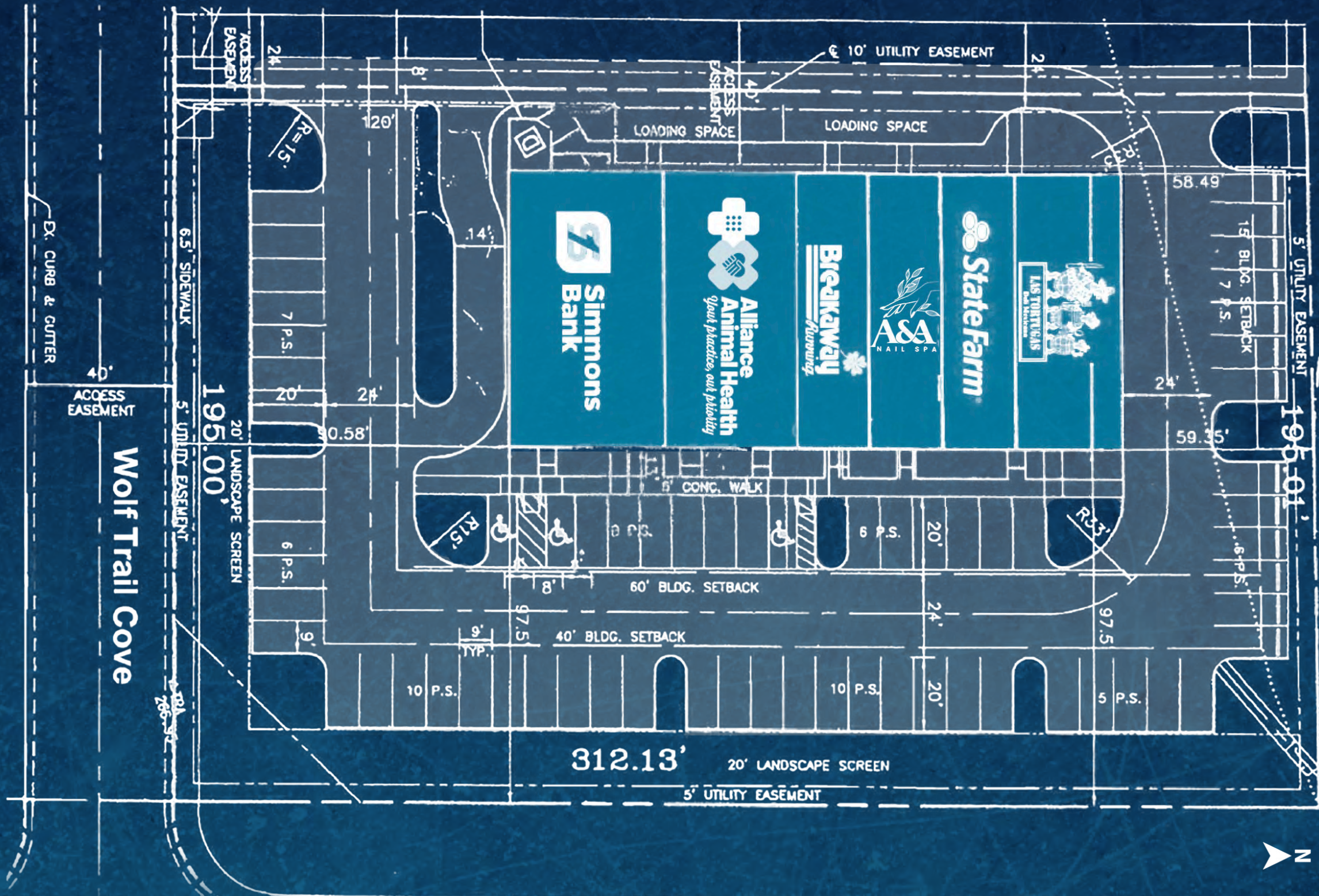


# PARCEL OUTLINE





# SITE PLAN





# PROPERTY SPECS

## GERMANTOWN STATION

The Property was formerly used as an unregulated construction landfill site. The Property has received a No Further Action letter from the State of Tennessee. On one occasion, the Property Owner noticed some methane gas on the Property, but not in the building, as a result of significant rainfall causing the nearby Wolf River to quickly rise.

The Property in the past has experienced settlement, and Seller will disclose documentation showing corrective action and warranty.

<b>Tax Parcel ID</b>	G0220 00533
<b>Building Size</b>	12,000 SF
<b>Acres</b>	1.32
<b>Class</b>	B
<b>Year Built</b>	2002
<b># of Stories</b>	1
<b>Parking Spaces</b>	66
<b>Parking Ratio</b>	5.5/1,000 SF
<b>Fire Protection (Sprinkler System)</b>	Yes



# CURRENT TENANTS





# KEY TENANT INFORMATION



Simmons Bank was founded in 1903 in Pine Bluff, Arkansas with first-day deposits of approximately \$3,300. Today, it has over \$27 billion in assets and employs more than 3,200 associates across six states. Simmons is a community bank with scale, taking as much pride in customer relationships as they do in their extensive products and services.



A&A Nail Spa offers a relaxing, full-service nail experience. Specializing in upscale manicure and pedicure treatments, the salon provides a wide range of techniques, including acrylics, dipping powders, and gel, with an extensive selection of colors and designs.



With over 200 partner practices in 27 states, Alliance Animal Health introduced a new service model in the veterinary industry by creating true partnerships with veterinarians. Alliance Animal Health offers a refreshing, non-corporate alternative to typical multi-practice groups, ensuring authenticity and local culture are preserved.



State Farm Insurance, founded in 1922, is one of the leading insurance companies in the United States, known for its broad range of insurance and financial services. Headquartered in Bloomington, Illinois, State Farm offers auto, home, life, and health insurance, along with banking and investment products.



With two locations in the Memphis area, Breakaway Running offers running and walking shoes, apparel, nutrition products, and running accessories and technology. They also provide custom shoe fittings, host weekly group runs, offer expert running advice, and organize training groups for some of Memphis's largest races.



Las Tortugas Deli Mexicana offers 100% authentic Mexican food, just as you would find it in Mexico City, right in the heart of Germantown. A long-standing favorite of Memphians, the family-owned restaurant group prides itself on a commitment to absolute freshness and uncompromising authenticity.



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PROPERTY POSITIONING



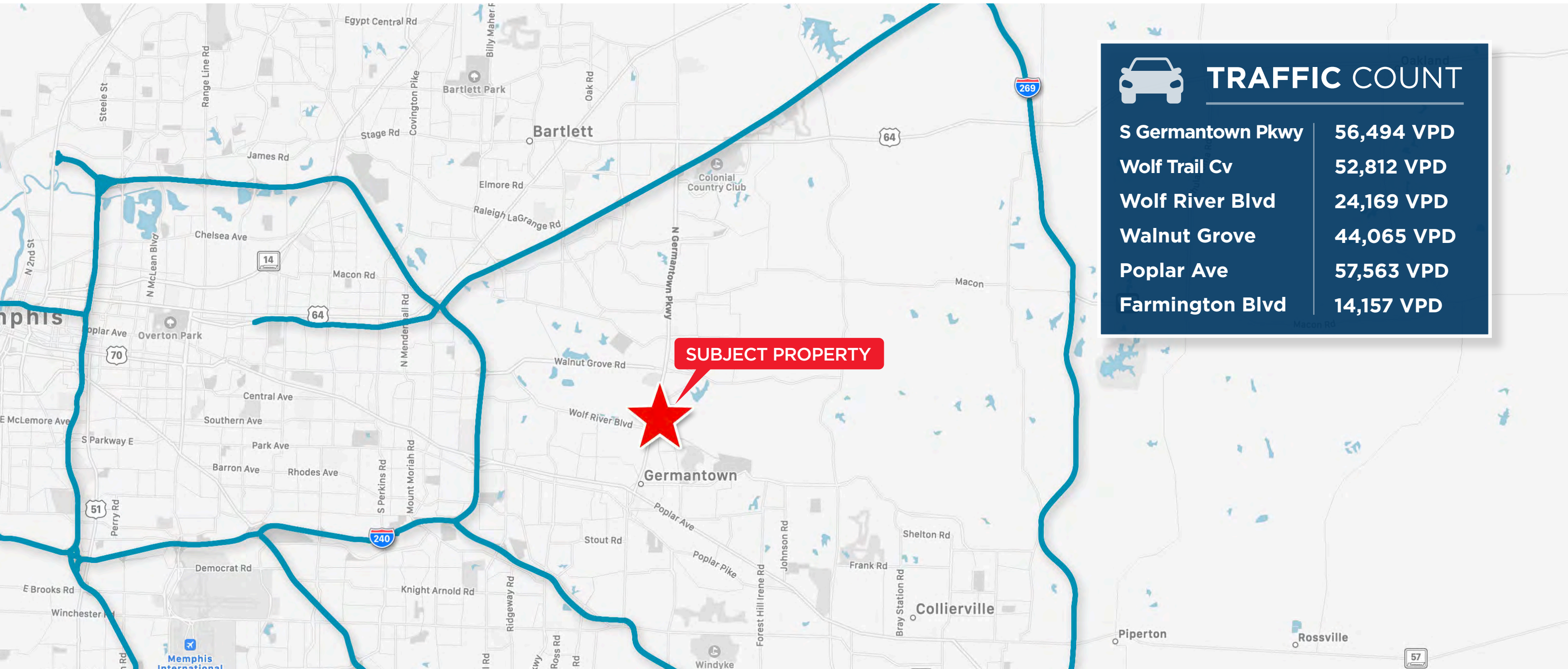
CUSHMAN &  
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ADVISORS



# GERMANTOWN SUBMARKET



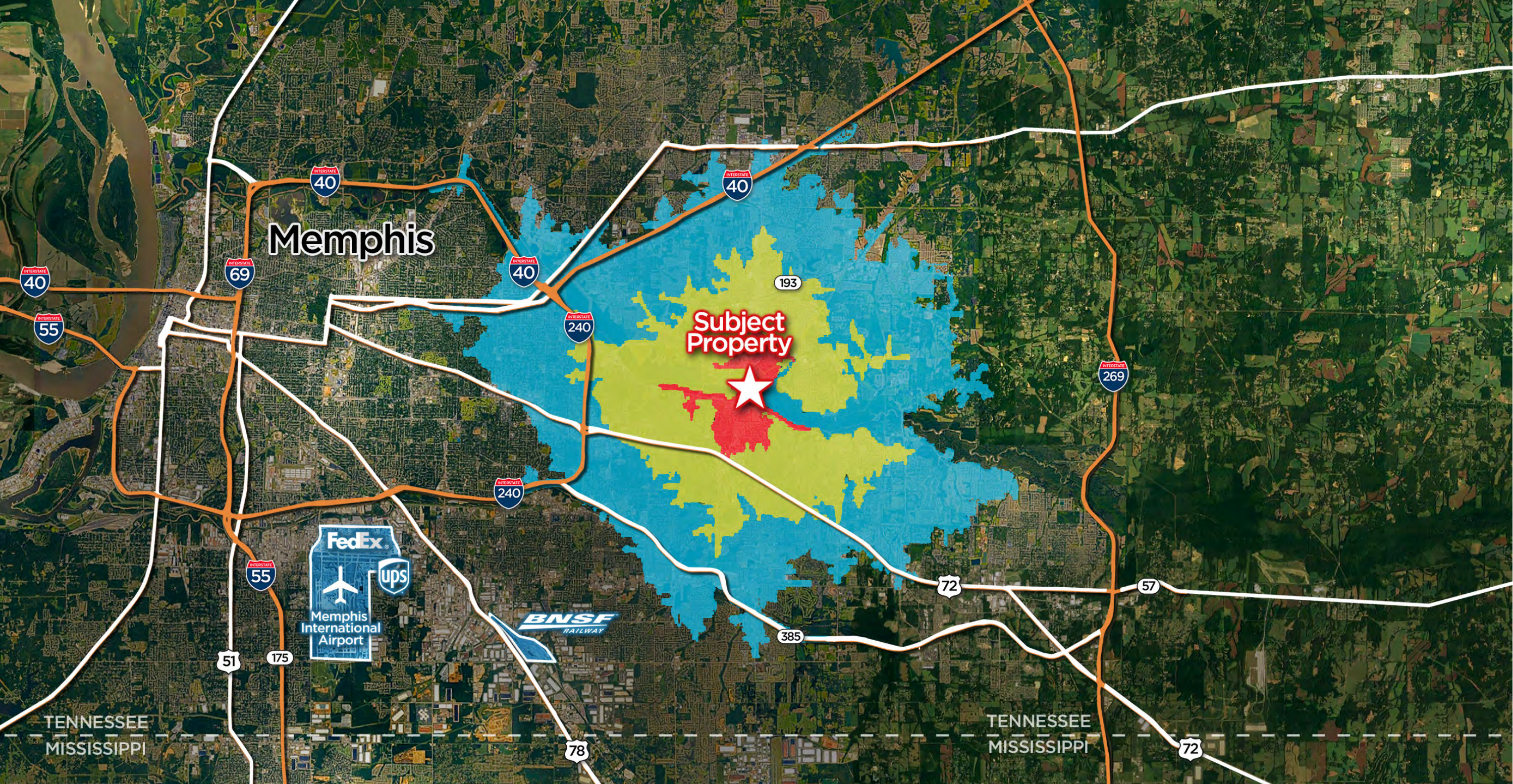
 <b>TRAFFIC COUNT</b>	
S Germantown Pkwy	56,494 VPD
Wolf Trail Cv	52,812 VPD
Wolf River Blvd	24,169 VPD
Walnut Grove	44,065 VPD
Poplar Ave	57,563 VPD
Farmington Blvd	14,157 VPD

## STRONG RETAIL SUBMARKET FUNDAMENTALS

The Germantown retail submarket offers top-rated schools, well-maintained neighborhoods, and a robust local economy. Germantown’s retail sector benefits from a mix of national retailers and unique local businesses, drawing a steady stream of consumers from surrounding areas.



# DRIVE TIME MAP



DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES



# KEY AMENITIES





# DEMOGRAPHICS

YEAR 2023	1 MILE	3 MILE	5 MILE
Population	5,175	58,133	167,086
Median Age	46.5	43.8	40.2
Average Household Income	\$137,937	\$145,077	\$131,164
Per Capita Income	\$63,125	\$60,146	\$53,321
Total Businesses	405	2,789	7,430
Total Employees	5,514	44,202	118,940
Employment (White Collar)	83.3%	80.5%	70.5%
Employment (Blue Collar)	9.3%	10.9%	16.9%
Employment (Services)	7.4%	8.6%	12.6%
Unemployment Rate	0.1%	1.6%	2.0%

source: Esri, July 2024



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## MARKET OVERVIEW





# GERMANTOWN OVERVIEW

## GERMANTOWN, TN

Germantown, Tennessee, is a suburban city located in Shelby County, part of the Memphis metropolitan area. Known for its high quality of life, Germantown is characterized by well-maintained neighborhoods, excellent schools, and numerous parks and recreational facilities. It has about 40,000 residents and many of them hold a college degree. The city has one of the highest median incomes in the state of Tennessee.

Germantown operates under a mayor-council form of government and has highly rated police and fire departments as well as comprehensive public works. It is part of the Germantown Municipal School District, and is known for high academic standards. There are also several private schools in the area.

Germantown has increasing appeal with its mix of retail, healthcare, and professional services. The city is also home to numerous parks, green spaces, recreational facilities and hosts community events, festivals, concerts and art shows. It is well-connected by major roads and highways, providing easy access to Memphis and surrounding areas. Germantown is known for its upscale residential areas with a mix of single-family homes, townhouses, apartments and generally high property values with a stable real estate market. Germantown is recognized for its family-friendly atmosphere, safety, and community spirit, making it a desirable place to live in the Memphis area.





# MEMPHIS OVERVIEW

## MEMPHIS: AMERICA'S DISTRIBUTION CENTER

Located on the banks of the Mississippi River in the southwestern corner of Tennessee, Memphis is the centerpiece of the "Mid-South", a region with exceptional logistical connectivity within the U.S. The Memphis MSA is a ten-county area which encompasses portions of southwest Tennessee, northern Mississippi, and eastern Arkansas. With an estimated population of 1,346,500 and a workforce of approximately 652,000, Memphis offers a diverse, robust economic climate which is extremely attractive to both corporations and employees alike. Memphis is a critical distribution and logistics hub fueled by the FedEx World HQ and Superhub (35,000 employed locally) and is home to three Fortune 500 companies (FedEx, AutoZone, International Paper). Memphis is often referred to as America's Distribution Center, strengthened by major operations for UPS and USPS, and is uniquely positioned to provide the most cost-effective distribution and logistics services in the country. This major river port and air/rail hub at the crossroads of I-40, I-55, and I-22 offers superior transportation advantages.

Advanced healthcare and educational facilities also drive the local economy. Both are anchored by the massive 14,000-acre downtown Memphis Medical Center district. More than 40,000 are employed in this district and 10,000 students attend universities in the area. Rapid advancements in biomedical research have positioned the medical center for growth. Expansions to its existing facilities are generating additional demand for housing and amenities. Memphis was ranked as the #1 "Logistics Leader" in the country and was ranked 2nd globally by Business Facilities magazine in 2017. In November 2021, St. Jude completed a historic \$412 million, 625,000 SF expansion to their Downtown campus, bringing together a "powerful combination of talent and technology in a space designed to propel discovery."



## MAJOR ECONOMIC GROWTH

**FedEx Corporation** moved their global headquarters to Memphis in 1973, and has drawn several top logistics and distribution operations to the area. The proximity of the company's Superhub at Memphis International Airport guarantees some of the latest drop-off times for overnight delivery in the county.

**St. Jude Children's Research Hospital** was founded in 1962 and continues a \$7 billion expansion project. This includes \$1 billion in construction costs along with the addition of more than 1,000 new jobs. St. Jude's expansions are not set to end anytime soon; the hospital has plans for further expansions.

The FedEx logo, featuring the word "FedEx" in a bold, sans-serif font. The "Fed" is in blue and the "Ex" is in orange.



St. Jude Children's  
Research Hospital



# MEMPHIS OVERVIEW



## TRANSPORTATION INFRASTRUCTURE

- » Seven federal highways and three interstates (I-55, I-40 and I-69) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The \$250 million project will revolutionize the primary corridor of the Memphis industrial market.
- » The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.
- » Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a \$100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.
- » Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.



## MEMPHIS INTERNATIONAL AIRPORT

- » Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.
- » The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over \$28 billion for the region's economy and more than 200,000 local jobs are airport-related.
- » FedEx's \$1.5 billion dollar hub modernization and expansion and UPS's \$216 million hub expansion should continue to propel MEM forward.



## CRITICAL RAIL NETWORK CONNECTION

- » Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over \$550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).
- » The recent \$200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.





# OFFERING SUMMARY

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## KEY PEOPLE

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### INVESTMENT ADVISOR

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### BROKERAGE SPECIALIST

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### VICE PRESIDENT

**Ryan Thomas, SIOR**  
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This Offering Summary was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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