



Scooter's Coffee

Newly Constructed
Absolute NNN Lease
Opened September 2023

7971 Hwy 51
Millington, TN 38053





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CA Lic 01753933

Listed in Conjunction with
Tennessee Broker of Record:
Carson Claybrook
TN Lic 314998



Scooter's Coffee

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4 INVESTMENT HIGHLIGHTS

6 PROPERTY OVERVIEW

14 LEASE SUMMARY

16 FINANCIAL ANALYSIS

17 TENANT OVERVIEW

18 LOCATION OVERVIEW

19 DEMOGRAPHICS

Scooter's Coffee

7971 Hwy 51
Millington, TN 38053

Year Built:

2023

Land:

0.714 Acres
(31,108 SqFt)

Bldg:

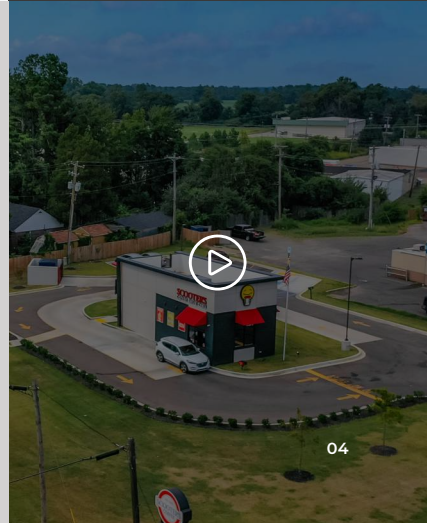
664 SqFt

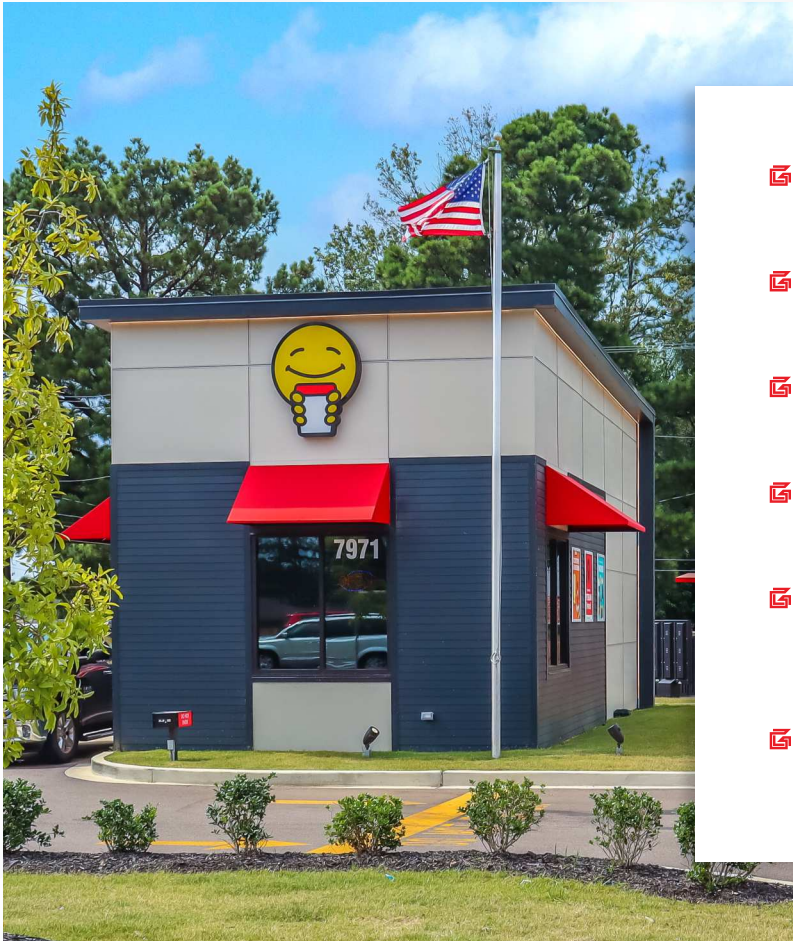


GOMEZGROUP

Frontage:

131' on Hwy 51 N.
166' on Talley Rd.

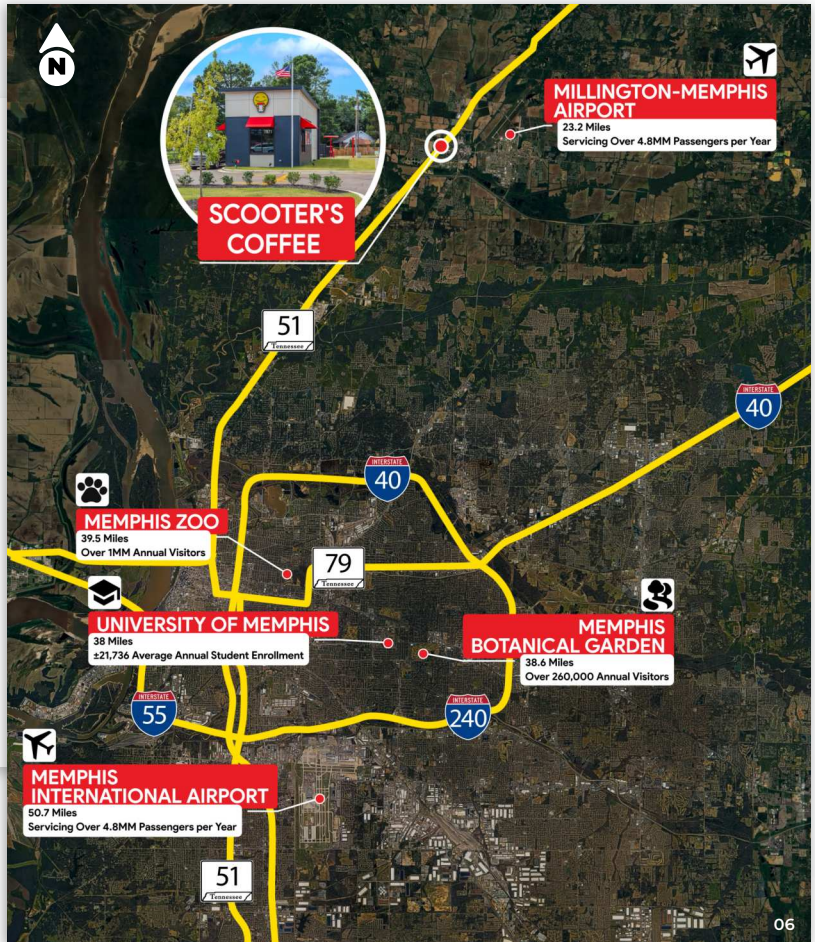




- ☑ Rare 10-Year Corporate Guaranteed Absolute NNN Lease
- ☑ Brand New Construction, Tenant Opened September 2023
- ☑ Four 5-Year Options with Fixed 10% Increases Every 5 Years
- ☑ Ideally Located off Hwy 51, a Major Retail Thoroughfare
- ☑ Scooter's Coffee Ranked #2 on Entrepreneur's Franchise 500 List in 2024
- ☑ A Fast Growing U.S. Franchise Brand with Over 800 Locations

- 0.714 Acre Lot with Drive-Thru and Dual Ingress/Egress
- Excellent Visibility, Access, and Frontage on Hwy 51 with 24,358 VPD
- Located in a Prime Retail Trade Area
- Within 1 Mile from Huntington Estates, a Single Family Home Community Currently Under Construction
- Less than 2 Miles from Forked River Commons, a \$58MM Shopping Center that Opened in 2024 with Several National Retail Brands

[WATCH PROPERTY VIDEO](#)



- ☑ Several Hotels with Over 350+ Rooms Combined in 2.5 Mile Radius
- ☑ Less than 0.5 Miles from Kroger Anchored Shopping Center with National Retailers such as Goodwill, Sonic Drive-In, Metro by T-Mobile, Big Lots, and More







VAPE
E-CIGARETTES
E-LIQUID
PREMIUM
DESIGNS

99



OLD NAVY ULTA ALDI
TJ-maxx HOBBY LOBBY
Durlington
FORKED RIVER COMMONS
1.8 Miles

ROSS five BELOW
DRESS FOR LESS
PETCO Bealls

Walmart

TRACTOR SUPPLY CO

41 ROOMS
modular 6

Kroger

BIG LOTS! 9
goodwill

metro
by F Mobile

Walgreens

DOLLAR GENERAL

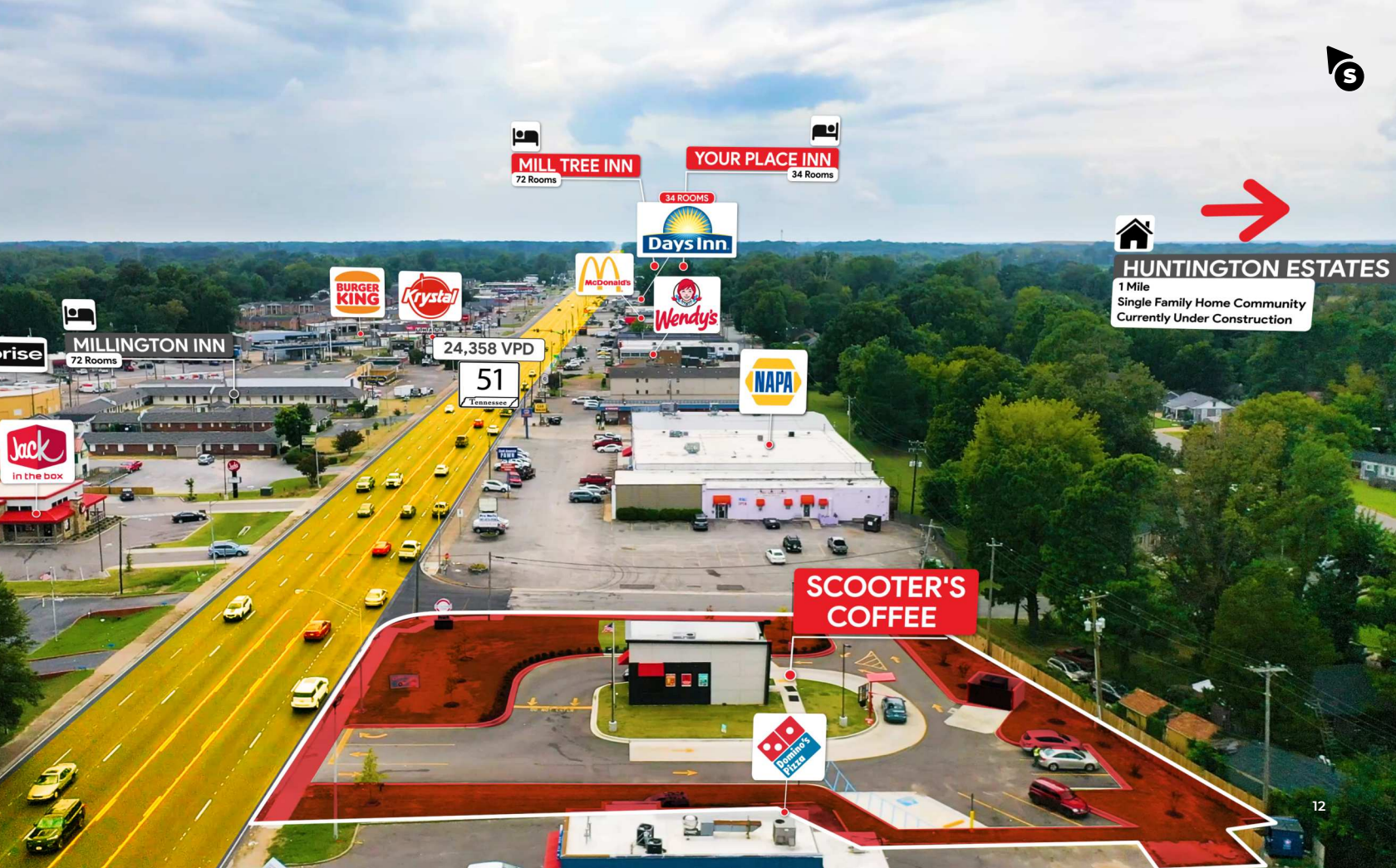
GOODYEAR

51
Tennessee

24,358 VPD

Domino's
Domino's Pizza

SCOOTER'S
COFFEE



MILL TREE INN
72 Rooms

YOUR PLACE INN
34 Rooms

34 ROOMS
Days Inn

BURGER KING

Krystal

McDonald's

Wendy's

MILLINGTON INN
72 Rooms

24,358 VPD

51
Tennessee

NAPA

Jack
In the box

SCOOTER'S COFFEE

Burman's
Burgers



HUNTINGTON ESTATES

1 Mile
Single Family Home Community
Currently Under Construction



81 ROOMS
Hampton
by HILTON

OLD NAVY ULTA ALDI
TJ-MAXX HOBBY LOBBY
Durlington LOBBY
FORKED RIVER COMMONS
1.8 Miles

Holiday Inn Express

KFC

POPEYES

Starbucks

ROSS five BELOW
DRESS FOR LESS
PETCO Bealls

Walmart

24,358 VPD

41 ROOMS
TRUCKER
6

51
Tennessee

LOWE'S

17,961 VPD
VETERANS PKWY



SCOOTER'S COFFEE

Starbucks

SONIC
America's Drive-In

Kroger

MILLINGTON-MEMPHIS AIRPORT
23.2 Miles



HUNTINGTON ESTATES
1 Mile
Single Family Home Community
Currently Under Construction

Walgreens

DOLLAR TREE

Wendy's

SUPER 10 MOTEL
29 Rooms

YOUR PLACE INN
34 Rooms

MILL TREE INN
72 Rooms

McDonald's

BURGER KING

7,669 VPD
NAVY RD



Lease Type
Absolute NNN

Lease Guarantor
BOUNDLESS OPERATIONS, LLC,
a Nebraska Limited Liability Company,
d/b/a Scooter's Coffee

Rent Commencement Date
September 08, 2023

Lease Expiration Date
September 30, 2033

Term Remaining on Lease
10 Years

Options
Four 5-Year

Increases
10% Increase Every 5 Years



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Scooter's Coffee	ABSOLUTE NNN	664	09/08/2023	09/30/2033	\$103,124.76	\$155.31	\$113,437.20	09/08/2028	FOUR 5-YEAR

*Tenant has Right of First Refusal to Purchase Property

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	09/08/2023 – 09/07/2028	\$8,593	\$103,124
	09/08/2028 – 09/30/2033	\$9,453	\$113,437
	10/01/2033 – 9/30/2038 (OPTION 1)	\$10,398	\$124,780
	10/01/2038 – 09/30/2043 (OPTION 2)	\$11,438	\$137,259
	10/01/2043 – 09/30/2048 (OPTION 3)	\$12,582	\$150,984
	10/01/2048 – 09/30/2053 (OPTION 4)	\$13,840	\$166,083

NOI
\$103,124



Cap Rate
6.75%



Price
\$1,530,000



Price/ft Land
\$49.47





Founded in 1998, Scooter's Coffee is a specialty coffee franchise brand that is known for its drive-thru coffee kiosks and coffeehouses. The company is the second-largest drive-thru coffee chain and the fifth-largest coffee chain in the United States. The brand offers a wide variety of espresso-based beverages such as mochas, cappuccinos, lattes, along with smoothies and teas. The chain also sells a selection of pastries, breakfast sandwiches, cinnamon rolls, and muffins. Most of Scooter's locations are drive-thru only, with no inside business, providing convenience for customers on the go. What began as a single location in Bellevue, Nebraska, has now expanded across 30 states with over 800+ locations. The company is actively involved with various charitable initiatives and is committed to fostering strong partnerships with coffee bean farmers around the world, with focus on high-quality Arabica beans. Scooter's Coffee was ranked #59 on Entrepreneur Magazine's Franchise 500 List in 2024 and #13 on Yelp's list of 50 Most Loved Brands in the U.S.



HEADQUARTERS
Omaha, NE



2024 PROJECTED SALES REVENUE
\$95.8B



LOCATIONS
800+



MILLINGTON, TENNESSEE

Millington is a town in Shelby County, Tennessee and part of the Memphis metropolitan area. The population is close to 11,000 residents and provides close proximity to the big city of Memphis. As a suburb of Memphis, Millington is also known as "Flag City Tennessee" and is also known as the home of Navy Support Activity Mid-South base. The town has a dense suburban atmosphere all within a 17 mile radius and is rapidly expanding. Major employers in the area include FedEx, St. Jude's Children's Research Hospital, Smith & Nephew, and Methodist Le Bonheur Healthcare. Over the next decade, more businesses and opportunities are being added with a prediction of 37.4% job growth. Some of the bigger attractions in the area include Meeman-Shelby Forest State Park, Mirimichi Golf Course, Old Millington Winery, and the shopping malls of Millington Square and Millington Farms.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2023 Population	4,550	10,030	22,231
2028 Population Projection	4,387	9,741	21,921
Median Age	38.7	38.8	39.1
Bachelor's Degree or Higher	13%	17%	16%
U.S. Armed Forces	12	323	403

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	1,888	3,926	8,121
2028 Household Projection	1,823	3,814	8,003
Owner Occupied Households	868	2,170	5,287
Renter Occupied Households	955	1,644	2,717
Avg Household Size	2.4	2.5	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$44.7MM	\$104.9MM	\$236.1MM

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$59,095

\$68,330

\$75,838

Median Household Income

\$39,806

\$49,869

\$56,600

► HOUSING

Median Home Value

\$150,520

\$188,328

\$187,098

Median Year Built

1969

1973

1980



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