

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**at home**  
The Home Décor Superstore

Part of Austin Square Shopping Center | Strong Retail Corridor | Off Interstate 24 (69,500 VPD)



2780 Wilma Rudolph Boulevard | Clarksville, Tennessee

**NASHVILLE** MSA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371

# PROPERTY PHOTO



PROPERTY PHOTOS





## OFFERING

**Net Operating Income** \$828,523

CONTACT BROKERS FOR PRICING GUIDANCE

## PROPERTY SPECIFICATIONS

**Property Address** 2780 Wilma Rudolph Blvd  
Clarksville, TN 37040

**Land Area** 10.56 AC

**Rentable Area** 100,252 SF

**Tenant** At Home

**Lease Signature** Corporate

**Lease Type** Absolute NNN

**Landlord Responsibilities** None

**Lease Term Remaining** 10+ Years

**Increases** 2% Annual Increases

**Options** 4 (5-Year)

**Rent Commencement** July 3, 2018

**Lease Expiration** July 31, 2034

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
At Home	100,252	7/3/2018	7/31/2034	Current	-	\$69,044	\$828,523	4 (5-Year)
				July 2025	2%	\$70,425	\$845,093	
				July 2026	2%	\$71,833	\$861,995	
				July 2027	2%	\$73,269	\$879,235	

2% Annual Increases Thereafter

### Absolute NNN | Fee Simple | 2% Annual Bumps | 4 (5-Year) Options | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- The lease features 2% annual rent increases including option periods
- Ideal, management-free investment for a passive investor in a state with no state income tax

### Strong Demographics In 5-Mile Trade Area | Affluent Community

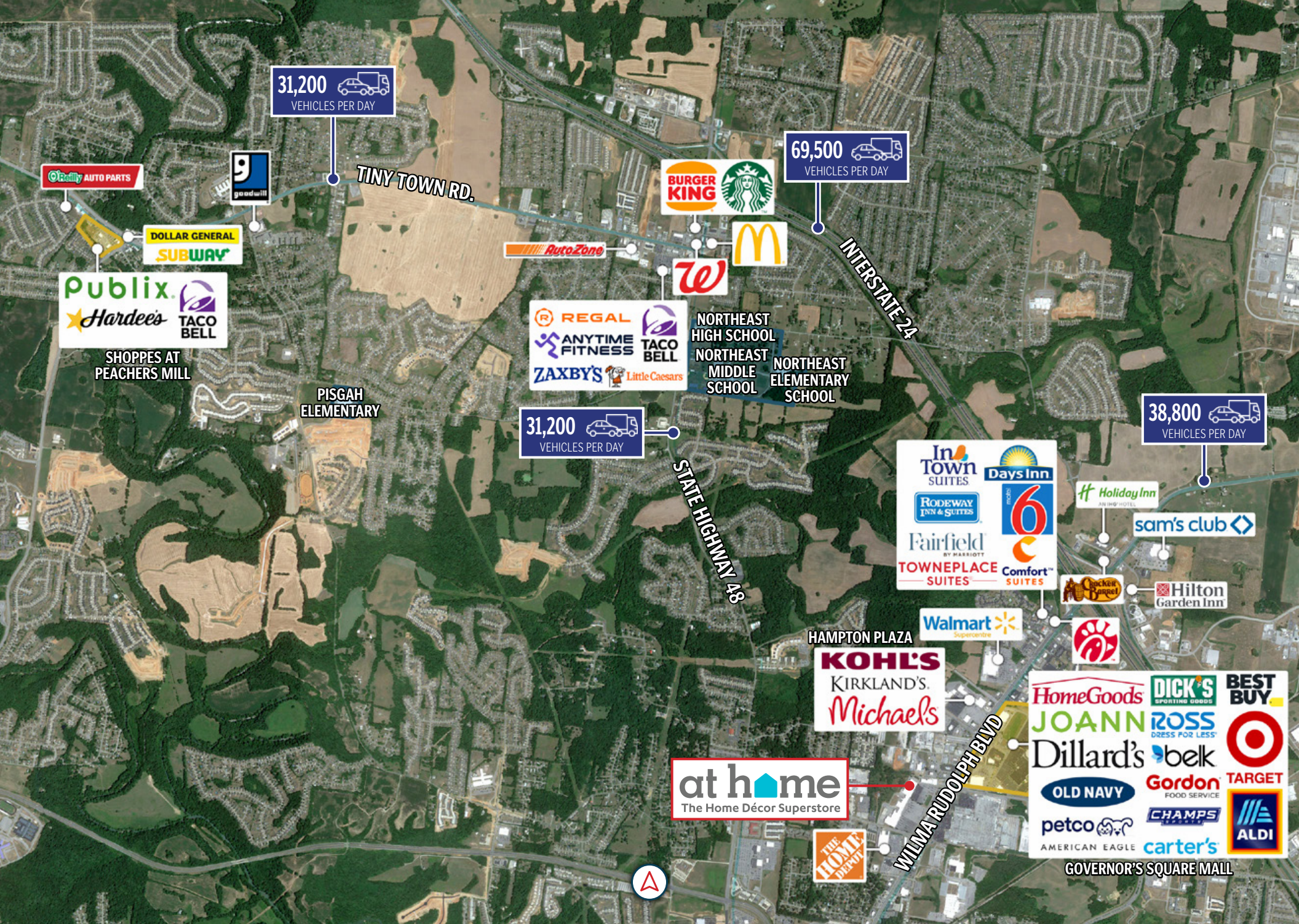
- More than 96,400 residents and 31,400 employees support the trade area
- \$90,938 average household income
- The subject property is 47 miles from downtown Nashville

### Interstate 24 (69,500 VPD) | Excellent Visibility & Access

- Just South off Interstate 24 (69,500 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- The site has excellent visibility via street frontage along Wilma Rudolph Blvd and multiple points of access

### Austin Square Shopping Center | Governor’s Square Mall | Hampton Plaza (232,000 SF) | Primary Retail Corridor

- Part of Austin Square Shopping Center, which features other tenants such as T.J. Maxx, Hobby Lobby, Texas Roadhouse, Olive Garden, and more
  - The center ranks in the top 79% (7,881 out of 38,743) of all nationwide shopping centers according to Placer.ai
- Adjacent to Governor’s Square Mall, a 746,000 square foot regional mall with major tenants including Dillard’s, HomeGoods, Ross, Dick’s Sporting Goods, and more
- Positioned near Hampton Plaza, a 232,000 square foot shopping center anchored by Kohl’s and Michaels
- Located in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, Sam’s Club, Target, Publix, Old Navy, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property





38,800  
VEHICLES PER DAY



MATTRESS  
FIRM



WILMA RUDOLPH BLVD



T.J. MAXX

HOBBY  
LOBBY



at home  
The Home Décor Superstore







38,800  
VEHICLES PER DAY

HomeGoods  
JOANN  
Dillard's  
OLD NAVY  
petco  
AMERICAN EAGLE  
DICK'S SPORTING GOODS  
ROSS DRESS FOR LESS  
belk  
Gordon FOOD SERVICE  
CHAMPS  
carter's  
BEST BUY  
TARGET  
ALDI

at home  
The Home Décor Superstore

T.J. maxx

# LOCATION MAP



**CLARKSVILLE**

**NASHVILLE**  
50 min | 47 miles

### 2024 Estimated Population

1 Mile	6,462
3 Miles	40,257
5 Miles	96,483

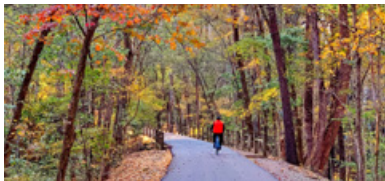
### 2024 Average Household Income

1 Mile	78,032
3 Miles	90,311
5 Miles	90,938

### 2024 Estimated Total Employees

1 Mile	507
3 Miles	1,296
5 Miles	2,224





## CLARKSVILLE, TENNESSEE

Clarksville City is located within Montgomery County and holds the honor of being the only incorporated City within the County's border, the only such municipality in the state of Tennessee. The City of Clarksville is the 5th largest city in Tennessee with a population of 179,969 as of July 1, 2023. Clarksville encompasses 97.6 square miles and is within 50 miles of Nashville. Major roads servicing the city include Interstate I-24; U.S. Routes 41 and 79; and Tennessee State Highways 13, 48, and 76.

The City of Clarksville has been nationally recognized for its diverse economic base and continues to enjoy substantial stability. Clarksville is the home of Austin Peay State University and a close neighbor to the Fort Campbell Army post, which straddles the Tennessee-Kentucky state line about 25 miles northwest of the city. Clarksville City has a blend of commercial, industrial, service, agricultural, and retail industries within the City limits and is also the home of the 101st Airborne Division, Fort Campbell has a tremendous influence over the region's culture and economy. Clarksville enjoys strategic advantages related to its location, strong transportation system, educated employment base, and competitive cost of doing business.

While Fort Campbell continues to assist with the economic stability, there is an assortment of other business activities located within the City's healthy business and labor climate. The downtown area is historic and attractive as the City continues its revitalization efforts. New stores and restaurants have opened downtown in the past year along with new housing and mixed use developments on the horizon.

On the retail side of things, a local grown company with four extremely successful businesses in Clarksville added yet another first for the City. The "City Forum" boasts 120,000 square feet of indoor entertainment including go-karts, laser tag, bowling, mini golf, arcade, and the latest addition of spin zone bumper cars.



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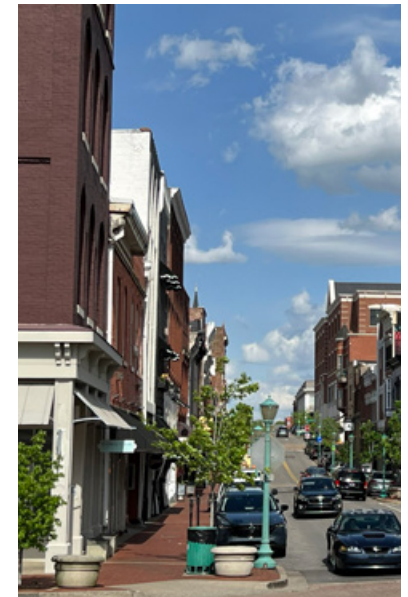
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# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	6,462	40,257	96,483
2029 Projected Population	7,073	44,578	106,814
2024 Median Age	30.7	31.8	31.6
<b>Households &amp; Growth</b>			
2024 Estimated Households	3,102	14,944	35,003
2029 Projected Households	3,439	16,698	39,123
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	47.6%	56.7%	56.3%
2024 Estimated Black or African American	32.0%	23.3%	24.4%
2024 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.5%
2024 Estimated Asian or Pacific Islander	3.4%	3.2%	3.0%
2024 Estimated Other Races	4.8%	4.0%	3.9%
2024 Estimated Hispanic	12.6%	12.0%	11.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$78,032	\$90,311	\$90,938
2024 Estimated Median Household Income	\$56,974	\$71,073	\$74,251
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	507	1,296	2,224
2024 Estimated Total Employees	9,343	20,691	31,459





## AT HOME

**athome.com**

**Company Type:** Subsidiary

**Parent:** Hellman & Friedman

**Locations:** 266

At Home, The Home & Holiday Superstore, offers up to 45,000 on-trend home products to fit every room, style, season and budget. From furniture, mirrors, rugs, art and housewares to tabletop, patio and seasonal décor, At Home offers décor for all, and always for less. Headquartered in Dallas, Texas, At Home currently operates 266 stores in 40 states.

Source: static.athome.com



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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