SWIG – 15 YEAR ABS NNN BTS

4504 GRASSY KNOLL RD, KNOXVILLE, TN 37931

OFFERING MEMORANDUM

Marcus & Millichap


Walmart
Kroger
five BELOW
target
THE HOME DEPOT
ALDI
chili's
LOWE'S
ROSS DRESS FOR LESS
HOBBY LOBBY
Academy SPORTS+OUTDOORS
Michaels
62
75
KEC KNOXVILLE EXPO CENTER
Sysco
Swig
Walmart Neighborhood Market
640
FOOD CITY
BIG ORANGE STORAGE
TACO BELL
Wagbar dog park + bar
PureMagic CARWASH
DOLLAR TREE
Covenant HEALTH Fort Sanders Regional
Dolly Parton CHILDREN'S HOSPITAL
DOWNTOWN KNOXVILLE
INDUSTRIAL
Walmart
target
BARNES &NOBLE
sam's club
REGAL
TRADER JOE'S
JCPenney
Dillard's
DICK'S SPORTING GOODS
belk
WEST TOWN MALL
40
TENNESSEE COLLEGE OF APPLIED TECHNOLOGY KNOXVILLE
THE UNIVERSITY OF TENNESSEE KNOXVILLE
±40,400 Students
WHOLE FOODS MARKET
P.F. CHANG'S
ULTA BEAUTY
CAVA
THE UNIVERSITY OF TENNESSEE MEDICAL CENTER
±710-Beds
N

Executive Summary

4504 Grassy Knoll Rd, Knoxville, TN 37931

FINANCIAL SUMMARY

Price	**$2,232,500**
Cap Rate	6.00%
Building Size	668 SF
Net Cash Flow	6.00% $133,953
Year Built	2026
Lot Size	0.50 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	HH Swig Springbrook Farms, LLC (Tennessee LLC), Taylor Hayden – Managing Member
Guarantor	Personal (Taylor Hayden)
Rent Commencement Date	July 22, 2026
Lease Expiration Date	July 21, 2041
Lease Term	15 Years
Rental Increases	2% Annually
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Year 1	$133,953.00	6.00%
Year 2	$136,632.06	6.12%
Year 3	$139,364.70	6.24%
Year 4	$142,152.00	6.37%
Year 5	$144,995.04	6.49%
Year 6	$147,894.94	6.62%
Year 7	$150,852.83	6.76%
Year 8	$153,869.89	6.89%
Year 9	$156,947.29	7.03%
Year 10	$160,086.23	7.17%
Year 11	$163,287.96	7.31%
Year 12	$166,553.72	7.46%
Year 13	$169,884.79	7.61%
Year 14	$173,282.49	7.76%
Year 15	$176,748.14	7.92%

Base Rent	**$133,953**
Net Operating Income	**$133,953**
Total Return	**6.00% $133,953**


Walmart
Kroger
five BELOW
target
THE HOME DEPOT
ALDI
LOWE'S
chili's
ROSS DRESS FOR LESS
HOBBY LOBBY
Academy SPORTS+OUTDOORS
Michaels
3 MULTIFAMILY DEVELOPMENTS
±534 Units
BLAKEWOOD CONDOMINIUMS
±152 Units
HEARTHSTONE VILLAS
±30 Single-Family Homes
KNOXVILLE MUNICIPAL GOLF COURSE
18,970 CPD
SCHAAD RD
Swig
Ians Market
Coming Soon
FUTURE RETAIL
18,600 CPD
OAK RIDGE HWY
TAKE 5 OIL CHANGE
Jolene's
TOAST & ROAST
Coming Soon
Wagbar
dog park + bar
FOOD CITY
N

SPRING LAKE FARMS
±137 Single-Family Homes & Townhomes
CARDINAL LANDING
±38 Townhomes
AMHERST ELEMENTARY SCHOOL
18,970 CPD
SCHAAD RD
FOOD CITY
DONATOS
Every piece is important.
hopebridge
BIG ORANGE STORAGE
DOLLAR TREE
TACO BELL
PureMagic CARWASH
GAS'N GO
Wagbar
dog park + bar
Swig
Jolene's
TOAST & ROAST
Coming Soon
TAKE 5 OIL CHANGE
18,600 CPD
OAK RIDGE HWY
FUTURE RETAIL
N

Property Description

INVESTMENT HIGHLIGHTS

- **Brand New 15-Year Absolute NNN Lease with a Multi-Unit Swig Franchisee**
- Annual Rental Increases with Multiple Renewal Options
- **Swig is a Rapidly-Growing QSR Brand with 170+ Locations Across 23 States**
- Outparcel to Food City Anchored Shopping Center, Adjacent to New Tenants: Taco Bell, Take 5 Oil Change, PureMagic Car Wash, and Wagbar Dog Park + Bar
- **New 2026 Construction with Two Drive-Thru Lanes**
- 231,129 Residents within a 5-Mile Radius in Growing Knoxville Trade Area
- **Tennessee is a Business-Friendly State - No State Income Tax**
- Highly Visible Location Near the Corner of Oak Ridge Highway and Schaad Road (±37,570 Combined Cars per Day)
- **Direct Access to Crown Pointe Plaza via Schaad Rd - Major Tenants Include Target, Walmart, The Home Depot, and Lowe's**
- Centrally Located Less Than a 20-Minute Drive from the University of Tennessee

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	10,753	96,683	238,143
2025 Estimate	10,357	93,387	231,129
Growth 2025 - 2030	3.82%	3.53%	3.03%
Households			
2030 Projections	1,033	20,866	59,353
2025 Estimate	997	20,229	57,917
Growth 2025 - 2030	3.65%	3.15%	2.48%
Income			
2025 Est. Average Household Income	$94,181	$96,316	$90,831
2025 Est. Median Household Income	$77,932	$81,254	$74,834

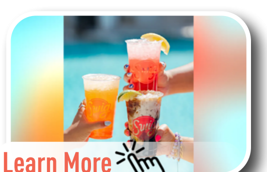
Tenant Overview

LEHI, UT
Headquarters

SWIG.COM
Website

2010
Founded

177
Locations



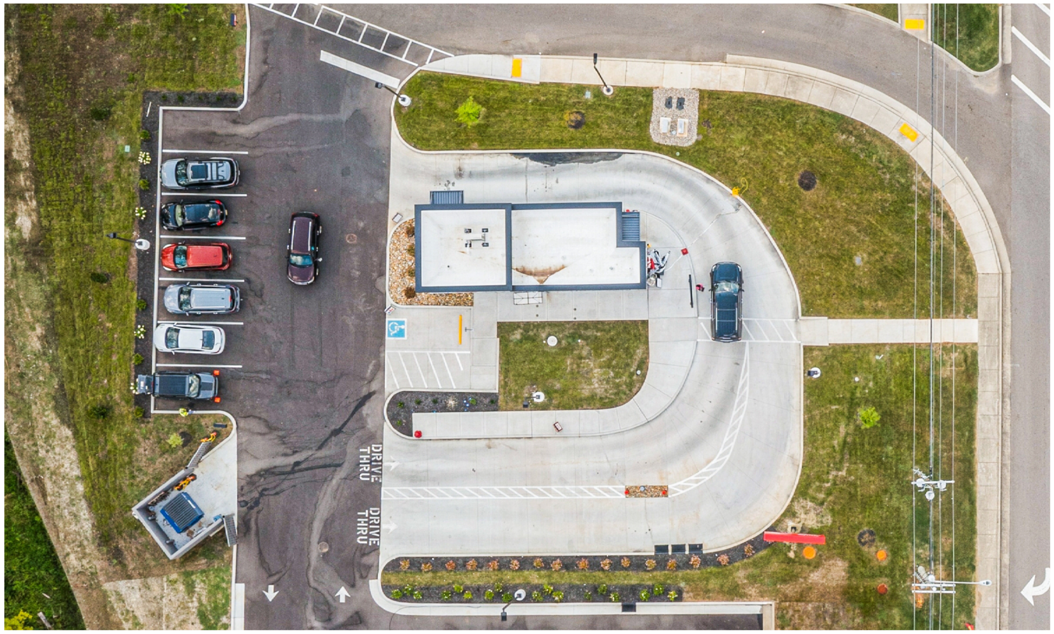
Learn More

Fox Business

Swig is a drive-thru soda-fountain chain, founded in April 2010 in St. George, Utah. The brand is known for its popular "dirty sodas", soft drinks mixed with add-ins such as cream and flavored syrups. Swig is often credited as the originator of this concept, which has developed into a national consumer trend. The category's popularity has been fueled by social media engagement, strong consumer demand for personalization, and broad appeal across multiple demographics.

As of February 2026, the company operates locations in 23 states and is expected to reach 200 locations by the end of the year. Swig continues to execute an aggressive national growth strategy through both corporate and franchise development. Its customizable beverage offerings, drive-thru convenience, and repeat-visit customer base have helped establish Swig as one of the most recognizable brands in the emerging specialty beverage sector.

Property Photos



Location Overview

The Knoxville market is centered in eastern Tennessee and is the state's third-largest metro, after Nashville and Memphis. Knoxville covers nine counties: Anderson, Blount, Campbell, Grainger, Knox, Loudon, Morgan, Roane, and Union. The local economy is supported by the University of Tennessee and year-round tourism from the Great Smoky Mountains. The City of Knoxville is the county seat of Knox County and is home to almost 200,000 residents.

While the metro has grown further from its manufacturing roots into media and professional services jobs, it still houses significant manufacturing operations, including a Coca-Cola bottling plant. Technology and research activities are growing economic drivers in the metro, supported by multiple National Science Foundation-funded centers associated with the University of Tennessee, most notably the Oak Ridge National Laboratory. Diversification has brought major employers from many industries, such as physician outsourcing firm TeamHealth and prefabricated home builder Clayton Homes.

The Knoxville region has a strong arts community, contributing to a multitude of bluegrass and country music festivals, including Big Ears and Southern Skies. In nearby Pigeon Forge, Dollywood hosts 3 million tourists in a typical season. The University of Tennessee has more than 40,000 students and 6,000 employees. It is estimated that the school contributes more than $4 billion annually to the state's economy.

[exclusively listed by]

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