



OFFERING MEMORANDUM

HENDERSONVILLE, TN
268 EAST MAIN STREET



Investment Highlights

Lease Abstract & Company Profile

Retail Aerials

Site Plan

Site Aerials

Demographics

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OFFERING MEMORANDUM



- Newly Constructed 2,088 +/- SF building on 0.70 acres in Hendersonville, Tennessee (Nashville MSA)
- Brand New 15-Year Absolute NNN Ground Lease with Zero LL Responsibilities
- Site is located next door to brand new Chick-Fil-A and Jim 'N Nicks along East Main St (25,000+ cars per day) in Hendersonville, 18 miles northeast of Downtown Nashville
- Nearby retailers include Publix, Kroger, Lowe's, PetSmart, Office Depot, Starbucks, In-N-Out Burger and Raising Canes
- Hendersonville is currently experiencing unprecedented growth in retail and office development, with over \$1 billion in new development approved for construction
- No State Income Tax in Tennessee

INVESTMENT HIGHLIGHTS



COMPANY PROFILE

Headquarters: Lexington, Kentucky

Locations: 1,850+ Locations in U.S

Revenue: \$1.62B

Founded: 1986

Valvoline Instant Oil Change offers a full-service oil change from certified technicians in about 15 minutes, including a free 18-point maintenance check**, while you stay in your vehicle. They also offer a wide range of maintenance services to keep your vehicle running smoothly – often at 30% to 50% lower cost than the dealership* – including tire rotations, batteries and more.

Valvoline has seen same-store sales growth for 17 consecutive years with a +11% average since 2017.

LEASE ABSTRACT / PRICING

Price: \$2,421,000

4.75% CAP (Based on Year 1 NOI)

SALE SUMMARY

Rentable SF: 2,088 SF

Lease Structure: Absolute NNN Ground

Occupancy: 100%

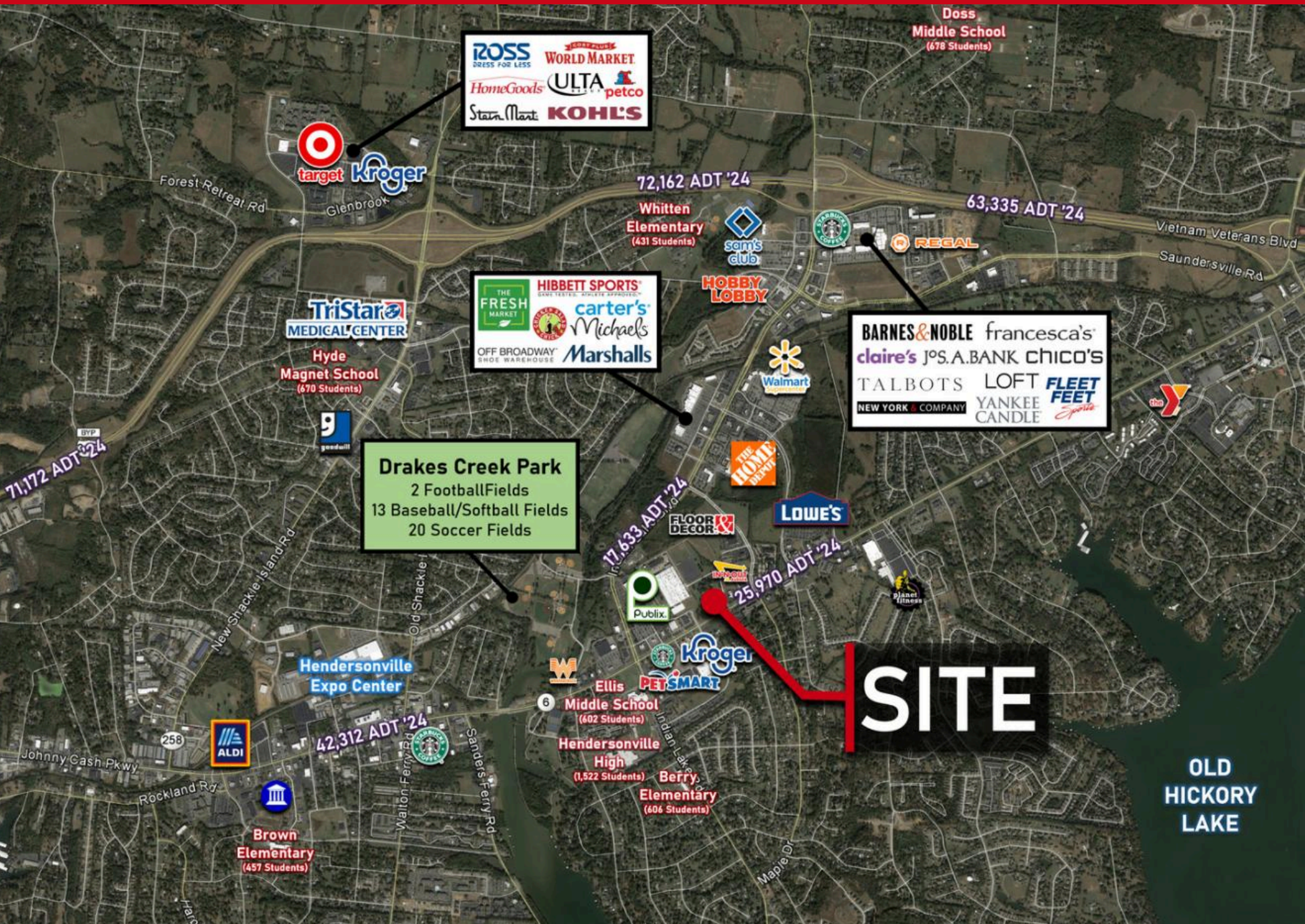
Landlord Obligations: None

RENT SCHEDULE

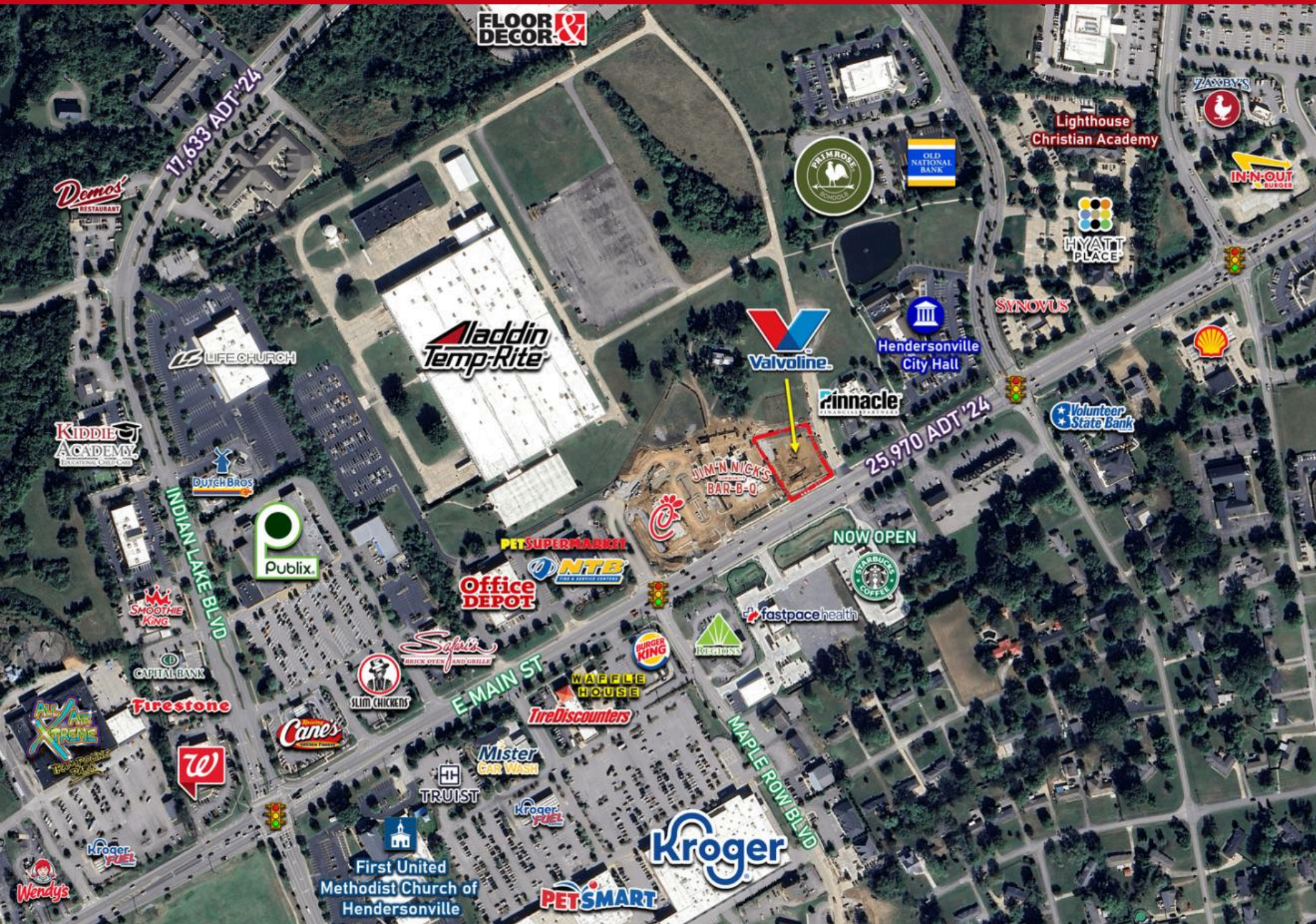
15 Year Primary Term with Four, 5 Year Options

(Primary Term)	Years 1-5	\$115,000/yr
	Years 6-10	\$126,500/yr
	Years 11-15	\$139,150/yr
(Options)	Years 16-20	\$153,065/yr
	Years 21-25	\$168,372/yr
	Years 26-30	\$185,209/yr
	Years 31-35	\$203,730/yr

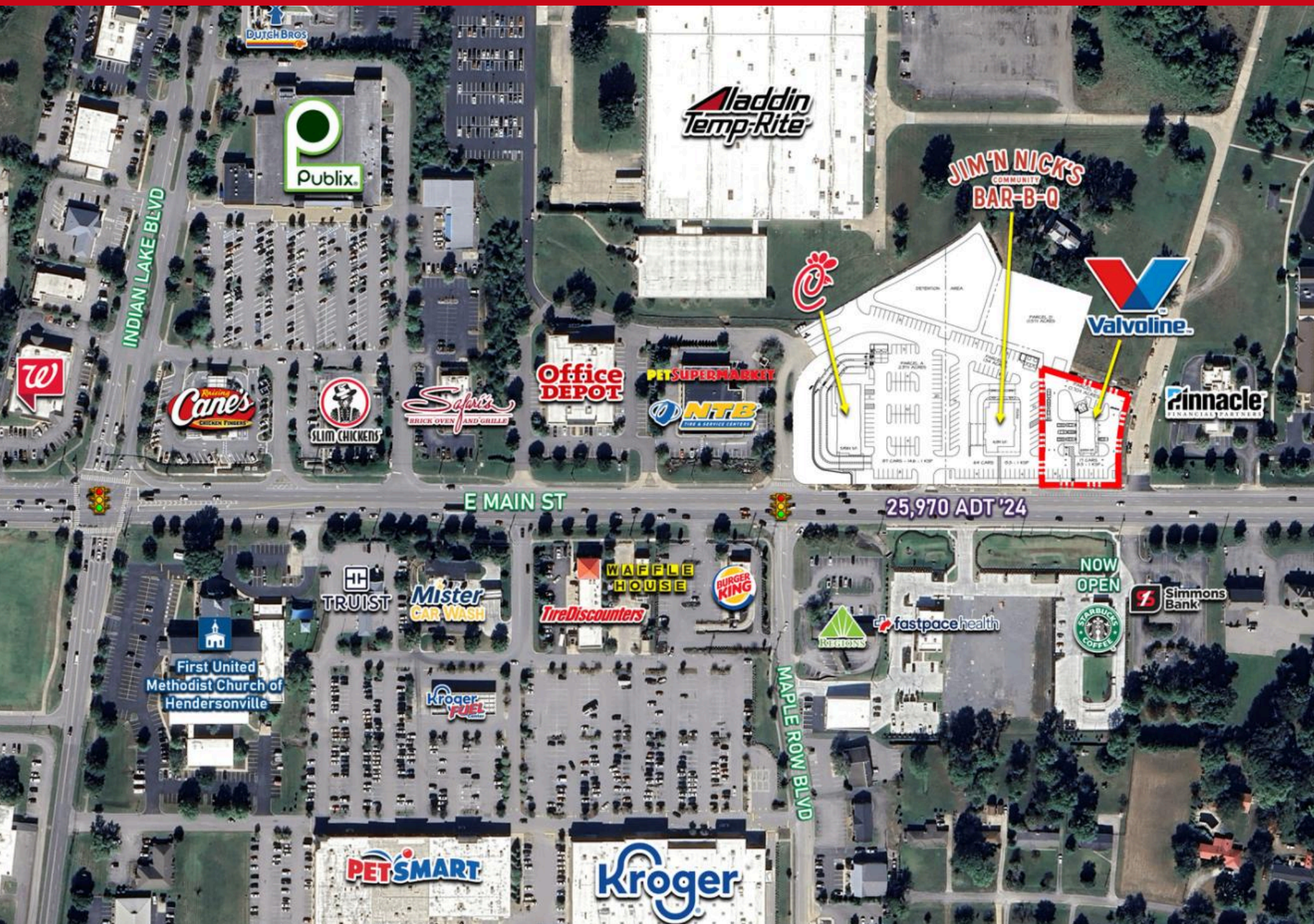
RETAIL AERIAL



RETAIL AERIAL



RETAIL AERIAL



SITE PLAN



268 E Main Street, Hendersonville, TN 37075

SITE AERIAL

This aerial photograph shows a commercial development site in Hendersonville, TN. The site is located at the intersection of Main Street and a road labeled '25,970 ADT '24'. The development includes a large building under construction, a parking lot, and a landscaped area. Surrounding businesses and landmarks are labeled with their respective logos: The Home Depot, Walmart, Lowe's, Pinnacle Financial Partners, Valvoline, Jim 'n Nick's Bar-B-Q, Chick-fil-A, Starbucks Coffee, fastpace health, oldacre, mcdonald, and REGIONS. A north arrow is visible in the bottom left corner, and a traffic light is shown at the intersection. The address 268 E Main Street, Hendersonville, TN 37075 is provided in the bottom left corner.

268 E Main Street, Hendersonville, TN 37075



25,970 ADT '24



oldacre
mcdonald



268 E Main Street, Hendersonville, TN 37075

SITE AERIAL



Hendersonville

Hendersonville
High School

PET SMART
Kroger

Kroger
FUEL

TRUIST

Mister

fireDiscounters

Waffle House

Burger King

Regions

fastpace health

Starbucks

Simmons
Bank

Wendy's

Walgreens

Cane's

SLIM CHICKENS

Office DEPOT

NTE

PET

Publix

Chick-fil-A

JIM 'N NICK'S
COMMUNITY
BAR-B-Q

Aladdin
Temp-Rite

Valvoline

MAIN ST

25,970 ADT '24

oldacre
mcdonald



DEMOGRAPHIC OVERVIEW



Valvoline™

Market Profile: E Main St, Hendersonville, Tennessee, 37075

Rings: 10, 3, 5 mile radii

	3 miles	5 miles	10 miles
Population Summary			
2025 Total Population	47,175	92,952	327,958
2025 Group Quarters	435	488	1,623
2030 Total Population	48,379	96,860	353,877
2025-2030 Annual Rate	0.51%	0.83%	1.53%
2025 Total Daytime Population	51,287	84,792	286,893
Workers	29,716	41,244	132,298
Residents	21,571	43,548	154,595
Household Summary			
2025 Households	19,082	36,674	132,032
2025 Average Household Size	2.45	2.52	2.47
2025 Families	12,633	25,026	85,242
2025 Average Family Size	2.98	3.04	3.05
2025-2030 Annual Rate	0.51%	0.85%	1.59%
Housing Unit Summary			
2025 Housing Units	20,101	38,690	140,972
Owner Occupied Housing Units	63.5%	67.5%	62.2%
Renter Occupied Housing Units	31.5%	27.3%	31.4%
Vacant Housing Units	5.1%	5.2%	6.3%
2025 Households by Income			
Household Income Base	19,082	36,674	132,032
<\$15,000	3.5%	3.4%	4.8%
\$15,000 - \$24,999	4.4%	4.0%	5.0%
\$25,000 - \$34,999	2.5%	2.7%	4.0%
\$35,000 - \$49,999	9.5%	8.7%	9.8%
\$50,000 - \$74,999	17.3%	15.6%	16.3%
\$75,000 - \$99,999	15.1%	14.5%	14.7%
\$100,000 - \$149,999	20.0%	19.4%	20.1%
\$150,000 - \$199,999	12.7%	13.0%	11.4%
\$200,000+	15.1%	18.7%	13.9%
Average Household Income	\$124,648	\$136,108	\$120,237
Median Age			
2025	40.7	40.9	39.7
2030	41.9	41.7	40.8

ESRI Business Analyst

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