



OFFERING MEMORANDUM

HENDERSONVILLE, TN
268 EAST MAIN STREET



OFFERING MEMORANDUM

[Investment Highlights](#)
[Lease Abstract & Company Profile](#)
[Retail Aerials](#)
[Site Plan](#)
[Site Aerials](#)
[Demographics](#)
[Contact Us](#)



Valvoline.

- 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%

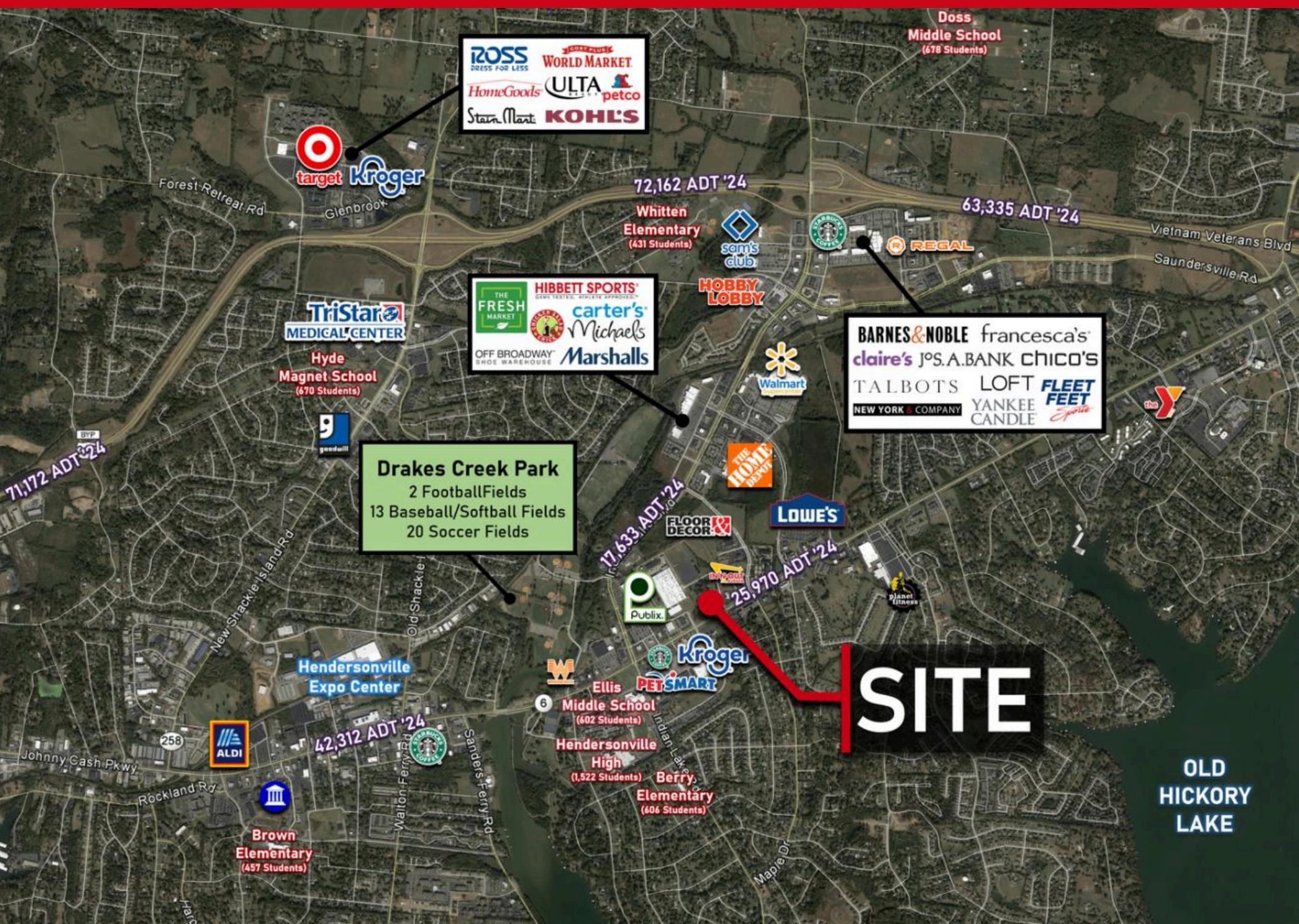
Landlord Obligations: None

RENT SCHEDULE

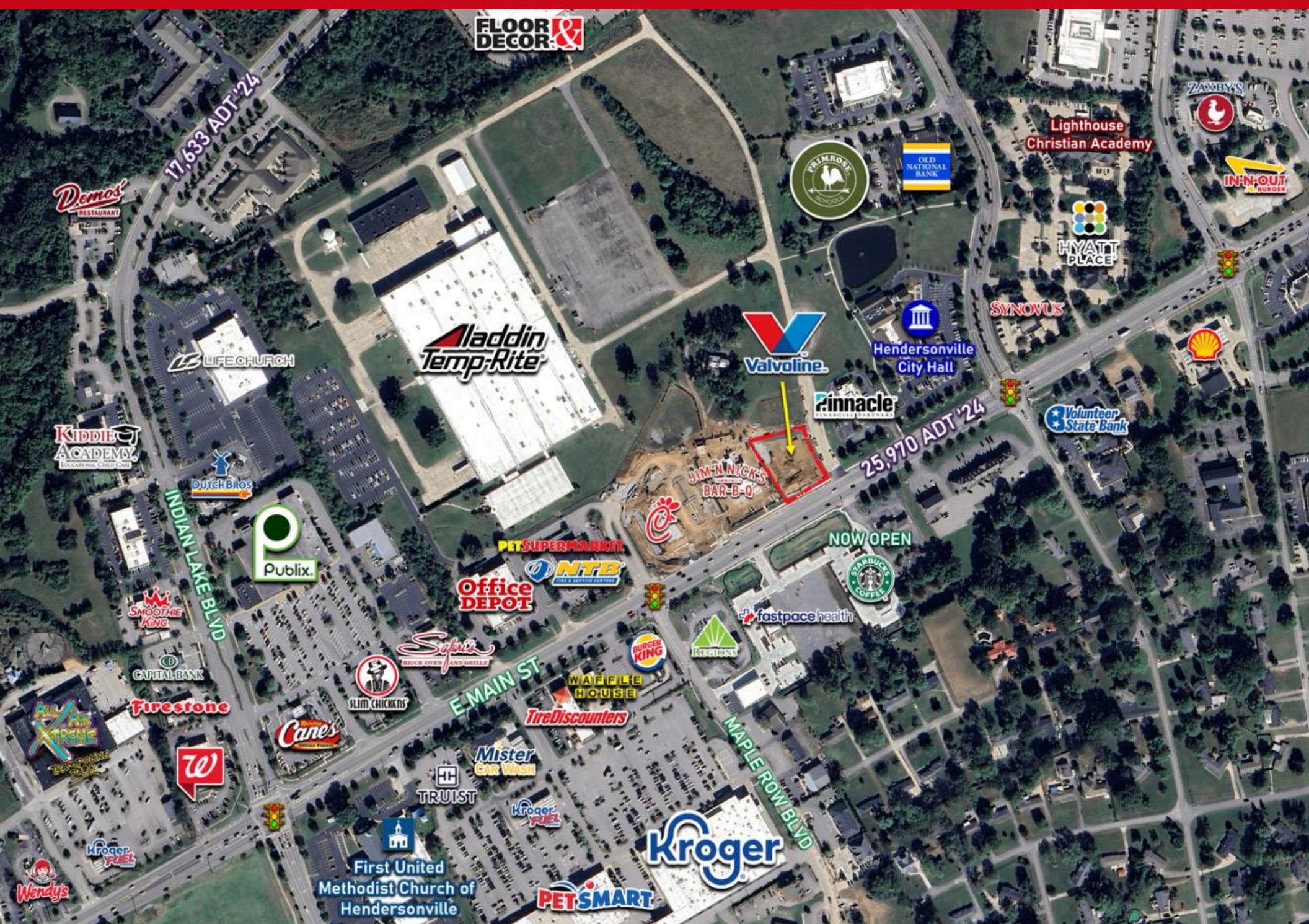
15 Year Primary Term with Four, 5 Year Options

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

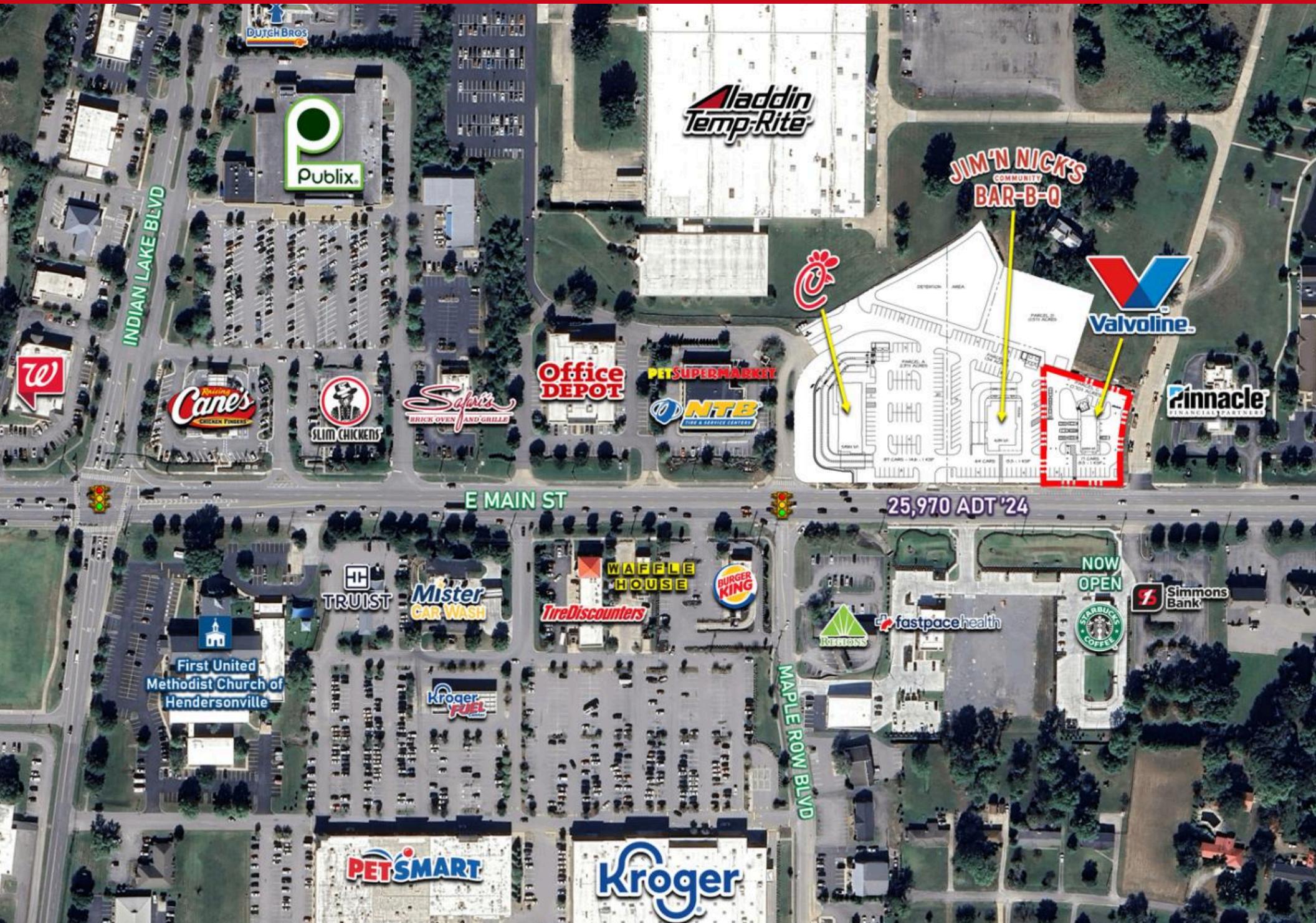
RETAIL AERIAL



RETAIL AERIAL



RETAIL AERIAL



SITE PLAN

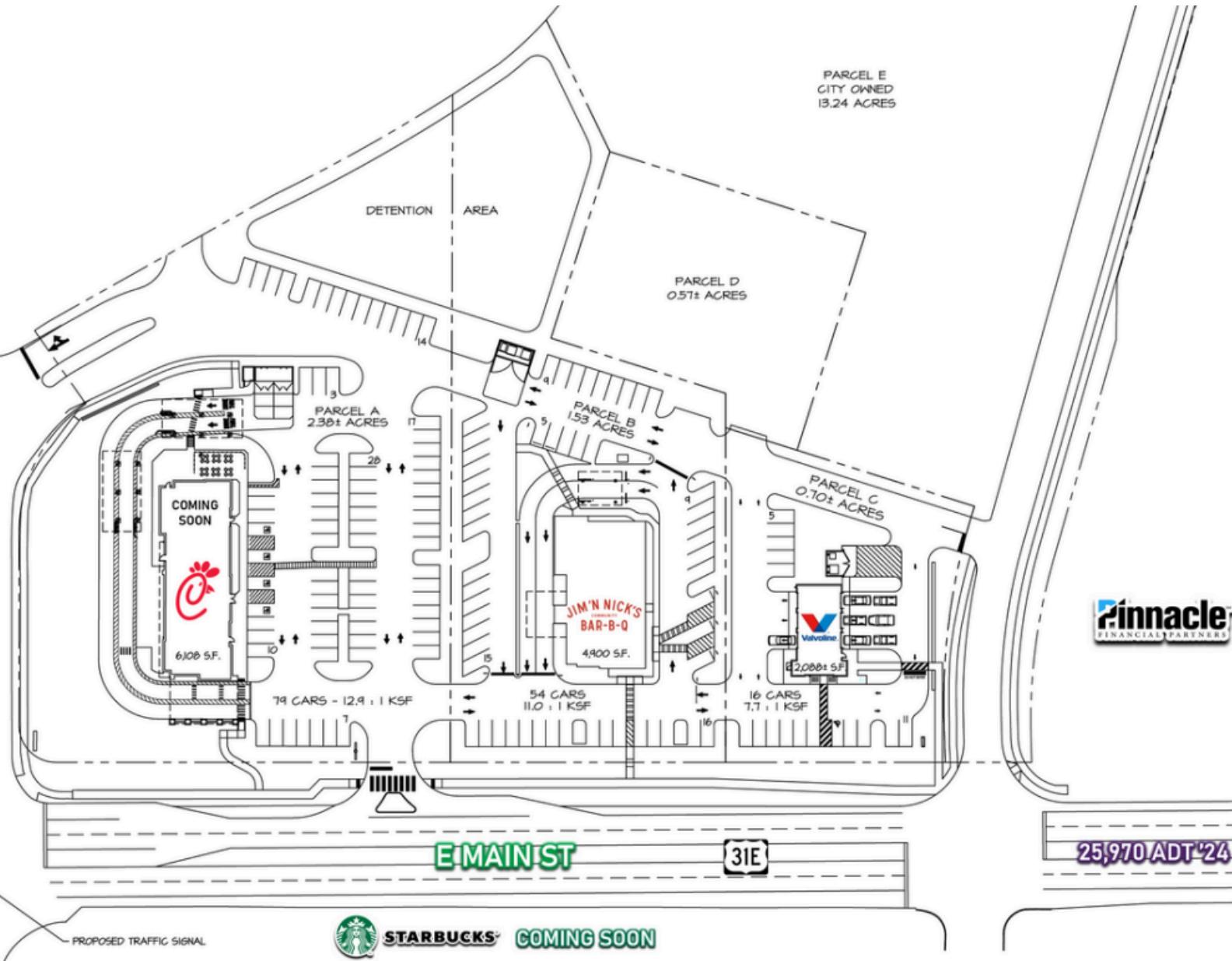


**Office
DEPOT**

PET SUPERMARKET



MAPLE ROW BLVD



SITE AERIAL



268 E Main Street, Hendersonville, TN 37075

SITE AERIAL



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

CONTACT US

OLIVER OLDACRE

615.414.7448

ooldacre@oldacremcdonald.com

HUNTER OLDACRE

615.933.1333

holdacre@oldacremcdonald.com

OLDACRE MCDONALD, LLC

3841 Green Hills Village Drive, Suite 400

Nashville, TN 37215

615.269.5444

www.oldacremcdonald.com