



# CHIPOTLE MEXICAN GRILL

**1806 Fort Campbell Blvd, Clarksville, TN 37042**  
**Built in 2022, renovated in 2025**

# CONTACT US

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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

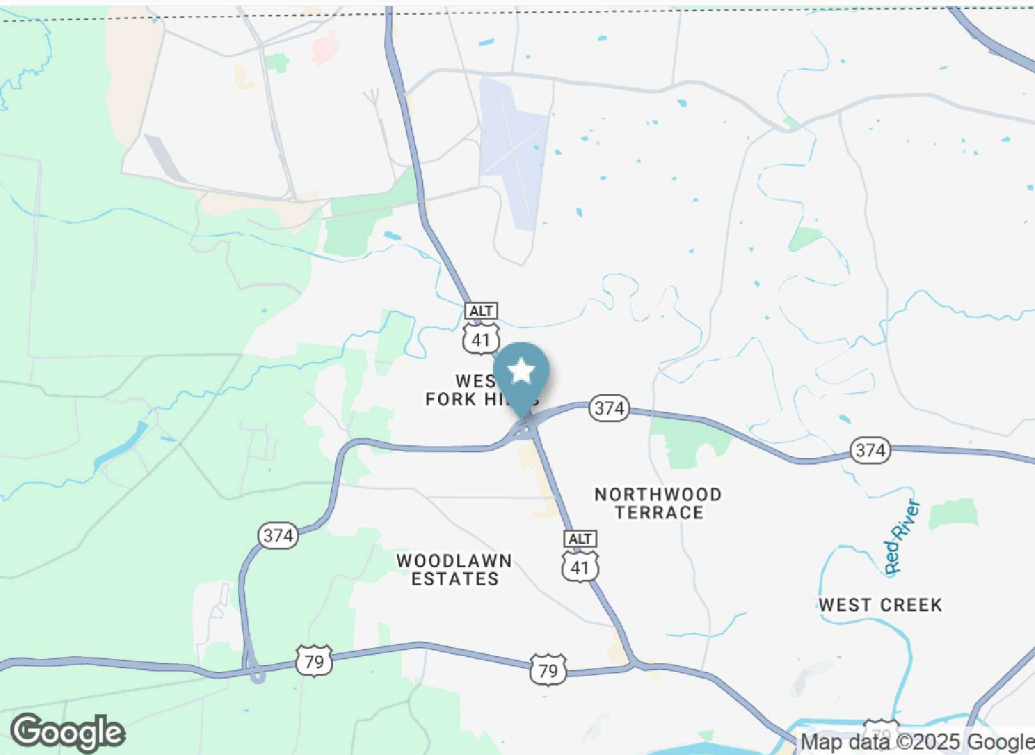
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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## CHIPOTLE MEXICAN GRILL

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2022/2025 Year Built

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1806 Fort Campbell Blvd, Clarksville, TN 37042  
2022/2025 Year Built

|             |             |
|-------------|-------------|
| Sale Price: | \$4,433,000 |
| Cap Rate:   | 4.85%       |
| NOI:        | \$215,000   |



## OFFER SUMMARY

### Investment Highlights

- Situated on Fort Campbell Boulevard, the second most trafficked road in Clarksville
- Long-term NNN lease in place with rent escalations aligned to national benchmarks—ideal for passive income streams
- Fully leased to Chipotle Mexican Grill, a proven fast-casual concept with strong national brand recognition
- Standalone pad site offering excellent visibility, drive-thru, and dedicated parking—ideal configuration for consistent customer flow
- Located just south of Fort Campbell Military Base, which spans 105 acres, is home to the 101st Airborne, and is home to over 60,000 active military and their families
- Strength of tenant supported by strong local demand: ranked among top fast-casual Mexican options in Clarksville
- Positioned for stable returns and potential appreciation, benefiting from Clarksville's growing population and rising retail development

# PROPERTY DETAILS

## LOCATION INFORMATION

|                  |                         |
|------------------|-------------------------|
| Building Name    | Chipotle Mexican Grill  |
| Street Address   | 1806 Fort Campbell Blvd |
| City, State, Zip | Clarksville, TN 37042   |
| County           | Montgomery              |

## BUILDING INFORMATION

|               |              |
|---------------|--------------|
| Building Size | 3,187 SF     |
| NOI           | \$215,000.00 |
| Cap Rate      | 4.85         |
| Year Built    | 2025         |

## PROPERTY INFORMATION

|                  |               |
|------------------|---------------|
| Property Type    | Retail        |
| Property Subtype | Street Retail |
| Lot Size         | 1.43 Acres    |

## PARKING & TRANSPORTATION

|                          |         |
|--------------------------|---------|
| Parking Type             | Surface |
| Number of Parking Spaces | 37      |



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Franklin Street is pleased to present the exclusive offering of a single tenant Chipotle Mexican Grill located at 1806 Fort Campbell Blvd, Clarksville, TN 37042. Positioned along the high traffic Fort Campbell Boulevard with exposure to over 37,000 cars per day, this freestanding location benefits from excellent visibility, easy access to Interstate 24, and dedicated on-site parking. The site is strategically located in a growing retail corridor and surrounded by national tenants, enhancing both consumer traffic and long-term desirability.

The property is leased to Chipotle under a long-term NNN lease, offering a passive investment with minimal landlord responsibilities. This location represents Chipotle's latest prototype, featuring modern design elements and optimized layouts for dine-in, pickup, and third-party delivery—driving strong performance across multiple revenue channels. With Chipotle's proven operational strength and national brand recognition, this asset delivers dependable cash flow backed by a best-in-class tenant. Clarksville is one of the fastest-growing cities in Tennessee, supported by strong military, educational, and industrial employers. The Chipotle location benefits from this expanding population and a robust local economy, positioning the asset for future rental growth and long-term value appreciation. This offering represents an ideal opportunity for investors seeking a stable, income producing asset in a high-growth market with a creditworthy tenant.



# TENANT PROFILES



## TENANT HIGHLIGHTS

- **Location & Accessibility**
  - Situated at 1806 Fort Campbell Blvd, Clarksville, TN 37042.
  - Convenient access from Interstate-24 and major local roads.
  - Offers dine-in, pickup, and delivery options with ample parking.
- **Ambience & Service**
  - Features Chipotle's signature minimalist, modern interior with open kitchen layout.
  - Known for friendly staff, fast service, and consistently fresh ingredients.
- **Menu & Local Appeal**
  - Full menu includes customizable burritos, bowls, tacos, and salads.
  - Popular option for both quick meals and catering in the Clarksville area.



## TENANT OVERVIEW

|                       |   |
|-----------------------|---|
| <b>Company:</b>       | Chipotle Mexican Grill, Inc.                                    |
| <b>Founded:</b>       | July 13, 1993   |
| <b>Locations:</b>     | 3,726 locations in the United States   3,800 Globally           |
| <b>Total Revenue:</b> | \$11.31 billion   |
| <b>Net Income:</b>    | \$1.534 billion   |
| <b>Net Worth:</b>     | \$75.6 billion  |
| <b>Headquarters:</b>  | Newport Beach, California                                       |
| <b>Website:</b>       | <a href="https://www.chipotle.com">https://www.chipotle.com</a> |
| <b>Ticker:</b>        | CMG (NYSE)  |

## CHIPOTLE MEXICAN GRILL

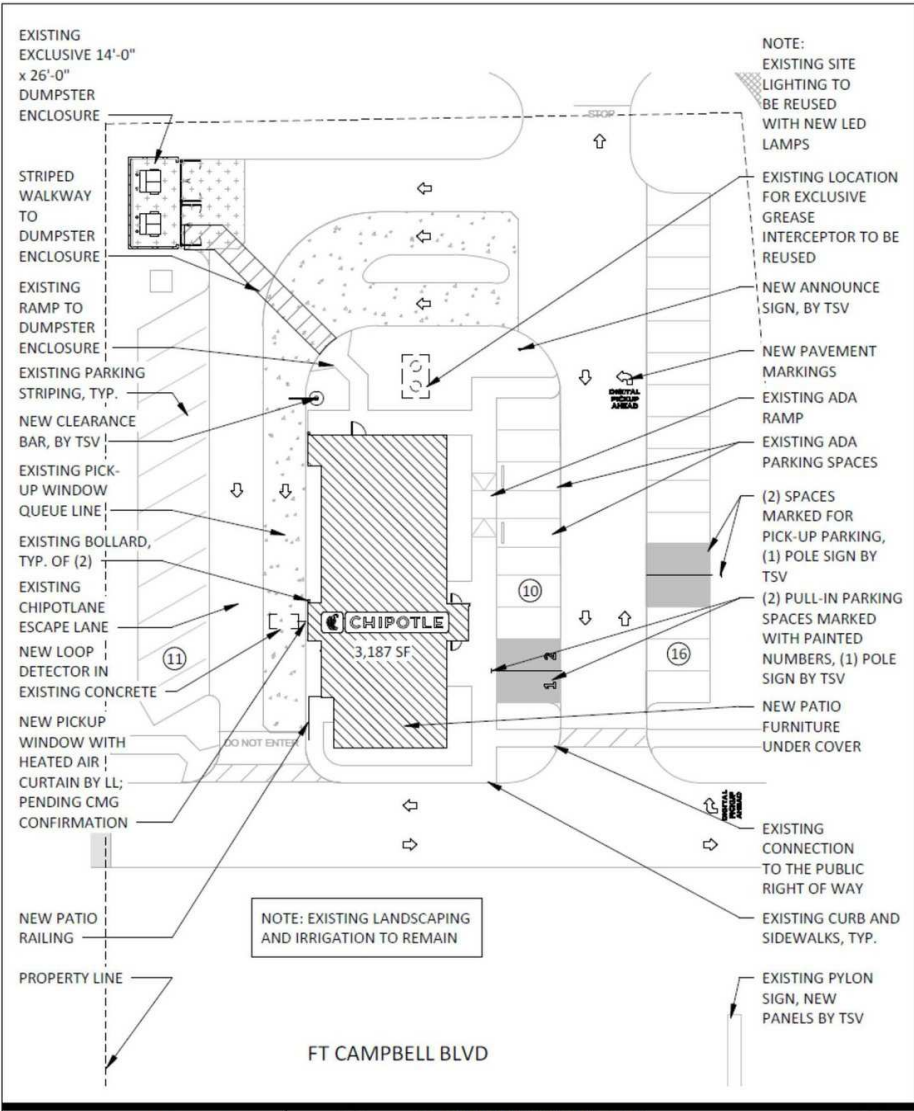
Chipotle Mexican Grill, Inc. is a leading fast-casual restaurant brand known for its commitment to serving high-quality, responsibly sourced food. Founded in 1993, Chipotle has grown to more than 3,300 locations across the United States and internationally. The company pioneered the “Food with Integrity” philosophy, emphasizing fresh ingredients, naturally raised meats, and sustainable sourcing practices. Unlike traditional fast food, Chipotle offers fully customizable burritos, bowls, tacos, and salads made to order in an open kitchen format, creating a transparent and engaging dining experience for customers.

Chipotle has established a strong and loyal customer base through its focus on clean ingredients, tech-enabled convenience, and operational consistency. The company continues to innovate with digital ordering, mobile apps, and delivery partnerships to enhance accessibility and drive growth. Backed by a solid balance sheet and consistent same-store sales increases, Chipotle is widely regarded as one of the strongest and most resilient tenants in the net lease market, making its locations highly attractive to investors seeking stable, long-term income.

# PROPERTY PHOTOS



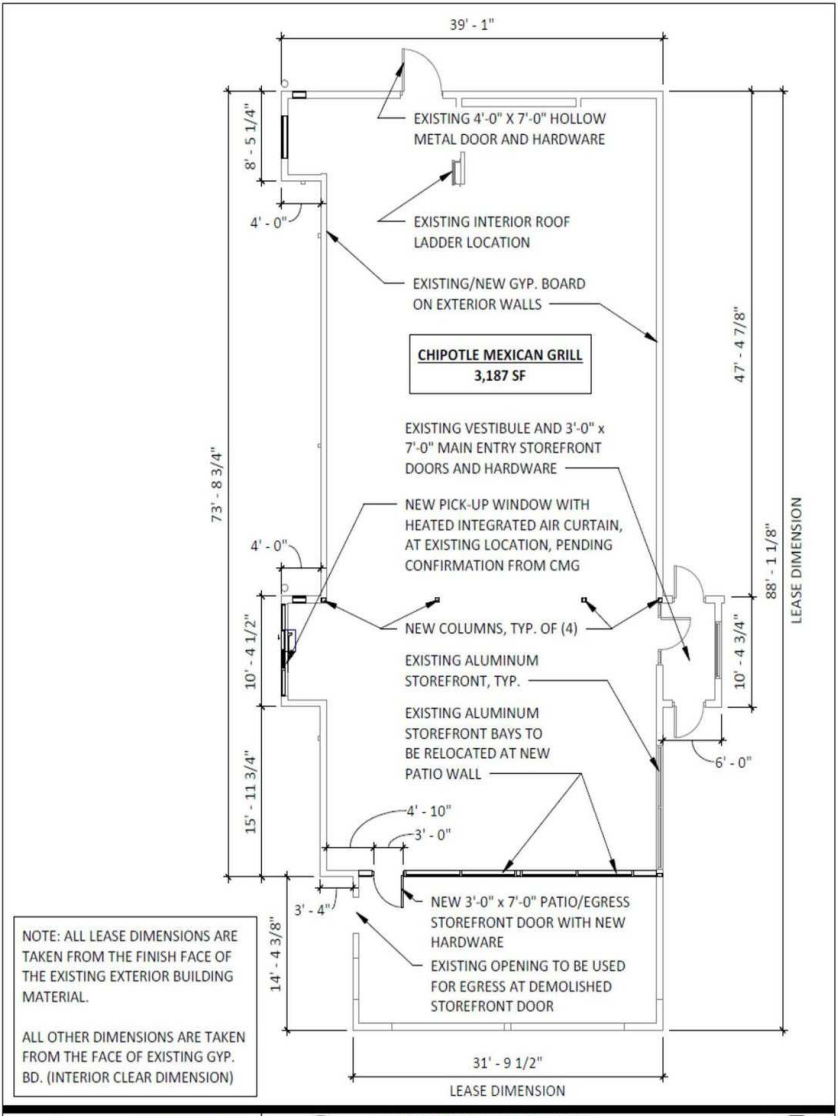
# FLOOR PLANS



## PREMISES SITE PLAN

ENTER LAYOUT TYPE

ENTER SIZE



## DIMENSIONS OF BUILDING

ENTER LAYOUT TYPE

ENTER SIZE

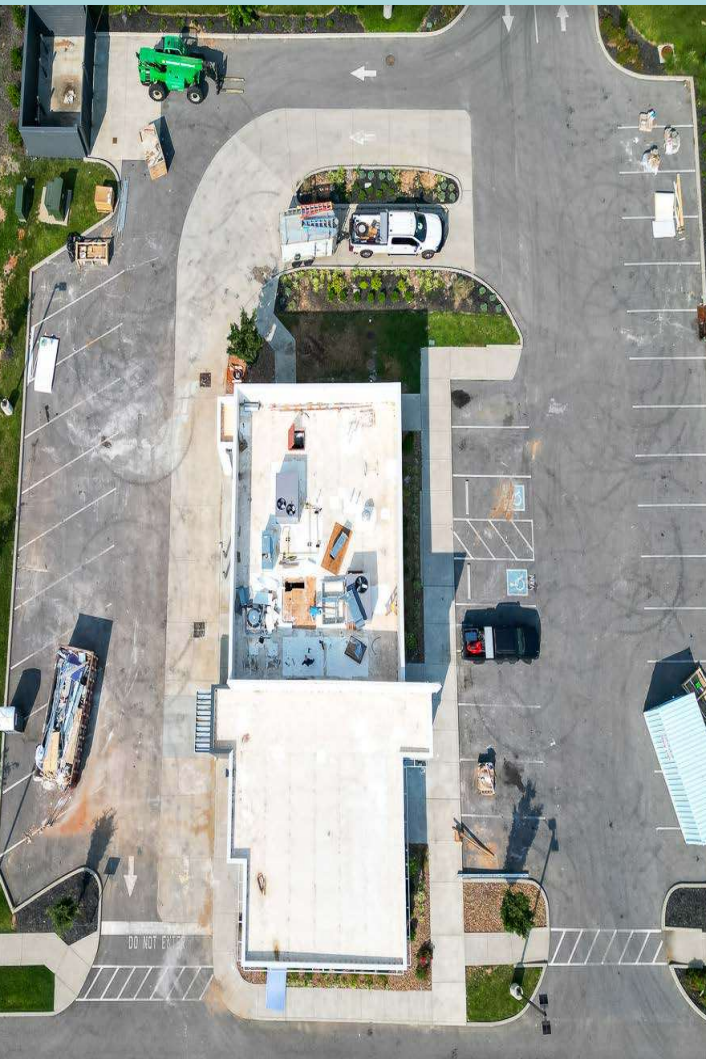
# RENT SCHEDULE

Sale Price: \$4,433,000

Cap Rate: 4.85%

Year Built: 2022 / 2025

Occupancy: 100%



| Lease Years     | Dates               | Annual Rent | Monthly Rent | % Rent Increase |
|-----------------|---------------------|-------------|--------------|-----------------|
| 1-5             | Jul 2025 - Jun 2030 | \$215,000   | \$17,916.67  | -               |
| 6-10            | Jul 2030 - Jun 2035 | \$236,500   | \$19,708.33  | 10.00%          |
| 11-15           | Jul 2035 - Jun 2040 | \$260,150   | \$21,679.17  | 10.00%          |
| 16-20 (1st Ext) | Jul 2040 - Jun 2045 | \$286,165   | \$23,847.08  | 10.00%          |
| 21-25 (2nd Ext) | Jul 2045 - Jun 2050 | \$314,782   | \$26,231.79  | 10.00%          |
| 26-30 (3rd Ext) | Jul 2050 - Jun 2055 | \$346,260   | \$28,854.97  | 10.00%          |
| 31-35 (4th Ext) | Jul 2055 - Jun 2060 | \$380,886   | \$31,740.47  | 10.00%          |



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# LOCATION OVERVIEW

## ABOUT CLARKSVILLE

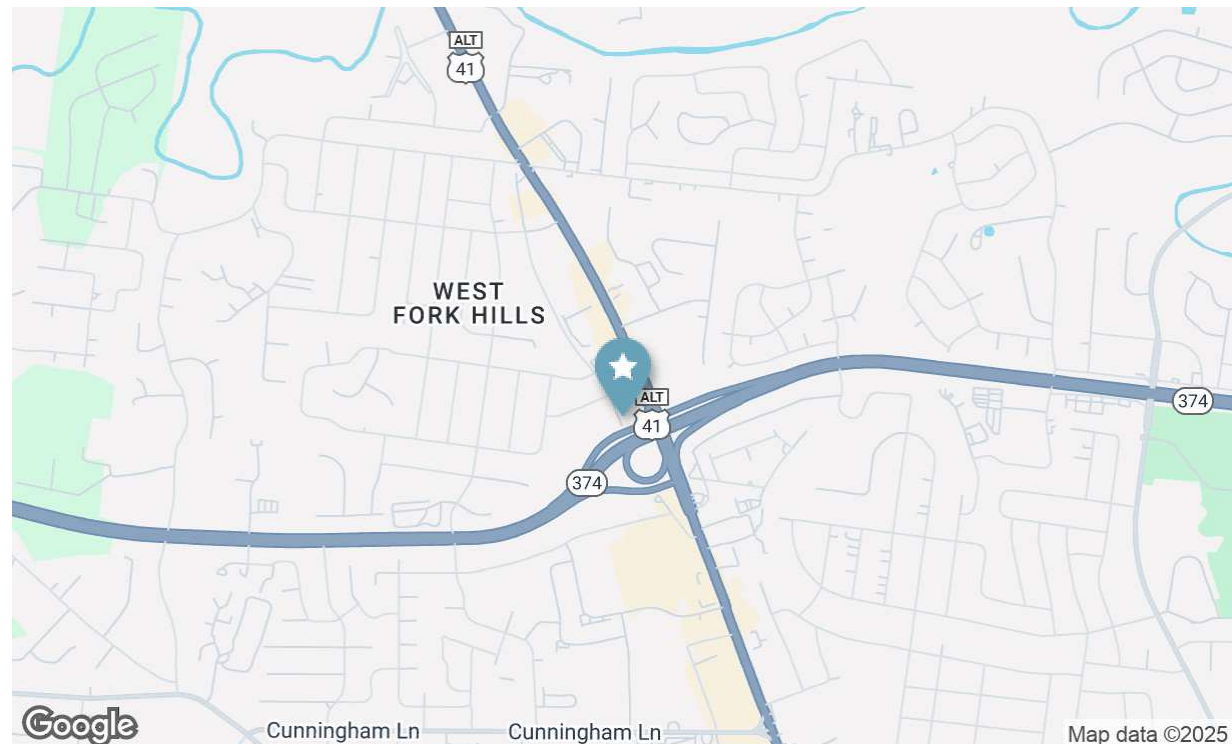
Clarksville, Tennessee, founded in 1784 at the confluence of the Cumberland and Red Rivers, is one of the state's oldest and fastest-growing municipalities. With a current population nearing 185,000 within city limits (and over 340,000 in the metro area), it ranks as Tennessee's fifth-largest city. Originally a tobacco booming-trade hub, Clarksville has evolved into a vibrant regional center—anchored by Austin Peay State University, a major Army presence from nearby Fort Campbell, and a diverse local economy that includes manufacturing, logistics, and tech. Nestled amid hardwood forests and limestone bluffs, Clarksville offers a compelling blend of scenic outdoor amenities and historic charm. The Cumberland Riverwalk and Greenway provide miles of paved trails ideal for walking, biking, and family outings, while Liberty Park features a marina, boat ramp, playgrounds, and riverfront vistas. History buffs can explore Fort Defiance—an elevated interpretive Civil War site—as well as the Customs House Museum, which repurposes a historic civic building into a cultural hub. Nearby, Dunbar Cave State Park displays remarkable 14th-century Native American cave art, adding another layer to the city's rich tapestry. The downtown district blends preserved 19th-century architecture—such as the iconic Montgomery County Courthouse and the Roxy Theatre, with modern attractions like breweries, distilleries, farm-to-table eateries, and monthly ArtWalk events. As a southern living destination on the rise, the city continues to welcome new venues including the F&M Bank Arena, event spaces, and hospitality developments. Clarksville's youthful energy, waterfront access, historical significance, and growing cultural offerings make it an appealing city for residents and visitors alike.

<https://www.southernliving.com/cities-on-the-rise>

<https://styleblueprint.com/birmingham/everyday/things-to-do-in-clarksville>

<https://www.southernliving.com/clarksville-tennessee>

<https://en.wikipedia.org/>



# AERIAL NORTH



Hertz



FURNITURE  
Connection  
Clarksville, TN

NEW CONSTRUCTION  
APARTMENT HOMES



GOODYEAR



H&R BLOCK



FRANCIS FAMILY  
DENTAL

Trusted Choice Storage



Fort Campbell Blvd 37,202 VPD

Hermitage Road

SUBJECT  
PROPERTY

CHIPOTLE MEXICAN GRILL / CLARKSVILLE, TN 37042

LOCATION OVERVIEW

FranklinStreet

# AERIAL SOUTH



VICTORY PLACE  
TOWNHOMES

THE BELL GROUP

MAGIC WHEELS  
FUN CENTER

ZAXBY'S



Walmart  
Save money. Live better.

Purple Heart Parkway 20,060 VPD



SUBJECT  
PROPERTY

Fort Campbell Blvd 37,202 VPD

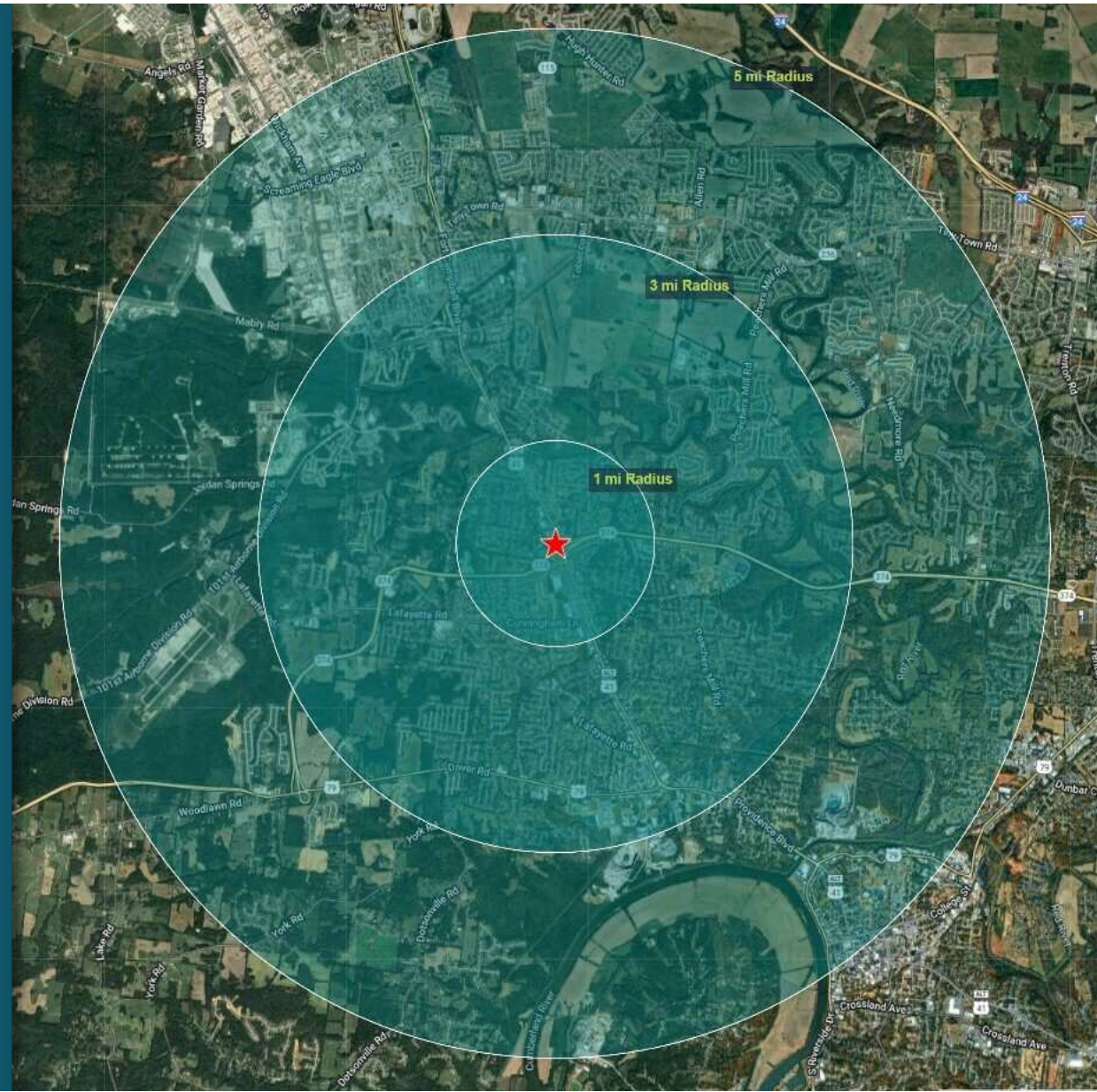
Hermitage Road

# AREA OVERVIEW

## DEMOGRAPHICS

|                                | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total population               | 5,103     | 53,420    | 140,237   |
| Median age                     | 31        | 33        | 33        |
| Median age (Male)              | 30        | 32        | 32        |
| Median age (Female)            | 32        | 34        | 33        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total households               | 1,721     | 19,471    | 50,481    |
| # of persons per HH            | 3         | 2.7       | 2.8       |
| Average HH income              | \$83,596  | \$77,615  | \$77,251  |
| Average house value            | \$264,373 | \$244,836 | \$255,004 |

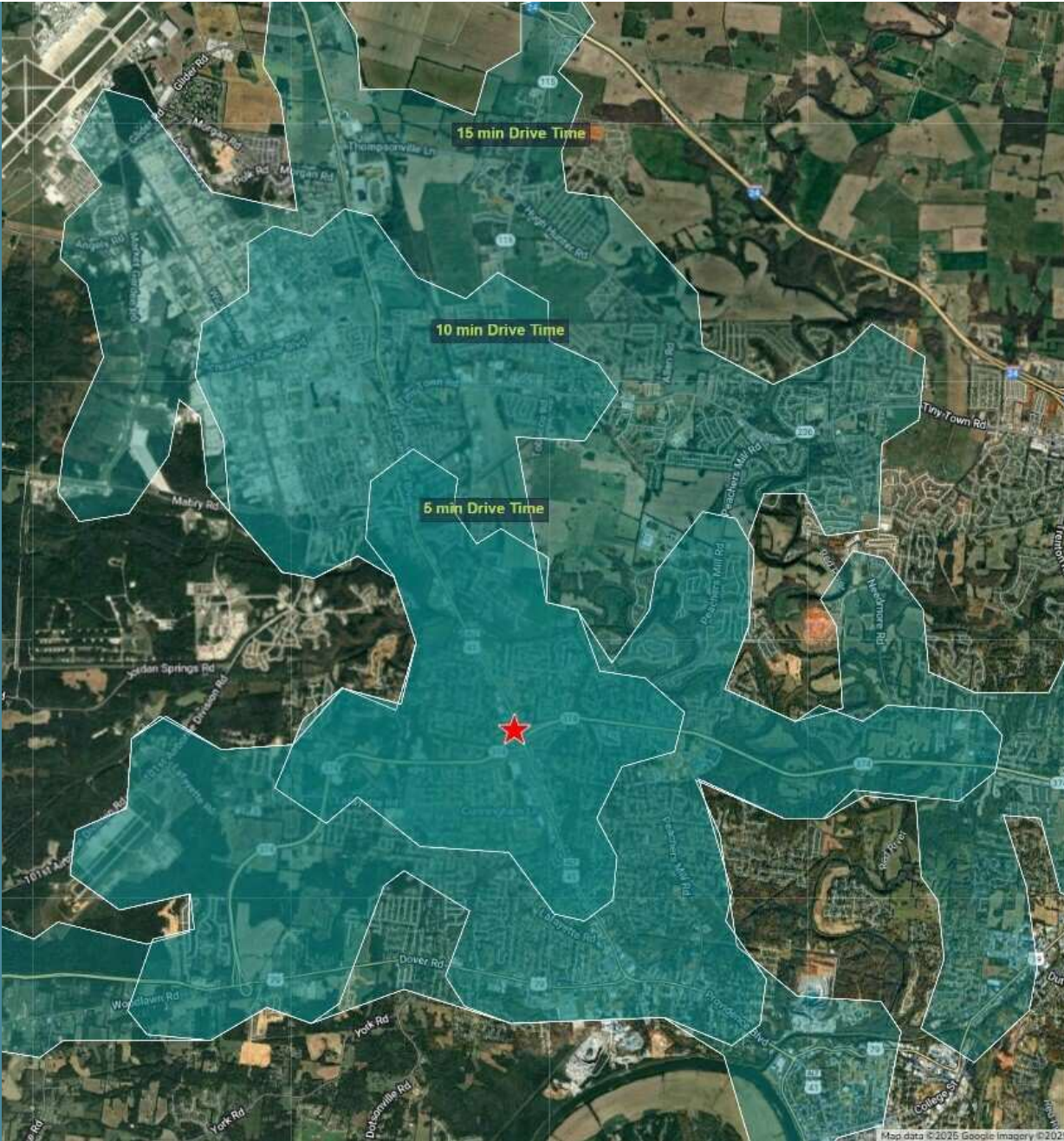
\* Demographic data derived from 2020 ACS - US Census



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

|   | 5 MIN    | 10 MIN   | 15 MIN   |
|---|----------|----------|----------|
| <strong>POPULATION</strong>               |          |          |          |
| Estimated Population (2025)               | 20,963   | 64,438   | 111,793  |
| Projected Population (2030)               | 22,791   | 69,717   | 121,201  |
| Census Population (2020)                  | 19,329   | 58,974   | 102,704  |
| <strong>HOUSEHOLDS</strong>               |          |          |          |
| Estimated Households (2025)               | 8,424    | 24,424   | 40,549   |
| Projected Households (2030)               | 9,380    | 27,027   | 45,055   |
| Census Households (2020)                  | 7,247    | 21,175   | 35,054   |
| <strong>HOUSEHOLD INCOMES</strong>        |          |          |          |
| Estimated Average Household Income (2025) | \$73,487 | \$75,328 | \$78,151 |
| Estimated Median Household Income (2025)  | \$61,134 | \$62,507 | \$65,254 |



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