

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | QSR with Drive-Thru | Corporate Guaranty

\$171K+

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



2009 Columbia Avenue | Franklin, Tennessee

NASHVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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SITE OVERVIEW







OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$4,600,000
Net Operating Income	\$214,000
Cap Rate	4.65%

PROPERTY SPECIFICATIONS

Property Address	2009 Columbia Avenue Franklin, Tennessee 37064
Rentable Area	2,264 SF
Land Area	1.28 AC
Year Built	2025
Tenant	Chipotle
Guaranty	Corporate (NYSE: CMG)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	November 25, 2025
Lease Expiration	November 30, 2040
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chipotle (Corporate Guaranty)	2,264	11/25/2025	11/30/2040	Current	-	\$17,833	\$214,000	4 (5-Year)
				12/1/2030	10%	\$19,617	\$235,400	
				12/1/2035	10%	\$21,578	\$258,940	
10% Rental Increases Beg. of Each Option								

Brand New 15-Year Lease | Corporate Guaranty | Brand New Construction | Scheduled Rental Increases

- Chipotle recently signed a brand new 15-year lease with 4 (5-year) options to extend
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., a publicly traded (NYSE: CMG) and nationally recognized tenant with over 3,800 locations
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | No Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- The Absolute NNN lease structure features no landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics 5-Mile Trade Area | Six-Figure Income

- More than 91,000 residents and 60,000 employees support the trade area, providing a direct consumer base from which to draw
- Features an average household income of \$177,332
- **Franklin serves as the county seat for Tennessee's most affluent county, which also ranks among the top 25 nationwide for median income**

Parkway Commons (250,000+ SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- Chipotle is located across the street from Parkway Commons, a 250,000+ SF retail center, that is anchored by Target, Kroger, Regions Bank and more
- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Anytime Fitness, Advance Auto Parts, O'Reilly Auto Parts, NAPA, Tractor Supply Co, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Near Signalized, Hard Corner Intersection | Excellent Visibility

- Located near the signalized intersection of Columbia Ave averaging 20,500 VPD
- The asset benefits from excellent visibility via significant street frontage and a large pylon sign

PROPERTY PHOTOS



PROPERTY PHOTOS





CHIPOTLE

chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 3,800+

2024 Employees: 130,000

2024 Revenue: 11.31 Billion

2024 Net Income: \$1.53 Billion

2024 Assets: \$9.20 Billion

2024 Equity: \$3.66 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,800 restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: newsroom.chipotle.com, finance.yahoo.com

PROPERTY OVERVIEW

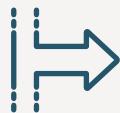


LOCATION



Franklin, Tennessee
Williamson County
Nashville-Davidson-Murfreesboro-Franklin MSA

ACCESS



Columbia Avenue/State Highway 6: 1 Access Point

TRAFFIC COUNTS



Columbia Avenue/State Highway 6: 20,500 VPD
Mack Hatcher Memorial Parkway: 25,000 VPD

IMPROVEMENTS



There is approximately 2,264 SF of existing building area

PARKING



There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 18.1 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 094090G B 00600
Acres: 1.28
Square Feet: 53,027

CONSTRUCTION



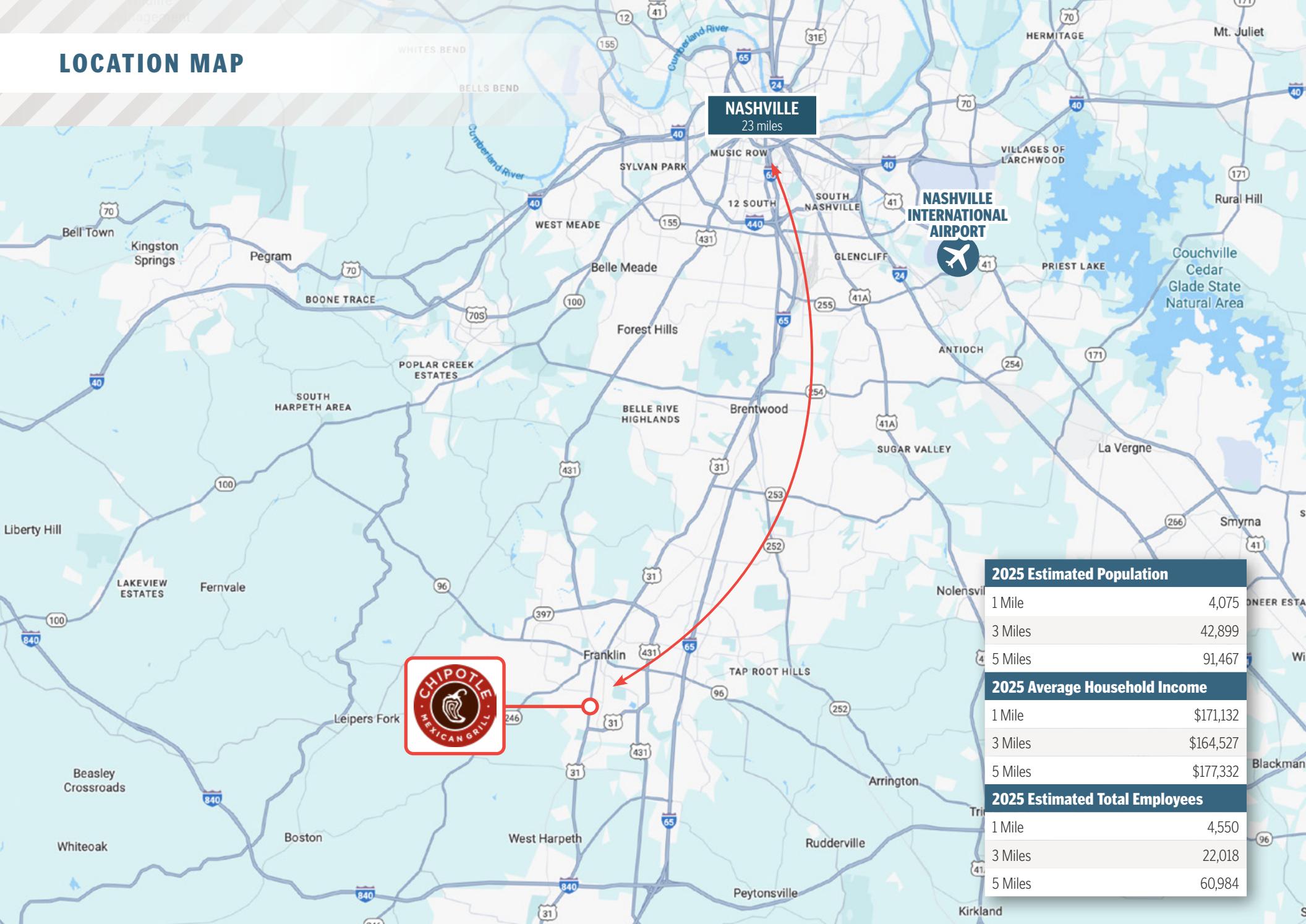
Year Built: 2025

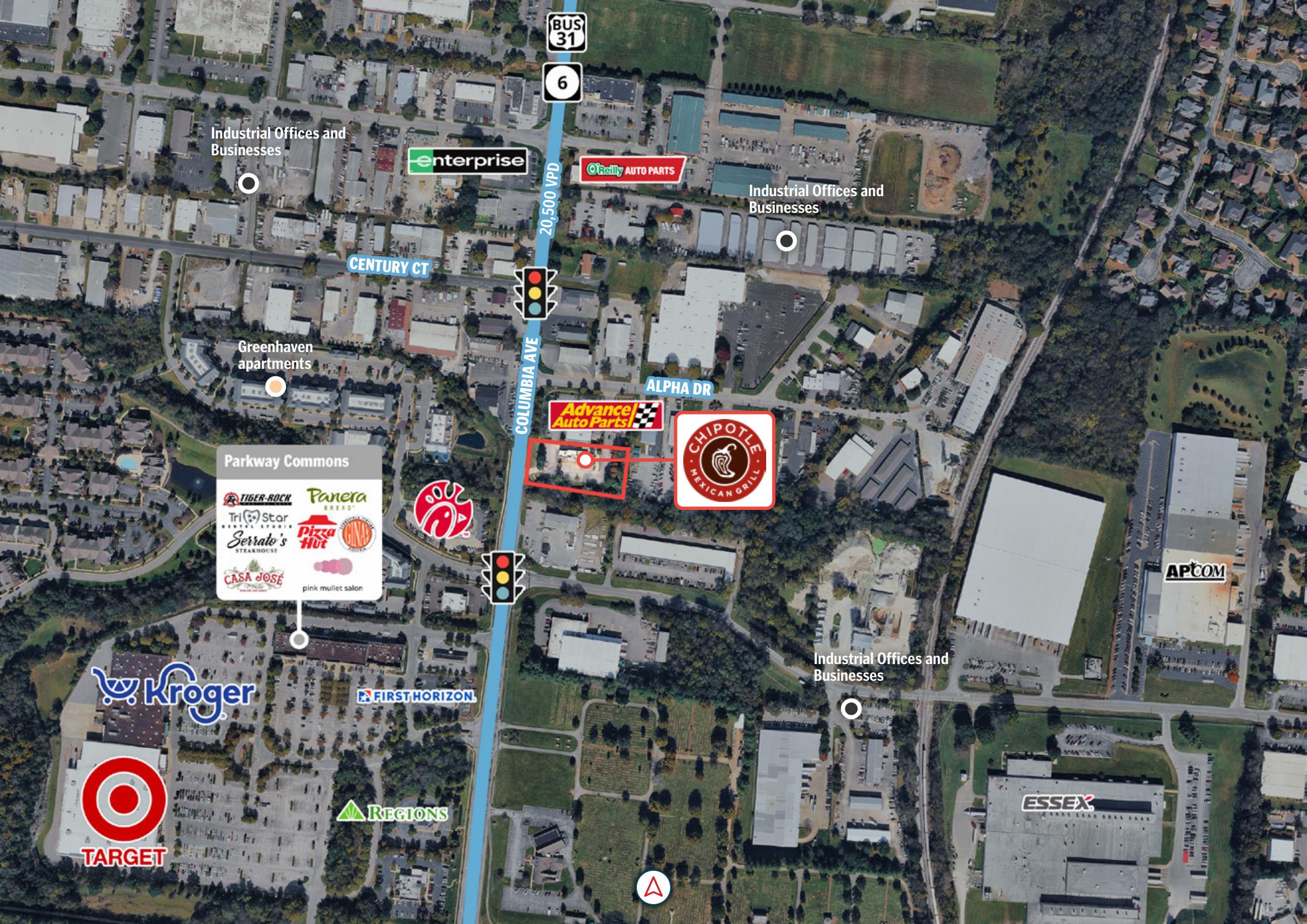
ZONING

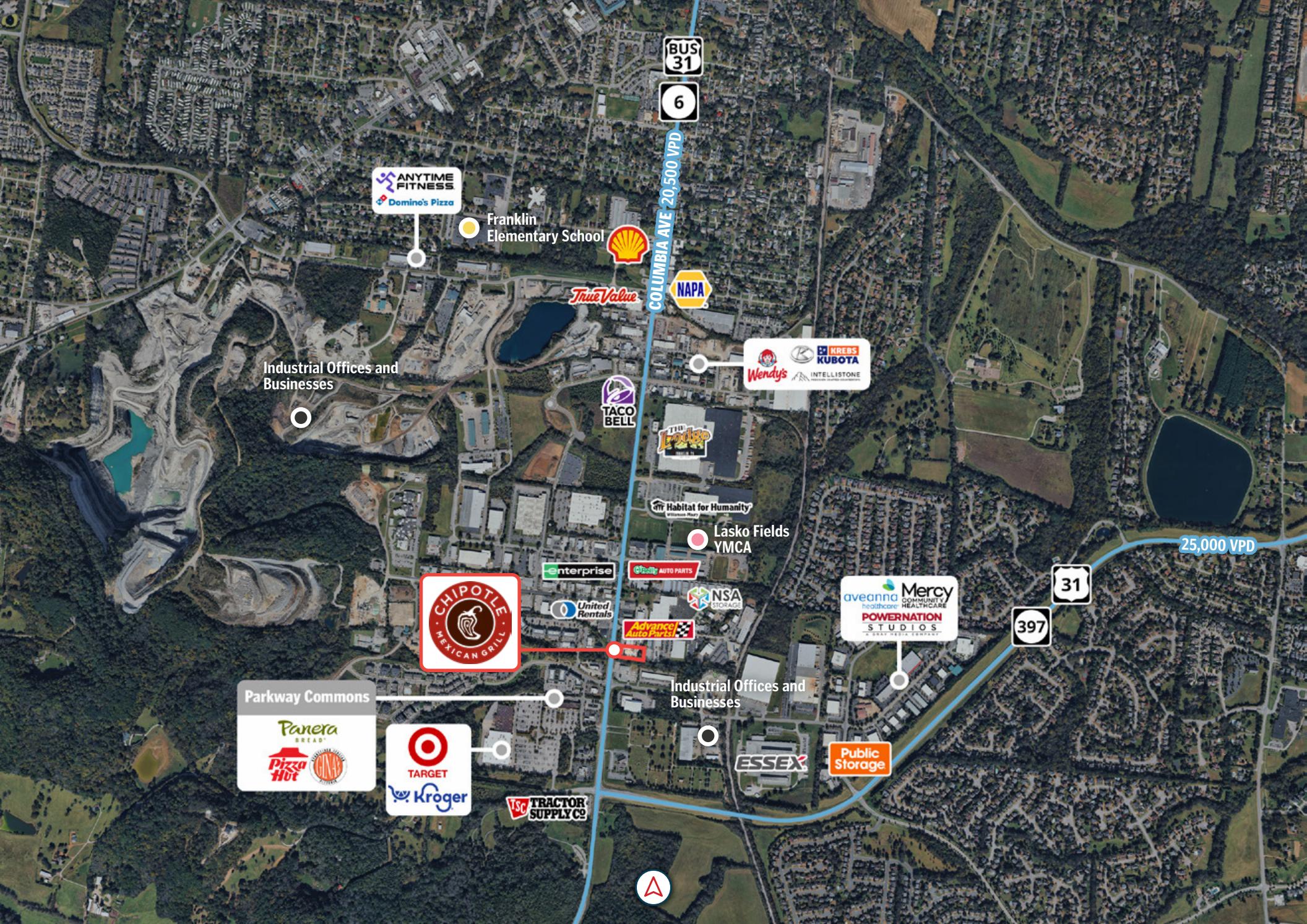


LI: Light Industrial District

LOCATION MAP









AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,075	42,899	91,467
2030 Projected Population	4,280	45,486	99,584
2025 Median Age	40.7	42.0	40.6
Households & Growth			
2025 Estimated Households	1,552	16,868	35,918
2030 Projected Households	1,656	18,086	39,512
Income			
2025 Estimated Average Household Income	\$171,132	\$164,527	\$177,332
2025 Estimated Median Household Income	\$129,958	\$124,384	\$132,413
Businesses & Employees			
2025 Estimated Total Businesses	362	2,138	4,386
2025 Estimated Total Employees	4,550	22,018	60,984



FRANKLIN, TENNESSEE

Franklin is a historic and highly desirable city located in Williamson County, about 20 miles south of downtown Nashville. Known for its well-preserved downtown, upscale neighborhoods, and strong community character, Franklin blends Southern charm with modern suburban living. Franklin has a 2025 population of 89,142.

Franklin has a strong and diversified economy supported by corporate headquarters, healthcare, technology, finance, retail, and professional services. Commercial growth is concentrated along corridors like Cool Springs, which features office parks, shopping centers, and mixed-use developments. Many residents also commute to Nashville for employment, benefiting from regional economic strength.

Franklin is rich in history, culture, and recreation. The Historic Downtown Franklin area features preserved 19th-century architecture, local boutiques, restaurants, and year-round festivals. Major attractions include Carnton Plantation, Lotz House Museum, and Franklin Theatre. Outdoor amenities include Pinkerton Park, Harlinsdale Farm, and an extensive greenway trail system. The city's location also provides easy access to Nashville's music, sports, and entertainment venues.

Franklin is served by the highly rated Williamson County School District, known for strong academic performance and extracurricular programs. Schools in the area include multiple top-ranked elementary, middle, and high schools. Private school options are also widely available. Higher education opportunities are accessible nearby through institutions such as Columbia State Community College, Belmont University, Lipscomb University, and Vanderbilt University in Nashville.

The closest major airport to Franklin, Tennessee is Nashville International Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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