



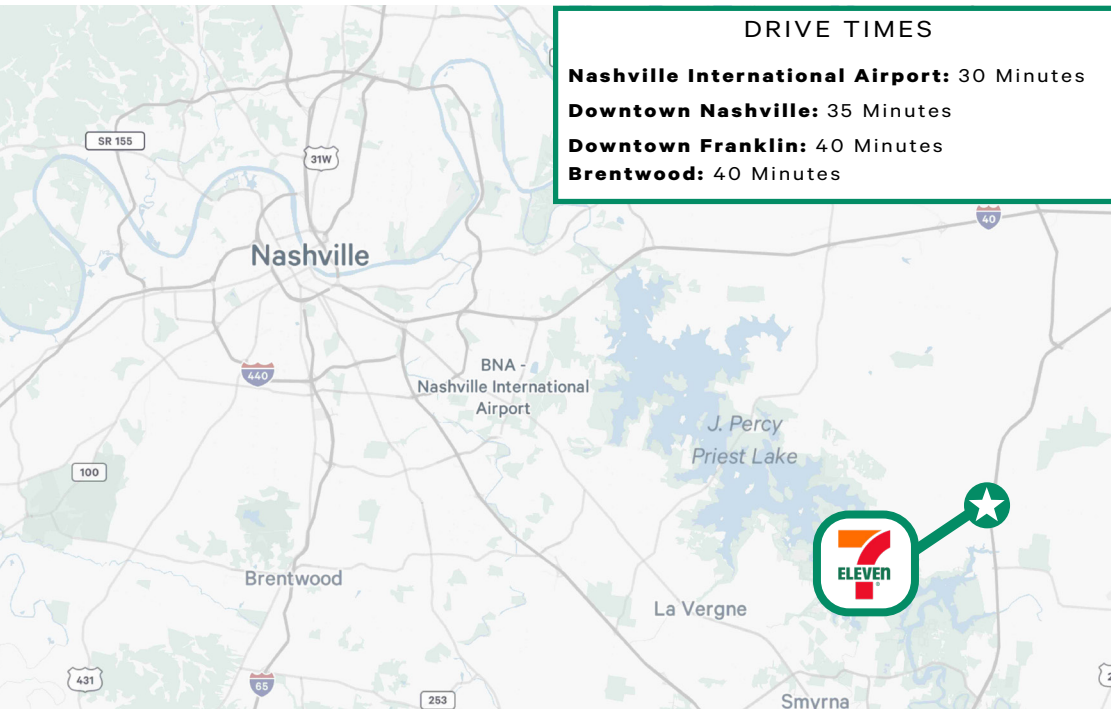
645 COUCHVILLE PIKE | MT. JULIET, TN (NASHVILLE METRO)

OFFERING MEMORANDUM

CBRE

INVESTMENT HIGHLIGHTS

- Brand-new 2026 Construction
- Rare 18-year Absolute Net Lease | High-Speed Diesel Location | Zero Landlord Responsibilities | Strong Corporate Guarantee
- Qualifies for 100% Bonus Depreciation | Located in a No-Income Tax State
- Signalized intersection with combined traffic counts of $\pm 51,120+$ VPD direct access off of I-840, and three points of ingress/egress
- Surrounded by major employers FedEx, Nissan, Napa Auto Parts, Wilson, Denso, Aldi, and more
- Adjacent to high performing Love's which ranks in the top 1% according to Placer.ai.



PROPERTY OVERVIEW

Address	645 Couchville Pike Mt. Juliet, TN 37122
Tenant	7-Eleven, Inc.
GLA	$\pm$ 5,400 SF
Site Size (AC)	$\pm$ 5.31 AC
Occupancy	100%
Year Built	Under Construction - 2026

INVESTMENT OVERVIEW

Price	\$12,894,800
Cap Rate	5.0%
Year 1 Base Rent	\$644,740
Rent Commencement Date	November 2026
Lease Structure	Absolute NNN
Lease Term	18 Yrs
Rental Increases	10% Bumps every 5 Years in initial term and option periods

DEMOGRAPHICS

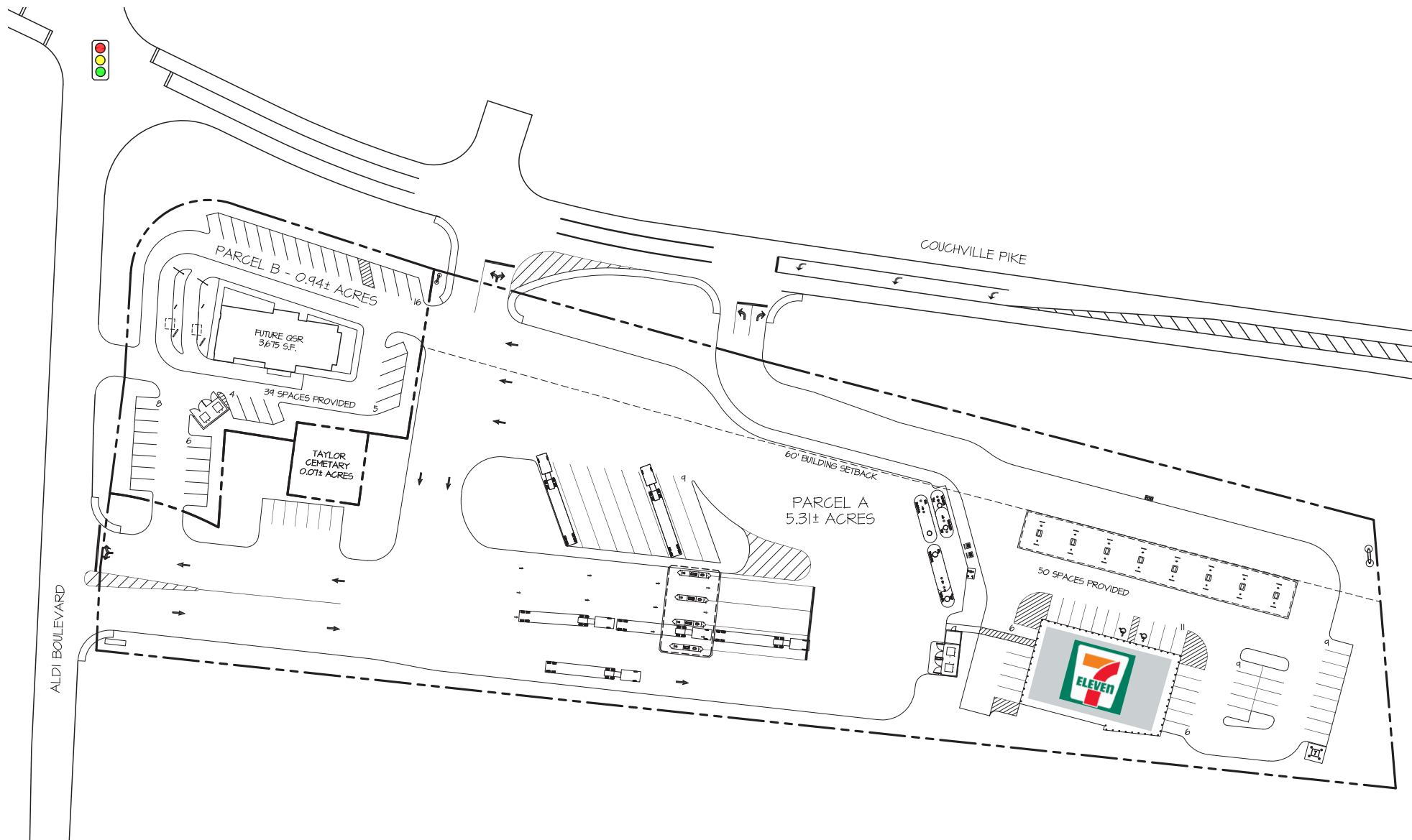
	3 MILE	5 MILE
Population	13,005	53,021
Households	4,736	18,349
Avg. HH Income	\$130,124	\$119,383
Avg. Home Value	\$544,767	\$503,537
Annual Growth 2020-2025	1.62%	1.82%

TRAFFIC COUNTS

	AADT
Couchville Pike	$\pm$ 2,453 AADT
I-840	$\pm$ 48,667 AADT



SITE PLAN





TENANT OVERVIEW



Founded as the world's first convenience store, 7-Eleven Inc. has grown into a Japanese-American international retailer headquartered in Dallas, Texas. The company operates, franchises, and licenses more than 14,000 stores across the United States and Canada, with over 78,000 locations worldwide. Its portfolio includes the brands 7-Eleven, Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits. 7-Eleven has long been recognized for innovation, becoming the first to introduce to-go coffee cups, offer a self-serve soda fountain, operate 24 hours a day, and coin the term "BrainFreeze." Building on its humble beginnings, the company continues to pursue innovative solutions designed to meet the needs of a new, digitally savvy generation of shoppers.

Parent Company:	Seven & I Holdings Co., Ltd.
Credit Rating:	A
Revenue:	\$23.5 Billion
Headquarters:	Tokyo, Japan
Number of Locations:	85,000 +
Website:	www.7-eleven.com

RENT SCHEDULE	MONTHLY	ANNUAL
Years 1-5	\$53,728	\$644,740
Years 6-10	\$59,101	\$709,214
Years 11-15	\$65,011	\$780,135
Years 16-18	\$71,512	\$858,149
Option 1 (Years 19-20)	\$71,512	\$858,149
Option 2 (Years 21-25)	\$78,663	\$943,964
Option 3 (Years 26-30)	\$86,530	\$1,038,360
Option 4 (Years 31-35)	\$95,183	\$1,142,196

CONSTRUCTION PROGRESS





Mt. Juliet, TN Market Overview

Mt. Juliet, located in western Wilson County, Tennessee is a suburb approximately 17 miles east of downtown Nashville. The city is situated primarily between two major east-west transportation corridors, Interstate 40 and U.S. Route 70. As of 2025, Mt. Juliet has a population of 52,279 within 5 miles, making it the largest city in Wilson County.

Mt. Juliet continues to be recognized for high quality of life, rapid growth, and business development as the city continues to experience numerous residential, retail, and mixed-use development growth either proposed or under construction throughout the area.

Major employers with facilities in Mt. Juliet include a 3.6m SF Amazon distribution facility that employs over 3,000 largest in TN and one of the largest in the U.S., FedEx which employs over 1,150, CEVA employing approximately 1,000 people, and Under Armour, which employs roughly 1,500 individuals.

Demographics | Mt. Juliet, TN

	5 Miles	7 Miles	10 Miles
2025 Population	52,279	97,850	198,083
2025 Employees	16,940	21,929	59,550
2025-2030 Annual Household Growth Rate	3.32%	3.13%	1.94%
2025 Average household Income	\$141,110	\$143,339	\$127,992
2025 Average Home Value	\$541,490	\$530,227	\$515,558

NASHVILLE OVERVIEW

#1

**Real Estate Market to Watch
for 3 Years Straight**

- PWC & ULI, 2024

#2

**Ranked Metros for
High-Tech Job Growth**

- CBRE Tech Talent Report, 2023

#3

**Ranked on Downtown
Vitality Index**

- Business Journal, 2024

#4

**Best of the Best
Destinations in the U.S.**

- Tripadvisor, 2026

ONE

**Of the Top Metros Identified
as Having the Largest Draw for
Company Headquarters**

- CPE 2024

28M Visitors

Expected in 2026

75%

**Of the U.S. Market
within a 2-Hr Flight**

\$12.0B

**Estimated Visitor
Spending in 2026**





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