

Chick-fil-A Hendersonville

SINGLE-TENANT NET-LEASE OFFERING

262 East Main Street
Hendersonville, TN 37075



\$3,373,494

4.15% Cap Rate

INVESTMENT OFFERING

Investment Snapshot

Chick-fil-A • Hendersonville, TN (Nashville MSA)



OFFERING PRICE

\$3,373,494

Fixed Price Offering



GOING-IN CAP RATE

4.15%

Based on Year 1 NOI



YEAR 1 NOI

\$140,000

Contractual Base Rent



LEASE STRUCTURE

NNN
Ground

15-Year Primary Term

BUILDING AREA

6,108 SF

Rentable Square Feet

SITE AREA

2.37 Acres

Strategic Corner Parcel

OCCUPANCY

100%

Single-Tenant Net Lease

CONSTRUCTION

New 2026

Opened March 17, 2026

INVESTMENT OFFERING Investment Highlights

Chick-fil-A • Hendersonville, TN (Nashville MSA)



Modern 2026 New Construction

- Newest prototype completed in **March 2026** with the latest Chick-fil-A design standards.
- No anticipated building obsolescence or near-term capital expenditure requirements.



Passive 15-Year NNN Ground Lease

- NNN Ground Lease Structure providing **minimal landlord management responsibilities**.
- Contractual **10% rental increases every 10 years** throughout the primary term and ten 5-year options.



Category-Leading Tenant Strength

- Backed by Chick-fil-A, Inc. with **\$23.9B in 2025 systemwide sales** across 3,400+ locations.
- Exceptional unit performance with a **\$9.2M average unit volume (AUV)** for traditional freestanding sites.



Prime Nashville MSA Corridor

- Strategically located on East Main Street with **25,000+ VPD** in an affluent Nashville suburb.
- High daytime demand driven by **\$1B+ in approved local development** and strong household income metrics.

INVESTMENT OFFERING

Lease Economics

Chick-fil-A • Hendersonville, TN (Nashville MSA)

LEASE ABSTRACT



	Tenant	Chick-fil-A, Inc.
	Lease Type	NNN Ground Lease
	Primary Term	15 Years
	Commencement	March 17, 2026
	Rent Increases	10% Every 10 Years
	Options	Ten (10) 5-Year Options
	Occupancy	100%

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	% INCREASE
Years 1–10 (Primary)	\$140,000	\$11,667	—
Years 11–15 (Primary)	\$154,000	\$12,833	10%
Years 16–20 (Option 1)	\$154,000	\$12,833	—
Years 21–25 (Option 2)	\$169,400	\$14,117	10%
Years 26–30 (Option 3)	\$169,400	\$14,117	—
Years 31–35 (Option 4)	\$186,340	\$15,528	10%
Years 36–40 (Option 5)	\$186,340	\$15,528	—
Years 61–65 (Option 10)	\$248,019	\$20,668	10%

* Selected periods shown. Increases occur every 10 years throughout primary and option terms.

INVESTMENT OFFERING **Tenant Profile**

Chick-fil-A • Hendersonville, TN (Nashville MSA)



\$23.9B

SYSTEMWIDE SALES

Fiscal Year 2025 Performance

TENANT OVERVIEW

Chick-fil-A is a privately held restaurant company founded in 1946 and headquartered in Atlanta. With more than 3,400 U.S. restaurants, the brand combines an operator-led model, a focused chicken menu and strong drive-thru execution across a national footprint.

\$9.2M

TRADITIONAL FREESTANDING AUV

3,400+

U.S. RESTAURANT LOCATIONS



FOUNDED
1946



HEADQUARTERS
Atlanta, Georgia



CHIEF EXECUTIVE OFFICER
Andrew Cathy

Sources: Chick-fil-A corporate website; QSR Magazine; Restaurant Business; ScrapeHero (third-party).

NASHVILLE MSA LOCATION

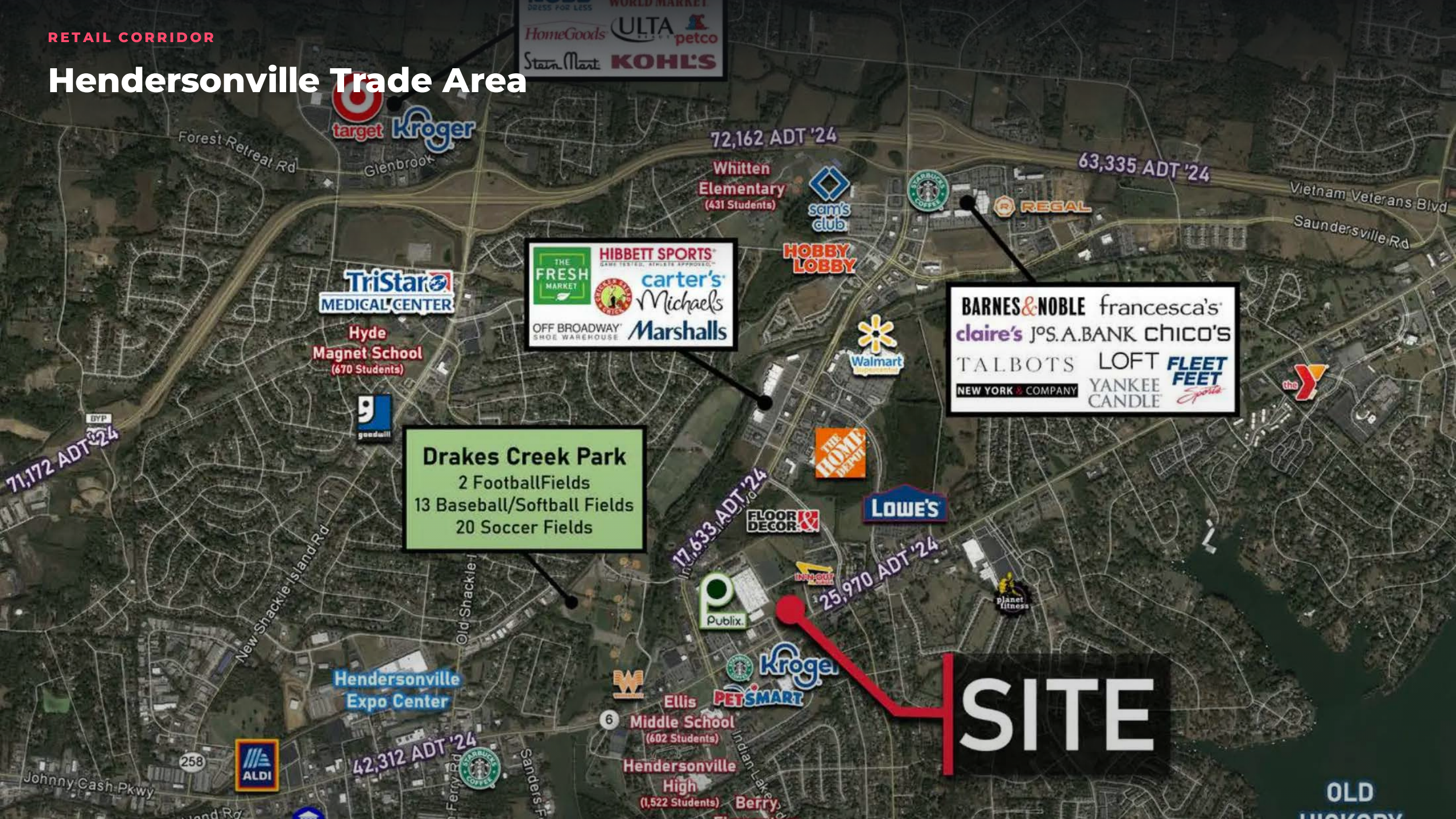
Hendersonville Retail Corridor

Approximately 18 miles northeast of Downtown Nashville, positioned along East Main Street in Hendersonville's established retail core.



RETAIL CORRIDOR

Hendersonville Trade Area



National Retail & Daily-Needs Anchors

25,000+ VPD • East Main Street



SITE AERIAL

Subject Property

6,108 SF • 2.37 Acres • 2026 Construction

Chick-fil-A

BAR-B-Q

NTB
TIRE & SERVICE CENTERS

25,970 ADT '24

REGIONS

MAIN ST

BURGER KING

Pinnacle
FINANCIAL SERVICES

SITE PLAN 2.37-Acre Ground-Lease Parcel



262 E Main Street, Hendersonville, TN 37075

oldacre
mcdonald

INVESTMENT OFFERING

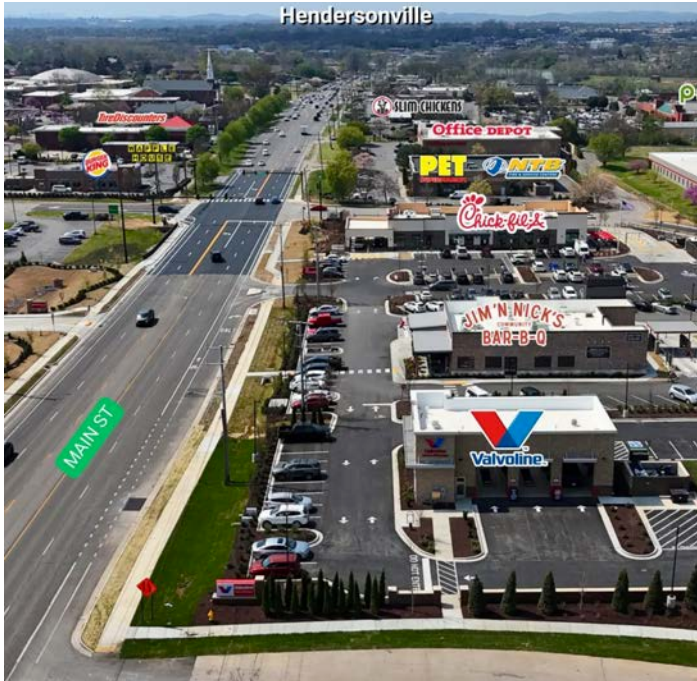
Property Imagery

Chick-fil-A • Hendersonville, TN (Nashville MSA)



2026 Construction

New prototype restaurant opened March 17, 2026, featuring the latest Chick-fil-A design and high-capacity drive-thru infrastructure.



East Main Street Frontage

Highly visible location with prominent signage on Hendersonville's primary retail corridor, capturing 25,000+ vehicles per day.



Established Retail Setting

Positioned adjacent to Jim 'N Nick's and Valvoline, surrounded by national anchors including Publix, Kroger, and Home Depot.

6,108 SF

BUILDING AREA

2.37 Acres

SITE AREA

March 2026

OPENING DATE

25,000+ VPD

TRAFFIC VOLUME

INVESTMENT OFFERING

Demographic Profile

Chick-fil-A • Hendersonville, TN (Nashville MSA)

\$124,648

AVG. HH INCOME
3-Mile Radius (2025)

\$97,200

MEDIAN HH INCOME
Hendersonville City (2024)

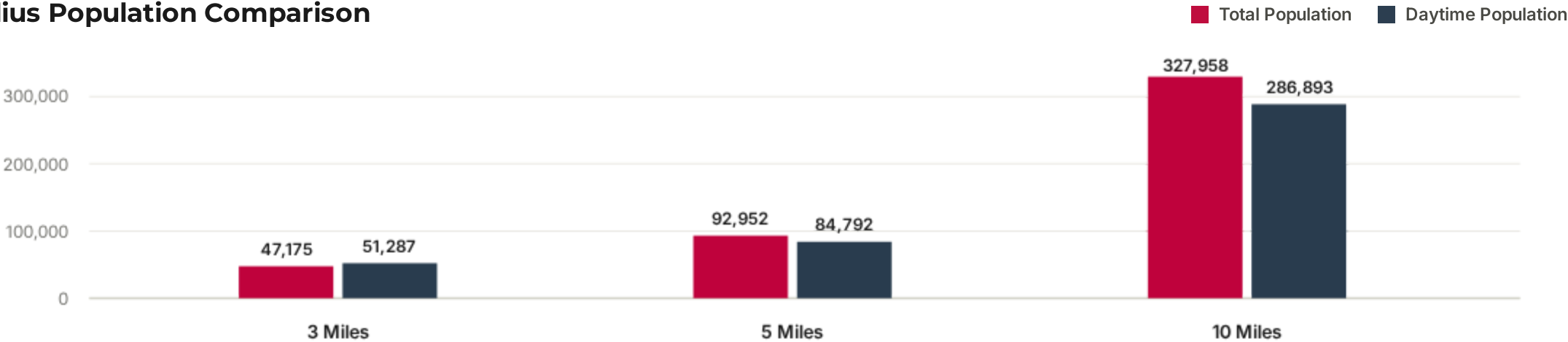
47,175

POPULATION
3-Mile Radius (2025)

0.77%

ANNUAL GROWTH
Hendersonville City (2026 Est.)

Radius Population Comparison



Sources: Esri Business Analyst (2025/2030 projections), DataUSA (U.S. Census/ACS 2024), World Population Review (2026 estimate).
Note: Average income represents the 3-mile trade area; Median income is citywide.

47.8% of 3-mile households earn \$100,000+
63.5% Owner-occupied housing (3-mile)

INVESTMENT OFFERING

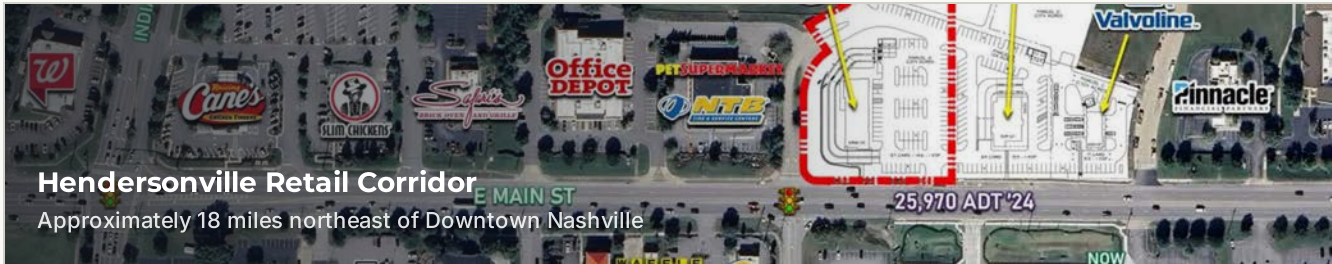
Hendersonville Growth Drivers

Chick-fil-A • Hendersonville, TN (Nashville MSA)

\$1B+

APPROVED DEVELOPMENT

Hendersonville is experiencing substantial commercial and residential expansion. More than \$1 billion in approved development projects reinforces the city’s position as an active Nashville-area development corridor with durable demand drivers.



DAYTIME POPULATION

51,287

3-Mile Radius (2025)

DAILY TRAFFIC COUNT

25,000+ VPD

East Main Street

HH INCOME >\$100K

47.8%

3-Mile Households (2025)

HENDERSONVILLE POPULATION	64,763 (2026 Est.)	ANNUAL GROWTH RATE	0.77%	3-MILE HH INCOME	\$124,648 (Avg.)
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Sources: Esri Business Analyst (2025), City of Hendersonville Economic & Community Development, World Population Review (2026 Estimate).

INVESTMENT OFFERING **Contact Information and Disclaimer**

Chick-fil-A • Hendersonville, TN (Nashville MSA)

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