

Starbucks/Mattress Firm

Offering Memorandum
For Sale | Investment
Opportunity

1674

FORT CAMPBELL BOULEVARD
CLARKSVILLE, TN



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 1674 Fort Campbell Boulevard, Clarksville, TN 37042 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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> Investment Summary

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Investment Highlights



Colliers International is pleased to offer for sale the Fort Campbell Plaza at 1674 Fort Campbell Boulevard located in the heart of the ever-evolving Clarksville, TN. The building is currently under construction with an expected completion date of April 1, 2015 and already has two high profile, strong credit tenants with Starbucks Coffee and Mattress Firm. Both tenants have absolute net leases with contracted rental rate increases already in place.

Investment Highlights:

- Two strong credit tenants
- Triple net leases
- New construction
- Contracted rental increases
- Walmart outparcel with fantastic demographics
- Traffic count: 31,000 ADT
- Drive-through
- Major retail corridor

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> Property Information

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Physical Description



> PROPERTY ADDRESS

1674 Fort Campbell Boulevard
Clarksville, TN 37042

> TRAFFIC COUNT

31,000 ADT on Fort Campbell Boulevard

> TENANCY

Starbucks / Mattress Firm

> TOTAL BUILDING AREA

5,850 SF

> PARKING

42 spaces

> OCCUPANCY

100%

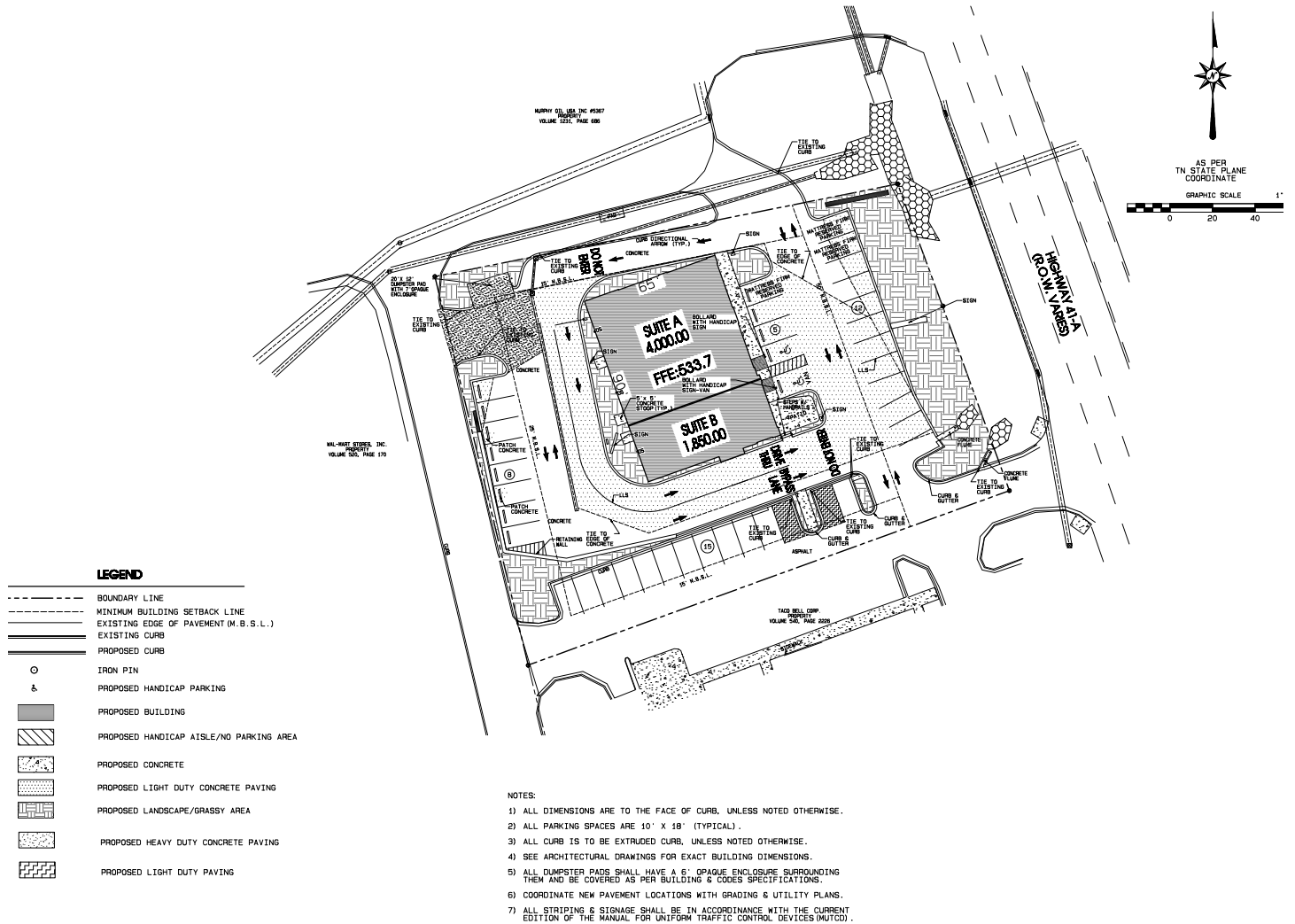
> YEAR BUILT

2015

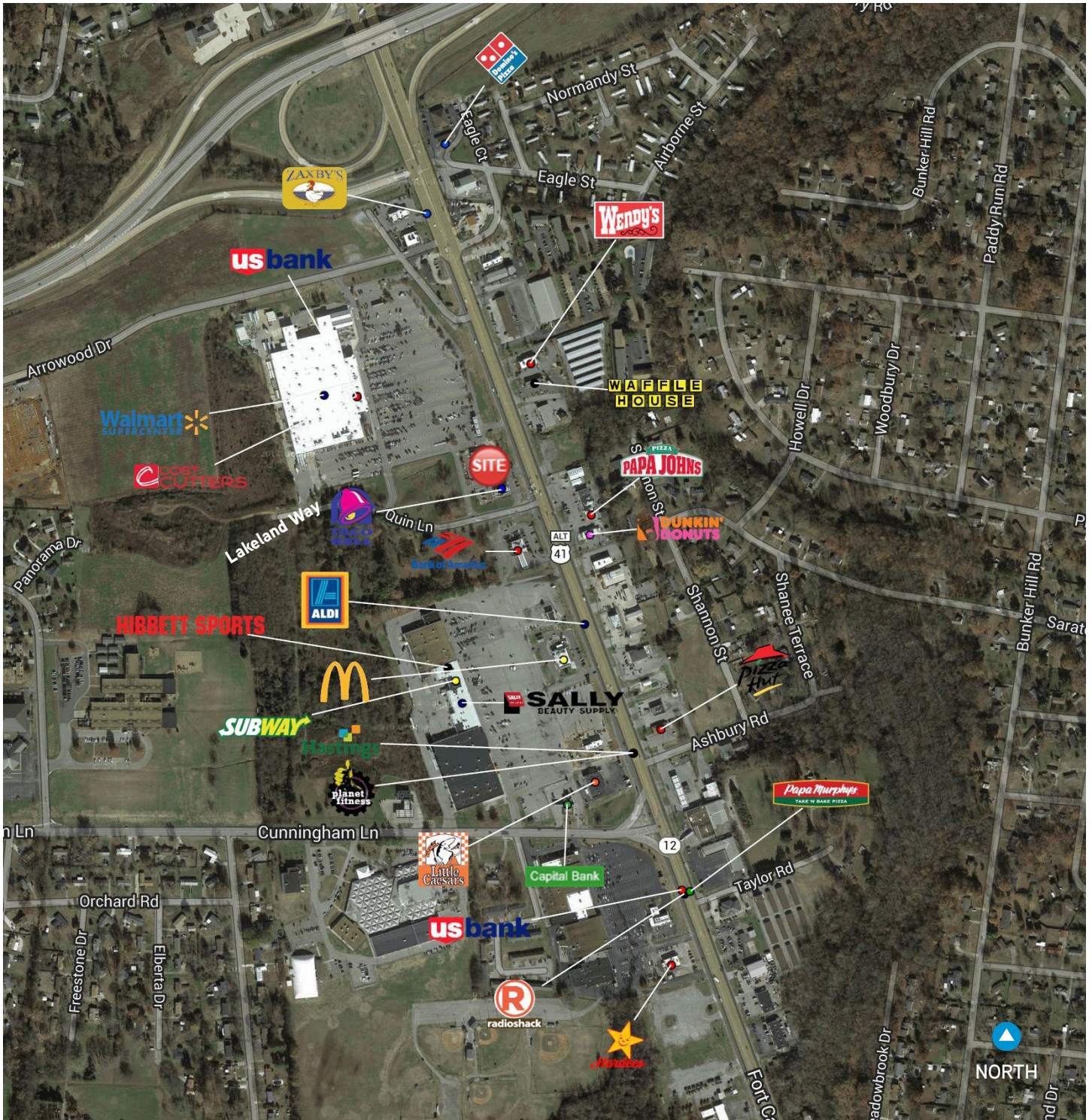
> ZONING

Commercial

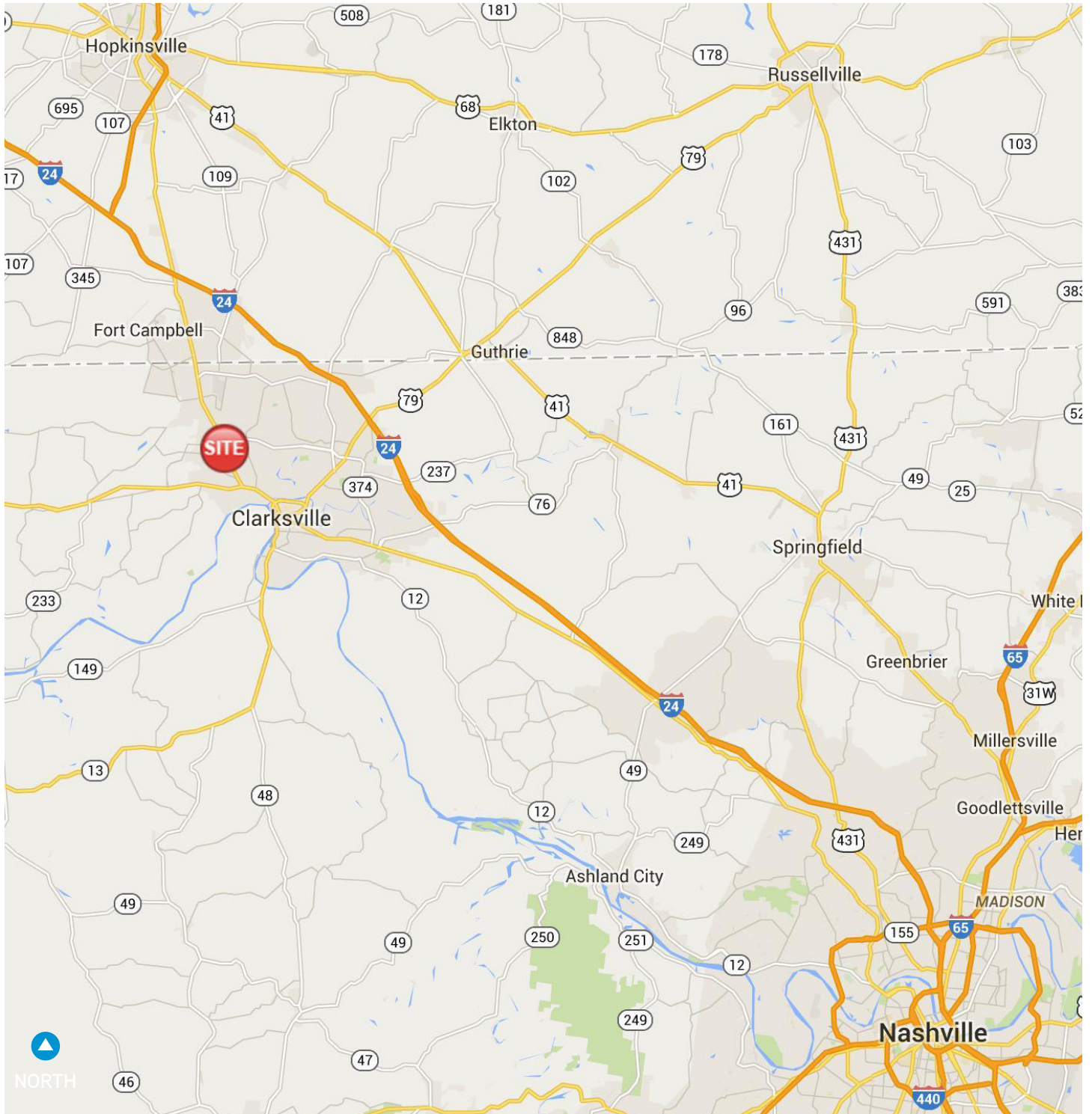
Site Plan



Property Aerial



Area Map



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> Tenant Overview

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LEASE ABSTRACTS FOR MAJOR TENANTS

Starbucks



> TENANT TRADE NAME

Starbucks

> TENANT

Starbucks

> SQUARE FOOTAGE

1,850 SF

> COMMENCEMENT DATE

May 15, 2015

> EXPIRATION DATE

May 14, 2025

> TERM

Ten (10) years, five (5) year kickout tied to volume

> SECURITY DEPOSIT

None

> PERMITTED USE

Coffee and blended drinks

> OPERATING EXPENSES

Tenant is responsible to pay all costs, expenses, taxes, assessments, and other amounts incurred in operating and maintaining the Premises including, without limitation, real and personal property taxes levied and assessed against the Premises and Landlord's expenses in contesting any such taxes by appropriate legal proceedings; water and sewer charges; insurance premiums; and electricity, gas and other utility services used in connection with the operation of the Premises.

BASE RENT

From	To	Monthly	Annual	PSF
5-15-2015	5-14-2020	\$4,933.33	\$59,200	\$32.00
5-15-2020	5-14-2025	\$5,426.67	\$65,120	\$35.20
Extension Term(s)				
5-15-2025	5-14-2030	\$5,969.33	\$71,632	\$38.72
5-15-2030	5-14-2035	\$6,565.96	\$78,791.50	\$42.59
5-15-2035	5-14-2040	\$7,222.71	\$86,672.50	\$46.85
5-15-2040	5-14-2045	\$7,944.21	\$95,330.50	\$51.53

> TAXES

Tenant is responsible to pay all real and personal property taxes levied and assessed against the Premises and Landlord's expenses in contesting any such taxes by appropriate legal proceedings used in connection with the operation of the Premises. Tenant shall pay all ad valorem real property taxes levied and assessed against the Premises.

> INSURANCE

Tenant shall maintain the following coverage's: (i) Commercial General Liability Insurance; Bodily Injury and Damage Liability \$3,000,000 annual aggregate (ii) Physical Damage Insurance (iii) Worker's Compensation and Employer's Liability Insurance with minimum limits of \$1,000,000 per employee and \$1,000,000 per occurrence.; and (iv) Business Interruption Insurance in an amount equal to Base Rent and any projected additional rent for a period of at least twelve (12) months.

> UTILITIES

The cost of supplying all utilities, the cost of operating, maintaining, repairing, renovating, complying with conservation measures in connection with, and managing the utility systems, mechanical systems, sanitary and storm drainage systems, and elevator systems, and the cost of supplies and equipment, maintenance, and service contracts in connection therewith (excluding those furnished to the Premises and other leased premises within the Building which are separately metered or paid separately by Tenant or other tenants) is included in Operating Expenses. Tenant agrees to contract directly for and to pay for all electricity supplied to the Premises, together with any taxes thereon.

LEASE ABSTRACTS FOR MAJOR TENANTS

Mattress Firm

MATTRESSFIRM

> TENANT TRADE NAME

Mattress Firm

> TENANT

Mattress Firm

> SQUARE FOOTAGE

4,000 SF

> COMMENCEMENT DATE

June 1, 2015

> EXPIRATION DATE

March 31, 2020

> TERM

Sixty (60) months

> SECURITY DEPOSIT

None

> PERMITTED USE

Bedding products

> OPERATING EXPENSES

Tenant is responsible to pay all costs, expenses, taxes, assessments, and other amounts incurred in operating and maintaining the Premises including, without limitation, real and personal property taxes levied and assessed against the Premises and Landlord's expenses in contesting any such taxes by appropriate legal proceedings; water and sewer charges; insurance premiums; and electricity, gas and other utility services used in connection with the operation of the Premises.

BASE RENT

From	To	Monthly	Annual	PSF
6-1-2015	5-31-2020	\$8,833.33	\$106,000	\$26.50
6-1-2020	5-31-2025	\$9,700.00	\$116,400	\$29.10
6-1-2025	5-31-2030	\$10,653.33	\$127,840	\$31.96

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> Area Overview

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Local Area Overview



Clarksville is a city in and the county seat of Montgomery County, Tennessee, and the fifth-largest city in the state behind Memphis, Nashville, Knoxville, and Chattanooga, respectively. Clarksville is the fifth-fastest growing city in the nation, of cities with a population over 50,000. It is the principal central city of the Clarksville, TN-KY metropolitan statistical area, which consists of Montgomery and Stewart counties, Tennessee; and Christian and Trigg counties, Kentucky. It is second-fastest-growing Metropolitan Statistical Area (MSA) in the nation.

Clarksville is the home of Austin Peay State University; The Leaf-Chronicle, the oldest newspaper in Tennessee; and neighbor to the Fort Campbell, United States Army base. Site of the 101st Airborne Division (Air Assault), Fort Campbell is located approximately ten miles from downtown Clarksville, straddling the Tennessee-Kentucky state line. It is officially Fort Campbell, Kentucky as the base U.S. Post Office is on the Kentucky side of the post. The majority of the acreage of Fort Campbell is within the state of Tennessee.

Clarksville also offers the following attractions:

- Austin Peay State University
- Roxy Theatre
- Governor's Square Mall
- Clarksville City Arboretum
- Ringgold Mill
- Port Royal State Park
- Historic Collinsville
- Customs House Museum and Cultural Center
- L&N Train Station
- Dunbar Cave

Demographics

	1 Mile	3 Mile	5 Mile
2000 Population	8,720	37,874	67,330
2010 Population	8,824	41,569	80,827
2014 Population	9,778	46,067	89,148
2018 Population	11,071	52,152	100,409
2000 Households	3,103	12,912	22,375
2010 Households	3,329	15,024	28,543
2014 Households	3,759	16,962	32,153
2018 Households	4,348	19,624	37,104
2014 Average Household Size	2.6	2.7	2.7
2010 Median Home Value	\$108,604	\$107,931	\$115,977
2014 Owner Occupied Housing Units	54.6	53.9	53.9
2014 Renter Occupied Housing Units	45.4	46.1	46.1
2014 Vacant Housing Units	6.4	6.7	7.2
Total Businesses	250	853	2,534
Total Employees	2,203	6,851	22,808
2014 Households by Income			
<\$15,000	8.0%	10.9%	12.9%
\$15,000 - \$24,999	13.8%	10.9%	10.0%
\$25,000 - \$34,999	12.2%	13.5%	11.8%
\$35,000 - \$49,999	16.5%	18.3%	18.2%
\$50,000 - \$74,999	24.6%	23.2%	23.0%
\$75,000 - \$99,999	12.7%	12.4%	12.3%
\$100,000 - \$149,999	9.8%	8.3%	8.9%
\$150,000 - \$199,999	1.8%	2.1%	2.1%
\$200,000+	0.7%	0.4%	0.8%
2014 Median Household Income	\$49,385	\$47,588	\$48,702
2014 Per Capita Income	\$21,158	\$19,370	\$19,611
2014 Average Household Income	\$55,035	\$52,600	\$53,412

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> Financial Overview

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Pricing & Financial Summary



Property	Fort Campbell Plaza
Property Address.....	1674 Fort Campbell Boulevard, Clarksville, TN 37042
Land Area.....	39,341 SF
Improved Area.....	5,850 SF
Offering Price	\$2,754,000
Cap Rate	6%
Operating Income Year One.....	\$165,200
Building Size	5,850 SF

COLLIERS INTERNATIONAL

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