



ALDI

**LENOIR CITY, TN
725 HIGHWAY 321 NORTH**

MARKET  STREET
retail advisors

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Investment Highlights

- ✓ **\$106,920 / year** (\$8,910 / month)
- ✓ **20 year** original ground lease, **commenced** January 2017
- ✓ Approximately **10.5 years** remaining on lease
- ✓ Tennessee is an **income tax free** state.
- ✓ Located on Highway 321 - **28,553 ADT**
- ✓ **Corporate lease** with Aldi Inc. as tenant



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Offering Summary

Pricing Summary



\$2,375,000
OFFERING PRICE



\$106,920*
NET OPERATING
INCOME

* RENT REFLECTS
JAN 1, 2027



4.50%
CAPITALIZATION
RATE

Lease Details

20 years

INITIAL TERM

1/3/17

LEASE
COMMENCEMENT

12/31/2036

LEASE EXPIRES

Ground Lease

TENANT
RESPONSIBILITIES

8% Every 5

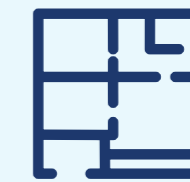
Years
INCREASES



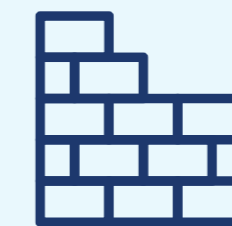
Aldi



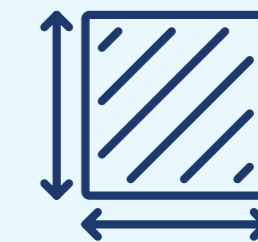
725 HIGHWAY 321 NORTH
LENOIR CITY, TN



18,539 SQUARE FEET



BUILT IN 2017



2.08 ACREAGE



SONIC America's Drive-In. **DOLLAR GENERAL**

Walgreens

planet fitness

Y-12 CREDIT UNION

McDonald's

bealls ingles OUTLET.

COOK-OUT

SUBWAY

Arbys

Advance Auto Parts

COFFEE CULTURE

CVS pharmacy

O'Reilly AUTO PARTS

TACO BELL

HIGHLAND PARK DR : 2,386 VPD

HWY 321 : 28,553 VPD

ALDI



Site Plan



Financial Analysis



Base Terms

| | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 | YEAR 6 | YEAR 7 | YEAR 8 | YEAR 9 | YEAR 10 | YEAR 11 | YEAR 12 | YEAR 13 | YEAR 14 | YEAR 15 |
|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| FROM | Jan. 2017 | Jan. 2018 | Jan. 2019 | Jan. 2020 | Jan. 2021 | Jan. 2022 | Jan. 2023 | Jan. 2024 | Jan. 2025 | Jan. 2026 | Jan. 2027 | Jan. 2028 | Jan. 2029 | Jan. 2030 | Jan. 2031 |
| TO | Dec. 2017 | Dec. 2018 | Dec. 2019 | Dec. 2020 | Dec. 2021 | Dec. 2022 | Dec. 2023 | Dec. 2024 | Dec. 2025 | Dec. 2026 | Dec. 2027 | Dec. 2028 | Dec. 2029 | Dec. 2030 | Dec. 2031 |
| MONTHLY | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,250 | \$8,910 | \$8,910 | \$8,910 | \$8,910 | \$8,910 |
| YEARLY | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$99,000 | \$106,920 | \$106,920 | \$106,920 | \$106,920 | \$106,920 |

| | YEAR 16 | YEAR 17 | YEAR 18 | YEAR 19 | YEAR 20 |
|---------|-----------|-----------|-----------|-----------|-----------|
| FROM | Jan. 2032 | Jan. 2033 | Jan. 2034 | Jan. 2035 | Jan. 2036 |
| TO | Dec. 2032 | Dec. 2033 | Dec. 2034 | Dec. 2035 | Dec. 2036 |
| MONTHLY | \$9,623 | \$9,623 | \$9,623 | \$9,623 | \$9,623 |
| YEARLY | \$115,474 | \$115,474 | \$115,474 | \$115,474 | \$115,474 |

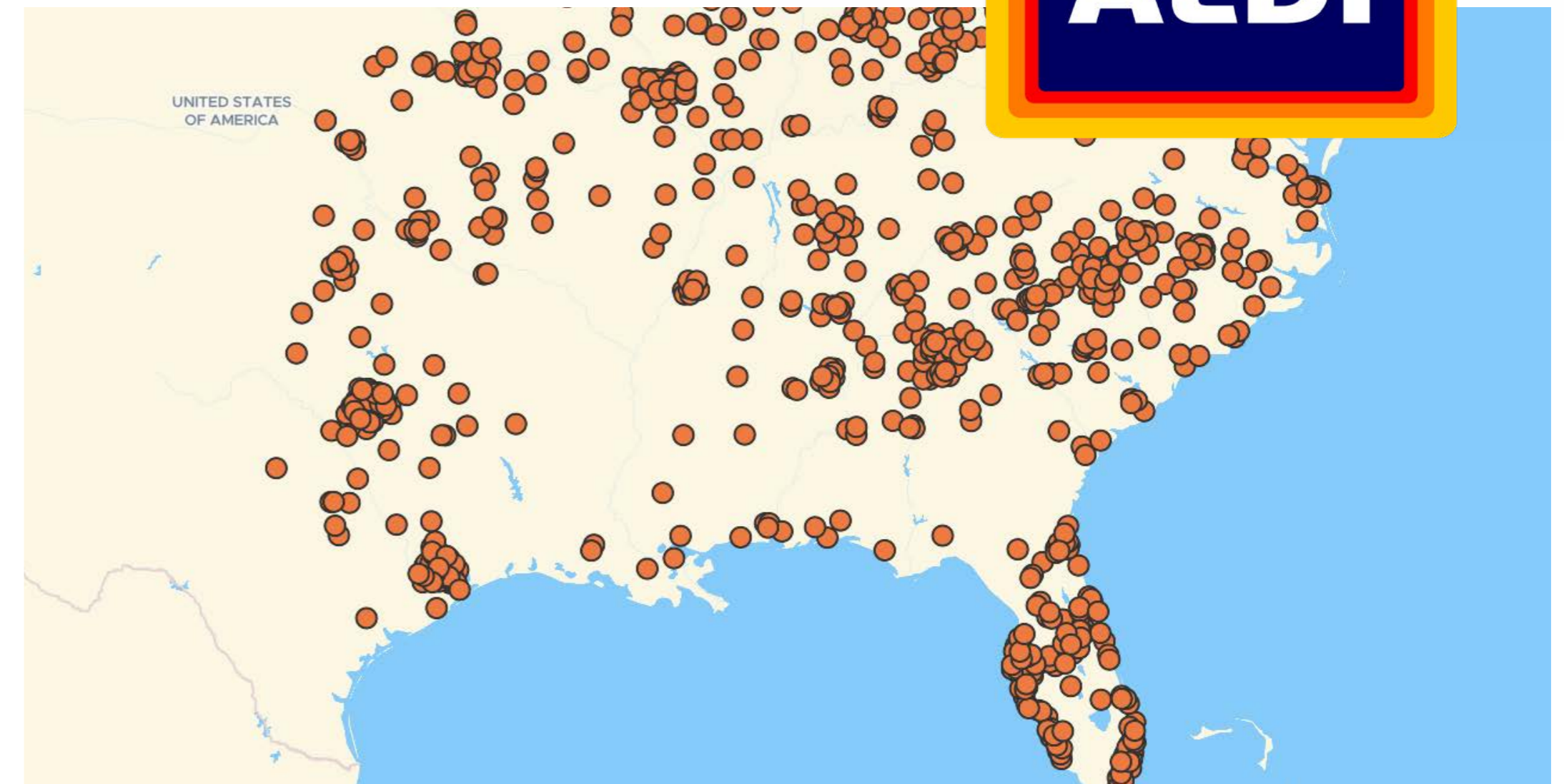
+ Option Terms

| | YEAR 21-25 | YEAR 26-30 | YEAR 31-35 | YEAR 36-40 |
|---------|------------|------------|------------|------------|
| FROM | Jan. 2037 | Jan. 2042 | Jan. 2047 | Jan. 2052 |
| TO | Dec. 2041 | Dec. 2046 | Dec. 2051 | Dec. 2066 |
| MONTHLY | \$10,393 | \$11,224 | \$12,122 | \$13,092 |
| YEARLY | \$124,711 | \$134,688 | \$145,464 | \$157,101 |

Tenant Overview

Aldi is a global discount grocery chain built on a highly efficient, low-cost model. It operates smaller stores with a limited product selection, with most items sold under private-label brands. This streamlined approach reduces overhead and allows Aldi to consistently offer lower prices than traditional supermarkets while maintaining strong margins.

Founded in 1946 in Germany by Karl Albrecht and Theo Albrecht, the company split into Aldi Nord and Aldi Süd in the 1960s before expanding internationally. Today, Aldi is one of the fastest-growing grocers in the U.S., using a no-frills shopping experience and disciplined cost control to drive value and capture market share.




LOCATIONS ACROSS THE SOUTHEAST


600+


Investment Location




Demographics

|  Population By Year | 3 MILES | 5 MILES | 7 MILES |
|---|---------|---------|---------|
| April 1, 2000 | 13,392 | 25,401 | 47,255 |
| April 1, 2010 | 16,573 | 31,977 | 59,928 |
| April 1, 2020 | 19,320 | 37,166 | 70,788 |
| January 1, 2025 | 22,304 | 42,562 | 79,150 |
| January 1, 2030 | 23,349 | 44,418 | 82,226 |

|  Income Characteristics | 3 MILES | 5 MILES | 7 MILES |
|--|---------------|-----------------|-----------------|
| Total Personal Income | \$642,083,594 | \$1,630,300,336 | \$3,484,978,654 |
| Total Household Income | \$636,008,319 | \$1,621,559,348 | \$3,456,641,904 |
| Median Household Income | \$66,875 | \$84,062 | \$93,894 |
| Avg. Household Income | \$83,553 | \$113,850 | \$126,956 |
| Per Capita Income | \$33,234 | \$43,865 | \$49,231 |

|  Households By Year | 3 MILES | 5 MILES | 7 MILES |
|---|---------|---------|---------|
| April 1, 2000 | 5,490 | 9,922 | 18,470 |
| April 1, 2010 | 6,482 | 12,241 | 23,339 |
| April 1, 2020 | 7,612 | 14,243 | 27,227 |
| January 1, 2025 | 8,882 | 16,532 | 30,917 |
| January 1, 2030 | 9,372 | 17,403 | 32,409 |

|  Household Characteristics | 3 MILES | 5 MILES | 7 MILES |
|---|-----------|-----------|-----------|
| Households - Jan 1, 2025 | 8,882 | 16,532 | 30,917 |
| Family Households | 5,295 | 10,676 | 20,446 |
| Non-Family Households | 2,317 | 3,567 | 6,781 |
| Avg. Size of Household | 2.51 | 2.59 | 2.57 |
| Median Age of Householder | 54.5 | 55.4 | 57.1 |
| Median Value Owner-Occupied | \$230,175 | \$284,852 | \$359,333 |
| Median Rent Per Rent | \$765 | \$765 | \$850 |
| Median Vehicles Per Household | 2.6 | 2.6 | 2.6 |

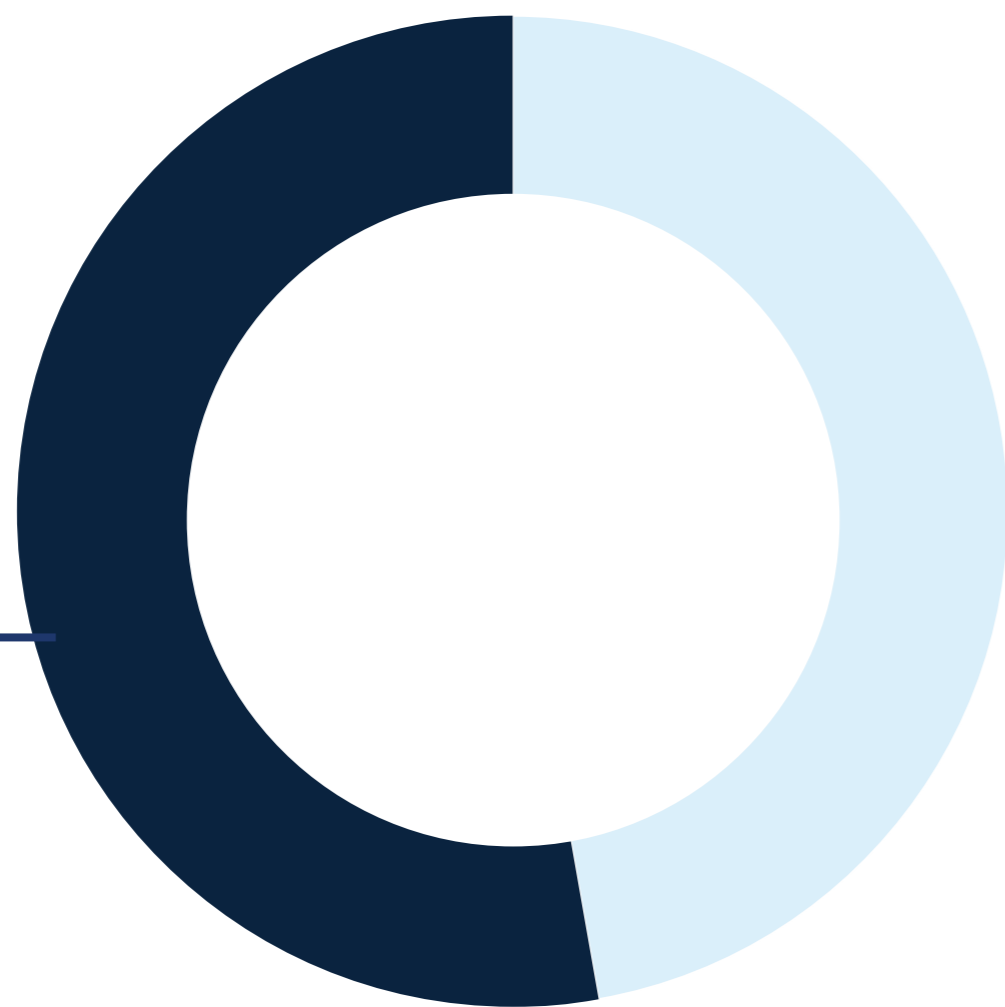
Connectivity through I40, I24, I81

3

OF THE NATION'S MOST HEAVILY TRAVELED INTERSTATES (I-40, I-75, AND I-81) CONVERGE IN KNOXVILLE.

53%

OF THE NATION'S MARKETPLACE TO BE WITHIN A 650-MILE RADIUS OF KNOXVILLE.



The region is supported by 8 U.S. highways, 16 state highways, and several interconnected county roads.

I-40 Major (East-West) route crossing 8 states along the southern half of the nation from Wilmington, NC to Barstow, CA.

I-75 Major (North-South) route crossing 6 states in the central part of the nation from Sault Ste. Marie, MI (on the Canadian border) to Ft. Lauderdale, FL.

I-81 Major (North-South) route crossing 6 states towards the northeastern half of the nation from Knoxville, TN to north of Watertown, NY (on the Canadian border)



Major Employers



11,357 JOBS
1,335 BEDS



8,659 JOBS
40,421 STUDENTS



7,800 JOBS



5,772 JOBS



5,387 JOBS
710 BEDS



5,047 JOBS



5,000 JOBS



4,500 JOBS



2,900 JOBS
424 BEDS



Blount Memorial
Hospital

2,722 JOBS
304 BEDS



University of Tennessee



FOUNDED IN

1794



#1

PUBLIC
UNIVERSITY
IN TENNESSEE

40,421

STUDENTS

8,659

JOBS

\$1B

ACTIVE
PROJECTS

\$1.7B

ECONOMIC
IMPACT

211

SEC TEAM
CHAMPIONSHIPS

24

TEAM NATIONAL
CHAMPIONSHIPS

Lenoir City, TN



City Overview

Lenoir City is a small and strategically located city in Loudon County, TN, roughly 25 minutes southwest of Knoxville. It's often referred to as the "Lakeway to the Smokies" due to its proximity to Fort Loudoun Lake, Tellico Lake, and the Great Smoky Mountains—making it attractive for both residents and tourism.

Part of the Knoxville MSA, it benefits from regional job growth and infrastructure.



A

GRADE COST OF
LIVING
NICHE

Lenoir City is close in proximity to Tellico Village, considered **East Tennessee's Top Lake Lifestyle Communities**. Tellico Village is one of the Southeast's premier active adult communities, known for its lakefront lifestyle along Tellico Lake, three championship golf courses, and extensive amenity base including marinas, fitness centers, and social clubs.

MARKET STREET



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