

*Brand New 15-Year Ground Lease in Dominate  
Retail Node of Rapidly Growing Knoxville, TN*

**JIM 'N NICK'S**

**KNOXVILLE, TN  
7727 KINGSTON PIKE**

MARKET  STREET  
retail advisors



# Contents

## INVESTMENT OVERVIEW ..... 3

Offering Summary..... 4

Financial Analysis ..... 5

Tenant Overview ..... 6

Site Plan..... 8

## AERIAL IMAGES ..... 9

## LOCATION OVERVIEW ..... 11

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Street Retail Advisors have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square improvements footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.**



# Investment Highlights

- ✓ **\$260,000 year** (\$21,667 / month)
- ✓ **15 year** ground lease, **opened** January 2025
- ✓ Tennessee is an **income tax free** state.
- ✓ The property is located in a dominate retail node across from **West Town Mall** in West Knoxville.
- ✓ Landlord has **zero obligations** under the Ground Lease with Jim 'N Nick's.
- ✓ **Corporate lease** with Jim 'N Nick's Management, LLC as tenant
- ✓ Latest prototype Jim 'N Nick's featuring **double drive-through** lanes



**Ben Sullivan**

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

**Harrison Truex**

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

**Tim Hickey**

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM



# Offering Summary

## Pricing Summary



**\$4,727,273**

OFFERING PRICE



**\$260,000**

NET OPERATING  
INCOME



**5.50%**

CAPITALIZATION  
RATE

## Lease Details

**15 years**

INITIAL TERM

**1/23/25**

LEASE  
COMMENCEMENT

**1/31/2040**

LEASE EXPIRES

**Ground Lease**

TENANT  
RESPONSIBILITIES

**10% Every 5**

**Years**

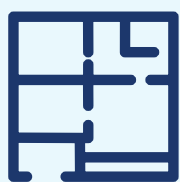
INCREASES



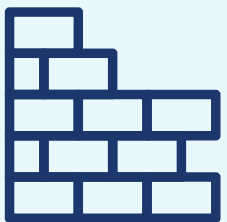
**Jim 'N Nick's**



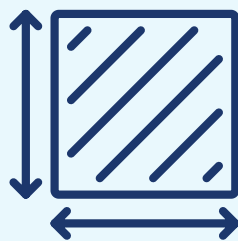
7727 KINGSTON PIKE  
KNOXVILLE, TN



4,200 SQUARE FEET  
1,000 SF COVERED PATIO



BUILT IN 2025



2.43 ACREAGE



# Financial Analysis



## Base Term

	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	Feb. 2025	Feb. 2026	Feb. 2027	Feb. 2028	Feb. 2029	Feb. 2030	Feb. 2031	Feb. 2032	Feb. 2033	Feb. 2034	Feb. 2035	Feb. 2036	Feb. 2037	Feb. 2038	Feb. 2039
TO	Jan. 2026	Jan. 2027	Jan. 2028	Jan. 2029	Jan. 2030	Jan. 2031	Jan. 2032	Jan. 2033	Jan. 2034	Jan. 2035	Jan. 2036	Jan. 2037	Jan. 2038	Jan. 2039	Jan. 2040
MONTHLY	\$21,667	\$21,667	\$21,667	\$21,667	\$21,667	\$23,833	\$23,833	\$23,833	\$23,833	\$23,833	\$26,217	\$26,217	\$26,217	\$26,217	\$26,217
YEARLY	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$286,000	\$286,000	\$286,000	\$286,000	\$286,000	\$314,600	\$314,600	\$314,600	\$314,600	\$314,600





# Tenant Overview

**Jim 'N Nick's BBQ** was founded in 1985 by Nick Pihakis and his father, Jim, in Birmingham, Alabama. The restaurant quickly became known for its authentic Southern barbecue and warm, welcoming atmosphere.

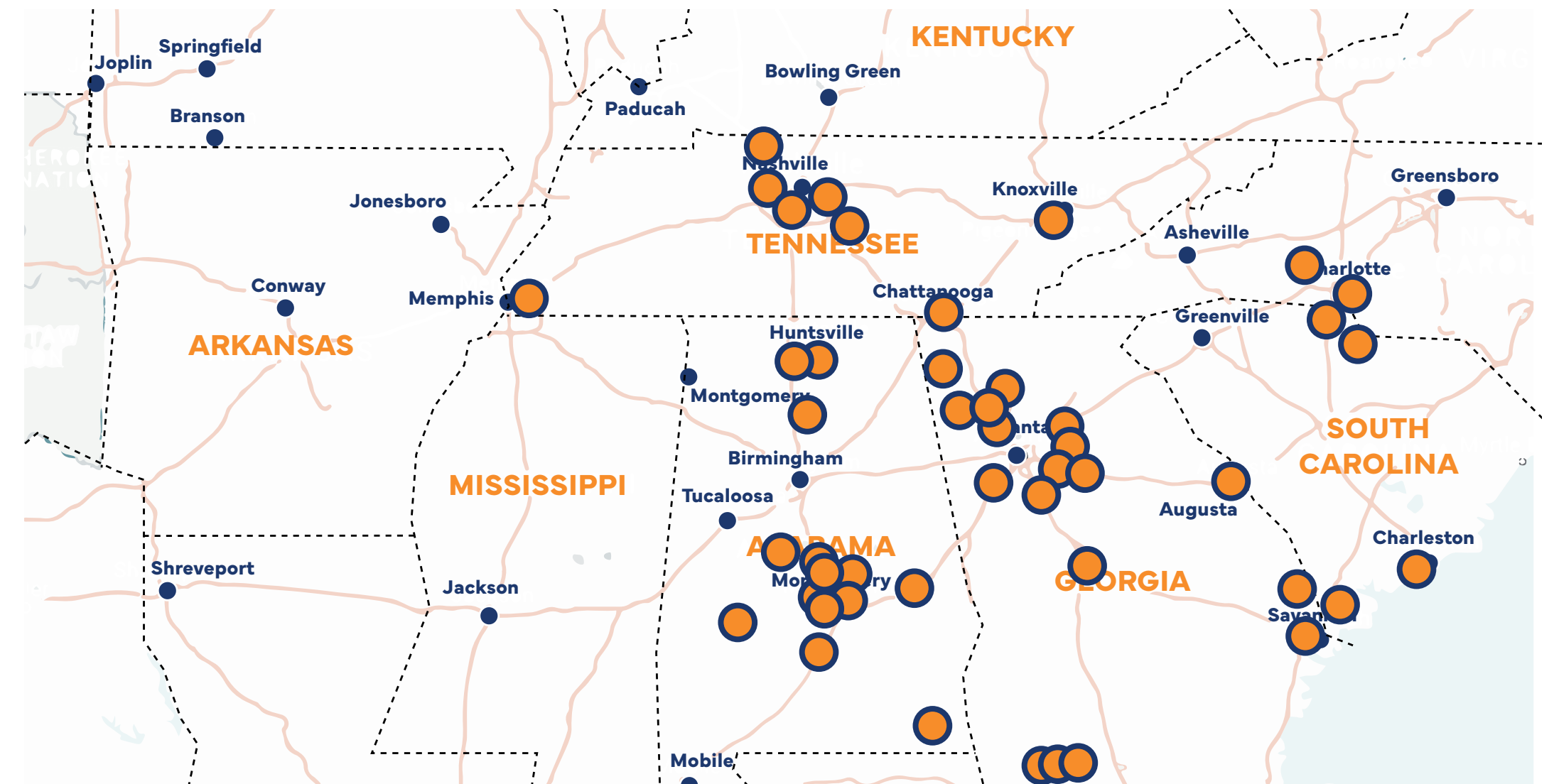
In 2017, the private equity firm Roark Capital Group, based in Atlanta, acquired Jim 'N Nick's, aiming to expand the brand while maintaining its commitment to quality and tradition.

Jim 'N Nick's prides itself on serving high-quality, slow-smoked barbecue, prepared fresh daily. The menu features a variety of Southern staples, including their famous cheese biscuits, pulled pork, beef brisket, and classic sides like coleslaw and mac 'n cheese. The restaurants are designed to reflect a comfortable, family-friendly environment, embodying the spirit of Southern hospitality.

# JIM 'N NICK'S

COMMUNITY

# BAR-B-Q



LOCATIONS ACROSS THE SOUTHEAST

53

# Roark Capital



**Atlanta, GA**  
HEADQUARTERS



**\$38 Billion**  
ASSETS UNDER  
MANAGEMENT



**107,500+**  
TOTAL  
LOCATIONS



**50**  
U.S. STATES &  
118 COUNTRIES



**\$94 billion**  
ANNUAL  
REVENUES

## Main Sectors

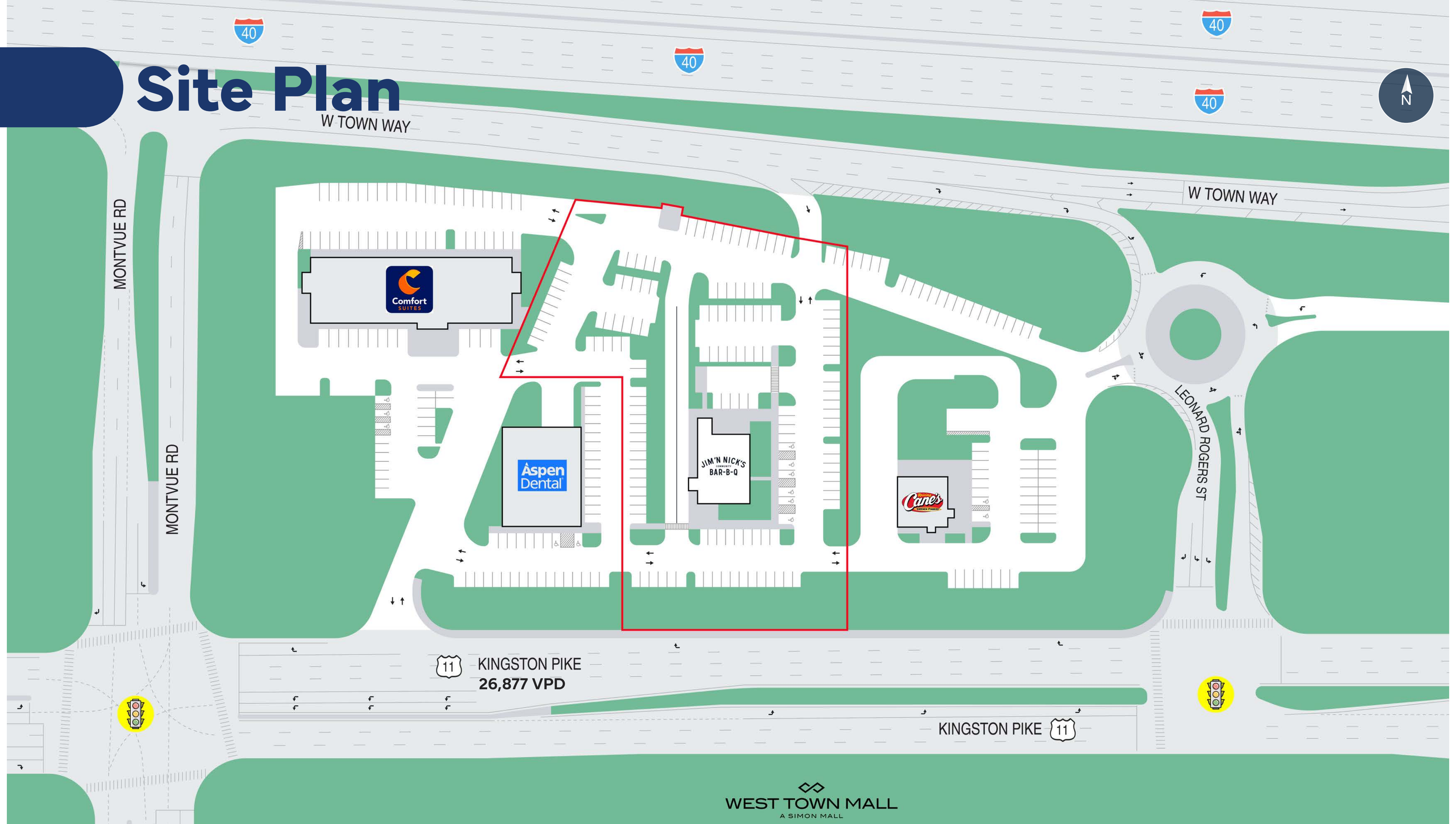
- Food and Restaurants
- Health, Wellness and Fitness
- Education and Youth Activities
- Consumer Products
- Consumer and Business Services

## Sample Portfolio Companies





# Site Plan

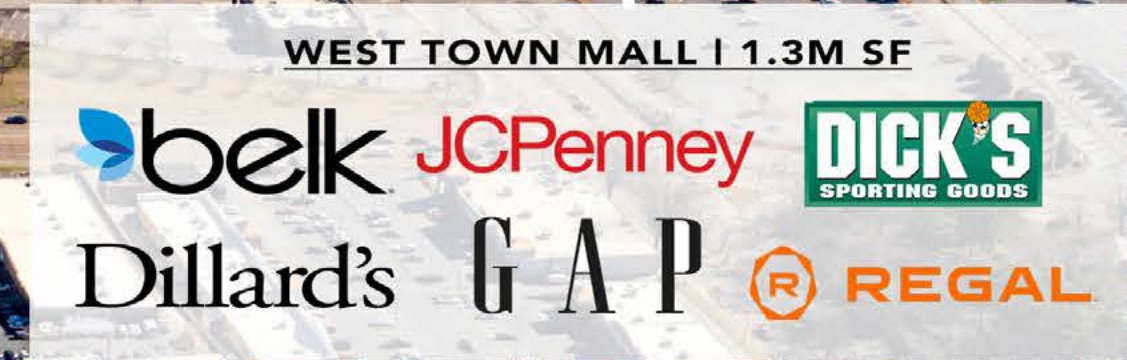






## DOWNTOWN KNOXVILLE

Walmart



194,969 VPD  
40

KINGSTON PIKE: 26,877 VPD





ALDI Culver's HARBOR FREIGHT  
Chuy's Panda Express Kroger  
Academy Sports & Outdoors PET SUPERMARKET Newk's Eatery

BANK OF AMERICA THE HOME DEPOT FAZOLI'S  
OLD TIME Pottery Auto Zone Gabe's

PINNACLE AT TURKEY CREEK | 654,000 SF  
TOPGOLF WORLD MARKET OLD NAVY belk  
Walmart PET SMART Michaels TARGET  
REGAL JCPenney HOBBY LOBBY Marshalls

FIRST HORIZON Starbucks  
RED LOBSTER CHICKEN SALAD & CHICK  
ANYTIME FITNESS SCOOTER'S COFFEE

Cheddar's BURGER KING

BEST BUY STAPLES  
LOWE'S

sam's club  
Walmart

TARGET

REGAL

Wendy's CHUCK & CHEESE  
DOLLAR TREE

O'Charley's RESTAURANT + BAR ROSS DRESS FOR LESS  
HomeGoods TJ-MAXX

WEST TOWN MALL | 1.3M SF  
belk JCPenney DICK'S SPORTING GOODS  
Dillard's G A P REGAL

LONGHORN STEAKHOUSE

Starbucks

REGIONS  
THE VITAMIN SHOPPE

HOBBY LOBBY TRADER JOE'S  
BARNES & NOBLE new balance

KINGSTON PIKE: 26,877 VPD

40 194,969 VPD

Raising Cane's CHICKEN FINGERS

JIM'N NICK'S  
COMMUNITY  
BAR-B-Q





# Investment Location







# Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	7,754	59,204	110,001
April 1, 2010	9,024	64,333	120,999
April 1, 2020	10,473	69,393	132,054
January 1, 2024	10,969	72,656	138,832
January 1, 2029	11,556	76,603	146,384

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$502,250,947	\$3,156,573,052	\$6,307,285,980
Total Household Income	\$492,160,818	\$3,131,814,070	\$6,271,815,021
Median Household Income	\$58,608	\$70,552	\$75,274
Avg. Household Income	\$91,701	\$102,217	\$110,667
Per Capita Income	\$47,957	\$45,488	\$47,763

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,885	26,663	47,810
April 1, 2010	4,689	29,038	52,593
April 1, 2020	5,367	30,639	56,673
January 1, 2024	5,752	32,855	60,975
January 1, 2029	6,137	35,020	65,001

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2024	5,752	32,855	60,975
Family Households	2,315	17,606	34,377
Non-Family Households	3,052	13,033	22,296
Avg. Size of Household	1.89	2.24	2.31
Median Size of Household	2.1	2.5	2.5
Median Value Owner-Occupied	\$312,500	\$276,414	\$283,632
Median Rent Per Rent	\$1,093	\$1,016	\$998
Median Vehicles Per Household	2.0	2.2	2.3



# 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  
33,805 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  
**1974**



**#1**  
PUBLIC  
UNIVERSITY  
IN TENNESSEE

**33,805**

STUDENTS

**8,659**

JOBS

**\$1B**

ACTIVE  
PROJECTS

**\$1.7B**

ECONOMIC  
IMPACT

**211**

SEC TEAM  
CHAMPIONSHIPS

**24**

TEAM NATIONAL  
CHAMPIONSHIPS



# West Town Mall



**150+**  
BRANDS

**Best in Class Tenant Mix**

SEPHORA

JOHNSTON  
& MURPHY

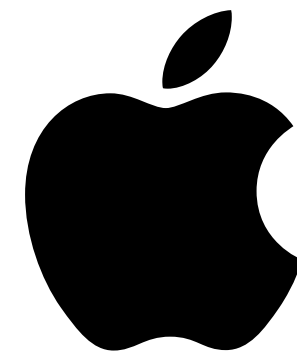


TESLA

 lululemon

 belk

 DICK'S HOUSE OF SPORT



 H&M



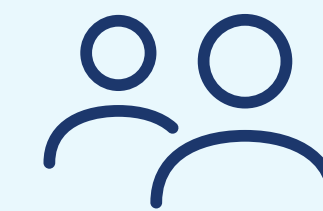
**1.4 MILLION**  
SQUARE FEET



# Oak Ridge National Laboratory



**5,700**  
JOBS



**5,000**  
GUEST  
RESEARCHERS  
ANNUALLY



**2**  
NOBEL PRIZES



**1,130+**  
PATENTS ISSUED  
SINCE 2010



**298**  
INVENTION  
DISCLOSURES



**\$2.7B**  
ANNUAL FUNDING



# Great Smoky Mountains



**#1**

MOST VISITED  
NATIONAL PARK IN  
THE US



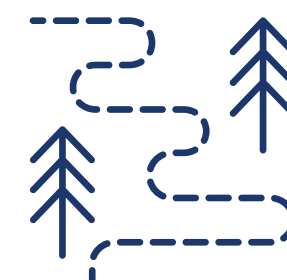
**11 Million +**

VISITORS  
ANNUALLY



**800+**

MILES OF TRAILS



**70**

MILES OF  
APPALACHIAN  
TRAIL CUTS



**\$3.3 Billion**

ECONOMIC IMPACT



**32,590**

JOBS SUPPORTED  
IN LOCAL  
COMMUNITIES



# MARKET STREET

retail advisors



**Ben Sullivan**

MANAGING PARTNER

[BEN@MARKETSTREETRETAIL.COM](mailto:BEN@MARKETSTREETRETAIL.COM)

**Harrison Truex**

MANAGING PARTNER

[HARRISON@MARKETSTREETRETAIL.COM](mailto:HARRISON@MARKETSTREETRETAIL.COM)

**Tim Hickey**

MANAGING PARTNER

[TIM@MARKETSTREETRETAIL.COM](mailto:TIM@MARKETSTREETRETAIL.COM)