

# ZAXBY'S®

NASHVILLE, TN • 8000 TN-100

MARKET  STREET  
retail advisors



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# INVESTMENT OVERVIEW

- **\$217,800 year** (\$18,150 / month)
- **13 years and 9 months** remaining on the lease
- Tennessee is a **No State Income Tax** state.
- The property is located in a dominate retail node on **Highway 100** in Bellevue.
- **5%** rental increase on 10/1/2029
- Sales at the location are strong with around **~2.2MM** in 2025.
- The chain has grown to over **900 locations**, including both company-owned and franchised units.
- Zaxby's is positioned in the growing fast-casual dining segment, which has **outperformed** traditional QSR and casual dining in recent years.



**Ben Sullivan**

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

**Harrison Truex**

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

**Tim Hickey**

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

# INVESTMENT LOCATION



# OFFERING SUMMARY

**ZAXBY'S**

8000 TN-100 NASHVILLE, TN



**ZAXBY'S®**

## PRICING SUMMARY

<b>Offering Price</b>	\$3,429,000
<b>Capitalization Rate</b>	6.35%
<b>Net Operating Income</b>	\$217,800

## LEASE DETAILS

<b>Lease Start Date</b>	October 2014
<b>Next Rental Increase</b>	October 2029
<b>Lease Expires</b>	October 2039
<b>Lease Specifications</b>	No ROFR
<b>Increases</b>	5% every 5 years

## OFFERING SUMMARY

<b>Square Feet</b>	3,601
<b>Year Built</b>	2014
<b>Acreage</b>	1.01

# 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	Oct. 2014	Oct. 2015	Oct. 2016	Oct. 2017	Oct. 2018	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028
TO	Sept. 2015	Sept. 2016	Sept. 2017	Sept. 2018	Sept. 2019	Sept. 2020	Sept. 2021	Sept. 2022	Sept. 2023	Sept. 2024	Sept. 2025	Sept. 2026	Sept. 2027	Sept. 2028	Sept. 2029
MONTHLY	\$16,380	\$16,380	\$16,380	\$16,380	\$16,380	\$17,243	\$17,243	\$17,243	\$17,243	\$17,243	\$18,150	\$18,150	\$18,150	\$18,150	\$18,150
YEARLY	\$196,565	\$196,565	\$196,565	\$196,565	\$196,565	\$206,910	\$206,910	\$206,910	\$206,910	\$206,910	\$217,800	\$217,800	\$217,800	\$217,800	\$217,800

	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	OPTION 1	OPTION 2
FROM	Oct. 2029	Oct. 2030	Oct. 2031	Oct. 2032	Oct. 2033	Oct. 2034	Oct. 2035	Oct. 2036	Oct. 2037	Oct. 2038	Oct. 2039	Oct. 2044
TO	Sept. 2030	Sept. 2031	Sept. 2032	Sept. 2033	Sept. 2034	Sept. 2035	Sept. 2036	Sept. 2037	Sept. 2038	Sept. 2039	Sept. 2044	Sept. 2049
MONTHLY	\$19,058	\$19,058	\$19,058	\$19,058	\$19,058	\$20,010	\$20,010	\$20,010	\$20,010	\$20,010	\$21,010	\$22,061
YEARLY	\$228,690	\$228,690	\$228,690	\$228,690	\$228,690	\$240,125	\$240,125	\$240,125	\$240,125	\$240,125	\$252,131	\$264,737

# TENANT & FRANCHISEE OVERVIEW

# ZAXBY'S®



**1990**

YEAR FOUNDED IN  
STATESBORO, GA



**900+**

LOCATIONS



**\$2B**

ANNUAL SALES



**#9**

BEST FAST  
FOOD  
RESTAURANTS



**#9**

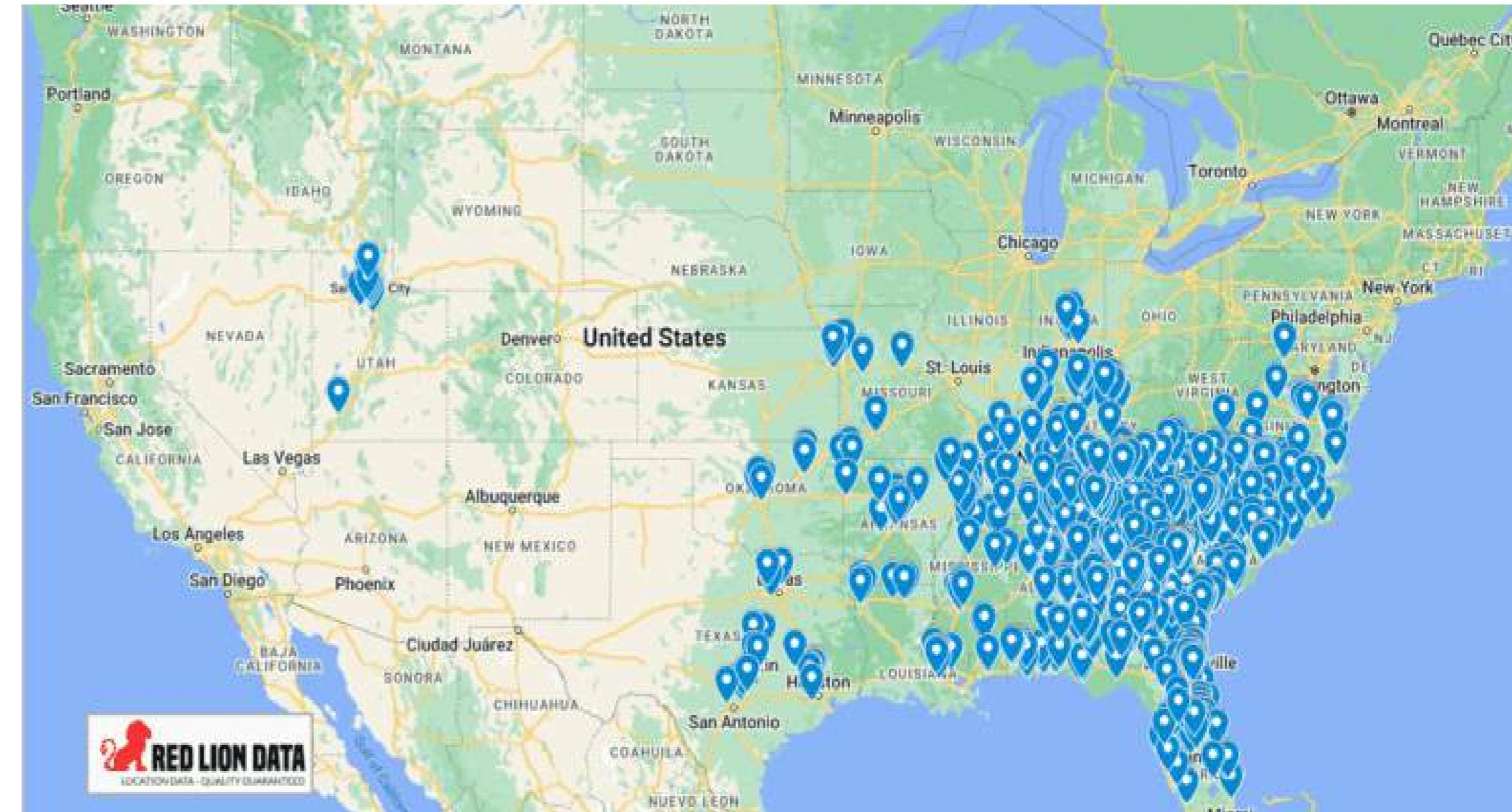
BEST DRIVE  
THRUS IN  
THE U.S.

## Business Model

Franchise-based with strong  
regional brand recognition.

## Performance

Among the highest AUV in the  
quick-service chicken segment



Tenant Name  
Zaxby's



Locations  
5 in Middle  
Tennessee



Operator  
Chaz Tippins

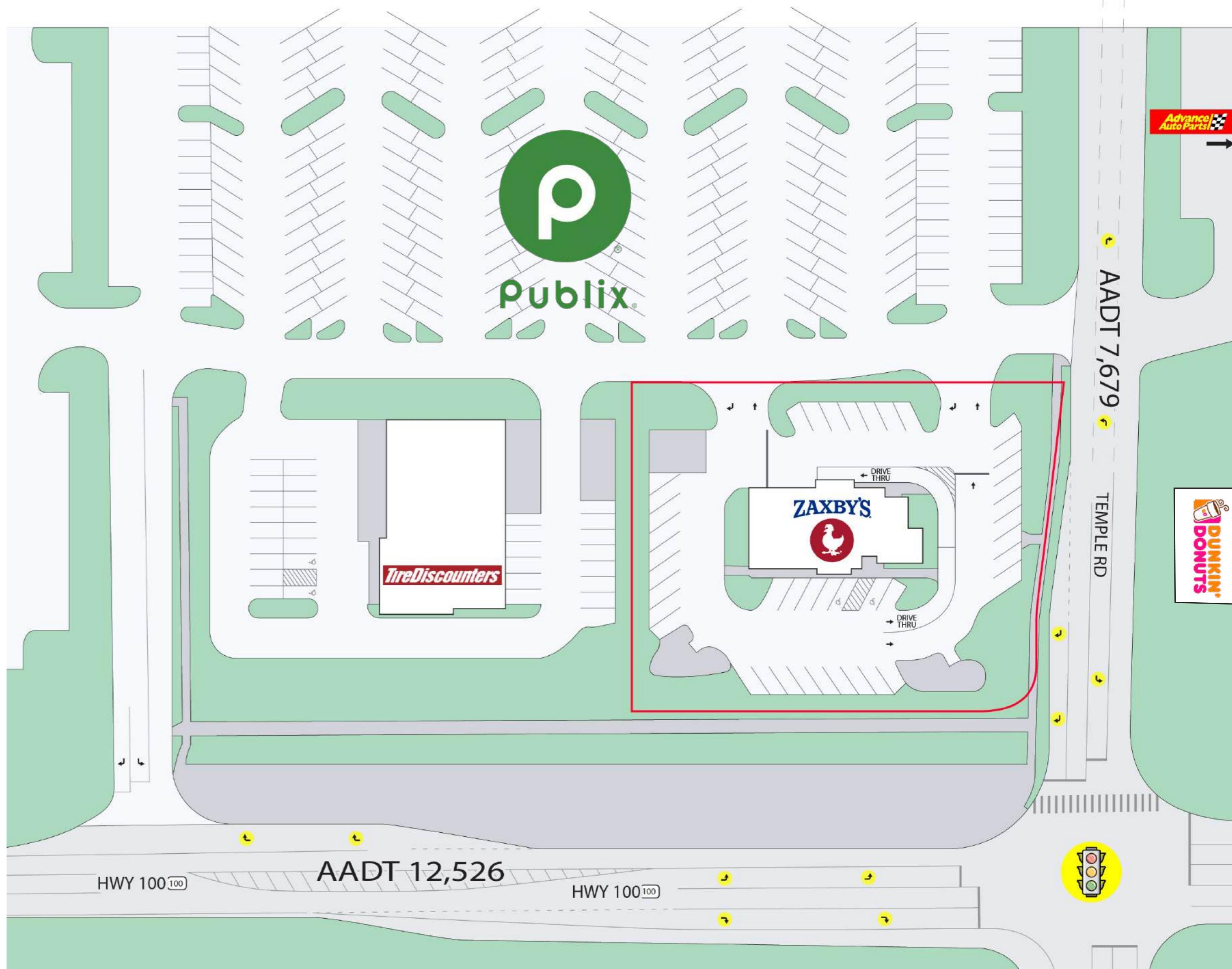


Years in  
Business  
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# ZAXBY'S HIGHLIGHTS

## Recent News

- Zaxby's began selling its signature sauces—Zax Sauce, Spicy Zax Sauce, and Tongue Torch Sauce—in major retail stores across the Southern U.S., including Walmart, Kroger, and Winn Dixie. This move extended the brand's reach beyond its restaurants and into customers' homes.
- Zaxby's broke into the top 50 on the 2023 Franchise Times Top 400 list, advancing 17 spots to rank 45th. This milestone underscores the brand's growth and strong performance in the competitive franchise sector.
- With over 900 locations, Zaxby's continues to dominate in the southeastern United States, leveraging its strong regional presence to sustain growth.
- System-wide sales have surpassed \$2 billion annually, highlighting Zaxby's robust financial health and consumer appeal in the quick-service restaurant industry.



# DEMOGRAPHICS

POPULATION BY YEAR		1 MILE	3 MILES	5 MILES
April 1, 2000	4,302	24,110	42,396	
April 1, 2010	5,319	26,746	49,559	
April 1, 2020	5,588	30,737	57,956	
January 1, 2025	5,795	31,875	59,799	
January 1, 2030	6,096	33,578	63,008	

HOUSEHOLDS BY YEAR		1 MILE	3 MILES	5 MILES
April 1, 2000	1,491	9,960	17,925	
April 1, 2010	1,821	11,485	21,514	
April 1, 2020	1,937	13,105	25,368	
January 1, 2025	2,036	13,715	26,394	
January 1, 2030	2,149	14,549	28,014	

INCOME CHARACTERISTICS		1 MILE	3 MILES	5 MILES
<b>Total Household Income</b>	\$353,804,539	\$1,845,900,019	\$3,493,234,312	
<b>Median Household Income</b>	\$131,474	\$103,522	\$96,083	
<b>Avg. Household Income</b>	\$182,656	\$140,855	\$137,702	
<b>Per Capita Income</b>	\$64,489	\$60,306	\$60,461	
HOUSEHOLD CHARACTERISTICS		1 MILE	3 MILES	5 MILES
<b>Households - January 1, 2024</b>	1,937	13,105	25,368	
<b>Family Households</b>	1,486	8,443	14,980	
<b>Non-Family Households</b>	451	4,662	10,388	
<b>Avg. Size of Household</b>	2.79	2.32	2.27	
<b>Median Value Owner-Occupied</b>	\$487,830	\$406,691	\$417,179	
<b>Median Rent Per Month</b>	\$1,356	\$1,445	\$1,474	
<b>Median Vehicles Per Household</b>	2.6	2.4	2.3	





### ENSWORTH

Private school with grades K-12  
1 of 2 campuses in Nashville

Tuition (2024-25):  
Grades K-5: \$28,080  
Grades 6-8: \$32,990  
Grades 9-12: \$35,790



TEMPLE RD: 7,679 VPD

HWY 100: 12,526 VPD

UNDER CONSTRUCTION





# NASHVILLE IS A TOP CITY



**#1**

BEST CITIES IN  
AMERICA  
CLEVER



**#3**

BEST CITY IN  
THE SOUTH  
SOUTHERN LIVING



**#3**

METRO  
ECONOMIC  
STRENGTH  
POLICOM

## Nashville's Attractive Employment Base

THE NASHVILLE MSA IS HOME TO DOZENS OF COMPANIES THAT EMPLOY OVER 1,000 PEOPLE, HIGHLIGHTED BY:

- Vanderbilt University Medical Center & Children's Hospital: 30,324 jobs
- Nissan Americas: 11,000 jobs
- HCA: 27,694 jobs
- Vanderbilt University: 5,947 jobs
- Ascension St. Thomas: 8,900 jobs
- Amazon: 7,200 jobs

# MAJOR EMPLOYERS



30,324 JOBS  
1,000 BEDS



13,459 JOBS



8,900 JOBS  
1,582 BEDS



5,947 JOBS  
13,710 ENROLLMENT



27,694 JOBS  
2,065 BEDS



11,000 JOBS



26,431 JOBS



9,852 JOBS



8,100 JOBS



7,200 JOBS



5,004 JOBS



5,004 JOBS



# NASHVILLE GROWTH



**38.32%**

POPULATION  
GROWTH  
2010-2025



**32.24%**

JOB GROWTH  
2015-2025



**141.9%**

GDP GROWTH  
2010-2023



IT HAS BEEN PREDICTED THAT  
THE NASHVILLE POPULATION  
WILL GROW FROM

**2 million in 2020 to  
2.5 million in 2040.**

2040 PREDICTIONS  
**2,535,091**

2020 CENSUS

**2,012,476**



# 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)

5100 MARYLAND WAY STE 100,  
BRENTWOOD, TN 37027  
615.309.6100  
[MARKETSTREETRETAIL.COM](http://MARKETSTREETRETAIL.COM)