

ZAXBY'S
NASHVILLE, TN • 8000 TN-100

MARKET  STREET
retail advisors



INVESTMENT OVERVIEW3

| | |
|-----------------------|---|
| Investment Highlights | 4 |
| Offering Summary | 5 |
| Financial Analysis | 6 |
| Tenant Overview | 7 |
| Site Plan | 8 |
| Demographics | 9 |

AERIAL IMAGE10

LOCATION OVERVIEW13

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 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

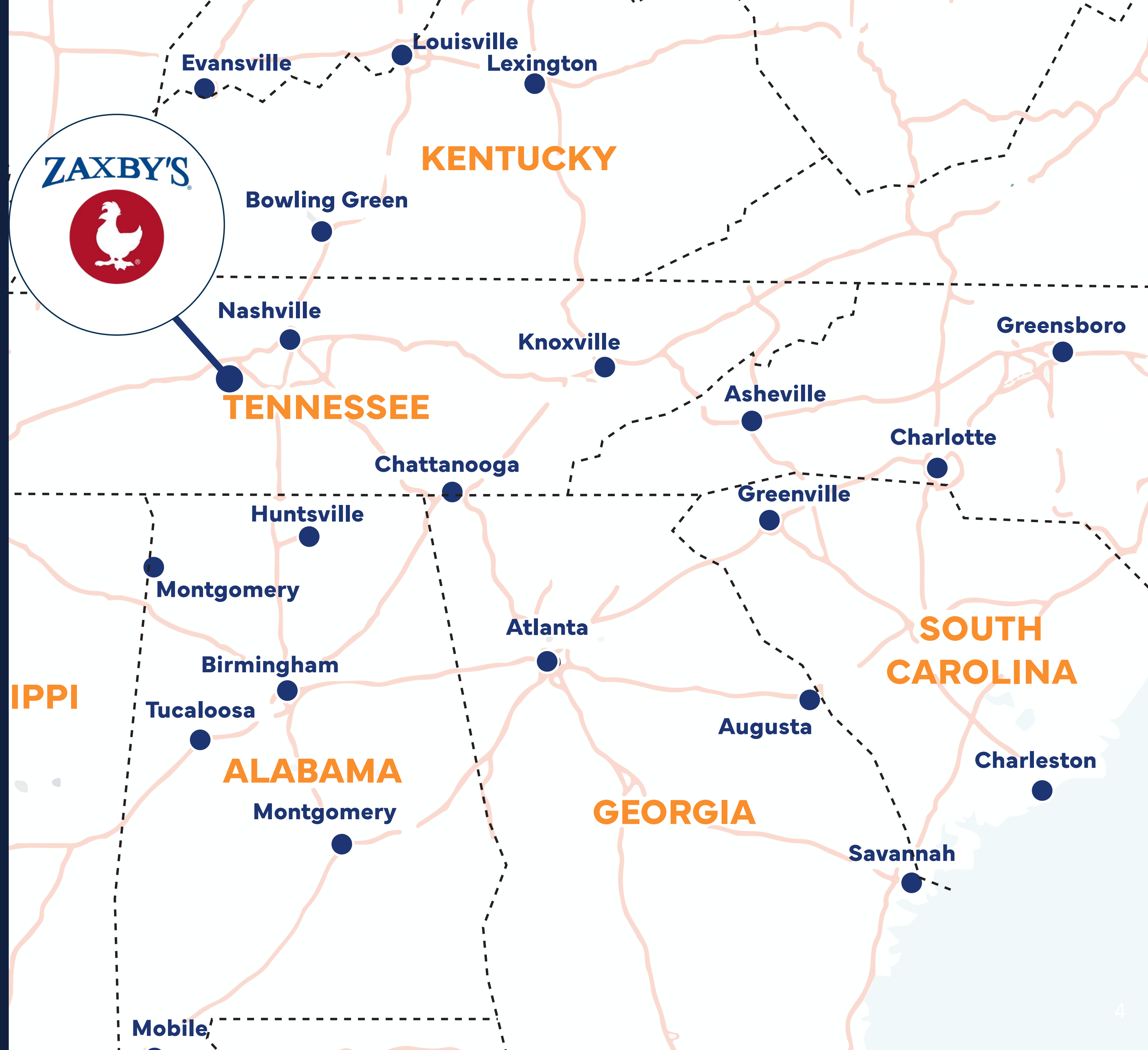
HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

INVESTMENT LOCATION



OFFERING SUMMARY

ZAXBY'S

8000 TN-100 NASHVILLE, TN



ZAXBY'S®

PRICING SUMMARY

| | |
|----------------------|-------------|
| Offering Price | \$3,429,000 |
| Capitalization Rate | 6.35% |
| Net Operating Income | \$217,800 |

LEASE DETAILS

| | |
|----------------------|------------------|
| Lease Start Date | October 2014 |
| Next Rental Increase | October 2029 |
| Lease Expires | October 2039 |
| Lease Specifications | No ROFR |
| Increases | 5% every 5 years |

OFFERING SUMMARY

| | |
|-------------|-------|
| Square Feet | 3,601 |
| Year Built | 2014 |
| Acreage | 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



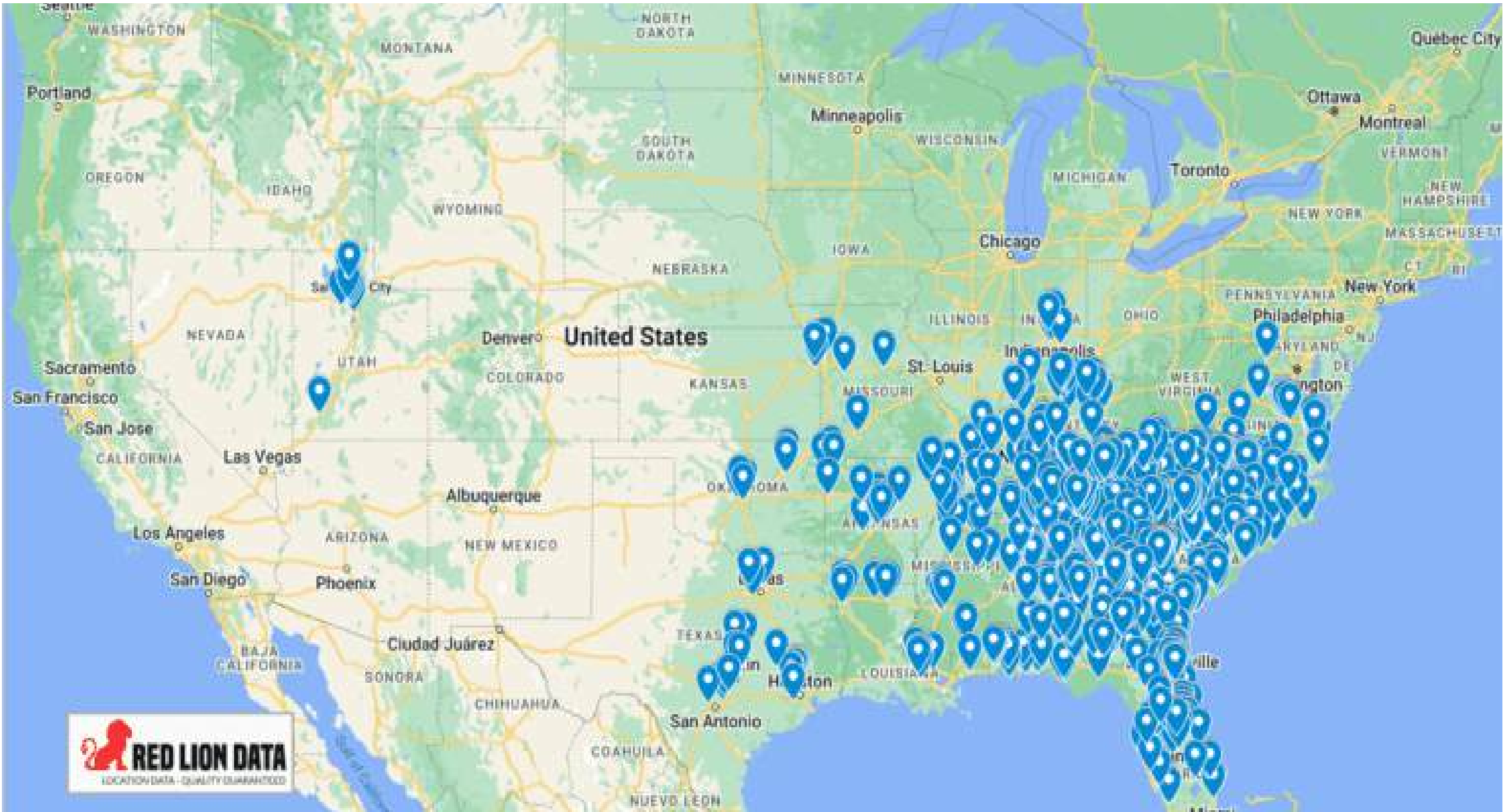
\$2B
ANNUAL SALES



#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

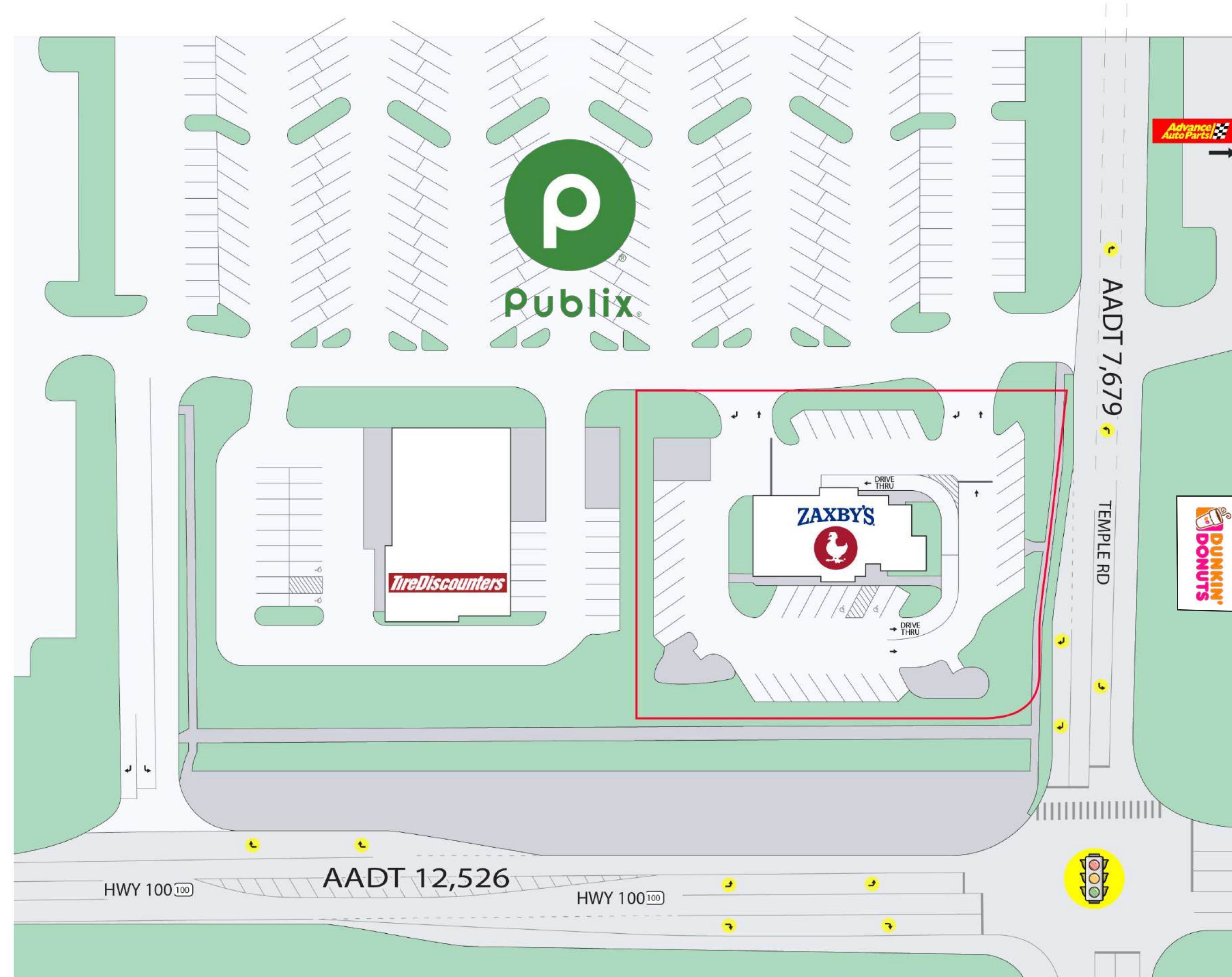


Years in Business
15

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 |
| Total Household Income | \$353,804,539 | \$1,845,900,019 | \$3,493,234,312 |
| Median Household Income | \$131,474 | \$103,522 | \$96,083 |
| Avg. Household Income | \$182,656 | \$140,855 | \$137,702 |
| Per Capita Income | \$64,489 | \$60,306 | \$60,461 |

| HOUSEHOLD CHARACTERISTICS | | | |
|-------------------------------|-----------|-----------|-----------|
| | 1 MILE | 3 MILES | 5 MILES |
| Households - January 1, 2024 | 1,937 | 13,105 | 25,368 |
| Family Households | 1,486 | 8,443 | 14,980 |
| Non-Family Households | 451 | 4,662 | 10,388 |
| Avg. Size of Household | 2.79 | 2.32 | 2.27 |
| Median Value Owner-Occupied | \$487,830 | \$406,691 | \$417,179 |
| Median Rent Per Month | \$1,356 | \$1,445 | \$1,474 |
| Median Vehicles Per Household | 2.6 | 2.4 | 2.3 |



TEMPLE RD: 7,679 VPD



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

Advance
Auto Parts

DUNKIN'
DONUTS

ZAXBY'S



PET
SUPERMARKET

ME
Massage Envy



TD

TEMPLE RD: 7,679 VPD

UNDER
CONSTRUCTION

Wawa

HWY 100: 12,526 VPD



UNDER
CONSTRUCTION

Wawa



HWY 100: 12,526 VPD

TEMPLE RD: 7,679 VPD

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



27,694 JOBS
2,065 BEDS



26,431 JOBS



13,459 JOBS



11,000 JOBS



9,852 JOBS



8,900 JOBS
1,582 BEDS



8,100 JOBS



7,200 JOBS



5,947 JOBS
13,710 ENROLLMENT



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

HARRISON TRUEX

Managing Partner

harrison@marketstreetretail.com

TIM HICKEY

Managing Partner

tim@marketstreetretail.com

5100 MARYLAND WAY STE 100,
BRENTWOOD, TN 37027

615.309.6100

[MARKETSTREETRETAIL.COM](https://www.MARKETSTREETRETAIL.COM)