

SODDY-DAISY CROSSING

Walmart Shadow Center | Chattanooga TN MSA

9332 Dayton Pike, Soddy-Daisy, TN 37379

FranklinStreet

OFFERING MEMORANDUM



CONFIDENTIALITY AGREEMENT

SODDY-DAISY CROSSING

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



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VISITS & OFFERS To schedule a tour or to make an offer, please contact a Franklin Street team member.

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OFFERING MEMORANDUM

SODDY-DAISY CROSSING

9332 Dayton Pike, Soddy-Daisy, TN 37379

OFFERING SUMMARY

Sale Price:	**$3,394,000**
Cap Rate:	**7.75%**
NOI:	$263,059
Building Size:	14,376 SF
Price PSF:	$236.09
Year Built:	2005
Lot Size:	1.23 Acres
Zoning:	Commercial
Ownership:	Fee Simple
Occupancy:	100%
Tenancy:	Multiple
Parcel Number:	066I-A-033



$112,000+
average household incomes

41,467 RESIDENTS
within **5 miles** of the property





PROPERTY HIGHLIGHTS

- 14,376 SF Walmart Shadow Center in Chattanooga TN MSA
- 100% Leased With Strong Historical Occupancy
- Replaceable Rents: $15-24 PSF
- Strong Household Incomes: $112,256 within the 5 mile radius
- Sits In Parking Lot of Walmart Supercenter That Attracts 1.3M Visits Annually and Has Its Own Lighted Intersection
- Surrounded by National Retailers: Dunkin, Dollar Tree, Murphy Oil, CVS, Taco Bell, Wendy's, Zaxby's, Walgreens, and others

PROPERTY DESCRIPTION

Franklin Street is pleased to present this Walmart Shadow Center in the growing Chattanooga, Tennessee MSA. The Chattanooga MSA has over 575,000 residents and is located in Southeastern Tennessee. Hamilton County where the property is located has grown at a rate three times the rate of the nation average in recent years. Chattanooga is known as a tech and innovation hub. Chattanooga was the first municipality to debut a city-wide gigabit network—known as "the gig"—in 2010, with speeds 200 times faster than the national average. Soddy Daisy, where the property is located is just 15 minutes outside of downtown Chattanooga. The Walmart adjacent to the property services a large trade area as there is not another Walmart for 7 miles to the south and 20 miles to the north. More than half of the retailers have been in their spaces since the property was constructed in 2005. The tenancy is made up of a strong mix of service based retailers that cater to customers daily needs. All tenants are on landlord friendly NNN leases that reimburse for common area maintenance, taxes, and property insurance. The property has been well maintained and is constructed of all masonry construction.

AERIAL VIEW


Hawthorne at the Hollow 128 Units
tvfcu
DAYTON PIKE
8,723 VPD
Bojangles
CVS pharmacy
ZAXBY'S
TACO BELL
SCENIC SUDS CAR WASH EXPRESS
Wendy's
Available for Sale: Contact Broker
DOLLAR TREE
BUDDY'S HOME FURNISHINGS
Huddle House
HWY 27
34,152 VPD
Hardee's
HARRISON LANE
Walmart Supercenter
DUNKIN'
MURPHY USA
Soddy-Daisy Crossing I
Great Clips
CHECK INTO CASH
BenchMark PHYSICAL THERAPY
HIBACHI
MEADOWVIEW LANE

AERIAL VIEW


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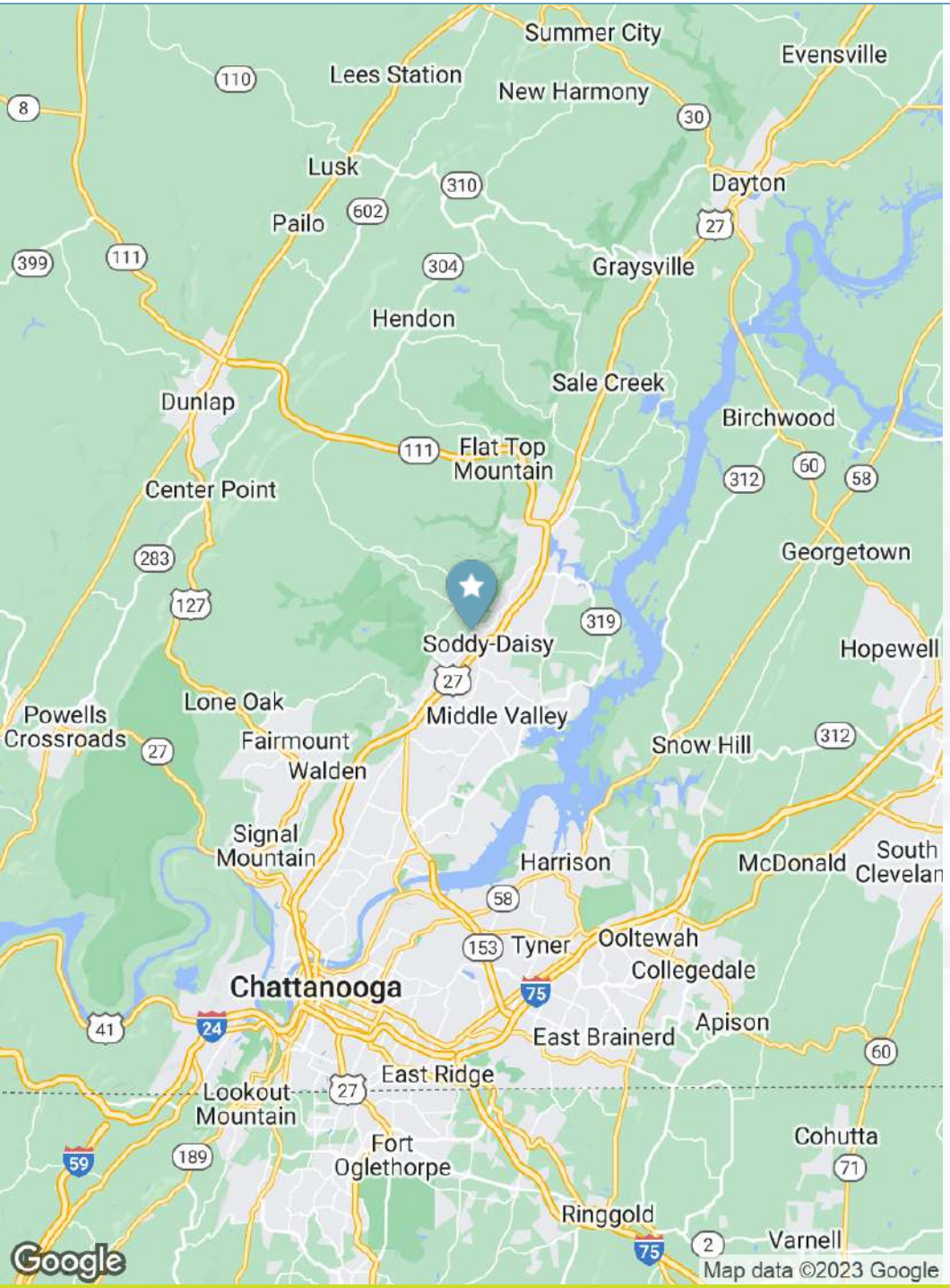
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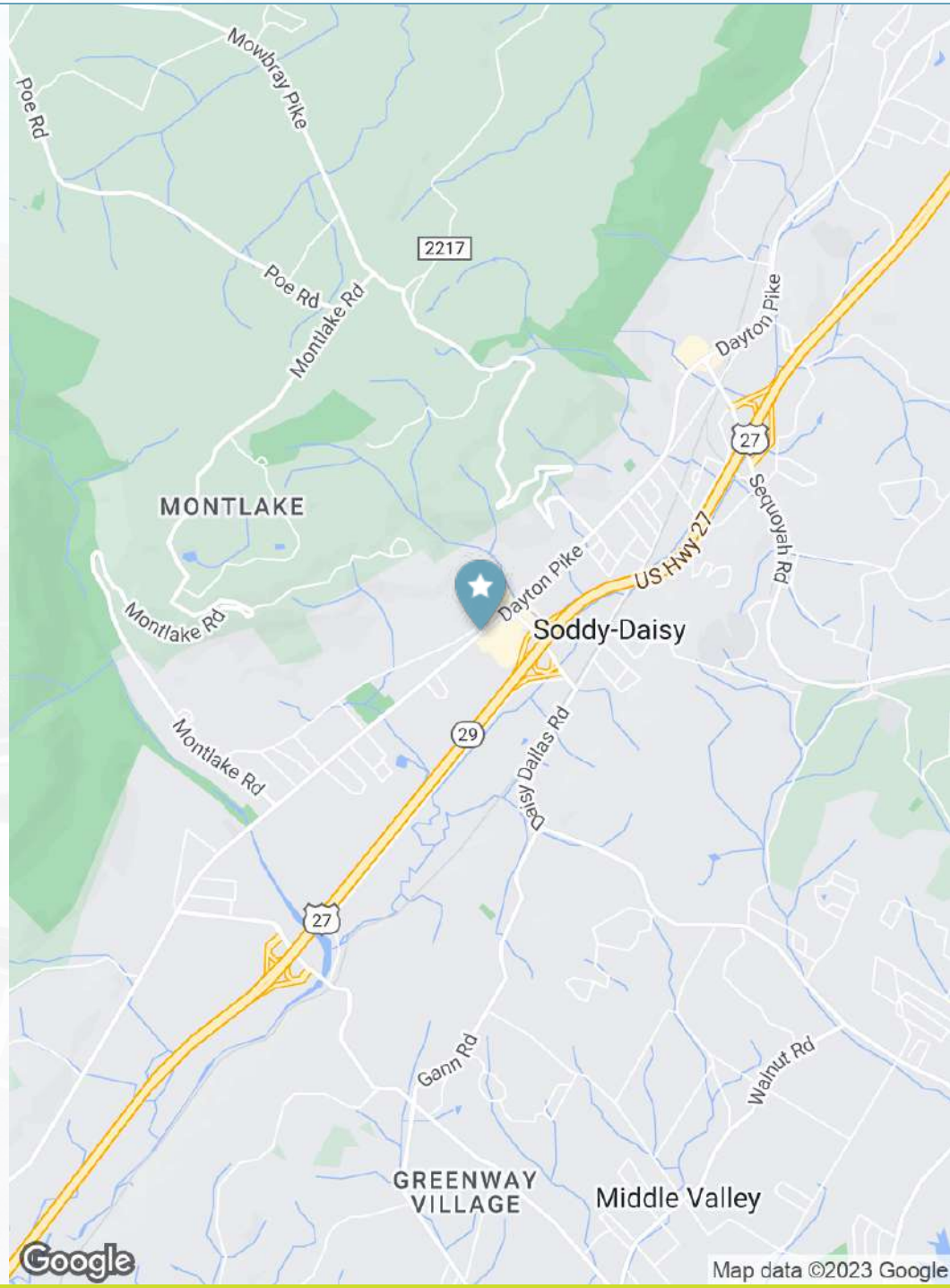
LOCATION INFORMATION

Soddy-Daisy Crossing | Soddy-Daisy, TN

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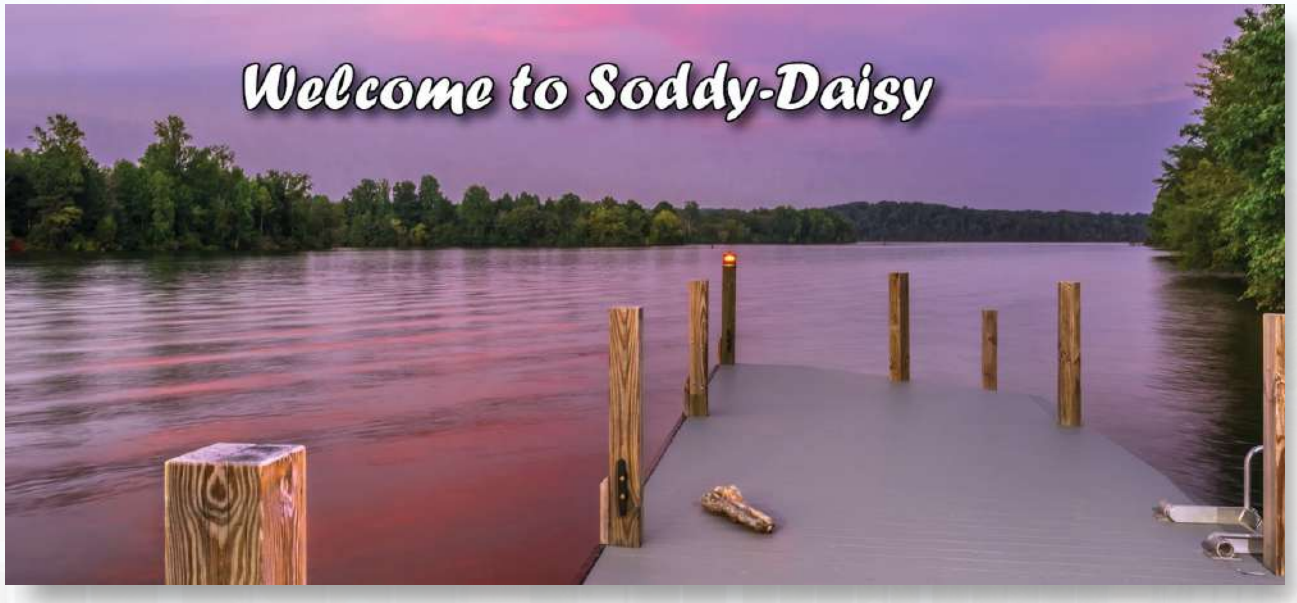
REGIONAL & LOCAL MAP











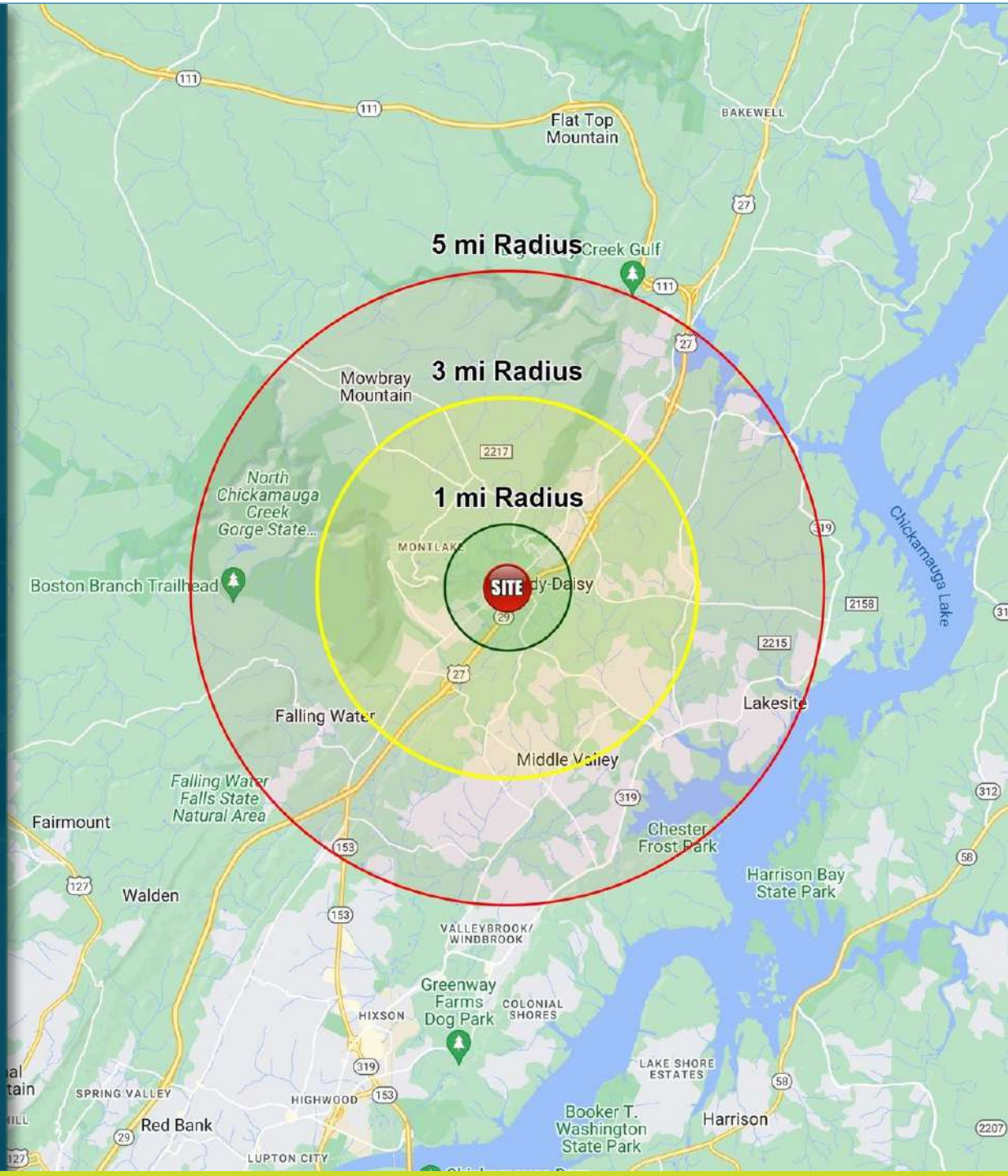
SODDY-DAISY, TN OVERVIEW

Soddy-Daisy is a city in Hamilton County, Tennessee, United States. The population was 13,070 at the 2020 census and estimated to be 13,619 in 2022. The city was home to the county's first courthouse, located at Poe's Tavern. It remains unclear how the community of Soddy was given its name, but the Community of Daisy was named after Daisy Parks, daughter of Thomas Parks, who was the vice-president of the Tabler-Clendys Coal Company.. The city was formed in 1969 when the communities of Soddy (to the north) and Daisy (to the south), along with nearby developed areas along U.S. Highway 27, merged to form Soddy-Daisy. It is becoming a bedroom community of nearby Chattanooga and is part of the Chattanooga Metropolitan Statistical Area. Soddy-Daisy is a short 15 miles from downtown Chattanooga, allowing Soddy-Daisy to have quick access to tourist destinations in the Chattanooga MSA, including the Tennessee Aquarium, the underground waterfall Ruby Falls, Rock City, and the Incline Railroad, which takes patrons up the side of Lookout Mountain. .Soddy-Daisy is home to the Tennessee Aquarium Conservation Institute, which is a research and conservation center for aquatic life connected to the Tennessee Aquarium. Sequoyah Nuclear Generating Station, one of the largest nuclear power plants in the United States, is located in Soddy-Daisy. The Cumberland Plateau runs through Soddy Daisy. Soddy-Daisy is located on the banks of Chickamauga Lake, a man-made lake that was created in the early 1900s. The lake is popular for fishing, boating, and swimming. A few miles downstream lies the Chickamauga Dam. The dam was created by the Tennessee Valley Authority in the 1930s, and brings Hydro-Electric Power to the area. Nearby Chattanooga was the first town in the world to have 10-gig internet service, provided by the local power company EPB. The two major roads and highways that run through Soddy-Daisy are U.S. Highway 27 and Dayton Pike. U.S. Highway 27 is a four-lane limited access highway that connects Soddy-Daisy to Chattanooga and Interstate 40 just west of Knoxville. Dayton Pike is a two-lane highway that runs through the heart of Soddy-Daisy. The city is also home to Flat Top Mountain, a popular hiking destination with stunning views of the surrounding area. Soddy-Daisy is known for its annual Strawberry Festival, which is held every June. Soddy-Daisy is also extremely proud of its Volunteer Fire Department with a Class 2 Fire Rating – the lowest ever awarded for a volunteer department.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population (2023)	2,253	16,480	41,467
Proj. Population (2028)	2,376	17,613	43,541
Census Population (2020)	2,229	16,239	40,484
Census Population (2010)	2,157	15,465	37,750
HOUSEHOLDS & INCOME			
Total Households (2023)	1,006	6,571	16,349
Proj. Households (2028)	1,068	7,064	17,255
Avg. HHI (2023)	$78,167	$96,185	$112,256
Median HHI (2023)	$71,617	$73,420	$82,094
Avg. HHI (2023)	$422,803	$398,083	$521,962

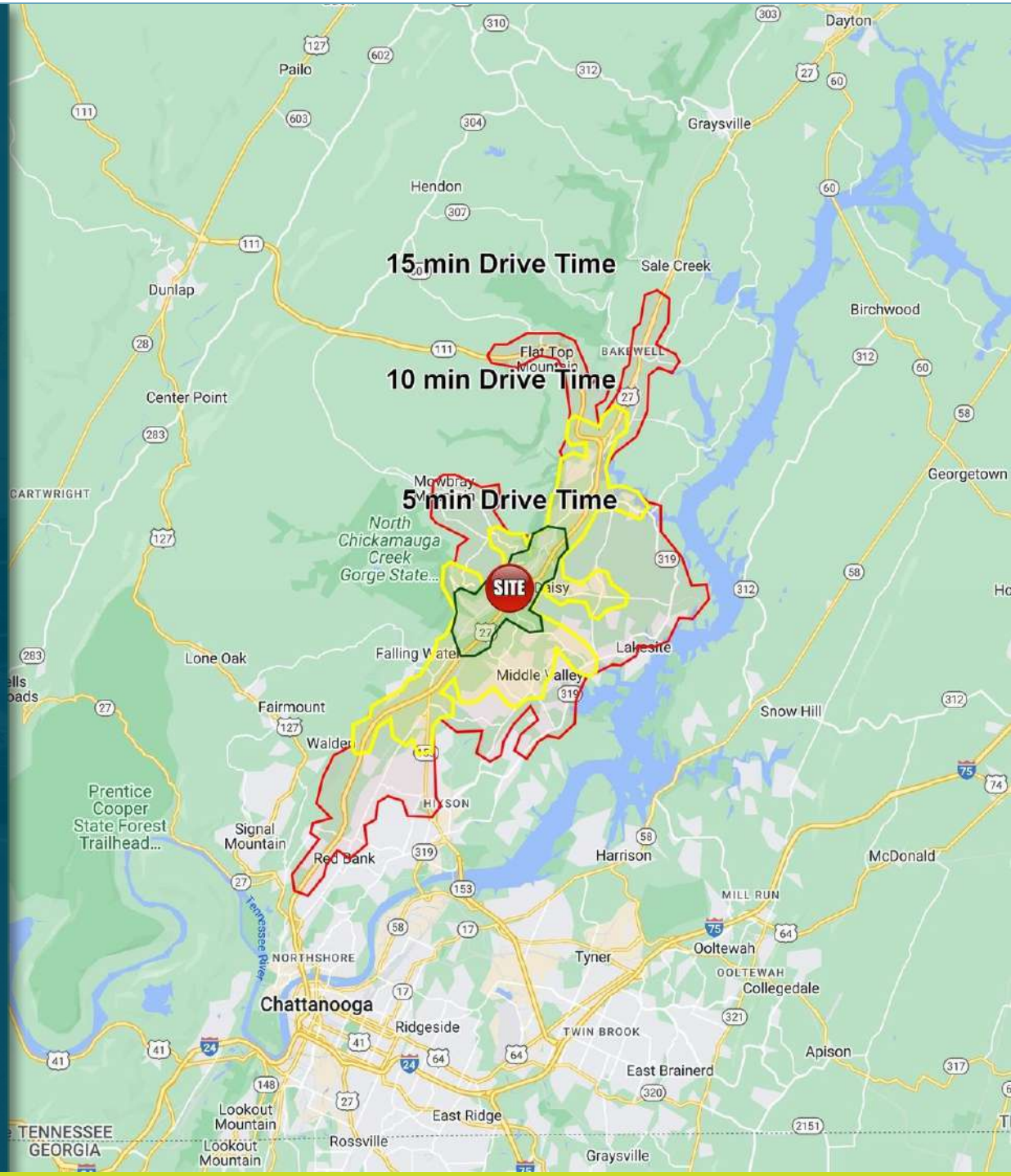
** Demographic data derived from REGIS Online*



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2023)	4,732	20,621	52,996
Proj. Population (2028)	4,981	21,687	55,622
Census Population (2020)	4,685	20,059	51,867
Census Population (2010)	4,368	19,359	49,683
HOUSEHOLDS			
Total Households (2023)	2,050	8,343	21,854
Proj. Households (2028)	2,173	8,813	23,062
Census Households (2020)	2,005	8,007	21,110
Census Households (2010)	1,860	7,681	20,138
HOUSEHOLD INCOMES			
Avg. HHI (2023)	$84,386	$98,922	$102,437
Median HHI (2023)	$72,780	$70,724	$75,105
Avg. HH Net Worth (2023)	$423,695	$396,552	$455,325





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FINANCIAL ANALYSIS

Soddy-Daisy Crossing | Soddy-Daisy, TN

FranklinStreet
OFFERING MEMORANDUM

OFFERING SUMMARY

Sale Price:	**$3,394,000**
Cap Rate:	**7.75%**

Net Operating Income:	**$263,059**
Leasable Area:	**14,376 RSF**

Year Built:	**2005**
Occupancy:	**100.00%**

INCOME	TOTAL	PER SF	PERCENT
Base Rent	$266,348	$18.53	81.50%
NNN Reimbursement	$60,475	$4.21	18.50%
GROSS POTENTIAL INCOME	**$326,823**	**$22.73**	
EFFECTIVE GROSS INCOME	**$326,823**	**$22.73**	

EXPENSES	TOTAL	PER SF	PERCENT
CAM	$20,761	$1.44	32.56%
Taxes	$24,658	$1.72	38.67%
Insurance	$5,027	$0.35	7.88%
Management	$13,317	$0.93	20.89%
TOTAL EXPENSES	**$63,763**	**$4.44**	
NET OPERATING INCOME (NOI)	**$263,059**	**$18.30**	

RENT ROLL

Sale Price:	$3,394,000
Cap Rate:	7.75%

Net Operating Income:	$263,059
Leasable Area:	14,376 RSF

Year Built:	2005
Occupancy:	100.00%

TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
Great Clips	1,200	8.35%	09/01/05	08/31/30	$24.81	$29,772	$34,675	NNN+MGMT	09/01/25	$32,749.00
Soddy Nails	1,200	8.35%	09/30/05	09/30/25	$23.15	$27,780	$32,314	NNN+15%		
El Mate Mexican	4,000	27.82%	09/30/05	01/01/29	$17.89	$71,560	$90,378	NNN+MGMT+15%	01/01/25 01/01/26 01/01/27 01/01/28	$72,991.00 $74,451.00 $75,940.00 $77,458.00
Check into Cash	1,600	11.13%	11/01/05	10/31/25	$19.29	$30,868	$36,830	NNN+15%	11/01/24	$33,955.00
Japanese Hibachi	1,200	8.35%	10/31/12	11/01/25	$18.50	$22,200	$26,734	NNN+10%		
Benchmark Physical Therapy	1,576	10.96%	03/01/20	05/01/25	$18.00	$28,368	$34,126	NNN	05/02/25 05/02/30	$31,204.00 $34,325.00
Mad Clouds	3,600	25.04%	12/15/21	03/15/27	$15.50	$55,800	$15,968	NNN+MGMT	03/15/26	$57,600.00
TOTALS/AVERAGES	**14,376**	**100%**			**$18.53**	**$266,348**	**$271,025**			

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