

# Offering Memorandum

## Hardee's Turkey Creek

609 North Campbell Station Road, Knoxville, TN 37934



For Sale - 609 North Campbell Station Road

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3,975 SF | \$3,100,000

## Table of Contents

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## Section 1

# PROPERTY INFORMATION





For Sale - 609 North Campbell Station Road

# Executive Summary

3,975 SF | \$3,100,000



SALE PRICE: \$3,000,000

CAP RATE: 5.0%

GRM:

NOI: \$150,000

LOT SIZE: 1.74 Acres

BUILDING SIZE: 3,975 SF

BUILDING CLASS: A

YEAR BUILT: 2000

RENOVATED: 2022

ZONING: Commercial

MARKET: Knoxville

SUB MARKET: Farragut/Turkey Creek

CROSS STREETS: Campbell Station & Parkside Drive

## Property Highlights

- 10 yrs corp guarantee
- Not in city limits
- Main Arterial / 27K CPD
- Dominant retail trade area
- Competitive price
- Excellent visibility



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# Property Description

3,975 SF | \$3,000,000



## Property Overview

This investment is located along the most traveled road, towards the most affluent town in East Tennessee with excellent visibility and access. It features stabilized income with a national credit tenant, with a healthy amount of term, and would be easily desired among replacement tenants who want to participate in this submarket.

Farragut, TN community West of Knoxville and is home to many professionals, executives, and entrepreneurs. Farragut has a strong economy and a high standard of living. The median household income in Farragut is over \$125,000, and the median home value is over \$600,000. Farragut is also a desirable place to live because of its excellent schools, safe neighborhoods, and abundance of amenities. The town has a variety of parks, recreation facilities, and shopping options. Farragut is also home to several highly-ranked private schools.

Hardee's Food Systems Inc. peak revenue was \$920.0M in 2022.

Hardee's Food Systems Inc. has 16,680 employees; the revenue per employee ratio is \$55,155.

Hardee's stock price over the last 3 years has gone from approx \$55/share to \$70/share.

## Location Overview

Awesome Location



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# Additional Photos

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# Site Plan

3,975 SF | \$3,000,000



## Section 2

# LOCATION INFORMATION



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# City Information

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## Knoxville, Tennessee

**Strong economic growth:** Knoxville has experienced steady economic growth in recent years, driven by sectors like healthcare, education, and manufacturing. The University of Tennessee's presence fuels research and development, attracting businesses and talent. This leads to a growing job market and rising wages, making Knoxville an attractive place to live and invest.

**Affordable housing market:** Compared to other major cities, Knoxville boasts a relatively affordable housing market. This makes it easier for investors to enter the market and secure properties with strong rental potential. Additionally, lower land costs can enable development of new housing at competitive prices, further attracting residents and boosting the local economy.

**Thriving tourism industry:** Knoxville's proximity to the Great Smoky Mountains National Park draws millions of tourists annually. This creates a steady demand for short-term rental properties, opening up lucrative opportunities for investors. Additionally, tourist spending benefits local businesses and contributes to overall economic growth. Community revitalization efforts: Knoxville is actively engaged in revitalizing its downtown core and various neighborhoods. This includes investments in infrastructure, public spaces, and cultural amenities. These efforts attract new residents and businesses, enhancing property values and rental income potential for investors.

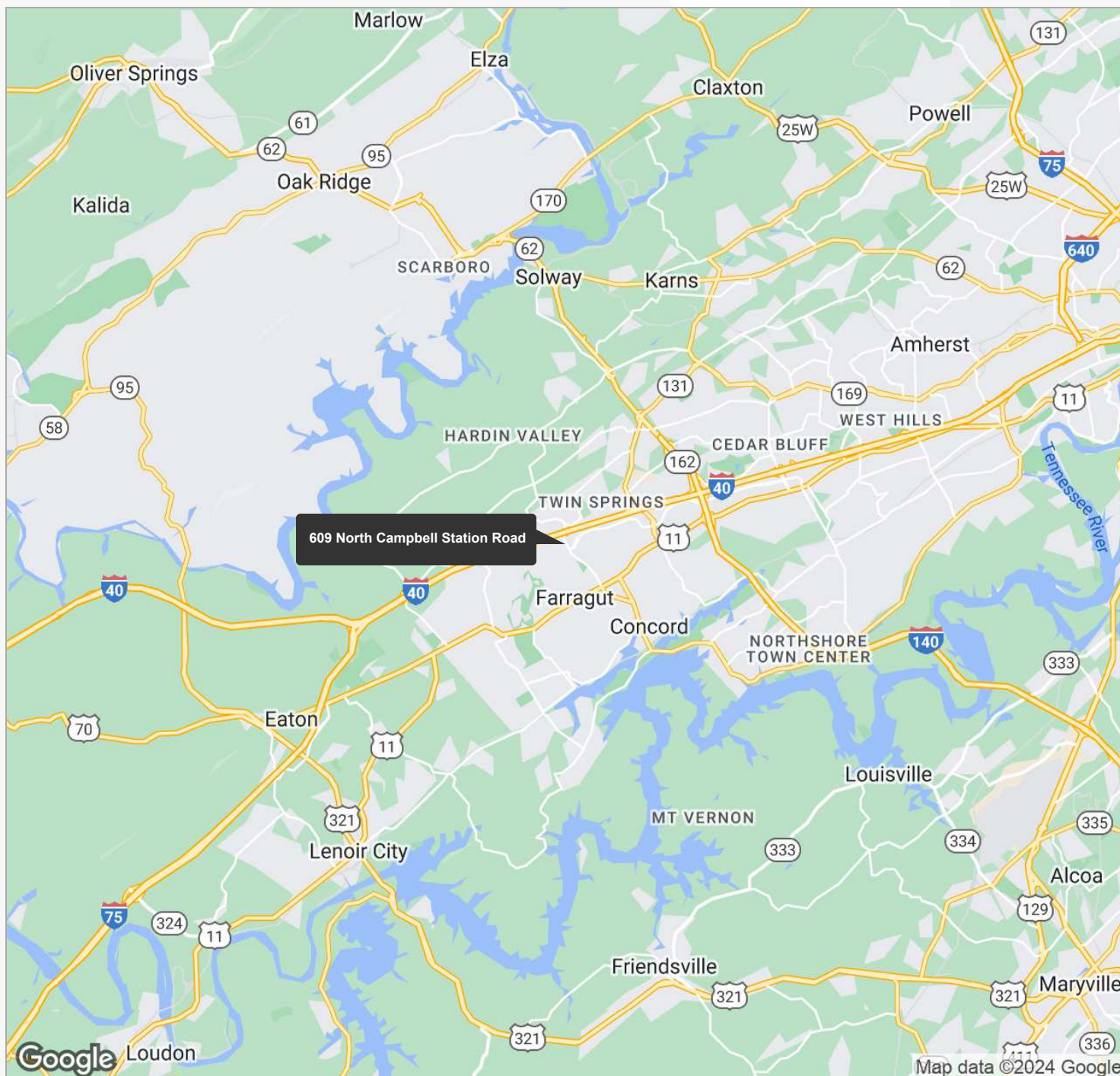
**Entrepreneurial ecosystem:** Knoxville fosters a supportive environment for startups and small businesses. Incubators, accelerators, and co-working spaces provide resources and networking opportunities for entrepreneurs. This ecosystem creates a dynamic local economy, with potential for investment in promising ventures.

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# City Map

3,975 SF | \$3,000,000

## Knoxville, Tennessee

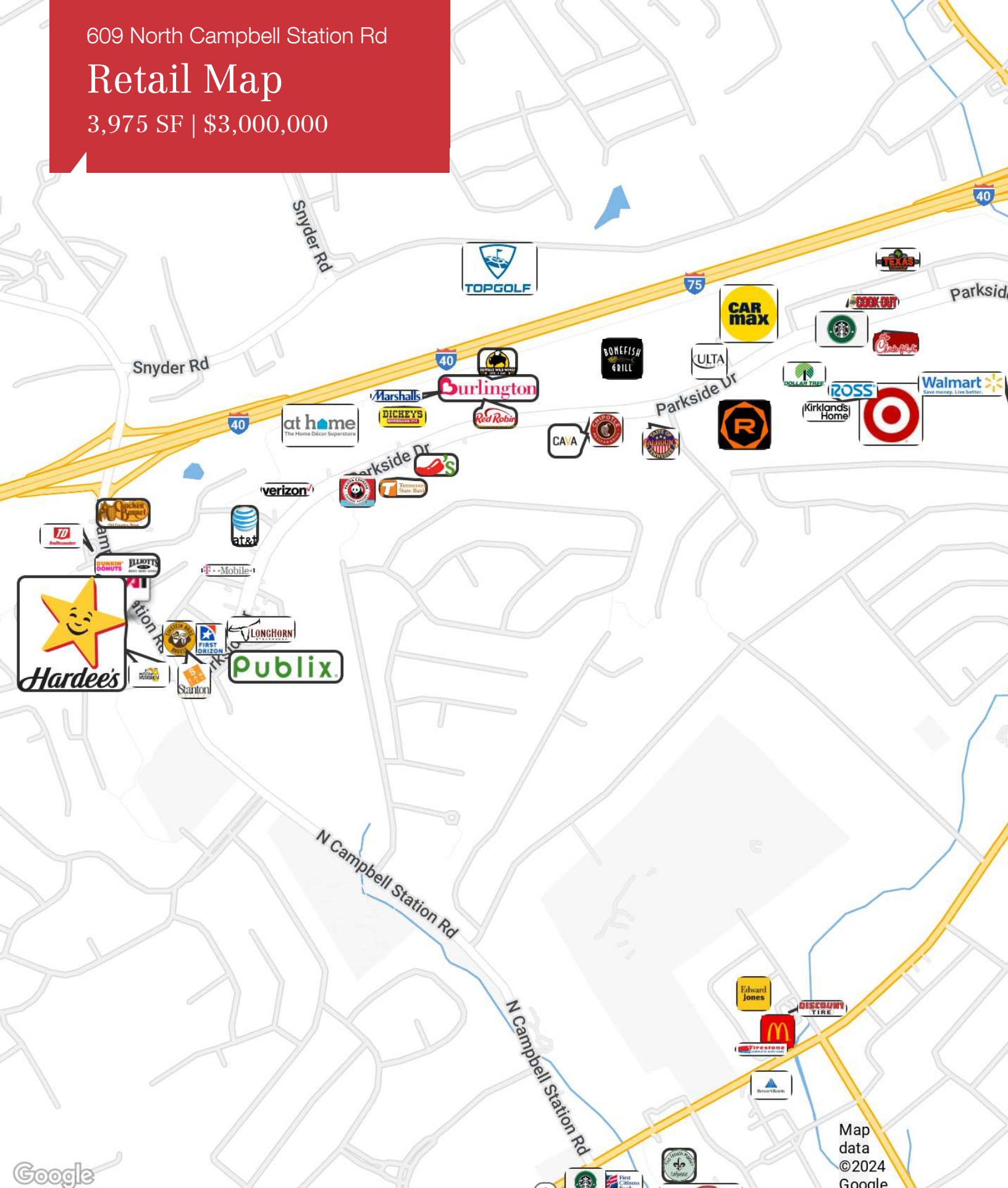




609 North Campbell Station Rd

# Retail Map

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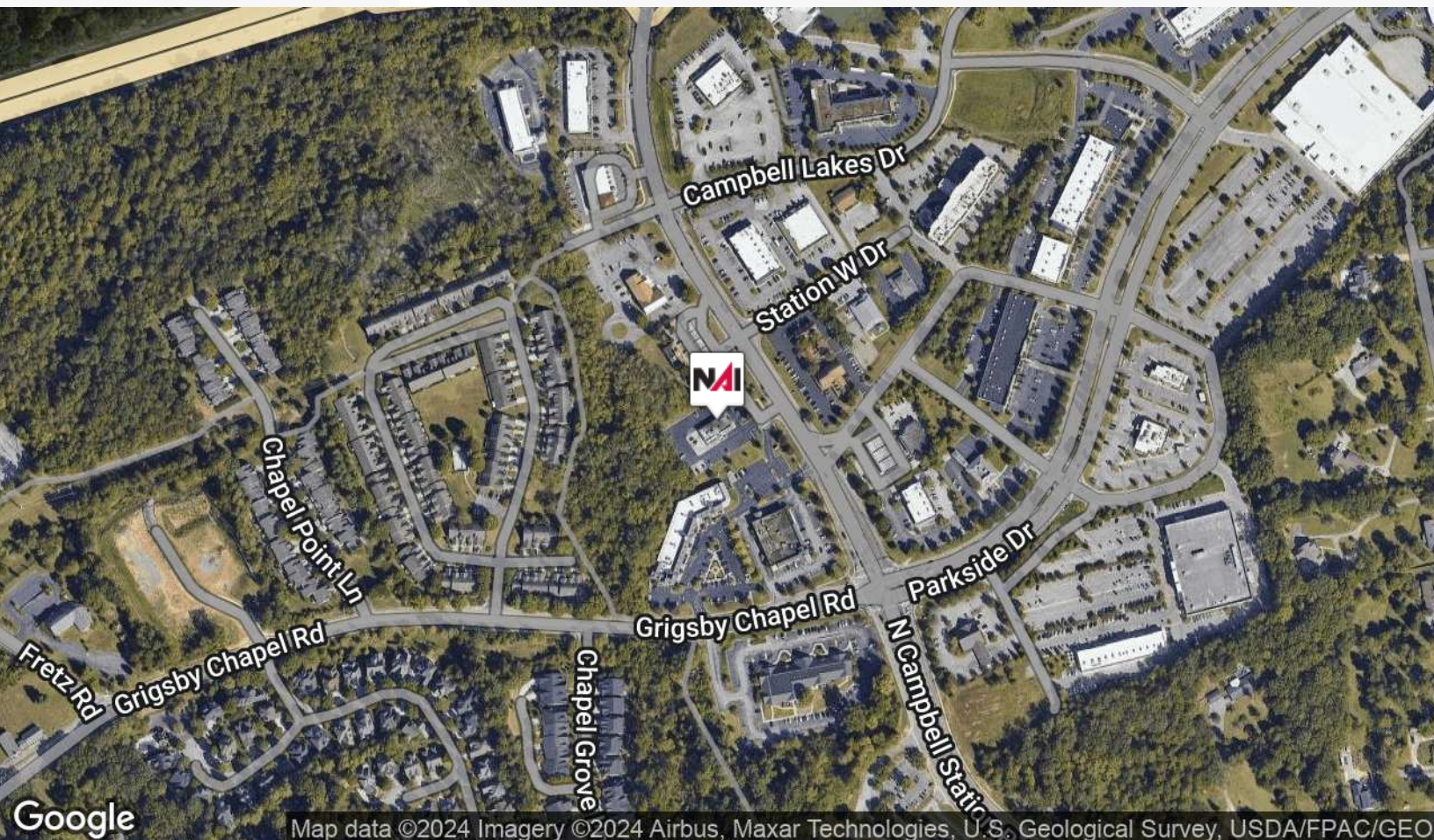
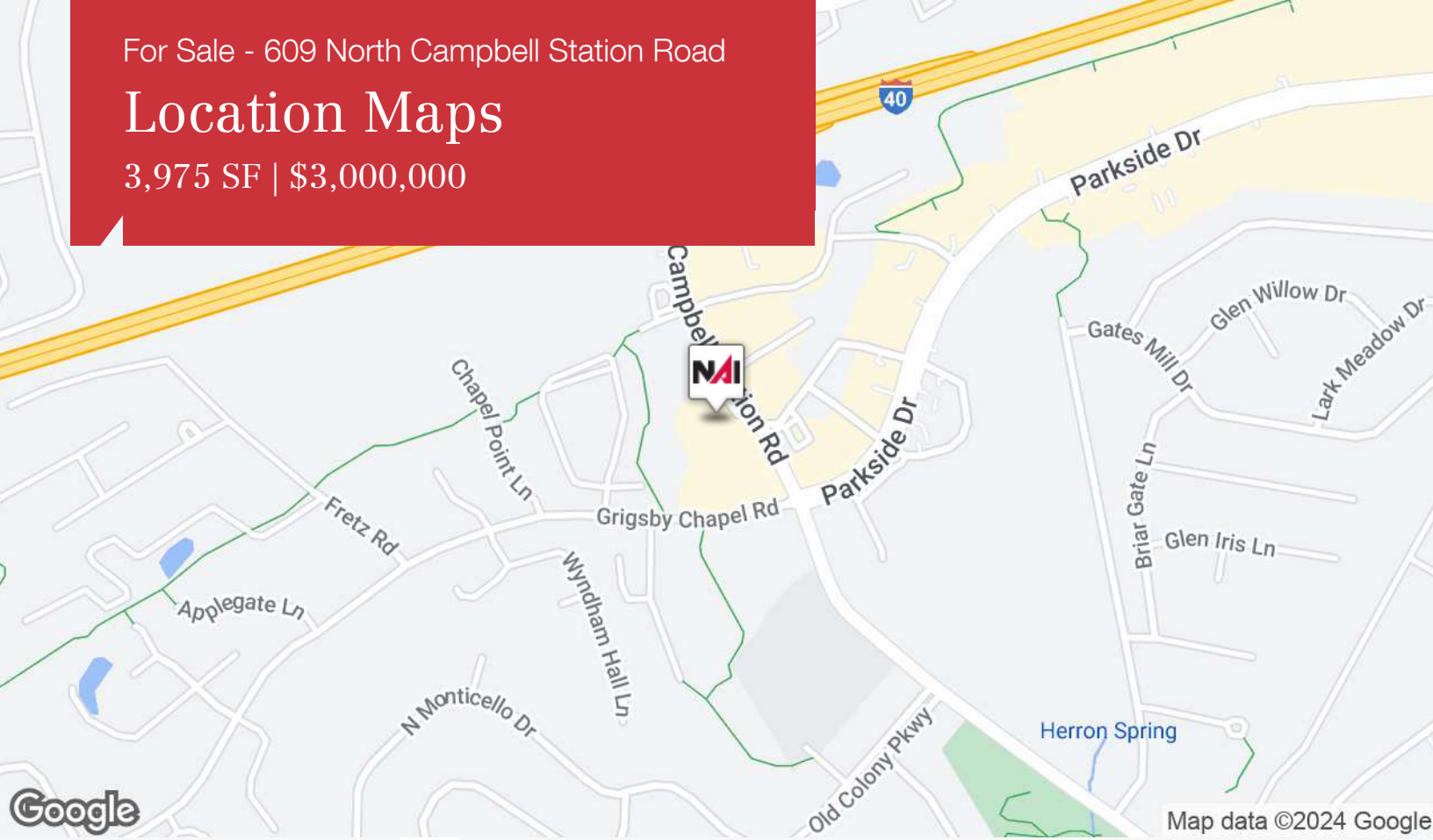
Map  
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Google



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# Location Maps

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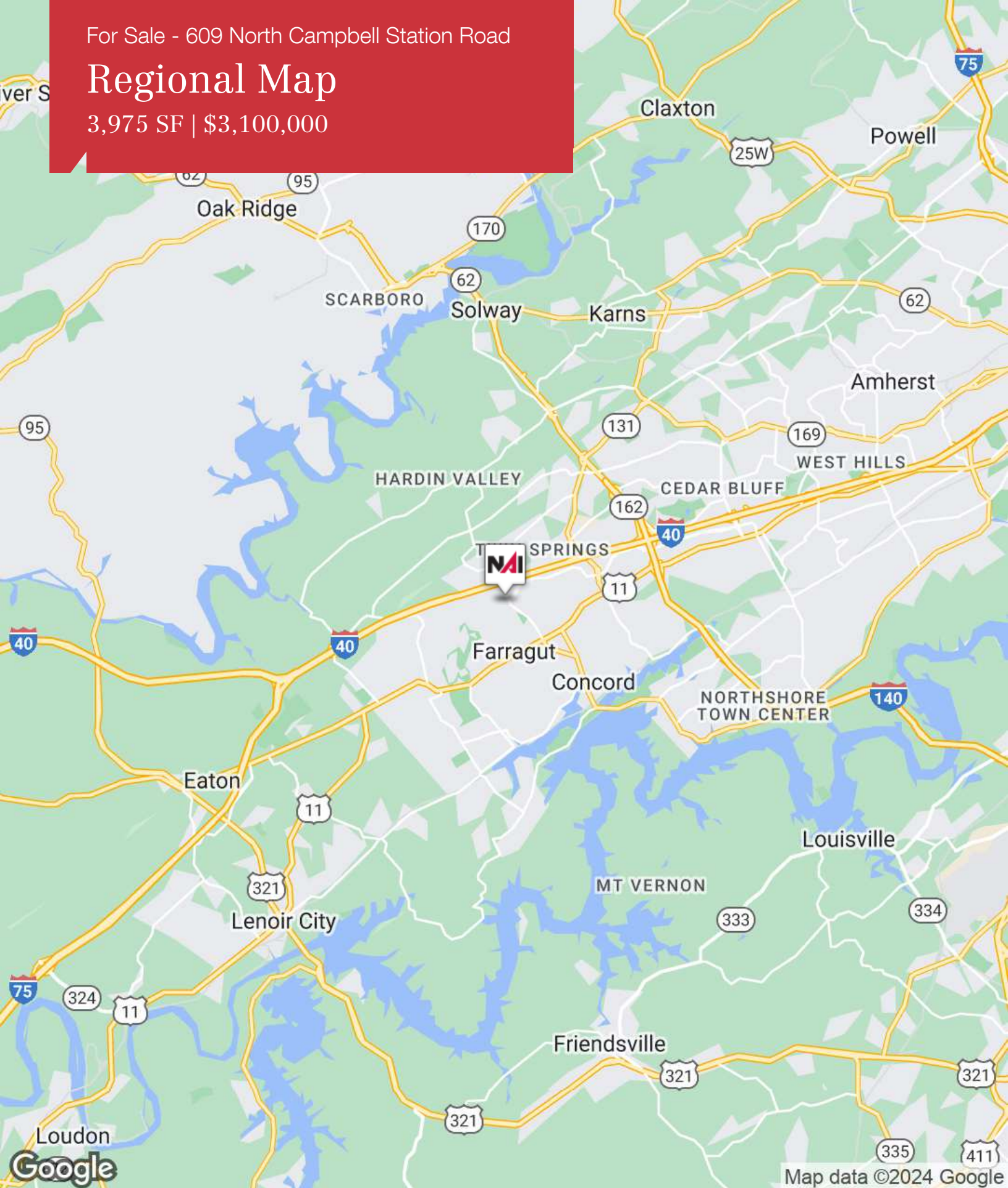




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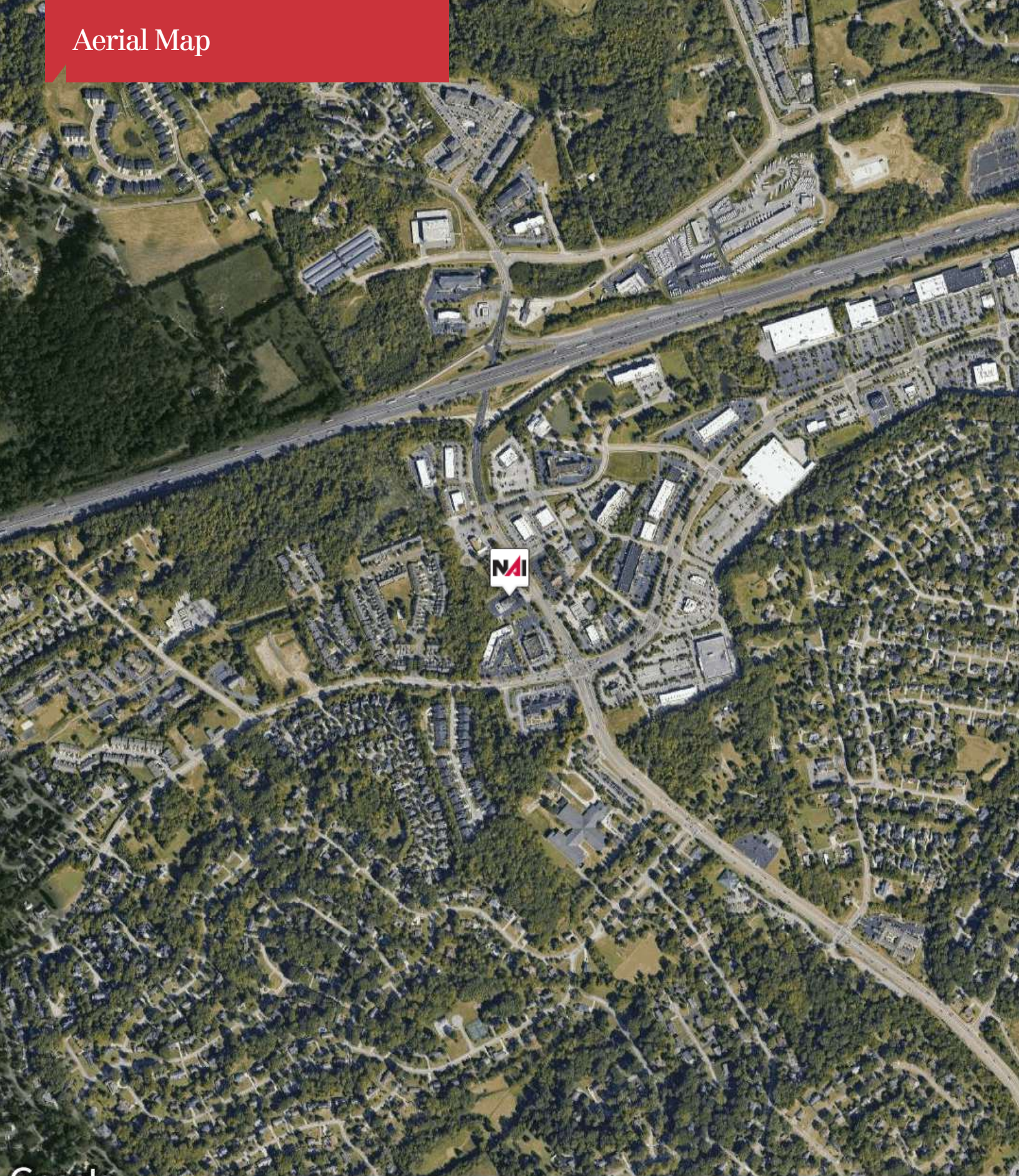
# Regional Map

3,975 SF | \$3,100,000





# Aerial Map



Google

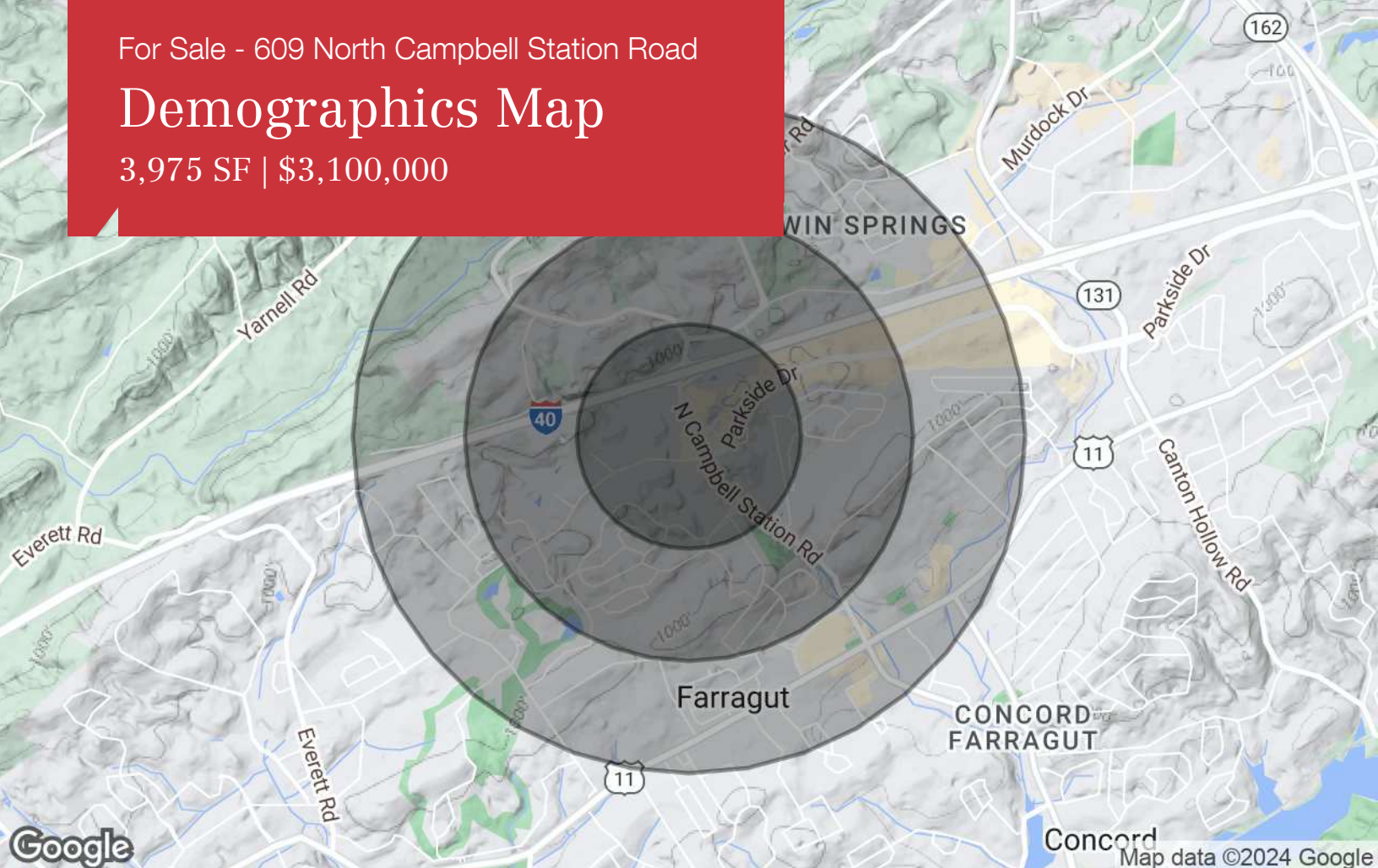
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# Demographics Map

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## Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	1,131	4,015	8,702
MEDIAN AGE	47.0	45.7	45.0
MEDIAN AGE (MALE)	46.7	45.7	44.8
MEDIAN AGE (FEMALE)	47.2	45.1	44.5

## Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	488	1,725	3,665
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$130,754	\$119,444	\$118,268
AVERAGE HOUSE VALUE	\$325,358	\$326,554	\$326,210

## Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	94.0%	92.5%	92.3%
% BLACK	0.1%	0.3%	0.7%
% ASIAN	5.9%	7.0%	6.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.1%	0.1%

## Ethnicity

	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	4.0%	3.8%	3.3%

\* Demographic data derived from 2020 ACS - US Census