

# Sonic

Dickson, TN (Nashville MSA)

PARASELL  
INC.

**fj** Fisher  
James  
Capital





**PUTNAM DAILY**  
Managing Partner

(510) 289-1166  
putnam@fisherjamescapital.com  
CA RE License #01750064

**LINDSEY SNIDER**  
Senior Partner

(831) 566-6270  
lindsey@fisherjamescapital.com  
CA RE License #01443387

**SCOTT REID**  
ParaSell, Inc. / Broker

(949) 942-6578  
scott@parasellinc.com  
TN RE License #347634

In association with Scott Reid &  
ParaSell, Inc. | P: 949.942.6578 |  
A Licensed Tennessee  
Broker #264531

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Property Highlights

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Demographics

- Absolute NNN Lease to Established Sonic Franchisee with Approximately 7 Years Remaining
- Strong Store Sales with Percentage Rent Included – 7.00% Rent-to-Sales Ratio
- Over 106K Annual Visitors – Up 7.7% YoY
- Personal Guaranty from Experienced Operator with 32 Units
- Sonic is the Largest Drive-In Restaurant Brand in the U.S. with Over 3,500 Locations in 45 States
- Strong Population Growth – Over 7% in the Last 10 Years
- 10 Hotels within a 5 Mile Drive, Increasing Traffic to the Site
- 5 Miles from TriStar Horizon Medical Center – A 157-Bed Regional Hospital Affiliated with HCA Healthcare

**40 Miles East of Nashville**

Desirable Location in Nashville MSA

**Functional Site**

with Drive-Thru Component & Outdoor Patio Seating

**Less than Half a Mile From 1-40 Arterial**

39,464 AADT

**No State Income Tax in TN**

# \$2,507,000

6.25% CAP RATE

[View on Map !\[\]\(e78f798d4ea5c530c9db49e7d26e6b95\_img.jpg\)](#)

## ANNUAL RENT

| Years       | Annual Rent | Additional % Rent<br>(Based on TTM as of 12/25) | Total NOI |
|-------------|-------------|---|-----------|
| Years 16-23 | \$126,000   | \$30,669  | \$156,669 |

|   |  |
|---|--|
|  <b>LOCATION</b>     | 2530 Highway 46 South, Dickson, TN   |
|  <b>LOT SIZE</b>     | $\pm 0.99$ acre or $\pm 43,124$ square feet  |
|  <b>PARKING</b>      | Ample parking available on site  |
|  <b>IMPROVEMENTS</b> | A 1,225 square foot building for <b>Sonic Drive-In</b> restaurant.   |
|  <b>LEASE</b>        | Leased to <b>SDI Dickson, TN, LLC</b> for 23 years from August 1, 2009 through January 15, 2033. Monthly Base Rent is the greater of \$10,500 or 7% of net monthly sales. Tenant has two consecutive options to extend the term, each for an additional five year period. The lease is NNN with tenant responsible for taxes, insurance, maintenance, and repairs, including roof and structure. |
|  <b>FINANCING</b>    | The property will be delivered free and clear of permanent financing.  |



# Sonic

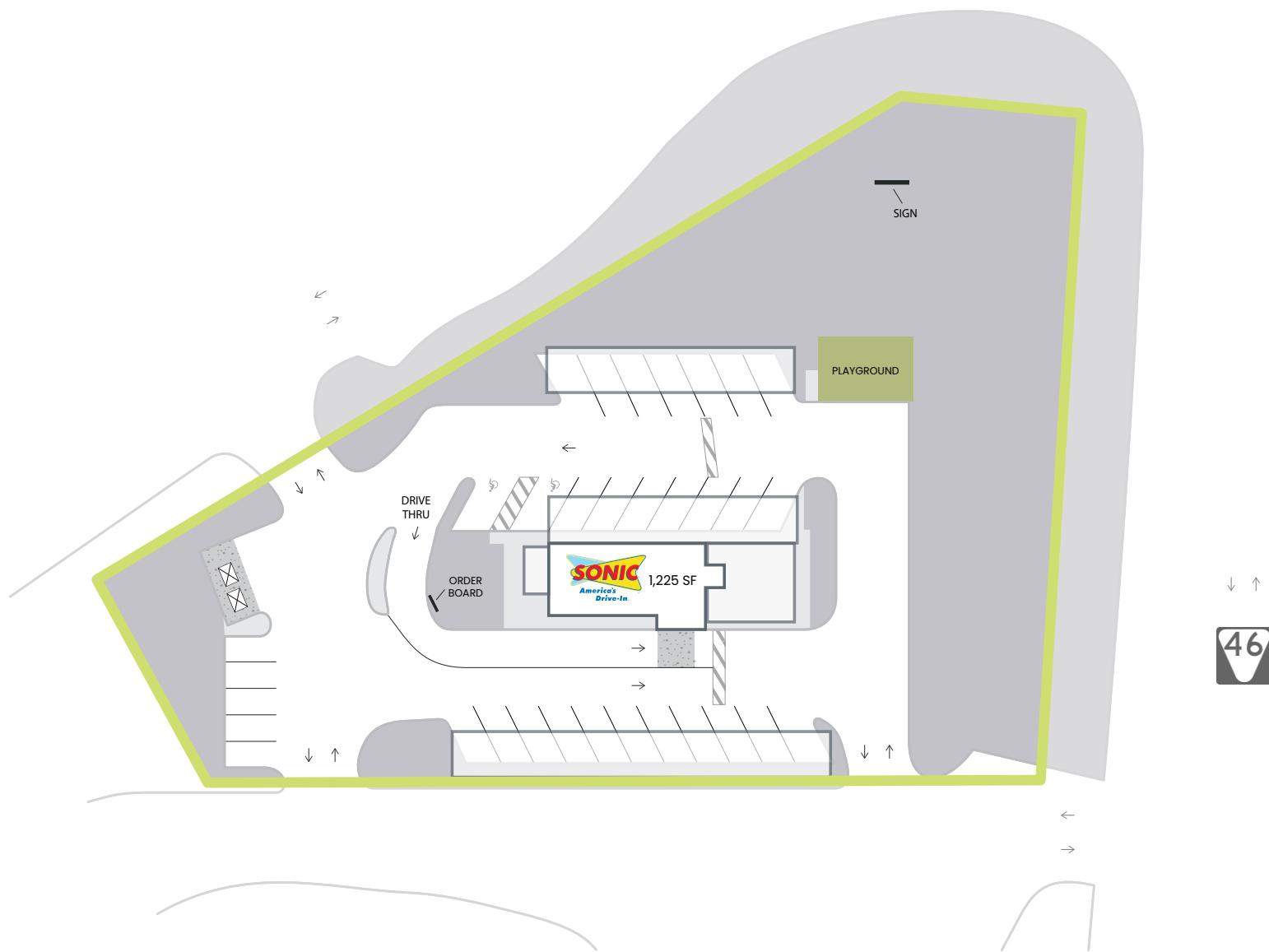
Ranked #4 Burger Chain Nationwide by QSR Magazine with 3,500+ Locations in 46 States

Part of Inspire Brands, along with Arby's, Dunkin', Buffalo Wild Wings, Jimmy John's & Baskin-Robbins

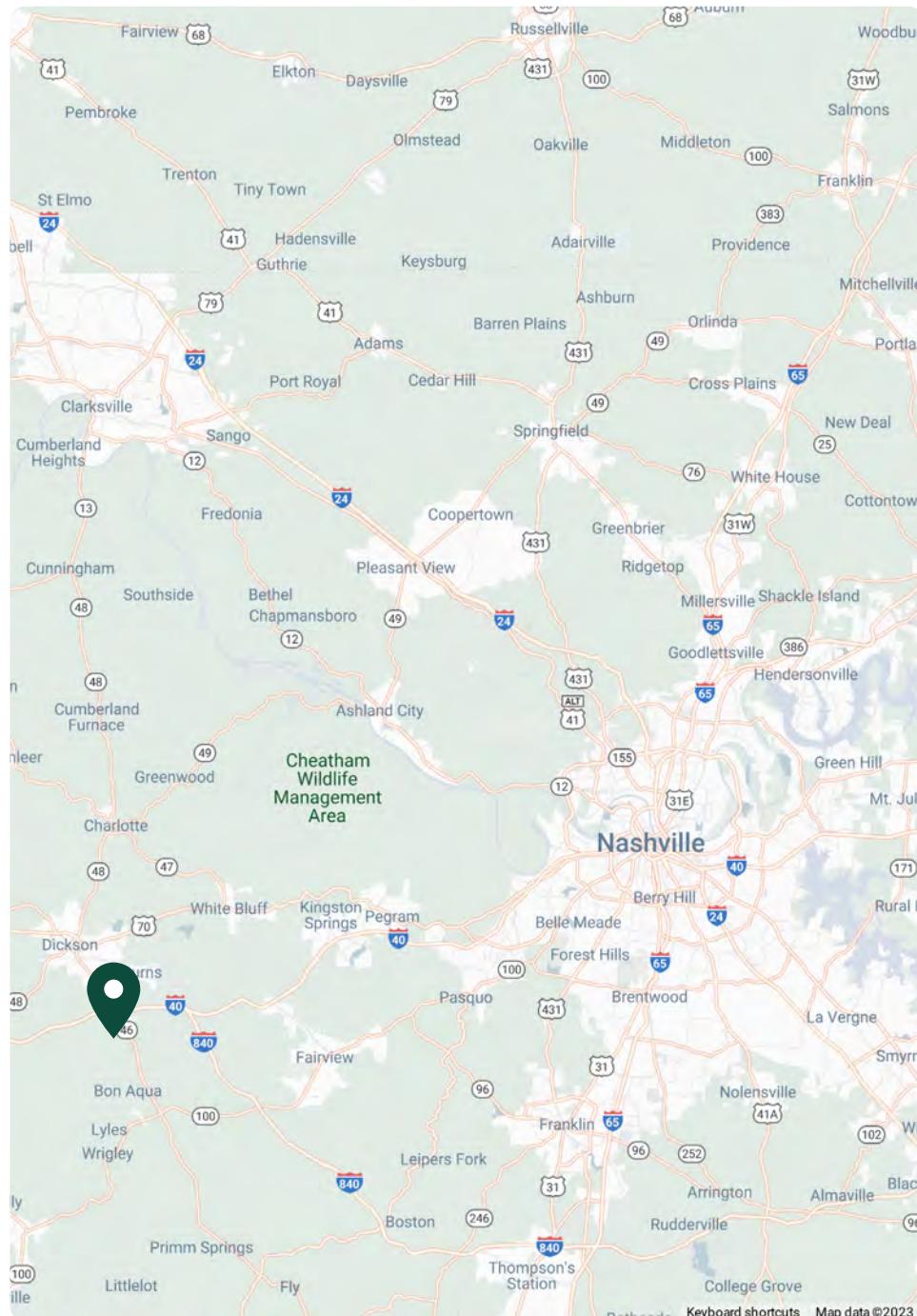
Sonic is the largest drive-in restaurant brand in the U.S., with 3,548 locations across 46 states. The company serves a wide array of breakfast, lunch, and dinner options, including sandwiches, burgers, desserts, and signature soft drinks, which are brought to customers' cars by carhops, often on roller skates. The brand is ranked #38 in Entrepreneur Magazine's Franchise 500, and was ranked the #4 burger chain nationwide by QSR Magazine in 2024.

Sonic is a subsidiary of Inspire Brands, Inc., which has acquired multiple major quick-service and casual dining restaurant brands in recent years: the company acquired Buffalo Wild Wings and Rusty Taco for \$2.9 billion in 2017, Sonic for \$2.3 billion in 2018, and acquired Jimmy Johns in 2019. Overall, Inspire Brands is the 2nd largest restaurant company in the U.S., with more than 32,000 restaurants and over 3,200 franchisees across 65 countries, with total system-wide sales of \$27.4 billion. Inspire Brands is a subsidiary of Roark Capital Group, an Atlanta-based private equity firm.







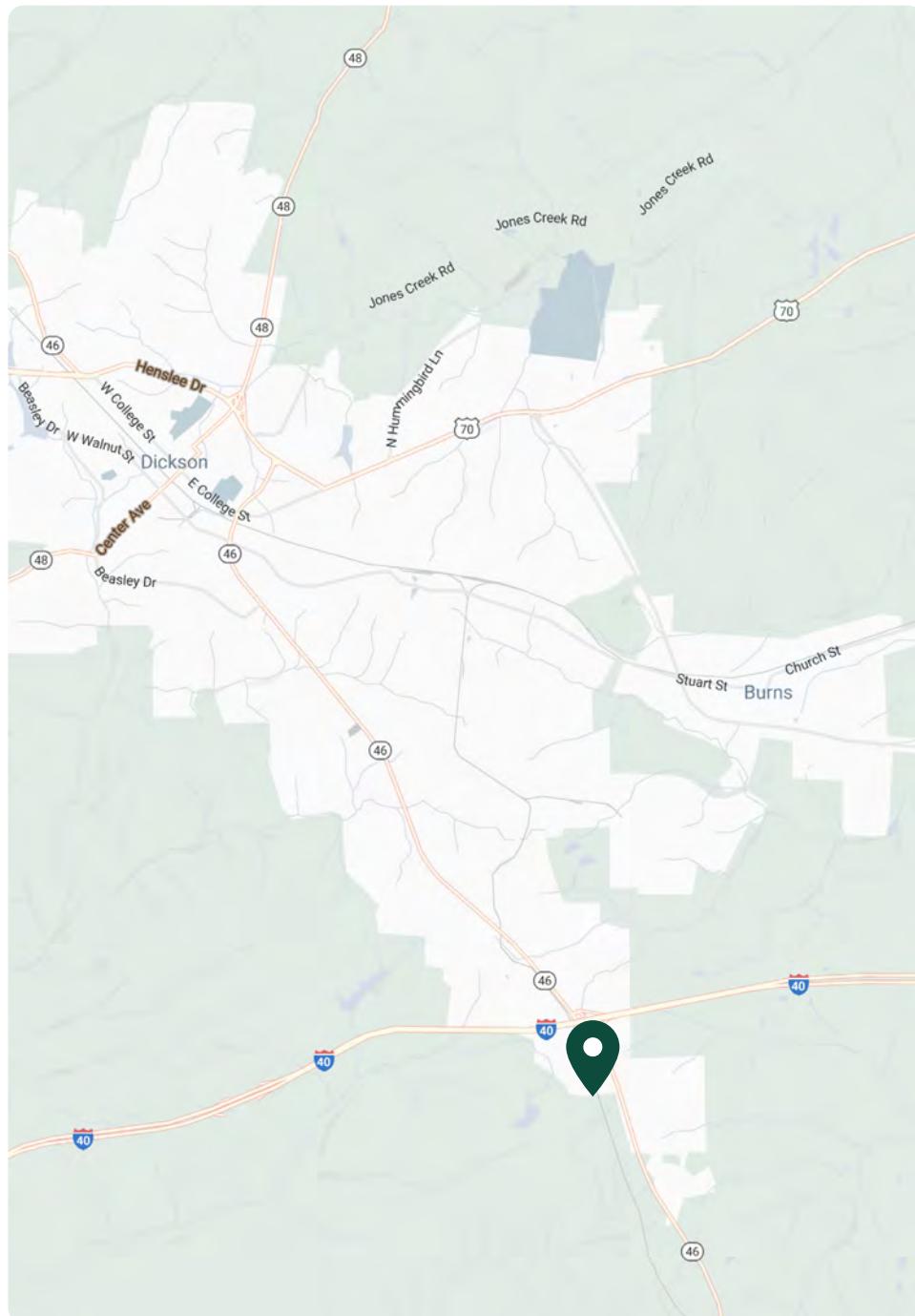


## 40 Miles from Nashville

Dickson is a city in Dickson County, Tennessee. It is a suburb of the Nashville metropolitan area just 40 miles west. The population at the 2010 census was 14,538, with an estimate of 15,575 in 2020, a 7.1% growth rate in 10 years. Dickson is the 37th largest of 425 cities and towns in Tennessee. The Nashville Metropolitan Statistical Area is centered around Nashville, the capital and largest city in Tennessee. With a population of nearly 2 million, it is the most populous metropolitan area in Tennessee and has the largest land area. Total Gross Domestic Product for Nashville-Davidson-Murfreesboro-Franklin MSA was \$136,058M in 2020.

With its gentle rolling hills, diverse employment base, thriving retail growth, schools ranked among the best in the state, excellent healthcare facilities and vibrant arts and recreation facilities, Dickson County is a great place to live, work and play. Easy interstate access and close proximity to Nashville means Dickson County is the ideal place for laid-back rural lifestyles, yet just a 30-minute drive can put you in the heart of Music City USA.

The labor force within 60 minutes of Dickson is more than 630,000. The community's pro-business mindset has resulted in job growth by more than 14% since 2013. This increase in quality jobs has allowed the median income to rise by 10% and the population to grow by 7% in the same time period. Currently, more than 30 companies have manufacturing sites in Dickson County, with 15 of those manufacturers boasting 75 or more employees. Other significant employers outside manufacturing include the Dickson County Board of Education, Walmart, Inc., Dickson County Government, Development Services of Dickson County, Dickson Medical Associates PC, and National Healthcare Corporation. Overall, 249 businesses of the total 2,400+ entities within the county have 20 or more employees.



Sonic Drive-In is ideally located on Highway 46 (26,680 AADT) just one-third of a mile south of Interstate 40 (39,464 AADT). A single, freestanding building situated on just under one acre, it offers outside seating, curbside pickup, take-out, drive-through, and delivery service. Neighboring businesses include Colton's Steak House & Grill, Koto Asian Cuisine, O'Charley's Restaurant & Bar, hotels including Holiday Inn, Days Inn, Quality Inn, and several convenience stores.

Within 5 miles of the site, total daytime population is 22,801, and the average household income within 3 miles is \$97,615. In January 2022, Dickson home prices were up over 11% compared to 2020, selling for a median price of \$315K, trending up 26% year over year. The whole of Dickson County is a sellers housing market.

Dickson County's premier location provides access to a wide range of post-secondary education institutions. Nashville State Community College offers over 80 programs across several industries, awarding associates of applied science degrees, technical certificates or transfer degrees at the Renaissance Center in Dickson. Freed-Hardeman University is a private Christian institution with campuses in Dickson and Henderson, offering undergraduate, graduate, and doctoral degrees in behavioral sciences, business, education, nursing and theology. Dickson County is also served by dozens of colleges, universities, and other higher education entities throughout the Greater Nashville Area.

Two local medical centers include TriStar Natchez ER, just a half mile from the site. TriStar is dedicated to emergency care with board-certified emergency medicine physicians on staff. As part of TriStar Health, they have access to 26 beds and additional hospital services at TriStar Horizon Medical Center, located just five miles north. TriStar Medical Center is a fully accredited, 157-bed regional medical center, offering a wide array of services including cardiology, diagnostic imaging, emergency, inpatient rehabilitation, oncology, orthopedics, and women's services. TriStar Horizon recently celebrated the completion of a newly renovated \$1.4 million cardiac catheterization lab.

53,874



2025 Total Population

\$364,531



Average Home Value

\$97,615



Average Household Income

📍 2530 Hwy 46 South, Dickson, TN 37055



| Population Summary       | 3 Miles   | 5 Miles   | 10 Miles  |
|--------------------------|-----------|-----------|-----------|
| 2020 Total Population    | 5,530     | 17,400    | 50,841    |
| 2025 Total Population    | 5,885     | 18,315    | 53,874    |
| 2030 Total Population    | 6,106     | 19,033    | 56,113    |
| Average Household Income |           |           |           |
| 2025                     | \$97,615  | \$88,276  | \$92,430  |
| 2030                     | \$107,773 | \$96,721  | \$102,763 |
| Average Home Value       |           |           |           |
| 2025                     | \$364,531 | \$328,361 | \$344,917 |
| 2030                     | \$440,330 | \$390,564 | \$424,100 |

| Major Employers in Dickson   | # of Employees |
|------------------------------|----------------|
| Tennsco Corp                 | 650            |
| Nemak                        | 315            |
| Masonite International Corp. | 300            |
| Matin-Brower Co., LLC        | 286            |
| ConAgra Foods                | 250            |
| Dal-Tile                     | 245            |
| Interstate Packaging         | 206            |
| Bridgestone APM              | 200            |
| Truform Manufacturing        | 191            |
| Metrcan Stamping             | 176            |



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Senior Partner  
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