

OFFERED FOR SALE

\$2,842,000 | 4.75% CAP

WHATABURGER

701 TN Hwy 76, White House, TN
(Nashville, TN MSA)



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Whataburger | White House, TN. This premises has recently been ground lease to Whataburger for a fifteen year initial term. The Asset is well positioned in the main commercial corridor of White House, TN which is located 26 miles north of Nashville, TN.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$135,000
Rent Escalation	Years 6-10	\$148,500
Rent Escalation	Years 11-15	\$163,350
1st Extension Term	Years 16-20	\$179,685
2nd Extension Term	Years 21-25	\$197,654
3rd Extension Term	Years 26-30	\$217,419

NOI	\$135,000
CAP	4.75%
Price	\$2,842,000

ASSET SNAPSHOT

Tenant Name	Whataburger
Address	701 TN Hwy 76, White House, TN 37188
Building Size (GLA)	2,500 SF
Land Size	1.27 Acres
Year Built	2023
Signator/Guarantor	Whataburger Restaurants, LLC (Corporate)
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/21/2024
Lease Expiration Date	10/31/2039
Remaining Term	15 Years
Current Annual Rent	\$135,000



29,796
PEOPLE IN
5 MILE RADIUS



\$97,022
AHHI
3 MILE RADIUS



18,776
VPD ON
TN HWY 76



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods | Absolute NNN Ground lease with no early termination clause



WELL POSITIONED IN RETAIL CORRIDOR

Located on a Lighted Intersection of Hwy 76 (18,776 AADT) & N. Sage Rd | 0.32 miles to I-65 (64,728 AADT) | Over 690K SF of Retail Space within a 1-mile radius



AFFLUENT TRADE MARKET

Average Household Incomes exceeds \$94K within a one mile radius



FAST GROWING TENANT

Over 930 Locations | Currently in 14 States | Over 50K Employees | Over \$3 Billion in Sales Annually



RECENTLY RETROFITTED BUILDING

The existing building has been retrofitted to specifically serve the Tenant's needs

WHATABURGER

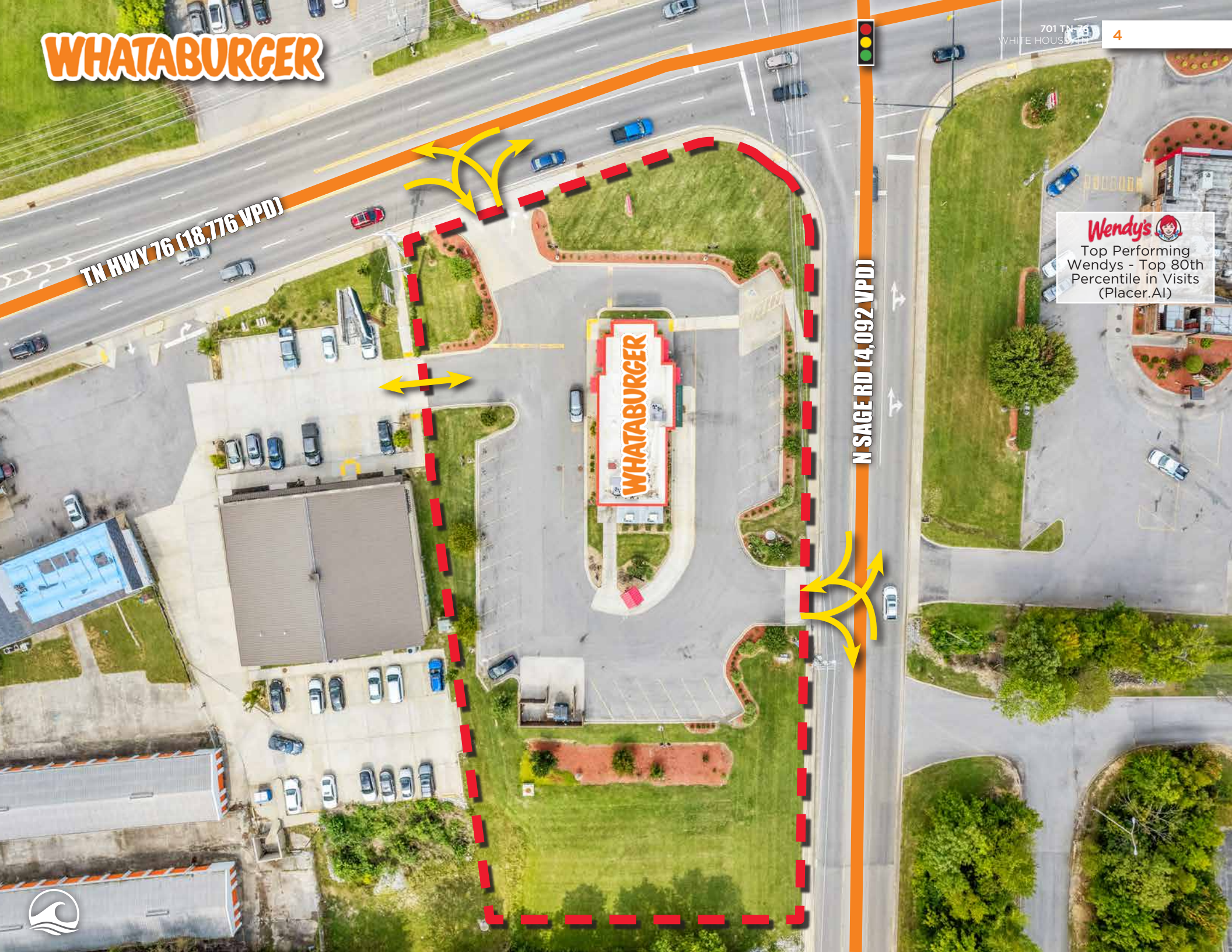
TN HWY 76 (18,776 VPD)

N SAGE RD (4,092 VPD)

701 TN-76
WHITE HOUSE

4

Wendy's
Top Performing
Wendys - Top 80th
Percentile in Visits
(Placer.AI)



WHATABURGER



CAFO SALLY BEAUTY

Walmart

CALIBER COLLISION

MURPHY USA

SHOE DEPT.

BURGER KING

Firestone

DUNKIN' AT&T

ZAXBY'S

McDonald's

Waffle House

Arby's

KFC

Shell

TIDAL WAVE

verizon SUBWAY

TN HWY 76 (18,776 VPD)

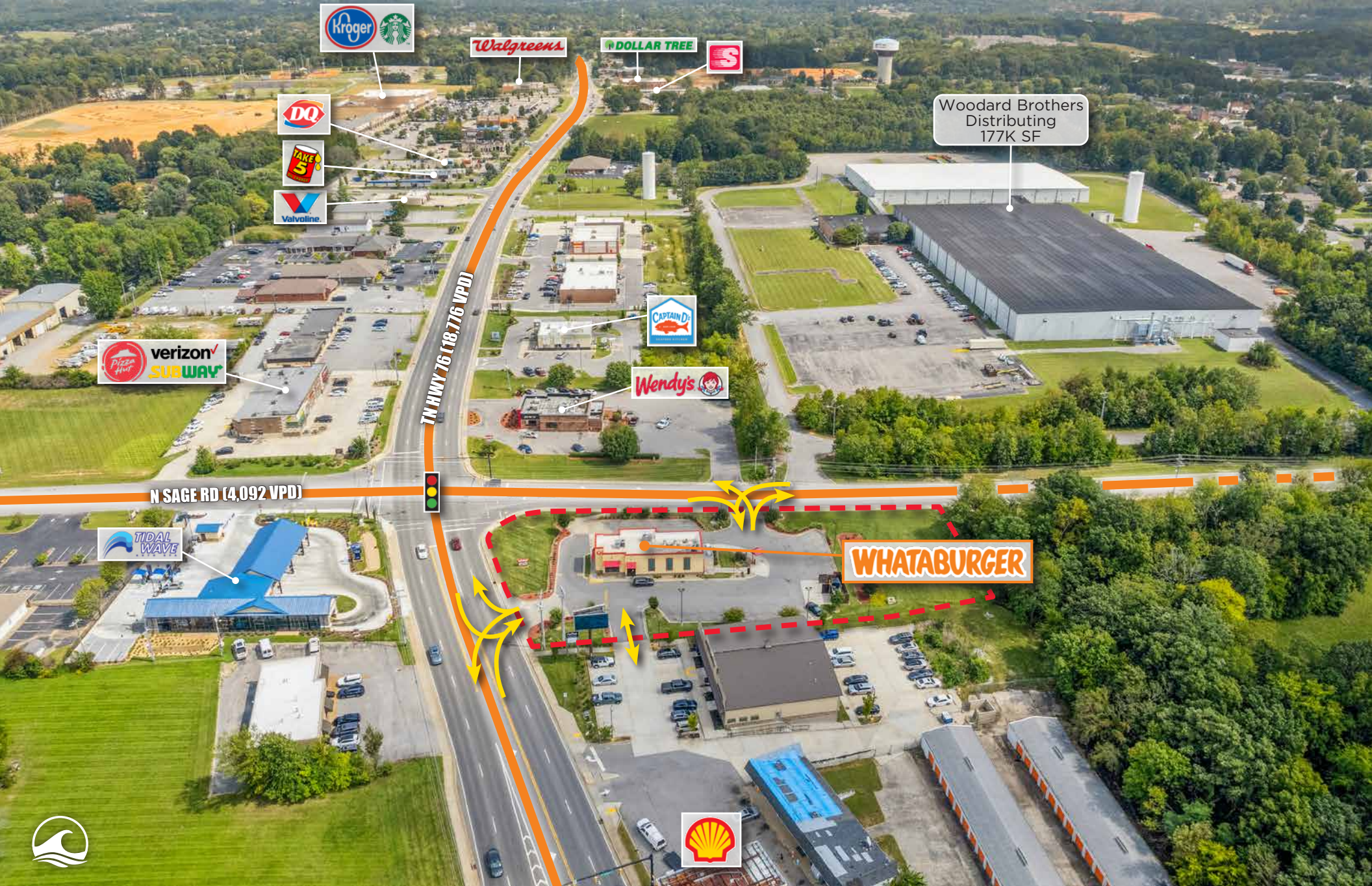
WHATABURGER

N SAGE RD (4,092 VPD)

Wendy's



WHATABURGER



Walgreens

DOLLAR TREE



Woodard Brothers
Distributing
177K SF



TN HWY 76 (18,776 VPD)



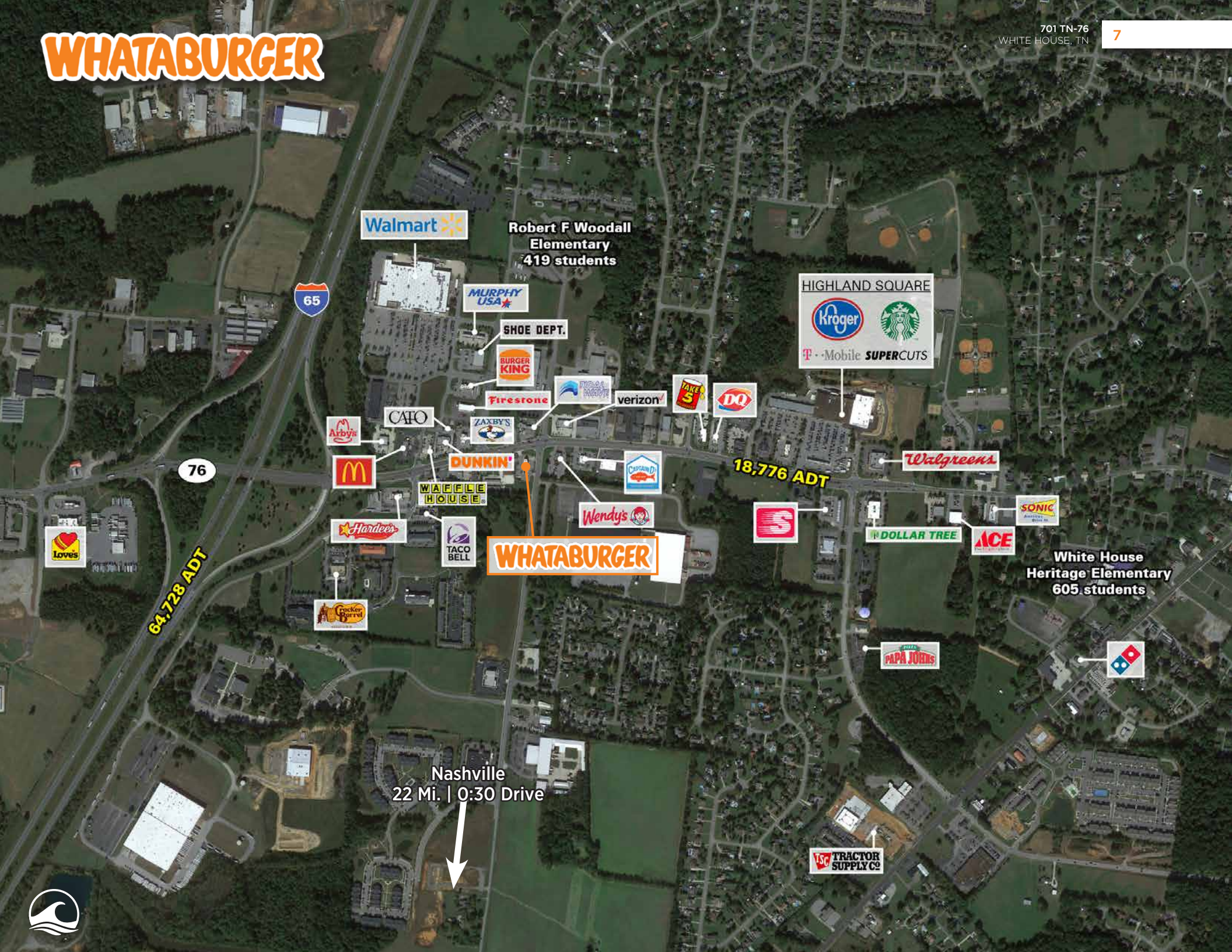
N SAGE RD (4,092 VPD)



WHATABURGER



WHATABURGER



Walmart

Robert F Woodall
Elementary
419 students



MURPHY
USA

HIGHLAND SQUARE
Kroger Starbucks
T-Mobile SUPERCUTS

SHOE DEPT.

BURGER
KING

Firestone

verizon

TAKE
5

DO

Arby's

CATO

ZAXBY'S

18,776 ADT

Walgreens

76

McDonald's

DUNKIN'

Caplan's

Waffle House

Wendy's

WHATABURGER

Hardee's

TACO BELL

Sonic Drive-Ins

SONIC
Drive-Ins

DOLLAR TREE

ACE

White House
Heritage Elementary
605 students

Loves

64,728 ADT

Cracker Barrel

PAPA JOHN'S

Domino's

Nashville
22 Mi. | 0:30 Drive

TRACTOR
SUPPLY CO





Nashville
22 Mi. | 0:30 Drive

Knoxville
155 Mi. | 3:00 Drive

Memphis
210 Mi. | 3:30 Drive

Atlanta
225 Mi. | 4:25 Drive

The Nashville Metropolitan Statistical Area (MSA), centered around Nashville, Tennessee, is renowned for its diverse culture, robust economy, and vibrant music scene. Covering multiple counties, this fast-growing region boasts a diverse population and a thriving economy supported by sectors such as healthcare, education, government, manufacturing, and a burgeoning tech industry. The total GDP of Nashville MSA is over \$163 billion. Beyond its economic strengths, Nashville is celebrated as the “Music City,” offering a dynamic music and entertainment scene encompassing various genres. Its rich cultural tapestry, culinary delights, and natural beauty, set against the backdrop of rolling Tennessee hills, make the Nashville MSA an appealing and culturally rich destination.

TENANT SUMMARY

Whataburger has focused on its fresh, made-to-order burgers and friendly customer service since 1950 when Harmon Dobson opened the first Whataburger as a small roadside burger stand in Corpus Christi, Texas. Today, the company is headquartered in San Antonio with more than 880 locations across its 14-state footprint, and sales of more than \$3 billion annually. Whataburger has more than 50,000 Family Members (employees) and more than 60 million customers who like to customize their Whataburgers just the way they like it.

WHATABURGER QUICK FACTS

Founded	1950
Ownership	Private
Number of Locations	930+
Headquarters	San Antonio, TX
Guaranty	Corporate

Representative Photo



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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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