

OFFERING MEMORANDUM

Sonic

Dickson, TN (Nashville MSA)





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A Licensed Tennessee

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Fisher James Corp. and ParaSell, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- 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



\$2,410,000

6.50% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Years	Annual Rent	Additional % Rent (Based on TTM as of 12/25)	Total NOI
Years 16–23	\$126,000	\$30,669	\$156,669

📍	LOCATION	2530 Highway 46 South, Dickson, TN
📏	LOT SIZE	±0.99 acre or ±43,124 square feet
P	PARKING	Ample parking available on site
↗	IMPROVEMENTS	A 1,225 square foot building for Sonic Drive-In restaurant.
🏠	LEASE	Leased to SDI Dickson, TN, LLC 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.
💰	FINANCING	The property will be delivered free and clear of permanent financing.



Sonic



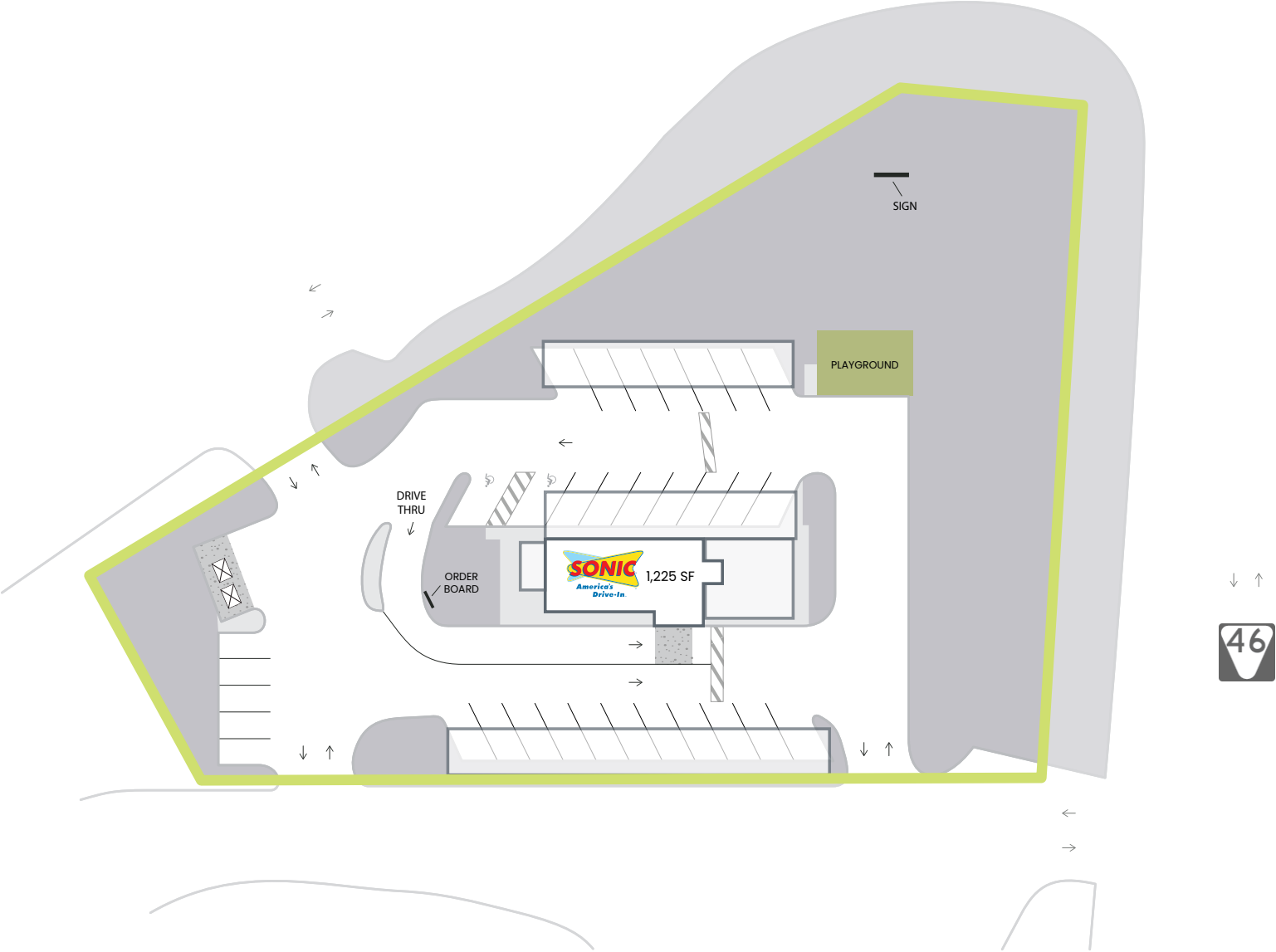
Ranked #4 Burger Chain Nationwide by QSR Magazine with 3,500+ Locations in 46 States

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

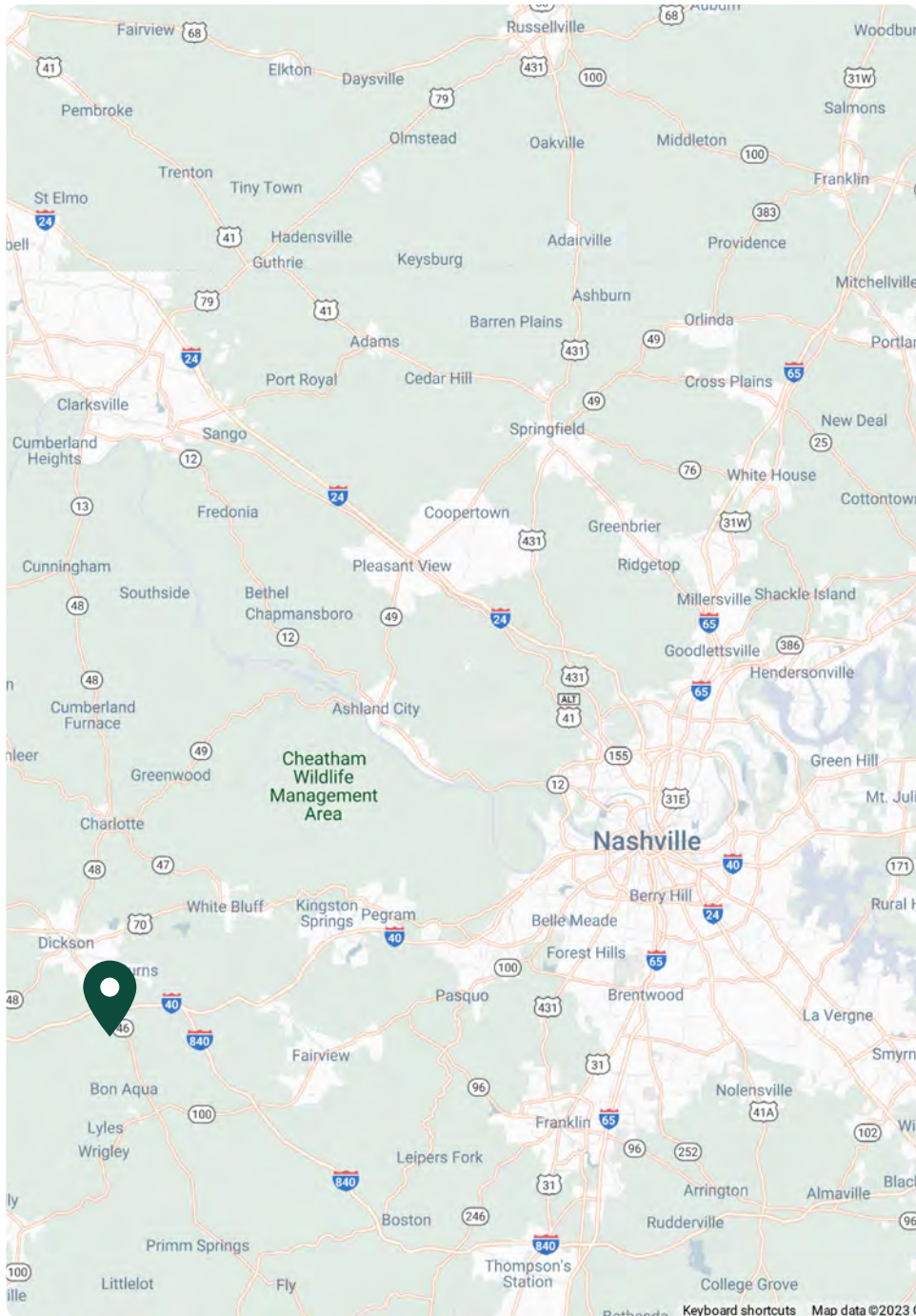
Sonic is the largest drive-in restaurant brand in the U.S., with 3,548 locations across 46 states. The company serves a wide array of breakfast, lunch, and dinner options, including sandwiches, burgers, desserts, and signature soft drinks, which are brought to customers' cars by carhops, often on roller 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.







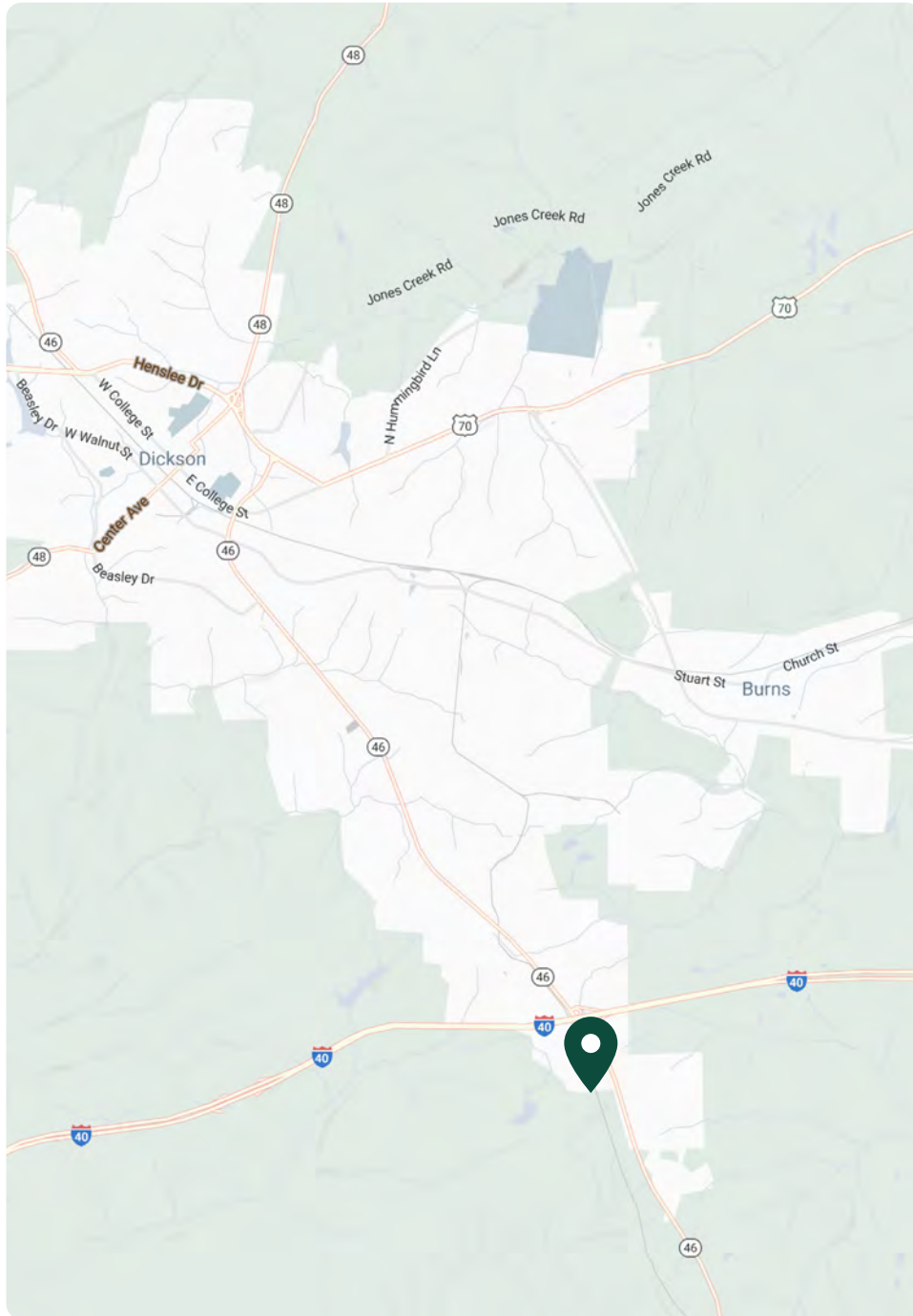


40 Miles from Nashville

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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