



**OFFERED  
FOR SALE**

**\$992,000 | 6.35% CAP**



**1290 N ELLINGTON PKWY  
LEWISBURG, TN  
REPRESENTATIVE PHOTO**

 **Atlantic**  
CAPITAL PARTNERS

**CONFIDENTIAL  
OFFERING MEMORANDUM**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Scooters in Lewisburg, TN. The Premises is leased to Scooters for a 15 year initial term. The Asset is well positioned on a major retail and industrial corridor just south of Nashville, TN.



**15-YR  
LEASE**



**LOCATED IN  
RETAIL CORRIDOR**



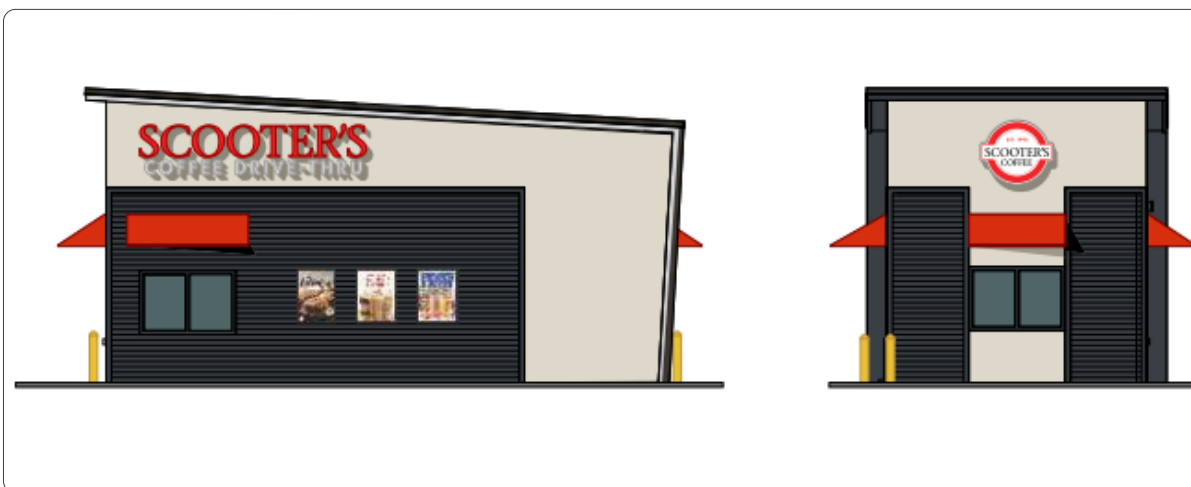
**AFFLUENT  
TENNESSEE  
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$63,000
Rent Escalation	6-10	\$69,300
Rent Escalation	11-15	\$76,230
1st Option Term	16-20	\$83,853
2nd Option Term	21-25	\$92,238
3rd Option Term	26-30	\$101,462
4th Option Term	31-35	\$111,608

<b>NOI</b>	<b>\$63,000</b>
<b>CAP</b>	<b>6.35%</b>
<b>PRICE</b>	<b>\$992,000</b>

## ASSET SNAPSHOT

Tenant Name	Scooters Coffee
Address	1290 N Ellington Pkwy, Lewisburg, TN
Building Size (GLA)	604 SF
Land Size	0.93 Acres
Year Built/Renovated	2025
Signator/Guarantor	Southern Charm, LLC (Franchisee) & Personal Guarantee
Rent Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	7/1/2025
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$63,000



**17,255** PEOPLE  
IN 5 MILE RADIUS



**\$78,335** AHHI  
IN 5 MILE RADIUS



**14,988** VPD  
ON N ELLINGTON PKWY





## INVESTMENT HIGHLIGHTS

SCOOTER'S COFFEE LEWISBURG, TN

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### ATTRACTIVE LEASE FUNDAMENTALS

15 year Ground Lease provides next owner with zero landlord responsibilities | 10% rental increases in primary term and in option periods



### FAST GROWING BRAND

Scooters currently has nearly 600 locations nation wide and expected to have more than 1,000 locations by 2024 | Ranked #13 on Yelp's 2023 list of "50 Most Loved Brands in the U.S."



### LOCATED IN CENTRAL TN - TAX FREE STATE

From 2021 to 2022 the Population of Lewisburg, TN grew by more than 2% | Lewisburg's central location provides easy access to nearby major cities | Approximately 1 hour from Huntsville, AL and Nashville, TN | Tennessee has no income tax



### LOCATED NEAR INDUSTRIAL MAJOR EMPLOYERS

More than 1.6 Million SF of industrial space within a 1-mile radius of the subject site | Located just 1.5 miles from the site is the Comfort Research Park with more than 1.3M SF of warehouse and industrial space | Within a 5-mile radius of the site the AHHI is \$78,335



### SITE IS POSITIONED ON MAIN RETAIL CORRIDOR

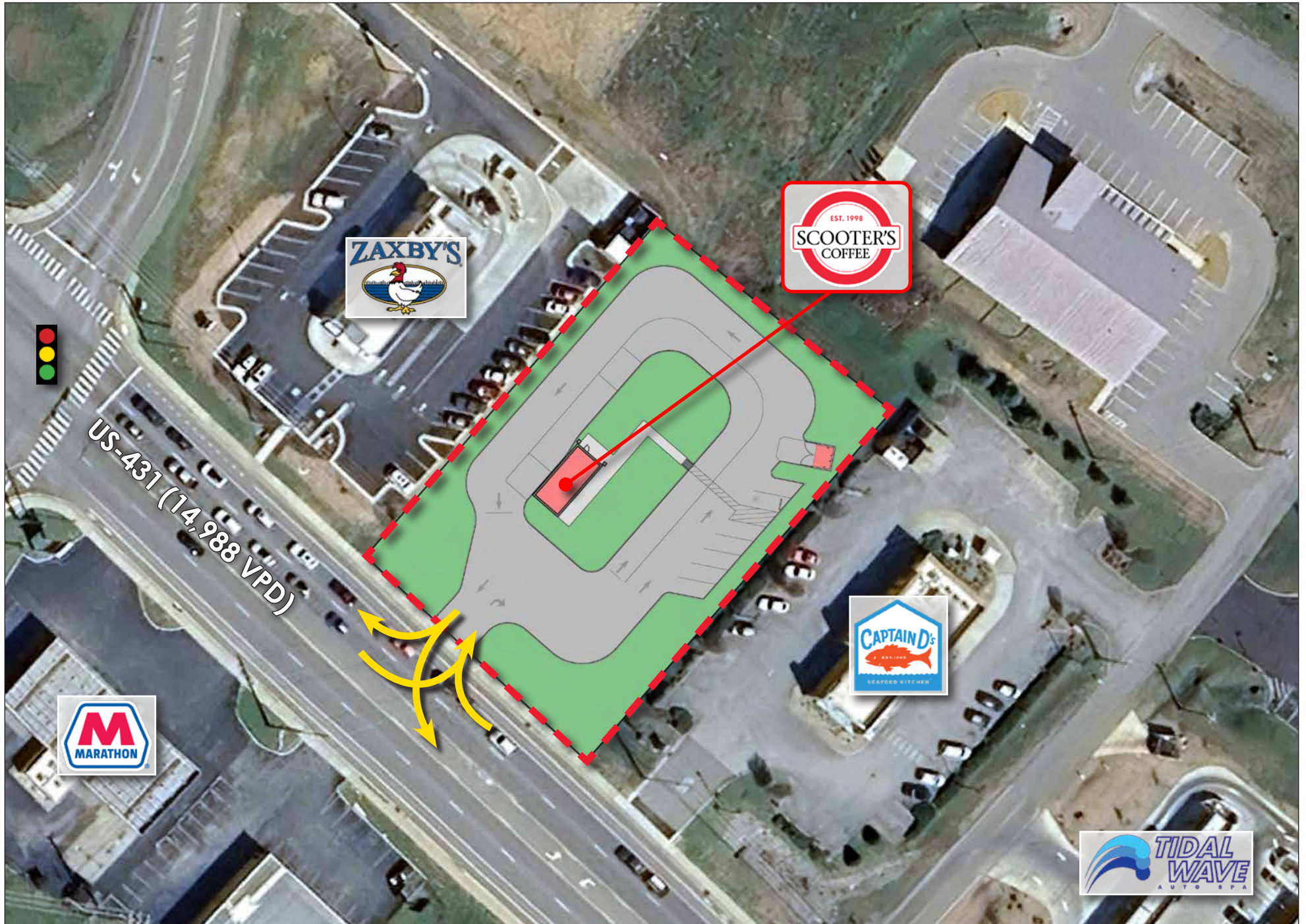
Site is adjacent to the only Walmart in a 15 mile radius (1.90M annual visitors) | Nearby national retailers include: Walmart Supercenter, Tractor Supply Co., Kroger, and more



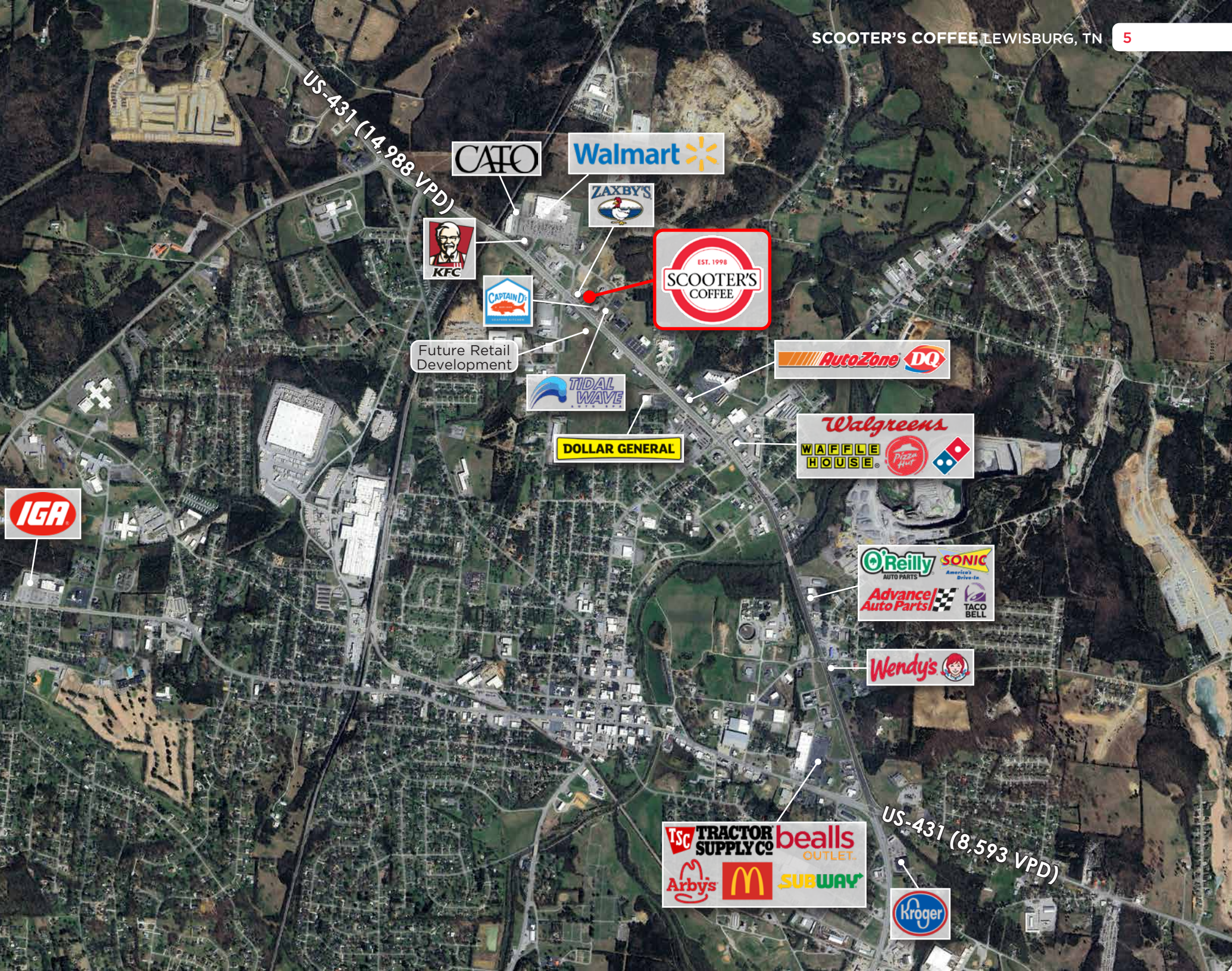
### NEARBY ECONOMIC DRIVERS

The property is located 0.3 Miles from the Marshall Medical Center | This hospital employs more than 150 employees with over 25 beds for critical access | Down the road from the site is West Hills Elementary School | With over 600 students and more than 200 employees | AAHI exceeds \$75K in a 5-mile radius

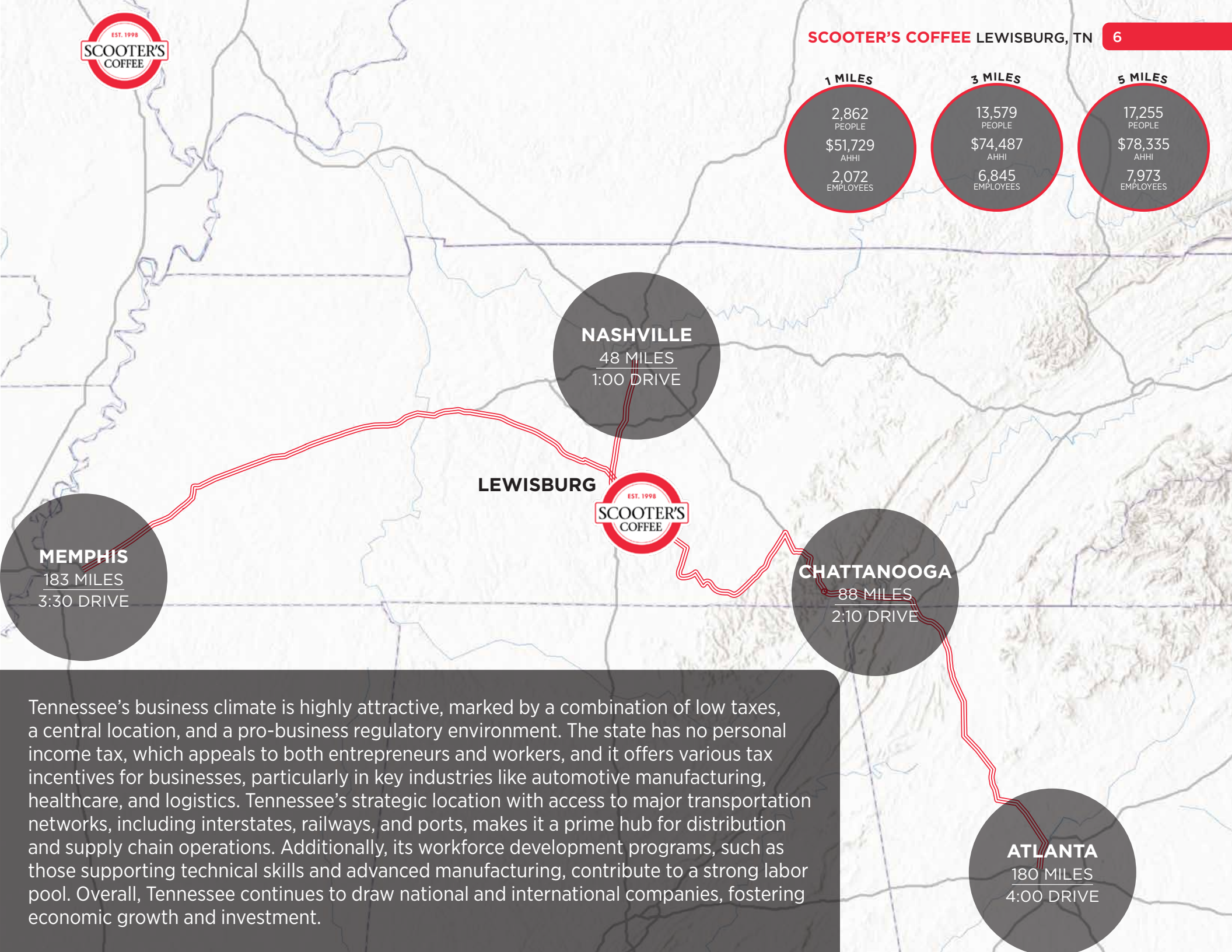




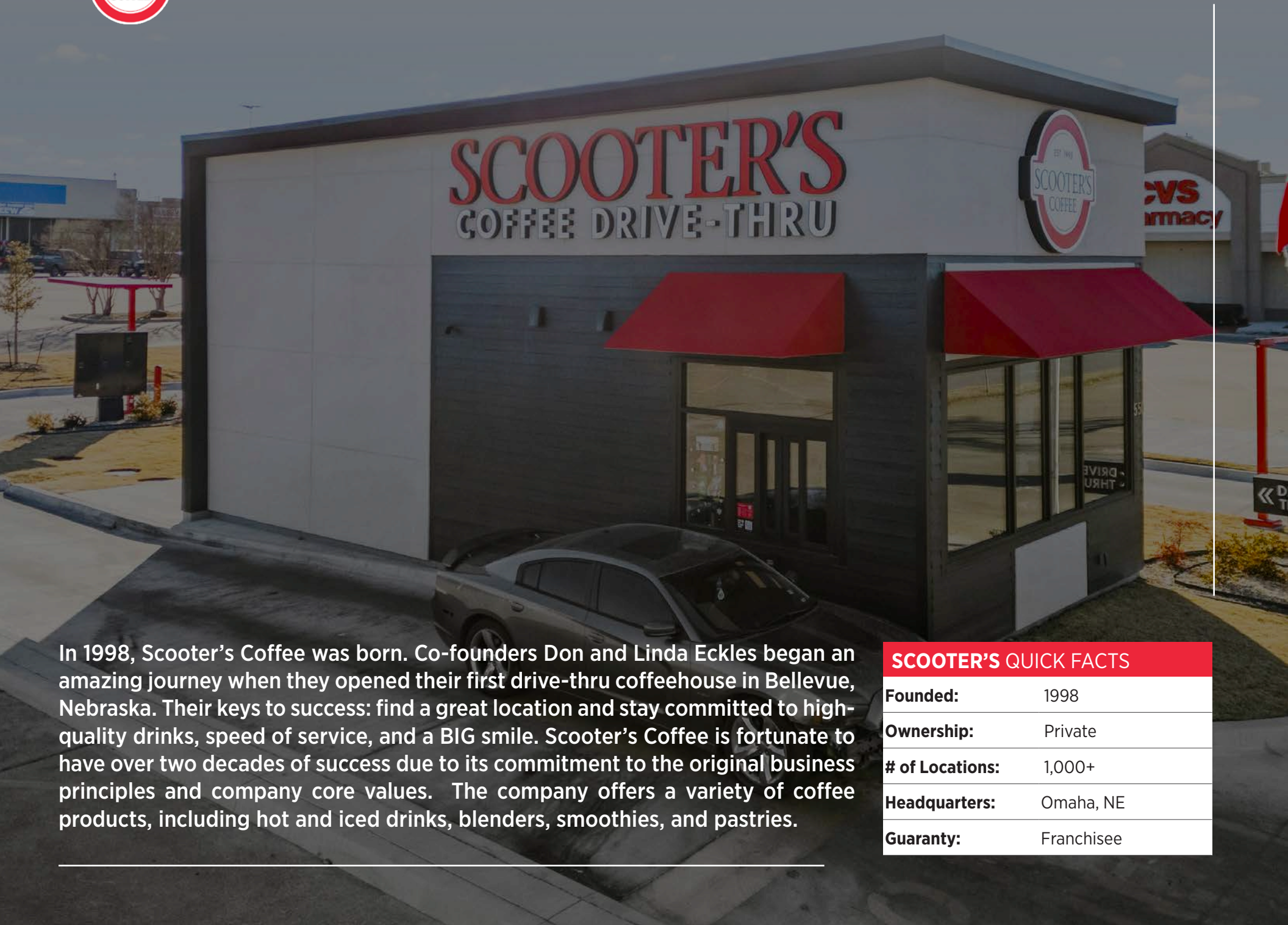








Tennessee's business climate is highly attractive, marked by a combination of low taxes, a central location, and a pro-business regulatory environment. The state has no personal income tax, which appeals to both entrepreneurs and workers, and it offers various tax incentives for businesses, particularly in key industries like automotive manufacturing, healthcare, and logistics. Tennessee's strategic location with access to major transportation networks, including interstates, railways, and ports, makes it a prime hub for distribution and supply chain operations. Additionally, its workforce development programs, such as those supporting technical skills and advanced manufacturing, contribute to a strong labor pool. Overall, Tennessee continues to draw national and international companies, fostering economic growth and investment.



In 1998, Scooter’s Coffee was born. Co-founders Don and Linda Eckles began an amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. Scooter’s Coffee is fortunate to have over two decades of success due to its commitment to the original business principles and company core values. The company offers a variety of coffee products, including hot and iced drinks, blenders, smoothies, and pastries.

SCOOTER'S QUICK FACTS	
Founded:	1998
Ownership:	Private
# of Locations:	1,000+
Headquarters:	Omaha, NE
Guaranty:	Franchisee



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\$992,000 | 6.35% CAP



Exclusively Offered By



## PRIMARY DEAL CONTACTS

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