

Sonic

Waynesboro, TN





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A Licensed Tennessee

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Demographics

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
- 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
- Adjacent to Wayne Medical Center – Affiliated with Maury Regional Health, a Six-Time Top 15 Health System in the Nation
- Located Near the Junction of State Route 13 and U.S. Route 64, 105 Miles South of Nashville, and 135 Miles from East Memphis
- Waynesboro is the Seat of Wayne County



Functional Site

with Drive-Thru Component
& Outdoor Patio Seating



Nearby Retailers

McDonald's, Piggly Wiggly,
Tractor Supply & O'Reilly



\$80,000+ Average Household Income

within a 3 Mile Radius



No State Income Tax in TN



\$1,407,000

7.50% CAP RATE

View on Map ↗

ANNUAL RENT

Years	Annual Rent	Additional % Rent (Based on TTM as of 12/25)	Total NOI
Years 16–23	\$75,600	\$29,906	\$105,506

📍	LOCATION	224 Dexter L. Woods Memorial Blvd, Waynesboro, TN
📏	LOT SIZE	±1 acre or ±43,560 square feet
P	PARKING	Ample parking available on site
📈	IMPROVEMENTS	A 1,273 square foot building for Sonic Drive-In restaurant.
🏠	LEASE	Leased to SDI Waynesboro, TN, LLC for 23 years from August 1, 2009 through January 15, 2033. Monthly Base Rent is the greater of \$6,300 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



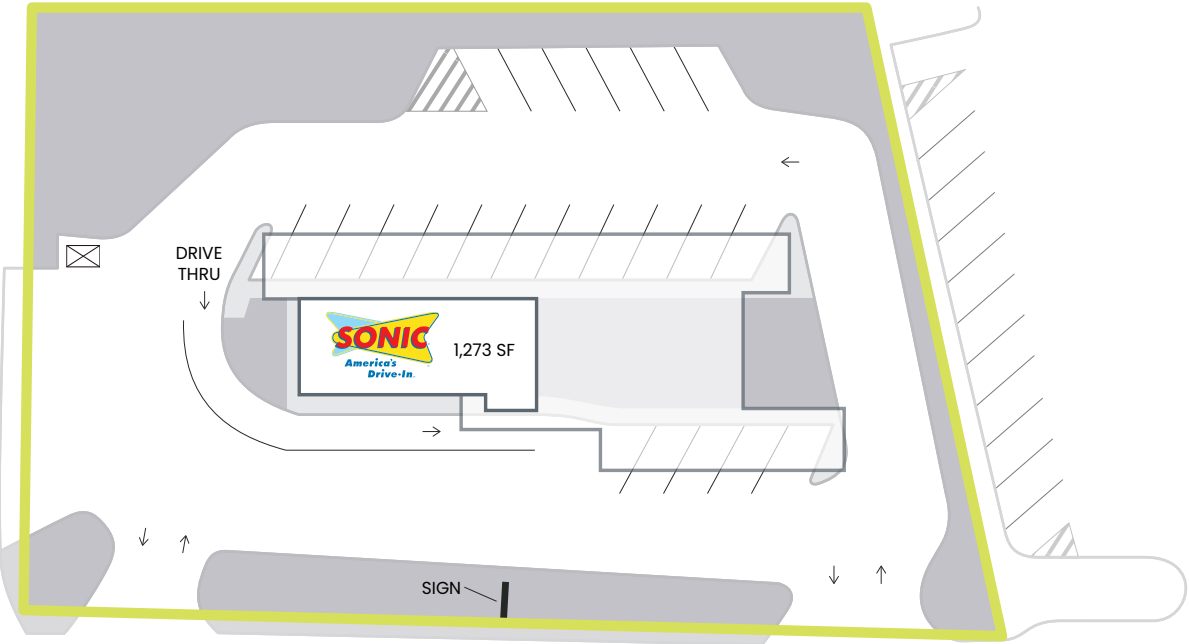
Ranked #4 Burger Chain Nationwide by QSR Magazine with 3,500+ Locations in 46 States

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.

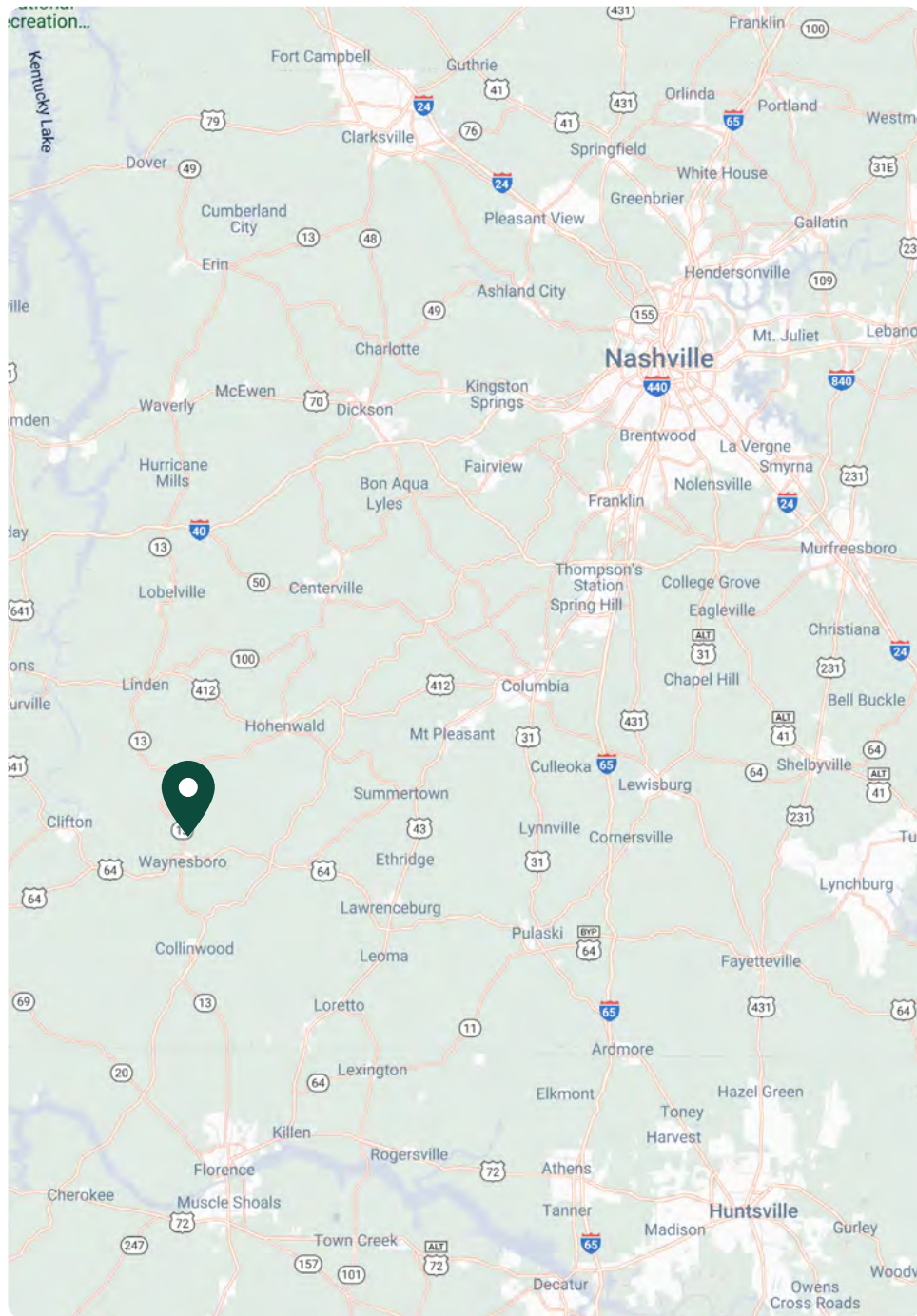




DEXTER L WOODS MEMORIAL BLVD





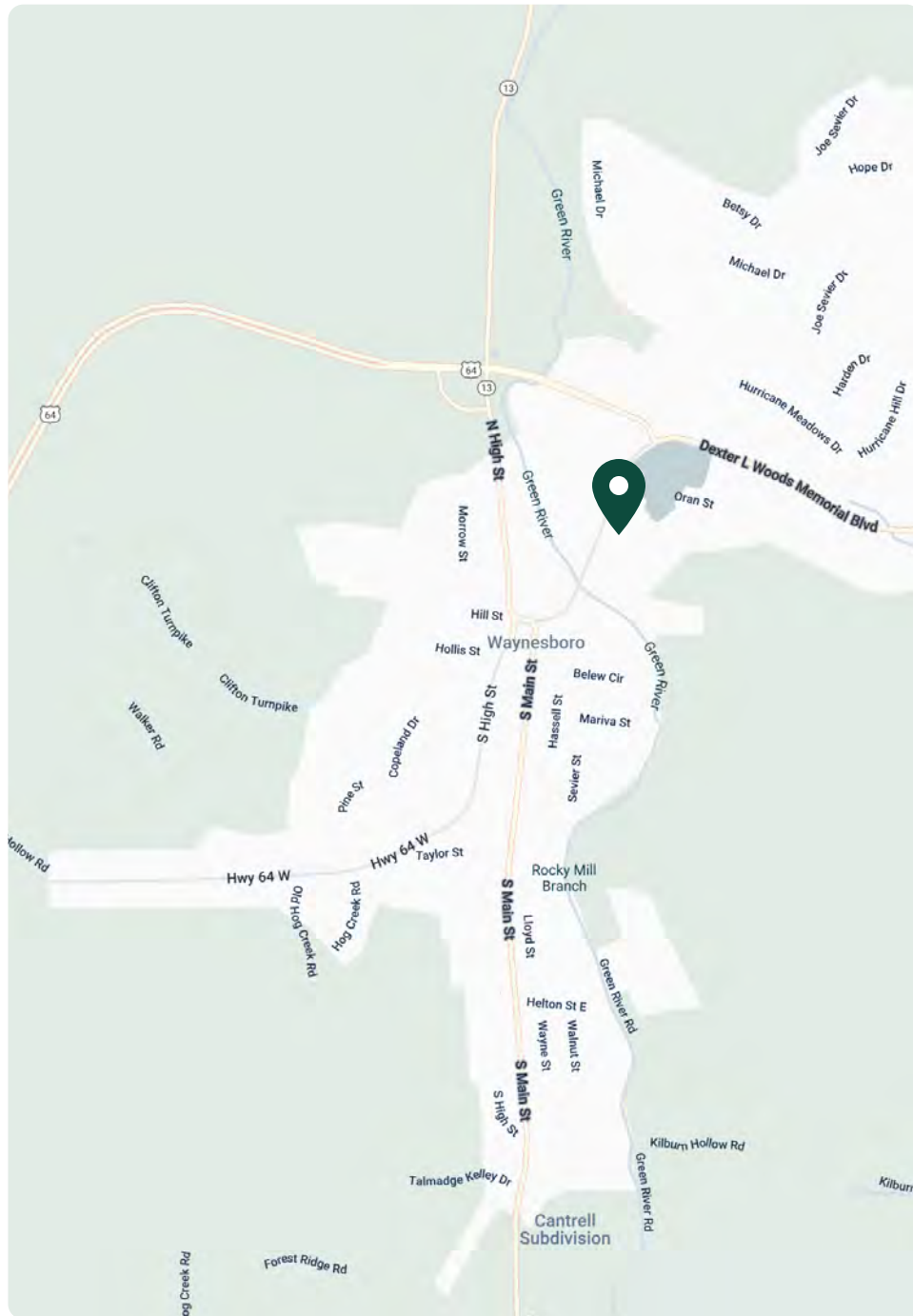


Strategic Regional Hub in Southern Middle Tennessee

Waynesboro, Tennessee is just 85 miles from Nashville and is the county seat of Wayne County. Wayne County lies on the southwestern edge of Middle Tennessee, with the Natchez Trace Parkway, Buffalo River, and Tennessee River as prominent features. Tennessee State Hwy 13 and Scenic Highway 64 meet at Waynesboro Court Square. The city of Waynesboro offers its own unique lifestyle, offering boundless opportunities for outdoor adventure, including fishing, hunting, boating and golfing. Regional and international airports include Northwest Alabama Regional Airport, 40 miles south, and Nashville International Airport, two hours northeast.

Several national corporations have chosen Wayne County, in the heart of Tennessee's forest country, as the location for their lumber, woodwork and agribusiness operations. Other major industry sectors include automotive, textiles, manufacturing, and distilling-related businesses. Brown-Forman Corporation, one of the largest American-owned wine and spirits businesses, sells its brands in more than 160 countries and makes its own oak barrels. 4 Mac Machine provides services to big brands such as Nissan, Goodrich, Kohler and Delta. Hassell & Hughes Lumber is the largest locally owned and operated lumber company in Wayne County.

The greater Nashville region benefits from a broad economic base in entertainment, education, healthcare, publishing, banking, manufacturing, automotive, and transportation industries. Major companies operating or based in the region include Asurion, Bridgestone Americas, Nissan North America, Captain D's, Dollar General, Hospital Corporation of America, LifeWay Christian Resources, Logan's Roadhouse, Ryman Hospitality Properties, BNY Mellon, Ernst & Young, Community Health Systems, Dell, Deloitte, Philips, Tractor Supply Company, UBS SmileDirectClub, and more.



Sonic Drive-In is on a one-acre site located on Dexter L Woods Memorial Boulevard (9,980 AADT) at the busy intersection of U.S. Highway 64, just half mile from the downtown Court Square. The site benefits from robust demographics with average household income of \$72,727 within a 5-mile radius and total daytime population of 12,631 within 15 miles of the site.

Adjacent to the site is Wayne Medical Center, part of Maury Regional Health. It is a 25-bed community hospital offering a range of comprehensive inpatient and outpatient services as well as a 24-hour emergency department. Additional nearby retailers include McDonald's, Piggly Wiggly, Tractor Supply, O'Reilly Auto Parts, and Dollar General. Other businesses in Waynesboro include Ace Hardware, FedEx, H&R Block, Subway, and U-Haul.

Several colleges and universities in the vicinity include University of North Alabama which is 36 miles away and has a full-time enrollment of 5,886. Northwest-Shoals Community College, with an enrollment of 2,702, and Columbia State Community College, with an enrollment of 3,383, are each about 40 miles from Waynesboro.





15,395

2025 Total Population



\$234,865

Average Home Value



\$72,727

Average Household Income

 224 Dexter L Woods Memorial Blvd, Waynesboro, TN

Population Summary	5 Miles	10 Miles	15 Miles
2020 Total Population	4,607	7,169	15,610
2025 Total Population	4,481	7,009	15,395
2030 Total Population	4,454	7,002	15,558
2025 Total Daytime Population	4,576	6,507	12,631
Average Household Income			
2025	\$72,727	\$72,160	\$72,476
2030	\$79,224	\$78,213	\$79,155
Average Home Value			
2025	\$211,352	\$222,913	\$234,865
2030	\$222,089	\$237,534	\$259,778



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