



ZAXBY'S

NASHVILLE, TN
8000 TN-100

MARKET  STREET
retail advisors

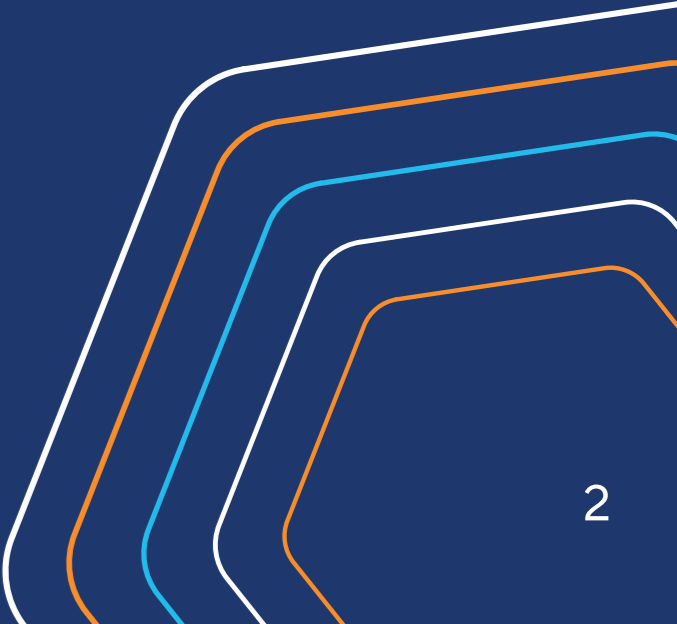
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Investment Highlights

- ✓ **\$217,800 year** (\$18,150 / month)
- ✓ **14 years and 9 months** remaining on the lease
- ✓ Tennessee is an **No State Income Tax** state.
- ✓ The property is located in a dominate retail node across on **Highway 100** in Bellevue.
- ✓ **5%** rental increase on 10/1/2029
- ✓ Sales at the location are strong with around **~2.1MM** this past year.
- ✓ The chain has grown to over **900 locations**, including both company-owned and franchised units.
- ✓ Zaxby's is positioned in the growing fast-casual dining segment, which has **outperformed** traditional QSR and casual dining in recent years.



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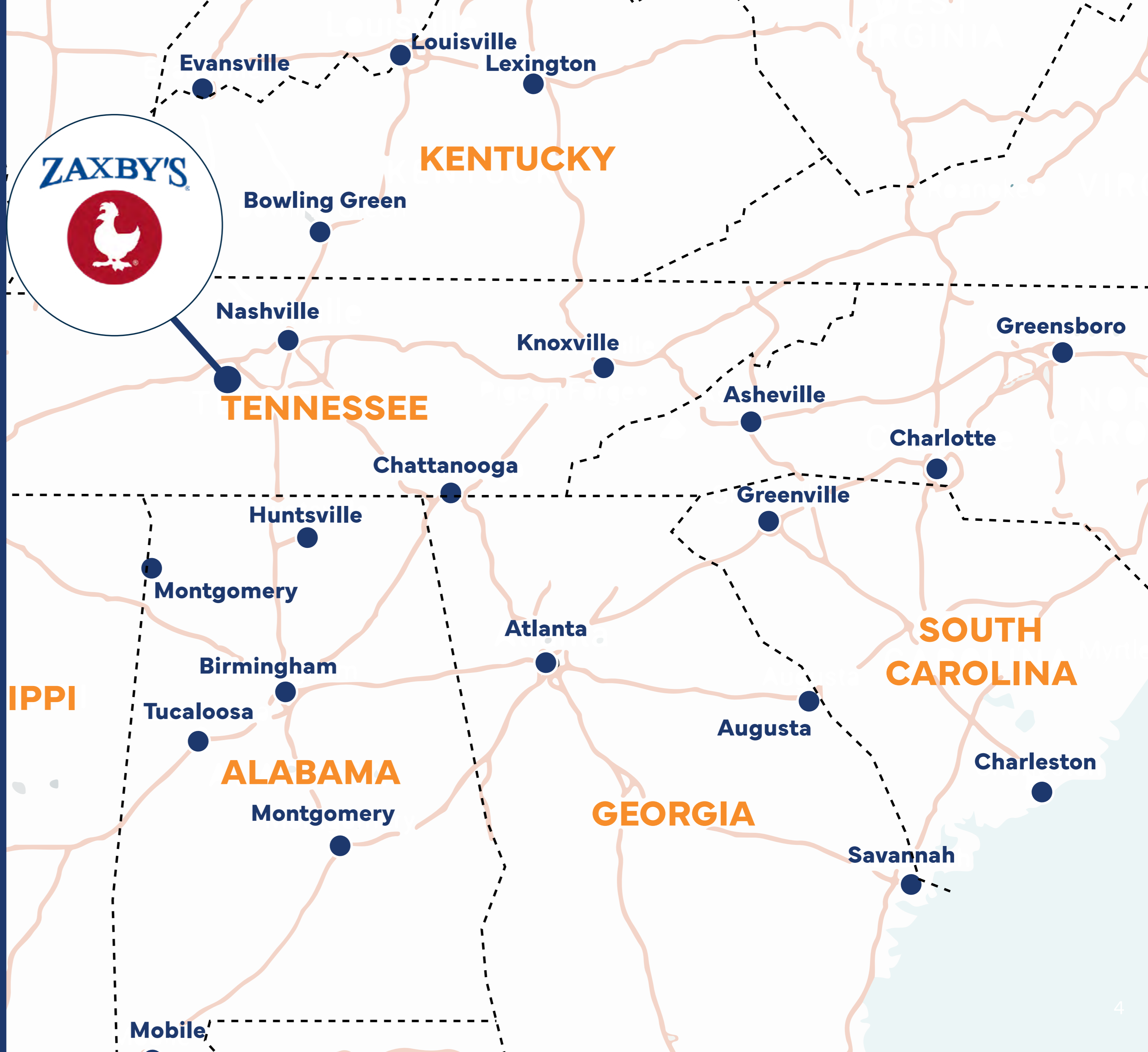
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Investment Location



Offering Summary

Pricing Summary



\$3,630,000
OFFERING PRICE



6.00%
CAPITALIZATION
RATE



\$217,800
NET OPERATING
INCOME

Lease Details

Oct. 2014

LEASE START DATE

Oct. 2029

NEXT RENTAL INCREASE

Oct. 2039

LEASE EXPIRES

**No Right to
First Refusal**

LEASE
SPECIFICATIONS

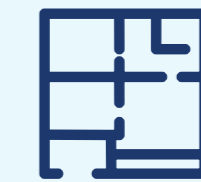
**5% Every 5
Years
Increases**



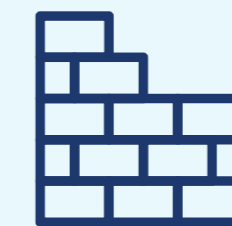
Zaxby's



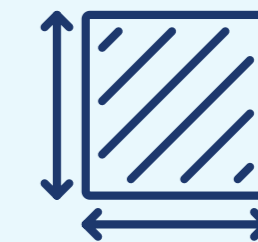
8000 TN-100
NASHVILLE, TN



3,601 SQUARE FEET



BUILT IN 2014



1.01 ACREAGE

Financial Analysis



Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
FROM	Oct. 2014	Oct. 2015	Oct. 2016	Oct. 2017	Oct. 2018	Oct. 2019	Oct. 2020	Oct. 2021	Oct. 2022	Oct. 2023	Oct. 2024	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028
TO	Sept. 2015	Sept. 2016	Sept. 2017	Sept. 2018	Sept. 2019	Sept. 2020	Sept. 2021	Sept. 2022	Sept. 2023	Sept. 2024	Sept. 2025	Sept. 2026	Sept. 2027	Sept. 2028	Sept. 2029
MONTHLY	\$16,380	\$16,380	\$16,380	\$16,380	\$16,380	\$17,243	\$17,243	\$17,243	\$17,243	\$17,243	\$18,150	\$18,150	\$18,150	\$18,150	\$18,150
YEARLY	\$196,565	\$196,565	\$196,565	\$196,565	\$196,565	\$206,910	\$206,910	\$206,910	\$206,910	\$206,910	\$217,800	\$217,800	\$217,800	\$217,800	\$217,800

	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25
FROM	Oct. 2029	Oct. 2030	Oct. 2031	Oct. 2032	Oct. 2033	Oct. 2034	Oct. 2035	Oct. 2036	Oct. 2037	Oct. 2038
TO	Sept. 2030	Sept. 2031	Sept. 2032	Sept. 2033	Sept. 2034	Sept. 2035	Sept. 2036	Sept. 2037	Sept. 2038	Sept. 2039
MONTHLY	\$19,058	\$19,058	\$19,058	\$19,058	\$19,058	\$20,010	\$20,010	\$20,010	\$20,010	\$20,010
YEARLY	\$228,690	\$228,690	\$228,690	\$228,690	\$228,690	\$240,125	\$240,125	\$240,125	\$240,125	\$240,125

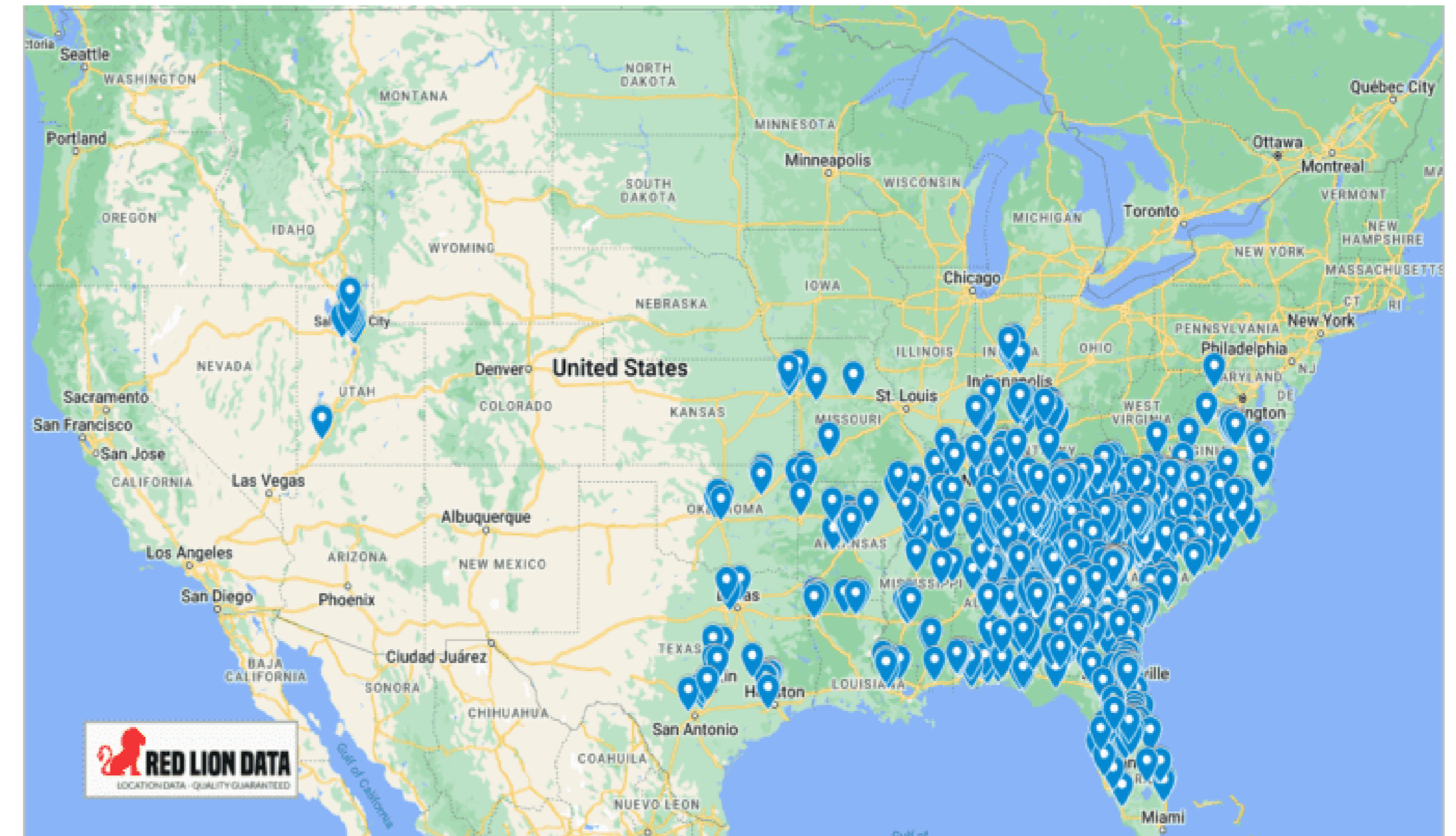


Tenant Overview



Zaxby's is a popular quick-service restaurant chain specializing in chicken-focused menu offerings such as chicken fingers, wings, sandwiches, and salads. Founded in 1990 in Statesboro, Georgia, the brand has grown to over 900 locations, primarily concentrated in the southeastern United States. Known for its Southern-inspired flavors, Zaxby's differentiates itself with a variety of proprietary sauces and made-to-order meals. The chain operates on a franchise model, with strong brand recognition in regional markets. Zaxby's often locates its restaurants in high-traffic areas near residential communities, schools, and retail centers, ensuring robust customer footfall.

Financially, Zaxby's has demonstrated consistent growth, with system-wide sales exceeding \$2 billion annually. The company has received industry accolades, including recognition on lists of top franchise opportunities and fast-food brands. Its average unit volume (AUV) is among the highest in the quick-service chicken segment, showcasing its operational efficiency. Zaxby's places a strong emphasis on community involvement, often partnering with local organizations for sponsorships and events. With its loyal customer base and growing footprint, Zaxby's is a stable and attractive tenant for real estate investments in the fast-casual dining sector.



LOCATIONS IN THE US

866

Franchisee Overview



Chaz Tippins opened his first Zaxby's on Bell Road in Antioch, TN around 2011 and found an immediate hit within the QSR business. With a track record of success, he opened three additional Zaxby's in 2015 and has not looked back since.

Tippins now operates 5 Zaxby's across the Nashville area. He has partnered with Forbes | Plunkett Real Estate Group who own the real estate with Tippins in control of the business side of operations.

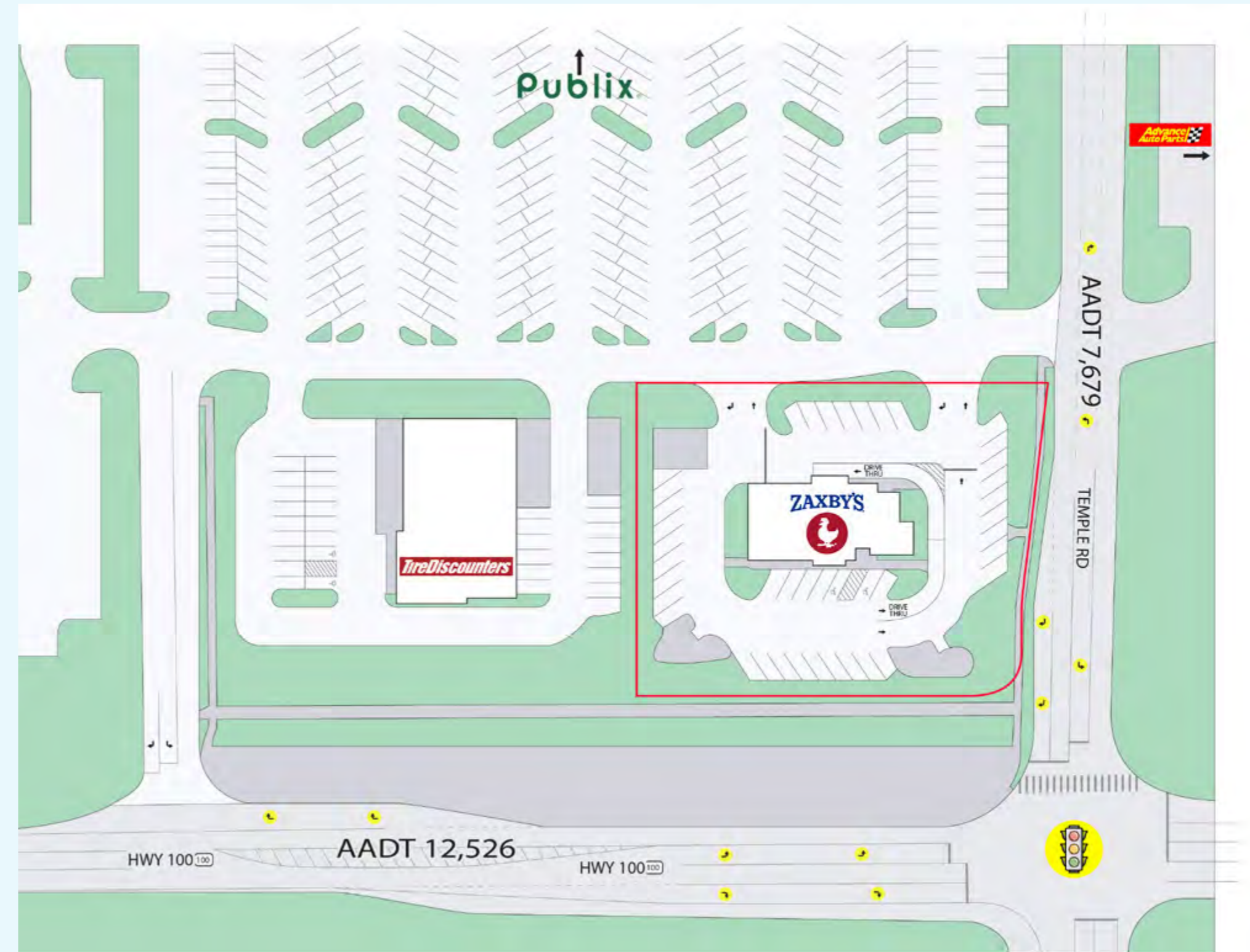


ADDRESS	CITY	STATE	RESTAURANT	BUSINESS NAME
8000 HWY 100	NASHVILLE	TN	ZAXBY'S	WTCB FOODS, LLC
915 BELL ROAD	NASHVILLE	TN	ZAXBY'S	MURF'S BIRD, LLC
5228 NOLENSVILLE ROAD	NASHVILLE	TN	ZAXBY'S	SOUTHSIDE CHICK, LLC
471 OLD HICKORY BOULEVARD	NASHVILLE	TN	ZAXBY'S	NASH DAWG, LLC
2241 MURFREESBORO ROAD	NASHVILLE	TN	ZAXBY'S	BYT PARTNERS, GP


Zaxby's Highlights


Recent News


- Zaxby's began selling its signature sauces—Zax Sauce, Spicy Zax Sauce, and Tongue Torch Sauce—in major retail stores across the Southern U.S., including Walmart, Kroger, and Winn Dixie. This move extended the brand's reach beyond its restaurants and into customers' homes.
- Zaxby's broke into the top 50 on the 2023 Franchise Times Top 400 list, advancing 17 spots to rank 45th. This milestone underscores the brand's growth and strong performance in the competitive franchise sector.
- With over 900 locations, Zaxby's continues to dominate in the southeastern United States, leveraging its strong regional presence to sustain growth.
- System-wide sales have surpassed \$2 billion annually, highlighting Zaxby's robust financial health and consumer appeal in the quick-service restaurant industry.




Demographics

 Population By Year	1 MILE	3 MILES	5 MILES
April 1, 2000	4,302	24,110	42,396
April 1, 2010	5,319	26,746	49,559
April 1, 2020	5,588	30,737	57,956
January 1, 2024	5,661	30,975	58,448
January 1, 2029	5,997	32,822	61,934

 Income Characteristics	1 MILE	3 MILES	5 MILES
Total Personal Income	\$360,366,129	\$1,853,621,386	\$3,504,105,176
Total Household Income	\$353,804,539	\$1,845,900,019	\$3,493,234,312
Median Household Income	\$131,474	\$103,522	\$96,083
Avg. Household Income	\$182,656	\$140,855	\$137,702
Per Capita Income	\$64,489	\$60,306	\$60,461

 Households By Year	1 MILE	3 MILES	5 MILES
April 1, 2000	1,491	9,960	17,925
April 1, 2010	1,821	11,485	21,514
April 1, 2020	1,937	13,105	25,368
January 1, 2024	1,999	13,368	25,912
January 1, 2029	2,123	14,242	27,613

 Household Characteristics	1 MILE	3 MILES	5 MILES
Households - Jan 1, 2024	1,999	13,368	25,912
Family Households	1,486	8,443	14,980
Non-Family Households	451	4,662	10,388
Avg. Size of Household	2.79	2.32	2.27
Median Size of Household	2.8	2.6	2.5
Median Value Owner-Occupied	\$487,830	\$406,691	\$417,179
Median Rent Per Rent	\$1,356	\$1,445	\$1,474
Median Vehicles Per Household	2.6	2.4	2.3



TEMPLE RD: 7,679 VPD



ENSWORTH
 Private school with grades K-12
 1 of 2 campuses in Nashville
 Tuition (2024-25):
 Grades K-5: \$28,080
 Grades 6-8: \$32,990
 Grades 9-12: \$35,790



TEMPLE RD: 7,679 VPD

HWY 100: 12,526 VPD





DQ
TACO BELL
O'Reilly
AUTO PARTS

ACE
Hardware

Starbucks
Las Palmas
MEXICAN RESTAURANT
Kroger

UNDER
CONSTRUCTION
Wawa

McDonald's

Walgreens

JET'S
PIZZA
SUN
TAN
CITY

FORTUNA
ITALIAN STEAKHOUSE

FIFTH THIRD BANK

TD

ZAXBY'S

PET SUPERMARKET
ME
Massage Envy
P
Publix

Advance
Auto Parts

HWY 100: 12,526 VPD

TEMPLE RD: 7,679 VPD

Location Overview

Nashville, Tennessee, known as “Music City,” is a thriving metropolis renowned for its vibrant culture, rich history, and booming economy. As the state capital, Nashville serves as a hub for music, healthcare, education, and technology, attracting residents and businesses alike. The city’s diverse population, lively entertainment districts, and extensive green spaces contribute to its reputation as one of the most livable cities in the southeastern United States. Nashville continues to experience rapid growth, with a metro population exceeding 2 million and ongoing investments in infrastructure, real estate, and tourism.

Temple Hills is an affluent residential neighborhood located in the western suburbs of Nashville, near the town of Franklin. Nestled amidst rolling hills and picturesque landscapes, the area is highly sought after for its serene environment, spacious homes, and proximity to amenities. Temple Hills is particularly popular among families and professionals due to its excellent schools, low crime rates, and strong sense of community.

The neighborhood features a mix of upscale single-family homes and townhomes, many of which offer scenic views of the surrounding countryside. Residents enjoy access to the Temple Hills Country Club, which boasts a 27-hole championship golf course, tennis courts, and a clubhouse with dining facilities. The area is also near the Harpeth River, providing opportunities for outdoor activities such as hiking, fishing, and kayaking.

Temple Hills benefits from its convenient location near major thoroughfares, including Highway 100 and I-40, offering easy commutes to downtown Nashville and neighboring areas like Brentwood and Franklin. It is a short drive from Cool Springs Galleria, a premier shopping and dining destination, and offers proximity to cultural landmarks like the historic Natchez Trace Parkway.

The neighborhood’s strong property values and high demand for homes make Temple Hills a stable and attractive investment opportunity. Its combination of natural beauty, upscale amenities, and accessibility to Nashville’s vibrant urban core ensures that it remains a desirable place to live for those seeking a balance between tranquility and modern conveniences.



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