

# C-Store

4629 Navy Road  
Millington, TN 38053



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



In Cooperation With ParaSell, Inc., A Licensed Tennessee  
Broker Lic. # 264531 BoR: Scott Reid - Lic. # 347634

# EXCLUSIVELY MARKETED BY:

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Newly Renovated C-Store Located at 4629 Navy Road in Millington, TN. With a Brand New 20 Year Lease Coupled With 2% Annual Increases Backed By a Strong Guarantor, This Opportunity Provides a Best-of-Class Investment Featuring the Benefit to Qualify For Accelerated Depreciation All in an Income Tax Free State.

## OFFERING SUMMARY

PRICE	\$2,800,000
CAP	6.89%
NOI	\$192,780
GUARANTOR	50 Unit Operator With \$100MM Revenue; \$20MM Ebitdar; \$75MM PG

## PROPERTY SUMMARY

ADDRESS	4629 Navy Road Millington, TN 38053
COUNTY	Shelby
BUILDING AREA	2,570 SF
LAND AREA	0.51 AC
BUILT	2000





C - S T O R E

# HIGHLIGHTS

- Guarantor: 50 Unit Operator With \$100MM in Revenue, \$20MM in EBITDAR and \$75MM Personal Guarantee
- Recent Improvements to Fuelling Equipment, Canopy and Lighting Made By Tenant Showing Commitment to the Site
- Property Immediately Qualifies For Accelerated Depreciation
- Attractive 20 Year Lease With 2% Annual Increases to Hedge Against Inflation
- Tennessee is an Income Tax Free State
- Excellent Demographics With an Average Household Incomes Nearing \$75,322
- Minutes Away From the Millington-Memphis Airport, Millington Central Middle and High School, and Downtown Memphis
- Excellent Ingress/Egress With Multiple Points of Entry Off Hwy U.S. 51 and Navy Road Seeing Approximately 32,062 VPD
- Nearby National Tenants Include: Chick-fil-A, McDonald's, Circle K, Walgreens, O'Reilly Auto Parts, Advance Auto Parts and Walmart Supercenter



REPRESENTATIVE IMAGE

# LEASE SUMMARY

TENANT	Standard Service Stations
PREMISES	A Building of Approximately 2,570 SF
LEASE COMMENCEMENT	January 1, 2022
LEASE EXPIRATION	January 31, 2042
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Gas Station/C-Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,570 SF	\$192,780	\$75.01
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C-STORE

MEMPHIS





Milanos  
Pizza

Super 10  
Motel

Millington  
Inn



Oriental  
Noodle



Bintastic  
Bargains

Navy Rd



Los  
Pilares  
Mexican



Navy Liquors  
WINE & SPIRITS



C-STORE

Smokin' D's  
Pit Stop BBQ



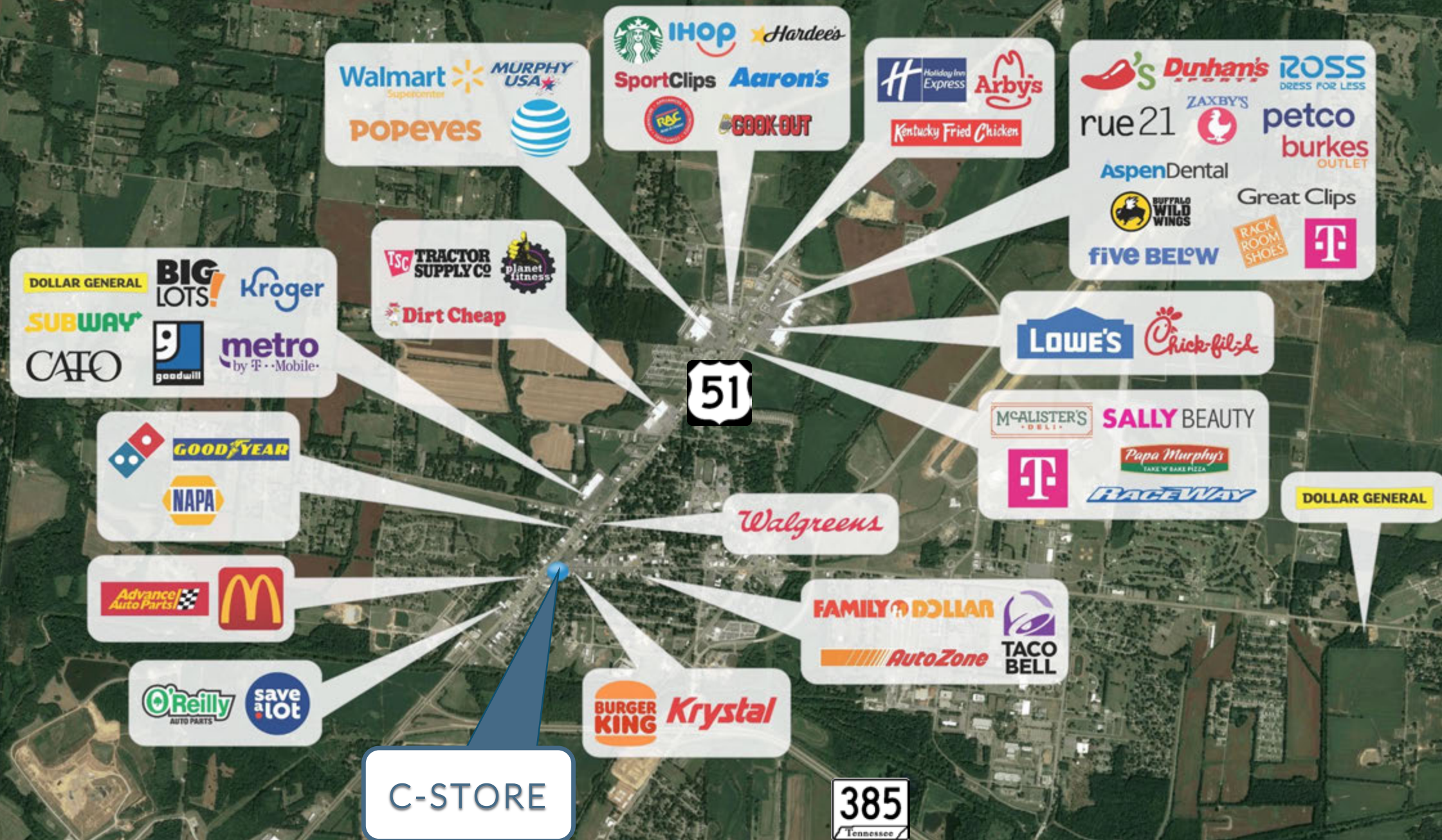
Millington  
Donuts

Cash  
Express



LiT Café  
& Billiard









MILLINGTON | SHELBY COUNTY |

Millington, Tennessee, in Shelby county, is 15 miles NE of Memphis, Tennessee. Millington was granted the title "Flag City Tennessee" by the Tennessee State Legislature. The city is located in the Memphis Metropolitan Area. Millington is close to the Meeman-Shelby Forest State Park, Fort Pillow State Park, and the Mississippi River. According to the United States Census Bureau, the city has a total area of 15.6 square miles. The City of Millington had a population of 10,382 as of July 1, 2021. The city is located in the Memphis Metropolitan Area. The City of Memphis is the 2nd largest city in Tennessee with a population of 654,055 as of July 1, 2021. Known as the birthplace of the Blues and home of Elvis Presley, Memphis is one of America's top cities for tourism.

There are significant businesses located in and immediately around Millington. Target Industries include: Logistics & Distribution, Light Manufacturing & Assembly, Green Energy Development, Aviation Services and Tourism. The premier employer is the Naval Support Activity Mid South (NSA) facility located in Millington. This facility employs almost 8,000 people. The mix of employees are enlisted personnel of the US Navy, Marine Corps, Army and other branches. The largest full time private sector employee in Millington is Ingram Micro. This distribution facility primarily utilizes the Federal Express hub at the Memphis International Airport to distribute computers and other products world wide. Other very large employers are located throughout the metropolitan area. Some of the employers include: Methodist North, Wal Mart, Millington Municipal School District and City of Millington.

Millington offers an outstanding quality of life to its residents. Millington has a number of places which provides amenities for several different types of recreational opportunities. One can enjoy a visit to the Meeman - Shelby Forest State Park or the Memphis Motorsport Park for family outings. The local museums provide absorbing insights into the history of this area. Orgill Park Golf Course provides excellent facilities for golf enthusiasts. In addition, the city hosts the International Goat Days every year. The Millington Chamber carries out a Military Appreciation Breakfast, Golf Tournament, Professional Ladies Luncheon and end of the year Gala. The Navy and City of Millington have many fun events including the Navy Nautical Ten Mile Run, Goat Days, Fourth of July fireworks and summer concerts.



METHODIST NORTH



GOAT DAYS





C-STORE

385  
Tennessee

51

	3 MILES	5 MILES	10 MILES
POPULATION	11,423	21,647	17,040
AVERAGE HH INCOME	\$66,927	\$71,372	\$75,322



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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