

SINGLE-TENANT NET LEASED ACADEMY SPORTS + OUTDOORS

7 Years of Firm Term Remaining | Dominant Retail Trade Area | KY Location



SAGA
Saga International Realty

Offering Memorandum

150 MCBRIDE LANE, PADUCAH, KY 42001

Single-Tenant Net Leased Academy Sports + Outdoors

The Offering

Saga International Realty as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant NN leased Academy Sports + Outdoors in Paducah, KY.

\$9,349,903

ASKING PRICE

7.0%
CAP RATE

NN

LEASESTRUCTURE

7 Years

LEASE TERM REMAINING

Fee Simple
OWNERSHIP INTEREST



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Investment Highlights

Standalone Single-Tenant Academy Sports + Outdoors (NASDAQ: ASO - \$6.16 Billion in Sales FY 2024) | 282 Stores in 198 States | S&P: BB / Outlook: Positive

Headquartered in Katy, TX, Academy Sports + Outdoors operates a chain of 282 sporting goods and outdoor retail stores in 18 states across the US. For the fiscal year ending Jan-2024, Academy Sports + Outdoors generated revenues of \$6.16 billion and its market cap increased substantially to \$4.8 billion (April-2024). The company also reported EBIT (Earnings Before Interest and Tax) of \$677.9 million and received a rating increase to BB from S&P and currently has a positive outlook.

Long-Term Commitment | 7 Years of Primary Term Remaining | Scheduled \$0.50 PSF Rental Increases every 5 years | 3 (5-Year) Options Remaining | Passive NN Lease

The property was built-to-suit for Academy Sports in 2017 with the tenant signing a 15-year lease. Currently, approximately 7 years of firm term remain, plus three (3) five-year options to extend. The lease calls for \$0.50 PSF rental increases every five (5) years during the primary and option term(s), providing a secure long-term income stream and a hedge against inflation. The lease is NN with landlord responsibilities limited to foundation (including slab), roof (excluding non-structural portions of roof surface; property has 15-year roof warranty), and structural soundness of the property.

High Traffic Location along Interstate 24 (45,023 VPD) & Highway 60 (27,659 VPD) | Adjacent to Kentucky Oaks Mall (Dillard's, JCPenney, Ross Dress for Less, Burlington, Dick's Sporting Goods and Best Buy)

The subject property is highly visible from Interstate 24 and easily accessible for surrounding customers by way of two curb cut entrance/exits along McBride Lane at the James Sanders Blvd exit along Highway 60. Academy Sports + Outdoors is in the retail epicenter of Paducah, KY with national retailers such as Lowe's, Walmart, Home Depot, Kohl's, T.J. Maxx, Sam's Club, Hobby Lobby, and Menards all present in the immediate trade area. The subject property sits near the Kentucky Oaks Super Regional Mall home to retail majors (Dillard's, JCPenney, Ross Dress for Less, Burlington, Dick's Sporting Goods and Best Buy).

Paducah, KY MSA Location | Stable Demographics | Close Proximity to Major Employers, Housing & Entertainment Complexes

Located minutes from downtown Paducah, Academy Sports + Outdoors is convenient and accessible for residents that commute into downtown via Highway 60 and is easily accessible for Interstate 24 traffic traveling East/West. The Paducah Micropolitan Statistical Area is home to approximately 100,000 residents, additionally 34,060 thousand of those residents are under the age of 29 a key demographic in the Sports segment. There are 42,863 people, 21,106 households with an average household income of \$71,000 within 5 miles of the subject property.



Investment Overview

Price/Cap Rate

Price (PSF)	\$9,349,903(\$146)
Cap Rate	7%
Annual Base Rent	\$654,493.25 (\$10.25 PSF)

Executive Summary

Address	150 McBride Lane, Paducah, KY 42001
Tenant / Lease Entity Use	Academy Sports + Outdoors / Academy, LTD.
Rentable Building Area (SF)	Retail
Acreage	63,853 SF
Expense Structure	6.85 Acres
Rent Increases	NN
Lease Commencement	\$0.50 PSF every 5 years
Primary Term Expiration	June 15, 2017
Lease Term Remaining	June 30, 2032
Ownership Interest	7 years remaining
	Fee Simple (Land & Building)



The Investment



Site Aerial West



ULTA
DAVID'S
BRIDAL
SHOE CARNIVAL
OLD NAVY

tj-max Office DEPOT OfficeMax
BAM! BOOKS-A-MILLION PET SMART
DOLLAR TREE

KENTUCKY OAKS MALL
Dillard's JCPenney ROSS
Curlington DICK'S BEST BUY

CINEMARK

sam's club

GLOBAL WINE & SPIRITS

Furniture World Galleries
Mattress Superstore
HOBBY LOBBY
Tuesday Morning

Fairfield
Candlewood Suites

HOMEWOOD SUITES
Hampton

CHUCK E. CHEESE

LOBBY'S

YOKO'S NIBACHI

AMERICAN FREIGHT

STARBUCKS

TACO BELL

Freddy's STEAKBURGERS

Residence INN

Advance! Auto Parts

Hardee's

PLATO'S

FIVE STAR

REGIONS

McALISTER'S DELI

✓

Panera BREAD

(27,659 VPD)

60

FREEDOM PLASMA

Arby's

TEXAS

DRURY HOTELS

Bandana's SMALL TOWN SAUSAGE

Cheddar's SCRATCH & KITCHEN

DRURY HOTELS

(45,023 VPD)

24

IHop

JAMES SANDERS BLVD

MCBRIDE LANE

Academy SPORTS+OUTDOORS

CHOICE HOTELS

RADISSON HOTELS AMERICAS

Academy

Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	63,853
Acreage	6.85
Built/Renovated	2017
Parcel(s)	086-20-00-017.04

Lease Abstract

Address	150 McBride Lane, Paducah, KY 42001
Tenant Trade Name	Academy Sports + Outdoors
Lease Entity	Academy, LTD.
Credit Rating	S&P: BB (Parent Company - Academy Sports and Outdoors, Inc.)
Lease Commencement	June 15, 2017
Lease Expiration	June 30, 2032
Lease Term Remaining	7 Years
Renewal Options	3 (5-Year)
Annual Rent (PSF)	\$654,493.25 (\$10.25 PSF)
Rent Increases	\$0.50 PSF every 5 years
Lease Structure	NN
Landlord Responsibilities	Foundation (including slab), roof (excluding non-structural portions of roof surface; property has 15-year roof warranty), and structural soundness of the property
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None

Rent Schedule

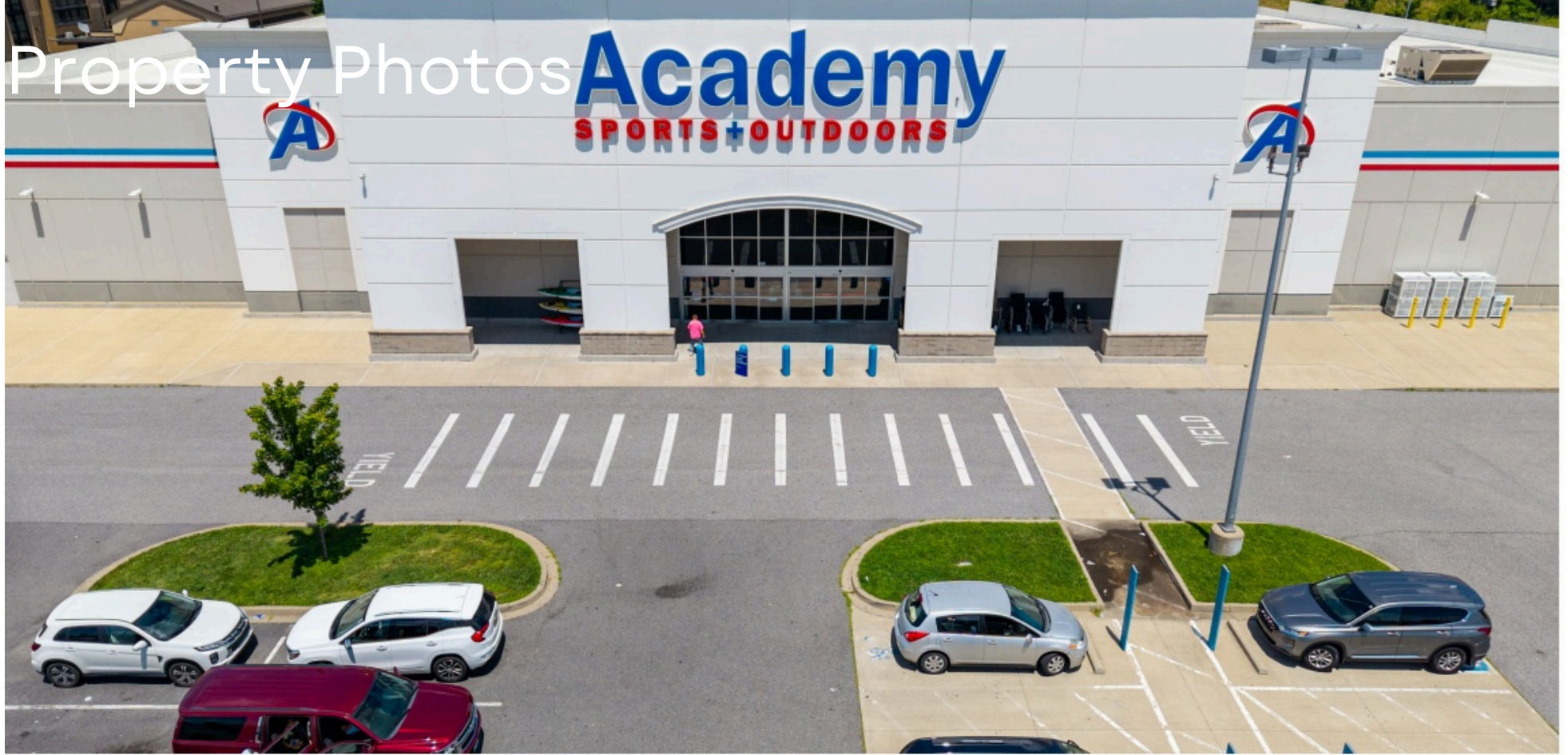
Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
6/15/2017-6/30/2022	\$622,567	\$9.75	\$51,881	\$0.81	-
7/1/2022-6/30/2027	\$654,493	\$10.25	\$54,541	\$0.85	5.13%
7/1/2027-6/30/2032	\$686,420	\$10.75	\$57,202	\$0.90	4.88%
Option 1: 7/1/2032 - 6/30/2037	\$718,346	\$11.25	\$59,862	\$0.94	4.65%
Option 2: 7/1/2037 - 6/30/2042	\$750,273	\$11.75	\$62,523	\$0.98	4.44%
Option 3: 7/1/2042 - 6/30/2047	\$782,199	\$12.25	\$65,183	\$1.02	4.26%



Property Photos

Academy

SPORTS+OUTDOORS





Downtown Paducah



Downtown Paducah

Market Overview - Paducah, KY

Downtown Paducah

Paducah, KY Paducah is the county seat of McCracken County, Kentucky and is the largest city in the Jackson Purchase region. Paducah is located at the confluence of the Tennessee and the Ohio rivers, halfway between St. Louis, Missouri, to the northwest and Nashville, Tennessee, to the southeast. The city serves as the hub of its surrounding micropolitan area, including McCracken, Ballard and Livingston counties in Kentucky and Massac County in Illinois.

Several barge companies are headquartered in Paducah, along with Dippin' Dots and the Paducah and Louisville Railway. The river continues to be a prominent source of industry for the city.

The city's top employers include a variety of entities in health care, education, and government: Baptist Health Hospital (1,710 employees), Lourdes Hospital (1,450 employees), Walmart (925 employees) and Paducah Public Schools (546 employees). [Kentucky Economy](#)

Kentucky is home to 4,535,000 residents, having grown an annualized 0.3% over the five years to 2023, which ranks it 34th out of all 50 states by growth rate. Kentucky's gross state product (GSP) in 2023 reached \$203 billion, with growth of 1.0% over the 5 years to 2023. Businesses in Kentucky employed a total 1,975,000 people in 2023, with average annual employment growth over the past five years of 0.2%. The top three sectors by total employment are Manufacturing, Real Estate and Rental and Leasing, Healthcare and Social Assistance, while the unemployment rate across the state in 2024 was 4%.

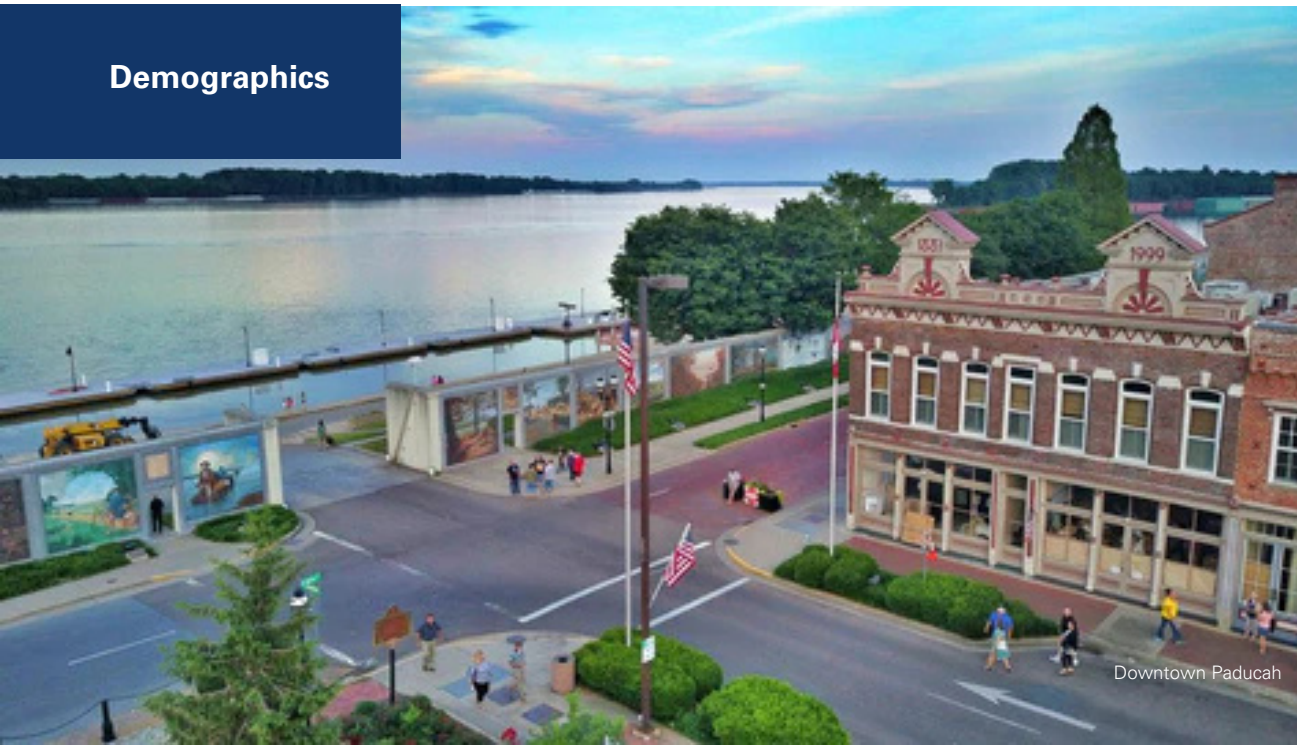
Fortune 1,000 Companies in Kentucky

Company	Rank
Humana	No. 52
Yum Brands	No. 505
Ashland Global Holdings	No. 694
Brown-Forman	No. 730
Tempur Sealy International	No. 763
Texas Roadhouse	No. 829
Valvoline	No. 894



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Demographics



Downtown Paducah



Demographics	1 Mile	3 Mile	5 Mile
2024 Population	3,100	25,000	47,000
2027 Population	3,158	21,324	42,863
2024 Avg. Household Income	\$63,500	\$68,200	\$71,000

Nearest Major Airport



Barkley Regional Airport



4.6 Miles
from the subject property



1,018
acres



± 30K Passengers
served annually

Largest Universities in Kentucky

University	Number of Students
University of Kentucky	25,856
Louisville Western Kentucky University	20,592
University Eastern Kentucky University	19,258
University	15,839
Jefferson Community and Technical College	15,475
Northern Kentucky University	14,785
Bluegrass Community and Technical College	11,596
Murray State University	10,778
Morehead State University	8,897



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Tenant Profile - Academy Sports + Outdoors

Academy Sports + Outdoors is one of the nation's largest sporting goods and outdoor stores. With 298 stores and counting, we offer a broad assortment of quality hunting, fishing, and camping equipment and gear, along with sports and leisure products, footwear, apparel and much more. Academy is headquartered out of Katy, TX, a suburb of Houston, TX.

Over the last several decades, the company has grown substantially from its small beginnings. Sales reached one billion dollars in 2003, two billion dollars in 2007, three billion dollars in 2012, and four billion dollars in 2014. In fiscal 2024, sales exceeded \$6.16 billion representing. The company also reported EBIT (Earnings Before Interest & Tax) of \$677.9million for fiscal year 2024.



YEAR FOUNDED
1938



COMPANY TYPE
Public (NASDAQ: ASO)



HEADQUARTERS
KATY, TX



WEBSITE
academy.com



LOCATIONS
282



S&P CREDIT RATING
S&P: BB

TENANT PROFILE - ACADEMY SPORTS + OUTDOORS

Trade Name	Academy Sports + Outdoors
Company Type / Ticker Symbol	Public / NASDAQ: ASO S&P:
Credit Rating / Outlook	BB- / Outlook: Stable
Number of Locations	282(In18 States)
Market Cap (April-2024)	\$4.8 Billion
Annual Revenue (Fiscal Year 2024)	\$6.16 Billion
EBIT (Fiscal Year 2024) Total	\$677.9 Million
Assets (Fiscal Year 2024) Free	\$5.28 Billion
Cash Flow (Fical Year 2024)	\$535.8 Million

