

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



2025 Major Tenant Remodel | Dense Retail Corridor | Long Term Car Wash Operating History (20+ Years)

QUALIFIES FOR
100% BONUS
DEPRECIATION



4416 Western Avenue

KNOXVILLE TENNESSEE

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371







OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$2,370,000
Net Operating Income	\$160,000
Cap Rate	6.75%

PROPERTY SPECIFICATIONS

Property Address	4416 Western Avenue, Knoxville, Tennessee 37921
Rentable Area	3,003 SF
Land Area	0.81 AC
Year Built / Remodel	2010 / 2025
Tenant	Zips Car Wash
Guaranty	Corporate (Zips Car Wash, LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	3+ Years
Increases	1.50% Annually
Options	1 (10-Year) & 6 (5-Year)
Rent Commencement	11/22/2019
Lease Expiration	3/31/2030
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Zips Car Wash	3,003	11/22/2019	3/31/2030	Current	-	\$13,333	\$160,000	1 (10-Year) & 6 (5-Year)
(Zips Car Wash, LLC)				4/1/2027	1.50%	\$13,533	\$162,400	
				4/1/2028	1.50%	\$13,736	\$164,836	
1.50% Annual Increases Throughout Initial Term & Options Thereafter								

3+ Years | Corporate Lease Signature (Zips Car Wash, LLC) | 1.50% Annual Rental Increases | Options to Extend

- 3+ years of remaining term with 1 (10-year) and 6 (5-year) options to extend
- The lease features 1.50% annual rental increases throughout initial term and options thereafter (In 1st Option annual rent jumps to \$210,000)
- Recent Remodel (2025) - Building is below replacement cost
- Was previously a Time to Shine car wash location, before Zips bought them in 2017
- The combination of recent remodel, the long-term historical car wash use, and low rent are major contributors to the projected success at this location
- Corporate lease signature from Zips Car Wash, LLC, a private company with more than 280 units under operation

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities

- Ideal, management-free investment for a passive investor
- The Landlord will benefit from fee simple ownership of the land & building
- No landlord responsibilities
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

Strong Demographics in Local Trade Area | Direct Consumer Base

- More than 174,000 individuals reside in the local trade area
- The average household income exceeds \$89,445 within a 5-mile radius

Strategically Positioned | Between Interstate 75 & 640 | National Credit Tenant Synergy | Dense Retail Corridor

- Zips Car Wash is located along Western Ave, a major retail road that averages 32,600 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 75 & 640, a major thoroughfare that averages 77,200 VPD
- National credit tenants in the immediate trade area include McDonald's, Taco Bell, Walgreens, Amazon, Frito Lay, Dollar General and many others
- Strong tenant synergy promotes crossover shopping to the subject property
- Located roughly five minutes from downtown Knoxville

Qualifies for Bonus Depreciation - See Pg. 8 for More Information



ACCELERATED DEPRECIATION
FOR A CAR WASH INVESTMENT

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Car washes may be particularly well suited for accelerated depreciation because a substantial portion of the property can consist of equipment, mechanical systems and land improvements with shorter depreciable lives than traditional commercial real estate. Through a qualified cost segregation analysis, certain components may be reclassified from 39-year commercial real property into shorter-life asset categories. Potential qualifying components may include conveyors, dryers, vacuum systems, water reclamation equipment, electrical and plumbing systems serving the car wash equipment, signage, pavement and other site improvements. Eligible assets may qualify for accelerated depreciation, including 100% bonus depreciation, depending on the property, acquisition date, placed-in-service date and purchaser's individual tax position. By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment. The amount and timing of any deduction must be determined through a property-specific analysis completed by qualified tax and cost segregation professionals.



CAR WASH DEPRECIATION CONSIDERATIONS

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation study evaluates the individual components of the car wash and assigns eligible assets to their appropriate depreciation schedules. Equipment-intensive components such as conveyors, dryers, vacuum systems, water treatment equipment, specialized electrical and plumbing systems, signage and certain site improvements may qualify for shorter recovery periods than the traditional 39-year schedule for commercial buildings. This may accelerate eligible deductions into the earlier years of ownership and improve after-tax cash flow.	For some investors, it may make more sense to depreciate eligible car wash components over their applicable recovery periods rather than accelerating the full deduction. Certain equipment, mechanical systems and site improvements may qualify for shorter depreciation schedules, including 5-, 7- or 15-year recovery periods, compared with the traditional 39-year life for commercial buildings.

The information provided herein is intended for informational purposes only; while best efforts are made to ensure accuracy, information is sourced from third parties and may contain errors, and no representation, recommendation, or advice regarding legal, tax, or investment matters is made by Broker — please consult your attorney and financial advisors before making any investment decision.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



ZIPS CAR WASH

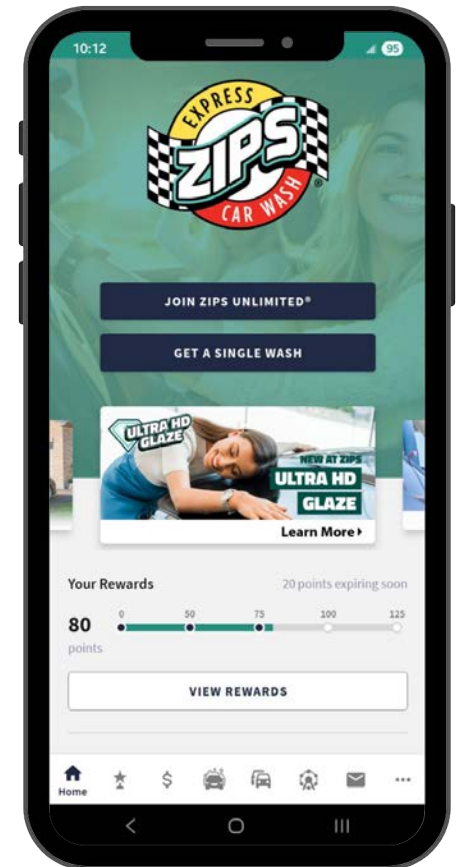
zipscarwash.com

Company Type: Private

Locations: 185+

ZIPS Car Wash, headquartered in Plano, Texas, is a privately held car wash operator, with over 185 locations across 19 states under three brands: ZIPS Car Wash, Rocket Express Car Wash, and Jet Brite Car Wash. With over 20 years of car washing experience, ZIPS prides itself on providing the highest quality express tunnel car wash in the industry. ZIPS uses the latest industry technology to provide a clean, dry, and shiny vehicle, exceptional customer experiences and value through loyalty rewards in the innovative ZIPS Car Wash mobile app. The ZIPS team aims to positively impact the communities they live and serve in through key partnerships with schools, military non-profit organizations and community leaders. In 2025, ZIPS Car Wash was recognized by Newsweek as a “Best of the Best” and “Best in Customer Service” award recipient.

Source: zipscarwash.com/press



PROPERTY OVERVIEW



LOCATION



Knoxville, Tennessee
Knox County

ACCESS



Western Avenue/State Highway 62: 1 Access Point

TRAFFIC COUNTS



Western Avenue/State Highway 62: 32,600 VPD
Interstate 75 & 640: 77,200 VPD

IMPROVEMENTS



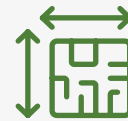
There is approximately 3,003 SF of existing building area

PARKING



There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 4.32 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 093FB00904
Acres: 0.81
Square Feet: 35,284

CONSTRUCTION



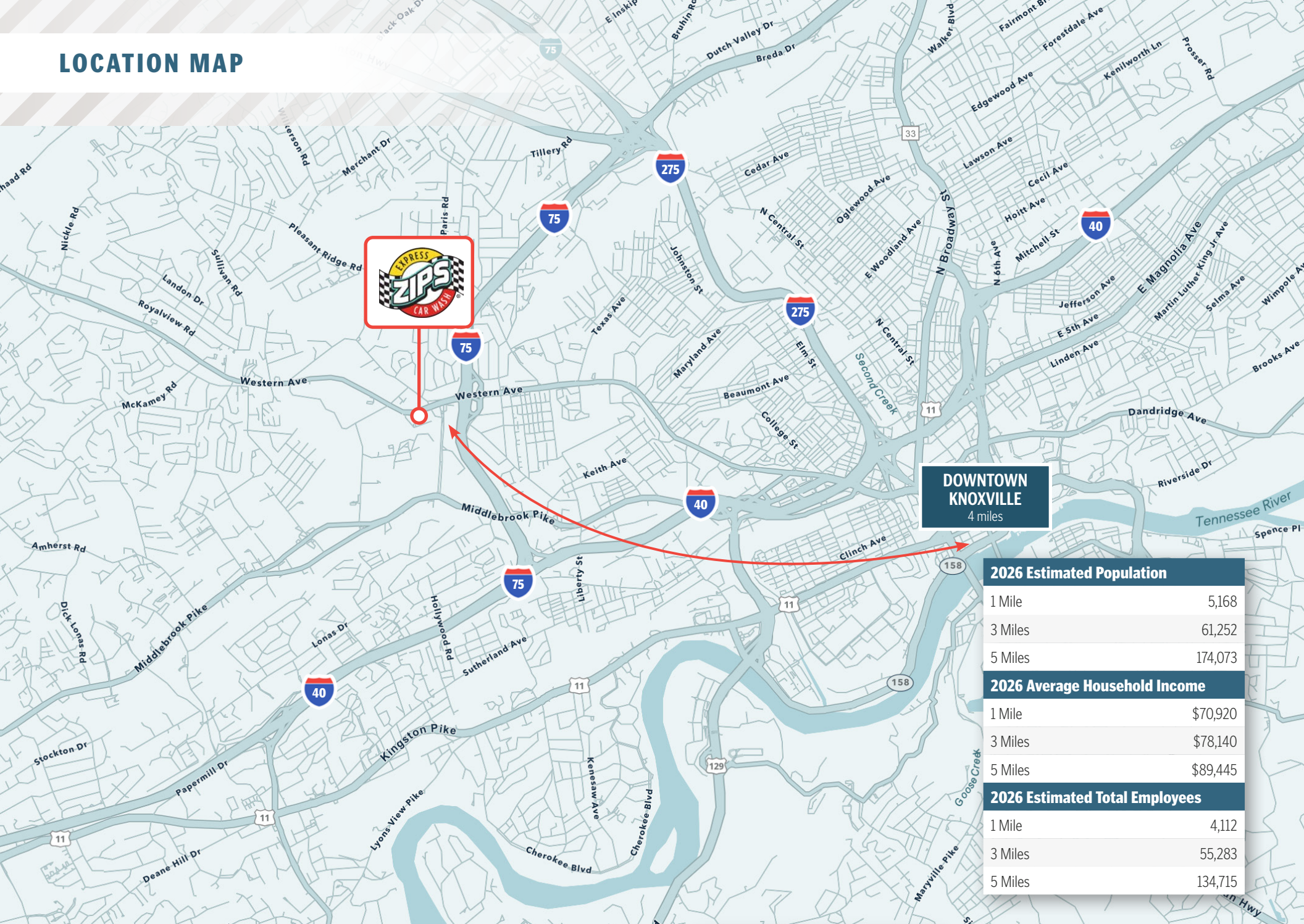
Year Built: 2010

ZONING



General Commercial

LOCATION MAP



2026 Estimated Population	
1 Mile	5,168
3 Miles	61,252
5 Miles	174,073
2026 Average Household Income	
1 Mile	\$70,920
3 Miles	\$78,140
5 Miles	\$89,445
2026 Estimated Total Employees	
1 Mile	4,112
3 Miles	55,283
5 Miles	134,715







WESTERN AVEUE 32,600 VPD

Pylon Sign

LONG JOHN
SILVER'S



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	5,168	61,252	174,073
2031 Projected Population	5,359	63,408	180,979
2026 Median Age	36.7	34.0	33.8
Households & Growth			
2026 Estimated Households	2,326	26,617	74,921
2031 Projected Households	2,438	27,801	78,889
Income			
2026 Estimated Average Household Income	\$70,920	\$78,140	\$89,445
2026 Estimated Median Household Income	\$52,891	\$55,661	\$62,454
Businesses & Employees			
2026 Estimated Total Businesses	232	3,299	8,187
2026 Estimated Total Employees	4,112	55,283	134,715



KNOXVILLE, TENNESSEE

Knoxville, city, seat of Knox county, eastern Tennessee, U.S., on the Tennessee River, which is formed just east of the city by the confluence of the Holston and French Broad rivers. It is situated between the Cumberland Mountains to the northwest and the Great Smoky Mountains to the southeast and is the centre of a metropolitan area that includes the cities of Maryville, Alcoa, and Oak Ridge. Knoxville is an international port connected via navigable channels to the nation's inland waterways and the Gulf of Mexico. Knoxville is a city in Tennessee and the third-largest city in the state. Knoxville has a 2026 population of 202,469.

Knoxville has a diversified economy, with a strong public sector led by the University of Tennessee and the Tennessee Valley Authority, which provide employment stability. Local businesses thrive and there are some notable companies from Knoxville including Regal Entertainment Group which has movie theaters and screens across the U.S., Pilot Flying J which is one of North America's largest operators of travel centers and convenience stores and The H.T. Hackney Co., one of America's oldest wholesaler distributorships.

Knoxville provides a good assortment of arts and cultural offerings. Some of the more notable include - The Appalachian Ballet Company, The Bijou Theatre, The Black Box Theatre, The City Ballet of Knoxville, The East Tennessee Discovery Center, The East Tennessee History Center, The Emporium Center for Arts & Culture, The Farragut Folklife Museum, The Knoxville Museum of Art, The Knoxville Opera, The Knoxville Symphony Orchestra, The Knoxville Zoo, Sundown in the City a free outdoor concert series in the spring and summer, The Women's Basketball Hall of Fame. Knoxville is home the the Women's basketball hall of fame. Knoxville is also home to the Knoxville Ice Bears, a minor league hockey team who play in the the Southern Professional Hockey League.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

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