

City BARBECUE™

REPRESENTATIVE PHOTO

115 N THOMPSON LN
Murfreesboro, TN (Nashville MSA)

OFFERED FOR SALE
\$3,094,000 | 6.35% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a corporate City BBQ in Murfreesboro, TN (Nashville MSA). The Premises is leased to City BBQ for a 15 year initial term, with three (3) - five (5) year options. The Asset is well positioned directly off of busy N Thompson Lane (23,940 VPD) and located across from a Walmart Supercenter.



**15-YR
LEASE**



**DENSE
RETAIL NODE**



**HIGH GROWTH
NASHVILLE MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$196,500
Rent Escalation	6-10	\$216,150
Rent Escalation	11-15	\$237,765
1st Extension	16-20	\$261,542
2nd Extension	21-25	\$287,696
3rd Extension	26-30	\$316,465

NOI \$196,500

CAP 6.35%

PRICE \$3,094,000

ASSET SNAPSHOT

Tenant Name	City BBQ
Address	115 N Thompson Ln, Murfreesboro TN, 37129
Building Size (GLA)	4,500 SF
Land Size	1.16 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Corporate
Lease Structure	ABS. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	8/9/2026
Lease Expiration Date	8/31/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$196,500



171,109 PEOPLE
IN 5 MILE RADIUS



\$104,566 AHHI
IN 5 MILE RADIUS



132,981 VPD
ON I-24



RENT GROWTH WITHIN LONG TERM LEASE

15 Year Abs. NNN - Ground Lease | 10% rental increases every 5 years including options | Three (3) - five (5) year options | Zero Landlord responsibilities



FAST GROWING BRAND

Corporate Guarantee by City BBQ who currently has over 70 locations | Expected growth of 100+ stores by the end of 2025 | City BBQ AUV is \$3.7M



TOP TIER MSA

Retail employment in the Nashville-Davidson-Murfreesboro-Franklin MSA rose from approximately 103.7 thousand in 2022 to 106,800 the following year | Average unemployment rate of 3.2% coupled by increased retail spending limits | Retail Vacancy sits at 3.1% in Q1 2025



HIGH-VISIBILITY CORRIDOR

Thompson lane is one of Rutherford counties busiest arterials carrying over 20,000 VPD | Property benefits from both commuter and destination traffic | Corridor provides access to I-24 linking Murfreesboro to downtown Nashville in under 30 min | Ongoing infrastructure includes TDOT's Thompson Lane widening initiative



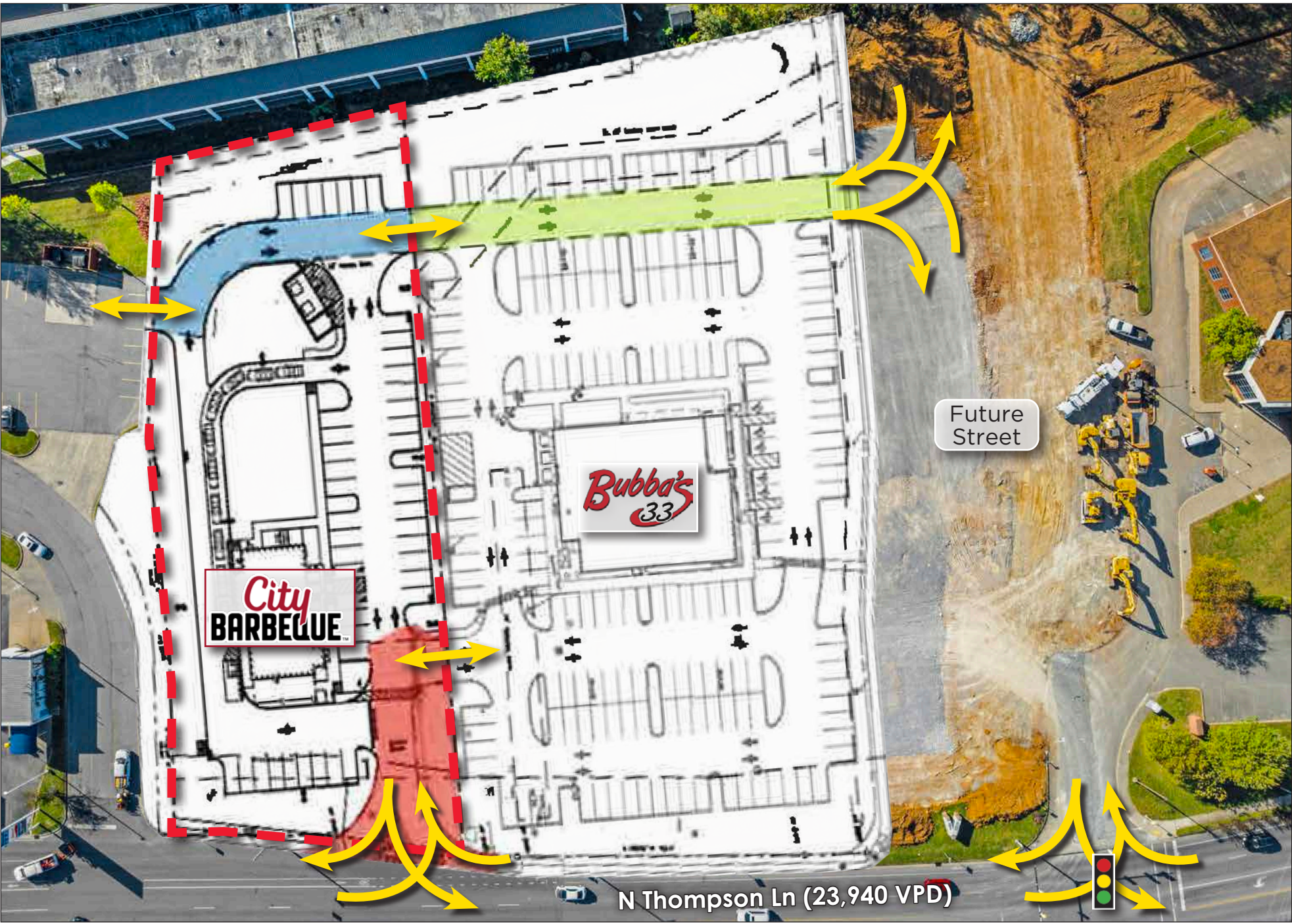
NEW CONSTRUCTION ACCOMPANIED BY SOLID NATIONAL RETAILERS

Newly built City BBQ on Thompson lane which is a key route through Rutherford County | Within 1-mile of site 4.1M SF of retail space | Adjacent to a Walmart Supercenter & nearby Lowes



INCOME GROWTH & YOUNG WORKFORCE

2.65% annual population increase YoY | Median age in Murfreesboro is 31 years (10-years below national average) & AHHI for ages 25-44 is \$77,000 | Affluent and professional demographics contribute to above-average retail sales per capita (\$18,400)



**City
BARBECUE**

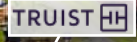
**Bubba's
33**

Future Street

N Thompson Ln (23,940 VPD)



Downtown Murfreesboro



Old Fort Pkwy (39,271 VPD)

N Thompson Ln (23,940 VPD)



Future Big Box Retailer

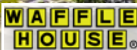




132,981 VPD



Old Fort Pkwy (39,271 VPD)



City BARBELUE



Future Big Box Retailer



N Thompson Ln (23,940 VPD)





NASHVILLE
30 MILES
0:40 DRIVE

MURFREESBORO

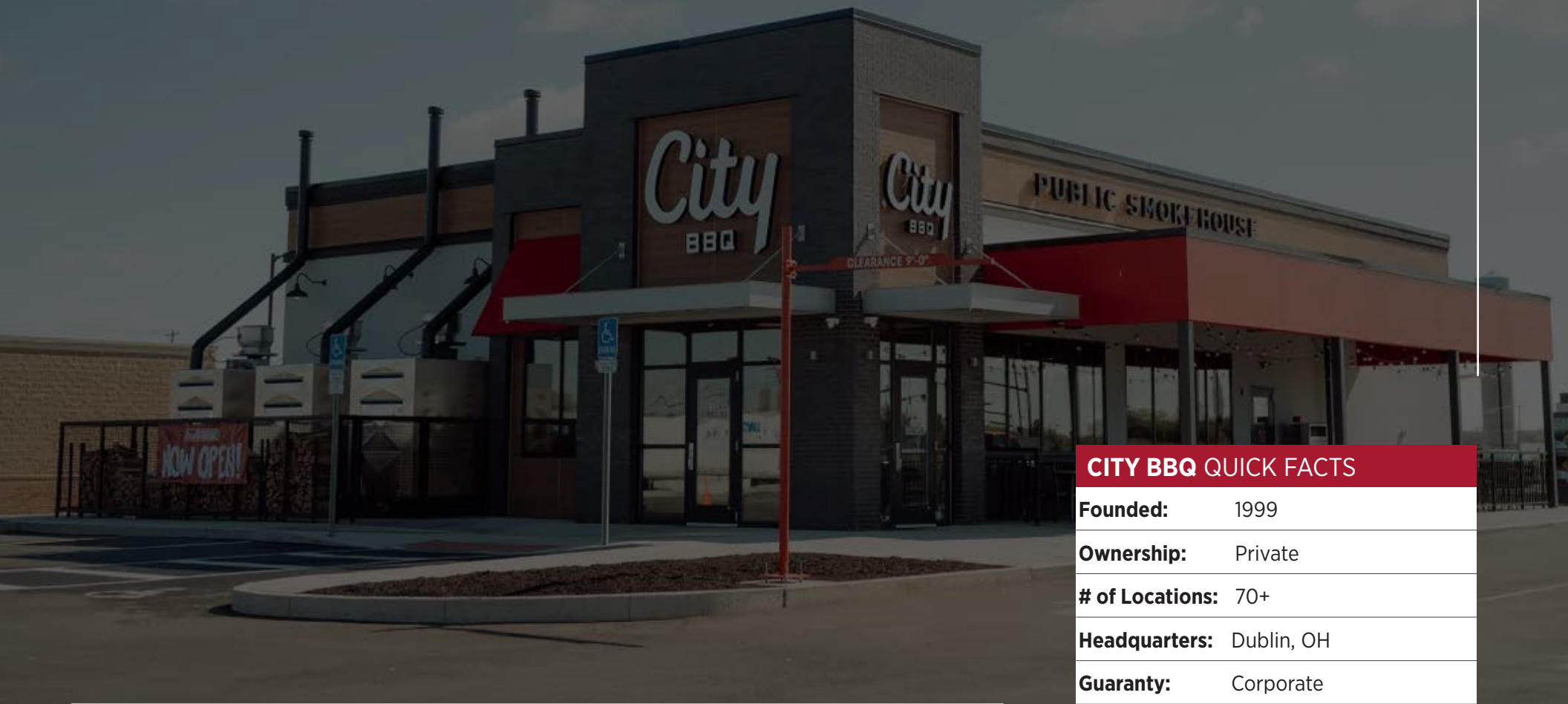
CHATTANOOGA
83 MILES
1:35 DRIVE

MEMPHIS
210 MILES
3:35 DRIVE

ATLANTA
180 MILES
3:45 DRIVE

Tennessee's business climate is highly attractive, marked by a combination of low taxes, a central location, and a pro-business regulatory environment. The state has no personal income tax, which appeals to both entrepreneurs and workers, and it offers various tax incentives for businesses, particularly in key industries like automotive manufacturing, healthcare, and logistics. Tennessee's strategic location with access to major transportation networks, including interstates, railways, and ports, makes it a prime hub for distribution and supply chain operations. Additionally, its workforce development programs, such as those supporting technical skills and advanced manufacturing, contribute to a strong labor pool. Overall, Tennessee continues to draw national and international companies, fostering economic growth and investment.

City BBQ is a culinary haven for barbecue enthusiasts, offering a mouthwatering journey through the smoky and savory realms of slow-cooked meats. With its roots deeply embedded in the rich tradition of American barbecue, City BBQ elevates the dining experience by crafting a menu that celebrates the art of pit-smoking. From succulent pulled pork and tender brisket to flavor-packed ribs, each dish is a testament to the expert craftsmanship of their pitmasters. The restaurant’s inviting ambiance and friendly staff create a warm and communal atmosphere, making it an ideal spot for both casual gatherings and serious barbecue connoisseurs. Whether you’re savoring their signature sauces, indulging in classic sides like mac ‘n’ cheese and baked beans, or relishing the smoky aroma that fills the air, City BBQ promises a delicious immersion into the world of authentic, slow-cooked barbecue.



CITY BBQ QUICK FACTS	
Founded:	1999
Ownership:	Private
# of Locations:	70+
Headquarters:	Dublin, OH
Guaranty:	Corporate

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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