



NEW 25-YEAR SALE-LEASEBACK | DRIVE-THRU

CROSSVILLE, TENNESSEE 38555

O F F E R I N G M E M O R A N D U M



CBRE

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INTRODUCTION

CBRE is pleased to present the exclusive listing for the Krystal located at 505 N Main Street in Crossville, TN. Strategically positioned on the Cumberland Plateau at the intersection of Interstate 40 and U.S. HWY 127, the city benefits from its accessibility, being approximately 60 miles west of Knoxville and 100 miles east of Nashville. The site consists of a 2,830± square foot building situated on a 0.63± acre parcel that benefits from direct frontage to Main Street/U.S. HWY 127. The site will be subject to a 25-year lease commencing at Close of Escrow. Starting in year one, the base rent shall be \$72,500. The lease will call for 1% rental escalations each year starting in year 6 and throughout the four (4), five-year renewal option periods (45-year potential total term).

The subject benefits from direct frontage to Main Street (TN HWY 127), which serves as a main arterial retail corridor surrounded by national and local tenants and its position as an out-parcel to an IGA-anchored shopping center.

INVESTMENT HIGHLIGHTS

- + Grocery-anchored Genesis Square Shopping Center Out-Parcel with Strong frontage at signalized-intersection on the Main Strip.
- + WAC Enterprises (96± Unit Operator) is in a healthy and powerful growth model continuing it's climb as the first ever and largest franchisee of Krystal.
- + Tenant will sign a Fresh 25-Year Absolute NNN Lease at Close of Escrow Featuring 1% Escalations beginning year 6.
- + Highly Functional Rapid Speed Drive-Thru Location.
- + Direct frontage to N Main Street / U.S. HWY 127 providing excellent visibility, access and exposure to over 16,000+ VPD.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	505 N Main Street, Crossville, TN 38555
PRICE:	\$1,260,869
ANNUAL RENT:	\$72,500
CAP RATE:	5.75%
TENANT:	WAC Enterprises, 96+ Unit Operator
GUARANTOR:	WAC Enterprises
RENTAL INCREASES:	1.00% Each Year, After Year 5
INITIAL LEASE TERM:	25-Years
RENEWAL OPTIONS:	Four (4), Five-Year Options
RENT COMMENCEMENT DATE:	At Close of Escrow
LANDLORD OBLIGATIONS:	None - Absolute NNN Lease Zero Landlord Responsibility
BUILDING SIZE YEAR BUILT:	2,830± SF 1997
LAND SIZE:	0.63± Acres 27,330±SF

RENT SCHEDULE	ANNUAL	YEARS	ANNUAL	YEARS	ANNUAL	YEARS	ANNUAL
CURRENT (YRS 1 - 5)	\$72,500.00	YR 10	\$76,198.23	YR 15	\$80,085.10	YR 21	\$85,011.95
YR 6	\$73,225.00	YR 11	\$76,960.21	YR 16	\$80,885.95	YR 22	\$85,862.07
YR 7	\$73,957.25	YR 12	\$77,729.81	YR 17	\$81,694.81	YR 23	\$86,720.69
YR 8	\$74,696.82	YR 13	\$78,507.11	YR 18	\$82,511.76	YR 24	\$87,587.90
YR 9	\$75,443.79	YR 14	\$79,292.18	YR 19	\$83,336.88	YR 25	\$88,463.77
YR 10	\$76,198.23	YR 15	\$80,085.10	YR 20	\$84,170.25		

ABOUT THE BRAND

Krystal®

Things have changed a lot in the last 87 years or so, but at Krystal, not so much. Even during the Great Depression, founders Rody Davenport Jr. and Glenn Sherrill believed that a good meal at a great price—served with a smile at a clean restaurant—would attract customers and keep them coming back. Krystal has proven them right ever since. Sure, we stick to the classics, but over the years, we’ve never been afraid to innovate, adding a breakfast menu, chicken sandwiches, hot dogs, milkshakes (and more) to our enduring selection of delicious, iconic, little square burgers. Today, as we expand into new markets with new restaurant designs and our unique and tasty menu items, we still deliver a one-of-a-kind taste and experience—one we like to think would make Rody and Glenn proud.

About the Franchisee - Operator Background

The Hale Group story is truly one of family, growth, wisdom, support, and evolution. Wayne and Carolyn Hale established their company as WAC Enterprises in 1989 when they became the first franchisees of The Krystal Company and opened the first franchise restaurant in Crossville, Tennessee, in 1990. Growing to three units by 1998, the Hales soon acquired another franchisee and thereby connected with operator John Jones, who would become a vital part of the company’s success and growth as COO.

Over subsequent years, WAC Enterprises built or acquired several more stores in their demographic footprint of East Tennessee, Northeast Alabama, and Northwest Georgia. The company was nine units strong by 2011 when joined by Jimmy Swansbrough, who assisted Mr. Jones in what became an unparalleled growth strategy. Nine units became thirteen, then seventeen, twenty-four, thirty-eight, forty-four—until by 2023, the Hales found themselves atop a sixty-eight unit enterprise spanning six states, along with a maintenance company founded in 2015 to service and supply commercial restaurants across the Southeast. Fast Forward to 2025 and WAC’s Team now operates 96-units in Tennessee, Alabama, Georgia, Kentucky, South Carolina, Mississippi, and Florida

Now known as The Hale Group, this company is the most decorated and respected franchisee of The Krystal Company, having become the cultural backbone of quality and dedication to the Krystal brand for over thirty years. Epitomizing a genuine understanding of growth, success, and consistency, The Hale Group has become the benchmark for establishing a company brand within a historic franchise.

As a result of recent growth, and the evolution of leadership within their organization, Wayne, John, and Jimmy—along with their team—are looking to build for the first time in several years, providing a testament to the loyalty present throughout the Southeast to the traditional Krystal brand.



REPRESENTATIVE PHOTO

COMPANY OVERVIEW

ANNUAL REVENUE:	\$317 Million (2024)
LOCATIONS:	Approx. 300
EMPLOYEES:	Approx. 6,500
OWNERSHIP:	Private - Franchisee
HEADQUARTERS:	Dunwoody, GA

505
N MAIN STREET

127

N Main Street | 16,290±AADT

AMCON
DISTRIBUTING COMPANY

SONIC
America's Drive-In

EXPRESS ZIPS CAR WASH

CENTENNIAL PARK

usbank

SCOOTER'S COFFEE

FIRST NATIONAL BANK OF TENNESSEE

CANCUN
Mexican Restaurant

AMERICAN STORAGE

DG

young PHARMACY

SHOP G.O. 1st
Grocery Outlet

DQ

202 WOODMERE Pet Spa
CROSSVILLE, TN (931) 202-1650

DOLLAR GENERAL

1 NAPA

WORKOUT ANYTIME
Your Fitness. Your Schedule.

Covenant HEALTH
Cumberland
189-Bed Acute Care Facility

Cumberland Rheumatology

Advance FINANCIAL 24/7

TACO BELL

MATTRESS OUTLET

goodwill

BURGER KING

SmartBank

DOLLAR GENERAL

PURESPIN

Walgreens

1ST FARMERS AND COMMERCIAL BANK
EST. 1960

Wendy's

fastpace health

REGIONS

Pizza Hut

IGA

Domino's Pizza

One Bank OF TENNESSEE

JOHN SMITH PROFESSIONAL PHARMACY

Jet Park

TRACTOR SUPPLY CO.

Dunhan's SPORTS

HARBOR FREIGHT TOOLS

Kroger

KFC

planet fitness

Hardee's

ups

CAPTAIN D'S

Starbucks

Little Caesars

FIRST BANK

FOOD CITY

Advance Auto Parts

WASH N' ROLL

SHERWIN WILLIAMS

CVS/pharmacy

Weigel's

AutoZone

Glenn Martin Elem. School
772±Students Enrolled

AAA Storage

DOLLAR GENERAL market

CASA GRANDE MEXICAN RESTAURANT

Cumberland COUNTY HIGH SCHOOL
982±Students Enrolled

Genesis Square



PROPERTY AERIAL



N Main Street | 16,290±AADT



PROPERTY AERIAL

young
PHARMACY

SHOP 1st
Grocery Outlet

DQ

202 WOODMERE
Pet Spa
CROSSVILLE, TN
(931) 202-1650

DOLLAR GENERAL

1 **NAPA**

WORKOUT ANYTIME
24/7
You. Fitness. Your Schedule.

TAKE 5
OUTLETS

MINI
MART

SUBWAY

Wendy's

Pizza Hut
NO ONE OUTPIZZAS THE HUT

N Main Street | 16,290±AADT

Genesis Square

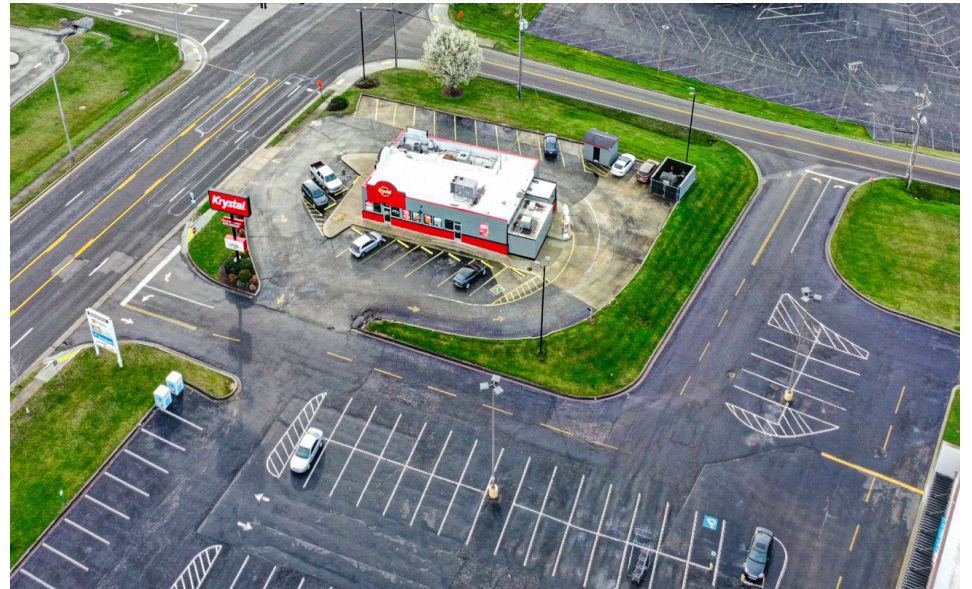
IGA **Domino's Pizza** **Hometown Scrubs**



PROPERTY IMAGES



PROPERTY IMAGES



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,196	15,856	23,670
2030 Population (Projection)	4,469	16,786	25,056

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	3,629	14,056	21,307
Black or African American	59	169	201
Asian	51	229	286
American Indian & Alaskan Native	21	59	76
Pacific Islander	1	5	6
Two or More Races	263	852	1,224

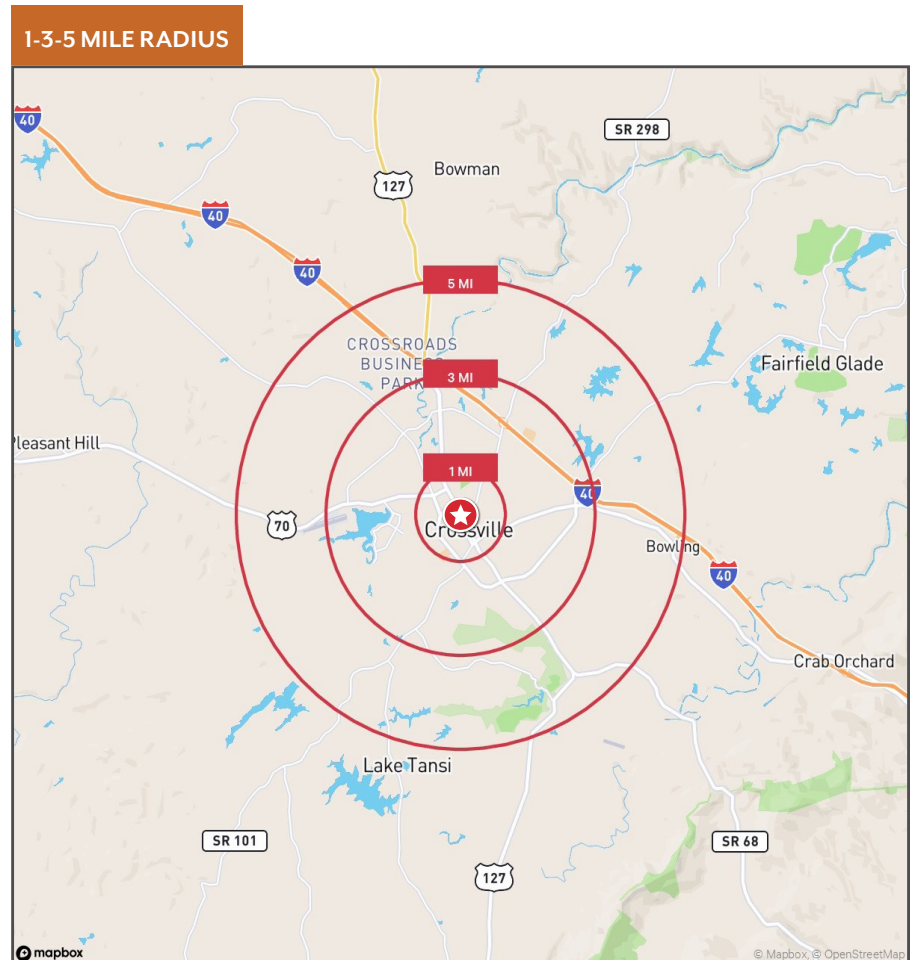
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	10,363	24,709	30,865
Daytime Workers	7,996	15,923	17,737
Daytime Residents	2,367	8,786	13,128

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	650	1,182	1,364
2025 Employees	7,263	14,154	15,656

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$50,893	\$69,886	\$77,823

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	38.6	41.9	45.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	1,938	6,906	10,385
2030 Households (Projection)	2,101	7,431	11,169





Crossville, nestled in the heart of the Cumberland Plateau, is a Tennessee destination where natural beauty and modern amenities meet. Known as the Golf Capital of Tennessee and surrounded by breathtaking mountains, lakes, and trails, Crossville offers endless opportunities for outdoor adventure, recreation, and relaxation.

The county seat of Cumberland County, TN – it is emerging as a dynamic market, characterized by steady population growth, a diversifying economy, and an active real estate sector. Strategically positioned on the Cumberland Plateau at the intersection of Interstate 40 and U.S. HWY 127, the city benefits from its accessibility, being approximately **60 miles west of Knoxville** and **100 miles east of Nashville**. Recent developments highlight this growth, including the groundbreaking in October 2025 for a 100,000-sq-ft industrial spec building at the Interchange Business Park, funded in part by a \$4.5M state grant. Additionally, TSM Metal Works announced in June 2024 its expansion into Cumberland County with a new 30,000-sq-ft manufacturing facility.

Key Highlights for Commercial Real Estate Investment

- **Strategic Location:** Crossville’s position at the crossroads of I-40 and US-127 provides excellent connectivity to major TN cities, making it attractive for logistics, retail, and industrial operations.
- **Population Growth:** Both Crossville & Cumberland County are experiencing consistent population increases, suggesting growing demand for housing, goods, and services.
- **Diverse Industrial Base:** The presence of manufacturing, retail, and health-care as leading employment sectors indicates a diversified economy less susceptible to downturns in a single industry.



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N MAIN STREET



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