

1004 CENTRAL AVE W SPRINGFIELD, TN

SALE-LEASEBACK

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:

JAY REEVES

ASSOCIATE VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

JACOB FRIEDMAN

ASSOCIATE VICE PRESIDENT

Direct (773) 446-7583

Mobile (847) 204-7103

jacob.friedman@matthews.com

License No. 475169452 (IL)

ELI FOX

ASSOCIATE

Direct (773) 572-6185

Mobile (314) 513-2910

eli.fox@matthews.com

License No. 475208707 (IL)

KYLE MATTHEWS

BROKER OF RECORD

License No. 263667 (TN)



TABLE OF CONTENTS

05

INVESTMENT OVERVIEW

07

TENANT OVERVIEW

09

AREA OVERVIEW



*APPROXIMATE PARCEL OUTLINE

INVESTMENT HIGHLIGHTS

IMMEDIATE CASH FLOW

Premier Architectural Products will be executing a 10-year NNN lease upon close of escrow creating an ease of management for investors.

IDEAL LEASE TERMS

Premier Architectural Products is seeking a ten (10) year lease with three percent (3%) annual increases and two, 5-year renewal options at fair-market value.

HIGH QUALITY BUILDING IN STRATEGIC LOCATION

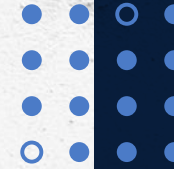
This masonry building features four (4) dock doors, two (2) drive-in doors, and $\pm 4,500$ SF of office. The $\pm 75,440$ facility sits on ± 7.30 AC. The subject property is an approximate 40-minute drive to Nashville. Additionally, its proximity to both I-65 and I-24 allows efficient access to the major interstate corridors.



INVESTMENT OVERVIEW



\$5,500,000
LIST PRICE



PROPERTY OVERVIEW	
Address	1004 Central Ave W
City	Springfield
State	TN
Zip	37172
RBA	±75,440 SF
Land Area	±7.30 AC
Office SF	±4,500 SF
Column Spacing	40' x 50'
Clear Height	±15' 6"
Dock Doors	4
Drive-In Doors	2
Construction	Masonry



ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	CAP RATE
1	\$490,360.00	8.92%
2	\$505,070.80	9.18%
3	\$520,222.92	9.46%
4	\$535,829.61	9.74%
5	\$551,904.50	10.03%
6	\$568,461.64	10.34%
7	\$585,515.48	10.65%
8	\$603,080.95	10.97%
9	\$621,173.38	11.29%
10	\$639,808.58	11.63%

TENANT OVERVIEW

Premier Architectural Products is a Specialty Contractor that serves a variety of national companies and specializes in Finish Carpentry. Premier Architectural Products has hundreds of years of combined experience, skills, and knowledge, making them a top producer in their industry. Their reach is nationwide. Their team approaches every project with professionalism and attention to detail. Premier Architectural Products provides a number of products including wood, stone, glass, metal, and solid surface. Currently, Premier Architectural Products generates around \$20 million in annual revenues and will continue to grow as it plans to expand to more locations. With hundreds of years of combined experience among their team members, they possess the expertise and know-how to handle projects of all scales and complexities. From conceptualization to execution, they pay meticulous attention to detail, ensuring that every product meets the highest standards of quality and aesthetics.

Premier Architectural Products comprehensive range of offerings enables them to cater to a diverse clientele across various industries. Whether it's creating custom millwork, expertly crafting stone surfaces, shaping metalwork masterpieces, or producing sleek and durable solid surface solutions, they have the capability and resources to bring your vision to life.

RECENT WORK

PUTTSHACK



COOPER'S HAWK



900 N MICHIGAN



GRADUATE HOTELS





AREA OVERVIEW



SPRINGFIELD, TN

Springfield, Tennessee, located in Robertson County with a population of around 17,000 residents, offers industrial investors a compelling opportunity due to its strategic location and favorable business climate. The town's economy, characterized by a mix of manufacturing, healthcare, retail, and logistics, is particularly attractive for industrial development. Positioned just north of Nashville, Springfield enjoys easy access to major transportation routes like Interstate 24 and Interstate 65, enhancing connectivity for industrial operations and distribution networks. The local government in Springfield actively supports industrial growth by offering competitive incentives such as tax abatements, infrastructure grants, and streamlined permitting processes. Furthermore, available land for expansion coupled with a skilled and growing workforce, including access to Nashville's broader labor pool, adds to the town's appeal. Springfield's blend of small-town charm, urban proximity, and supportive business environment makes it an ideal choice for industrial investors looking to capitalize on the economic momentum of the Nashville metropolitan area.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	5,566	19,905	27,162
2023 Population	5,287	19,092	26,095
2020 Population	4,239	16,441	22,721
Annual Growth 2023-2028	1.9%	1.2%	1.1%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Population Projection	2,078	7,298	10,002
2023 Population	1,976	7,003	9,610
2020 Population	1,602	6,065	8,406
Annual Growth 2023-2028	1.0%	0.8%	0.8%

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$58,893	\$62,125	\$70,066

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1004 Central Ave W, Springfield, TN 37172** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Broker. The material and information in the Offering Memorandum is unverified. Broker has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Broker, the property, or the seller by such entity.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Broker or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



1004 CENTRAL AVE W SPRINGFIELD, TN

SALE-LEASEBACK

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

JAY REEVES
ASSOCIATE VICE PRESIDENT
Direct (615) 323-5460
Mobile (615) 476-3982
jay.reeves@matthews.com
License No. 357879 (TN)

JACOB FRIEDMAN
ASSOCIATE VICE PRESIDENT
Direct (773) 446-7583
Mobile (847) 204-7103
jacob.friedman@matthews.com
License No. 475169452 (IL)

ELI FOX
ASSOCIATE
Direct (773) 572-6185
Mobile (314) 513-2910
eli.fox@matthews.com
License No. 475208707 (IL)

KYLE MATTHEWS
BROKER OF RECORD
License No. 263667 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES