



- ◆ "Chipotlane" Concept
- ◆ Interstate 81 Lifestyle Center
- ◆ Tennessee "No Income Tax" State

Actual Location

Chipotle Free Standing Drive-Thru Restaurant

The Pinnacle - 413 Pinnacle Parkway Bristol, Tennessee 37620

For Sale

Investment Property

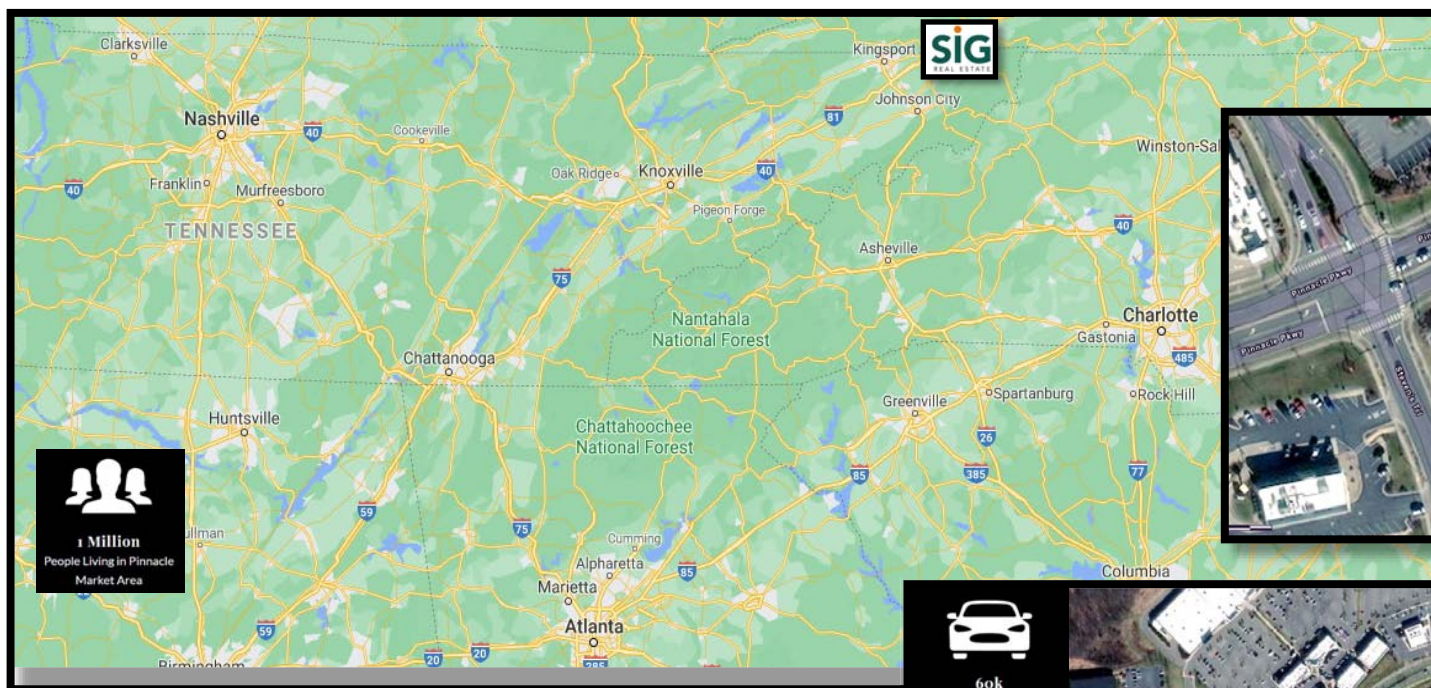
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Location Information

- ♦ Located at Exit 74 Interstate 81
- ♦ Interstate 81 ADT 44,366
- ♦ Highway 11 ADT 11,319
- ♦ Pinnacle Interstate Signage



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The Pinnacle Shopping Center

The Pinnacle is a 240-acre lifestyle center and commercial development located in Bristol, Tennessee along the border of Tennessee and Virginia. Established by Johnson Commercial Development and Oldacre McDonald LLC, its first stores opened in 2014. It is a mixed-use complex, with 1.3 million square feet of retail, restaurant, hotel, and office space, as well as recreational areas.

Anchor stores are Bass Pro Shops, Belk, Dick's Sporting Goods, Best Buy, CarMax and Marquee Cinemas. Its junior anchors are Old Navy, Michael's, ULTA, Kirkland's, and Marshall's.



Interstate 81 Signage



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Offering Summary	
Price	\$3,072,757
CAP Rate	4.75%
Year Built/ Renovated	2016/ 2022
Building/ Lot Size	4,132 SF/ 1.41 Acres
Ownership	Fee Simple

Rent Increases	Annual Rent	Monthly Rent	Increases
Primary Term: Years 1-5:	\$145,956	\$12,163	
Primary Term: Years 6-10:	\$160,552	\$13,379	10%
Primary Term: Years 11-15:	\$176,607	\$14,717	10%
First Option Term:	\$194,267	\$16,189	10%
Second Option Term:	\$213,694	\$17,808	10%
Third Option Term:	\$235,064	\$19,589	10%
Fourth Option Term:	\$258,573	\$21,548	10%

Annual Rent Less Avg CAM Charges

Property Information	
Tenant	Chipotle Mexican Grill
Ownership	Public
Lease Guarantor	Corporate
Lease Type	NN*
Initial Term	Fifteen (15) Years
Roof & Structure	Tenant Responsibility
Shopping Center Annual CAM*	Landlord Responsibility
Increases	10% every (5) Years
Option to Renew	(4) Five Year Options
Rent Commencement Date	May 2022

**Shopping Ctr Estimated CAM \$4,044 Annually
(Years 1 – 5)*



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Signage

Parking

- ◆ (85) Parking Spaces
(80) Spaces (5) Handicap Spaces

Egress/Ingress

- ◆ Pinnacle Parkway
Front Entrance
- ◆ Stevens Trail
Rear Entrance



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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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