



CITY OF KNOXVILLE



\$1,823,807 @ 7.25% Cap

- ❖ Single Tenant (NNN) Lease with ± 5 Years Remaining
- ❖ Lease Guaranty from Advance Financial DBA
- ❖ Proximity to the University of Tennessee
- ❖ Perfect 1031 Exchange Property for Passive Investors
- ❖ Knoxville MSA has over 850,000 Residents
- ❖ 2.25% Annual Rental Increases

SUBJECT PROPERTY PHOTO



2131 Palomar Airport Rd
Carlsbad, California 92011

2819 North Broadway | Knoxville, TN



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OFFERING OVERVIEW



SUBJECT PROPERTY PHOTO



Single-Tenant Advance Financial in Knoxville, Tennessee

BANG Realty is pleased to present this free-standing, ±2,304 SF property, net leased to Advance Financial with a guaranty from Harpeth Financial Services, LLC as Advance Financial. The site features a ± .24 Acre parcel. Located in the East City community of Knoxville, the location features easy access to Interstate 640 (1.5 Miles) & Interstate 40 (1.2 Miles). Advance Financial opened at this location in 2015 and is a leading fintech company that offers cash loans. Advance Financial has a philosophy of serving its customers and employees with courtesy, efficiency, and integrity.

The original 15-year, absolute triple net lease has approximately 5+ years of primary term remaining and two 5-year options to extend. The lease is also subject to annual 2.25% rental increases, a strong hedge against inflation. The lease guarantor, Advance Financial, boasts a large presence throughout Tennessee with 100+ locations. Advance Financial serves an area of 850+ thousand people in the greater Knoxville, Tennessee area. The network has been recognized as one of the 5000 fastest-growing private companies for 8 straight years and has accolades for being a great workplace, awarded by Forbes and Indeed. Advance Financial has grown rapidly through its offering of 24/7 online and in-person loan offerings.

PRICE: **\$1,823,807**

NOI: **\$132,226/Year**

Cap Rate: **7.25%**

Remaining Term: **± 5 Years**

- ❖ **Single Tenant Absolute NNN Lease to Advance Finance with ± 5 Years Remaining** - The property is currently under an Absolute Triple Net (NNN) Lease (via expense recapture from tenant) with no landlord responsibilities.
- ❖ **Advance Financial - Better Business Bureau "A+" Organization** - Advance Financial's long-term 'A+' rating reflects its ability to maintain profitability and unrestricted liquidity at levels consistent with the current rating. The system has a solid market presence in a high-growth service area.
- ❖ **Knoxville, TN is experiencing a strong population increase** - Knoxville's population is currently growing at a rate of .7% annually.
- ❖ **Store is Open 24 Hours, indicative of a busy location**

PRICING OVERVIEW



SITE ADDRESS: 

**2819 North Broadway,
Knoxville, TN 37917**

ASKING PRICE:

\$1,823,807

NET INCOME (NOI):

\$132,226/YEAR

CAP RATE:

7.25%

Gross Leasable Area (GLA):

±2,304 SF

Current Rent per SF:

\$60 /YR

Lot Size:

.24 ACRES

Year Built:

2015

Ownership Type:

Fee Simple

Tenant:

Advance Financial

Guarantor:

Harpeth Financial Services, LLC

Lease Type:

ABS Triple Net (NNN) **See Lease Overview

Rent Commencement:

July 1, 2015

Original Lease Term:

15-Years

Lease Expiration:

September 30, 2030

Remaining Term:

± 5 Years

Tenant Options:

(2) X 5 Year Options None

Right of First Refusal:

No

Rental Increases:

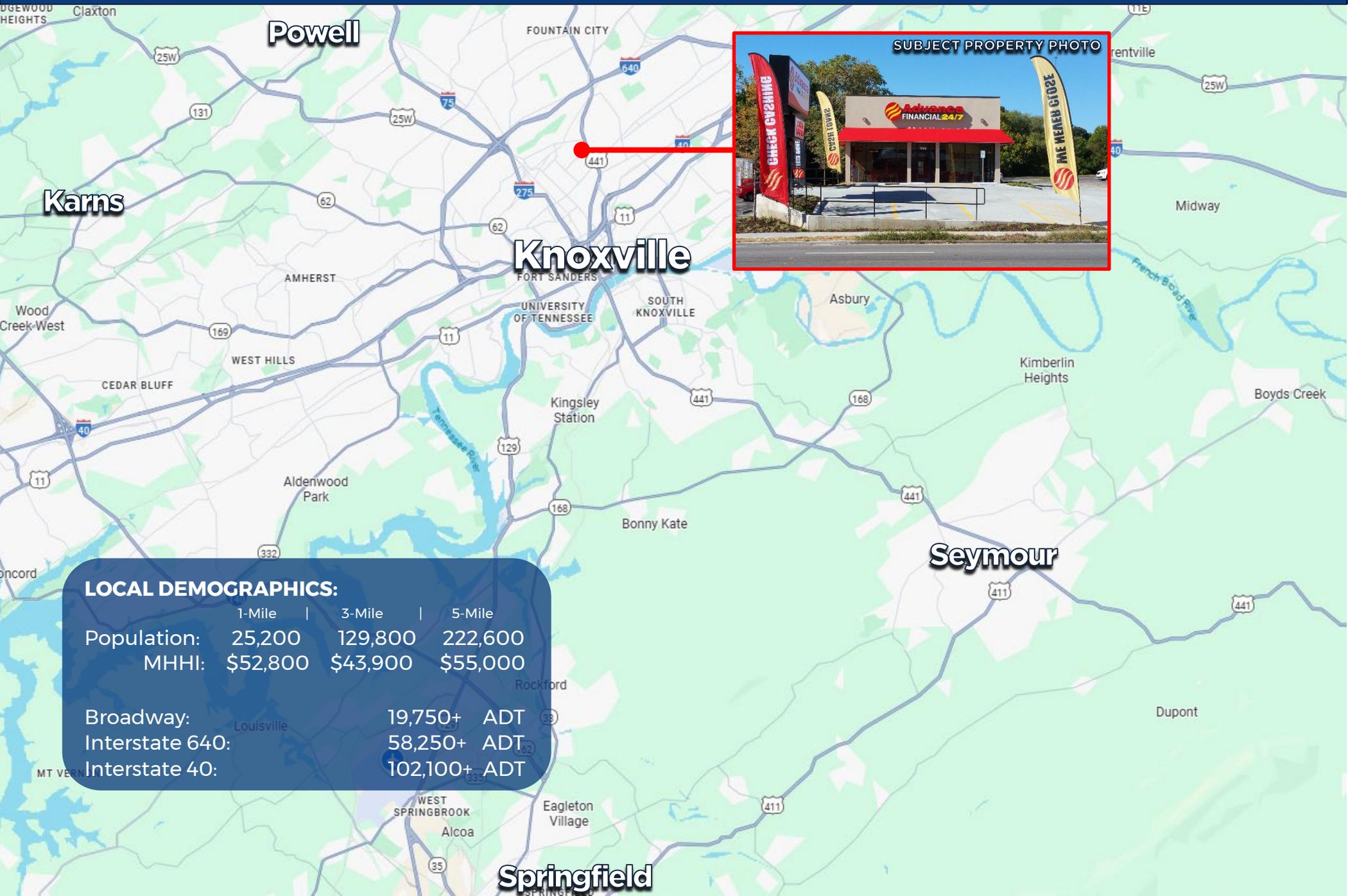
2.25% Annual Increases



<u>Term:</u>	<u>Annual Rent:</u>	<u>Monthly Rent:</u>
Year 1	\$105,849	\$8,820.74
Year 2	\$108,230.48	\$9,019.21
Year 3	\$110,665.67	\$9,222.14
Year 4	\$113,155.64	\$9,429.64
Year 5	\$115,701.65	\$9,641.80
Year 6	\$118,304.93	\$9,858.74
Year 7	\$120,966.79	\$10,080.57
Year 8	\$123,688.55	\$10,307.38
Year 9	\$126,471.54	\$10,539.29
Year 10	\$129,317.15	\$10,776.43
Year 11	\$132,226.78	\$11,018.90
Year 12	\$135,201.89	\$11,266.82
Year 13	\$138,243.93	\$11,520.33
Year 14	\$141,354.42	\$11,779.53
Year 15	\$144,534.89	\$12,044.57

Current Rent

Regional MAP



LOCAL DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	25,200	129,800	222,600
MHHI:	\$52,800	\$43,900	\$55,000
Broadway:	Louisville	19,750+	ADT 33
Interstate 640:		58,250+	ADT 62
Interstate 40:		102,100+	ADT 335

LOCAL MAP



INTERSTATE
640 58,250+ ADT

**Office
DEPOT**
Taking Care of Business

**DOLLAR
GENERAL**
Bojangles
"Chicken 'n Biscuits"

**BURGER
KING** **KFC** **McDonald's**
**Advance
Auto Parts**

SUBWAY

**UNITED STATES
POSTAL SERVICE**



Broadway - 19,750+ ADT
Firestone **Wal-Mart**

Krystal

Fulton High School
920+ Students

TACO BELL **Kroger**
**Save
alot**
food stores
goodwill

102,100+ ADT

INTERSTATE
40

University of TN 3 Miles from Store

PROPERTY PHOTOS



AREA OVERVIEW



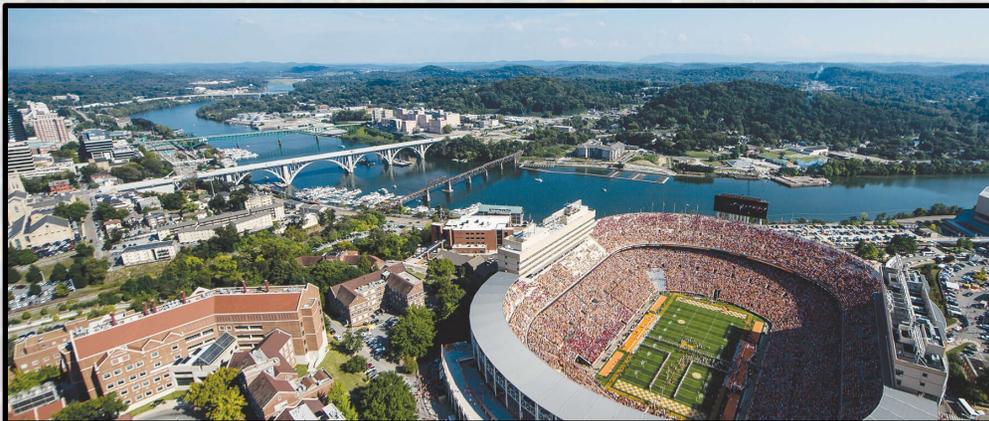
KNOXVILLE, TENNESSEE

Metro Knoxville anchors East Tennessee's largest metropolitan area, with 957,608 residents as of 2024. The Knoxville Metropolitan Statistical Area encompasses multiple counties and serves as the financial, commercial, cultural, entertainment, and government center of East Tennessee. The stable economy of the Greater Knoxville Area is highly diversified, with no one employment sector accounting for more than 22 percent of the area's total employment. Its strategic southeastern location has made it a major business hub for advanced manufacturing, healthcare, energy, technology, and distribution companies.

The Knoxville region of East Tennessee has a workforce of 620,000, including experienced employees in a large number of diverse industries. Recent years have seen substantial growth in trade, transportation, utilities, and financial activities. Tennessee's workforce development initiatives, including the Tennessee Promise program, which provides two years of community or technical college absolutely free of tuition and fees to graduating high school seniors, continue to strengthen the region's labor pipeline. The presence of the University of Tennessee's flagship campus in Knoxville, home to more than 38,000 students, enriches the quality of the regional workforce through high graduation levels and diverse academic programs.

Metro Knoxville has a diversified base of industries, led by advanced manufacturing, healthcare, energy, logistics, and technology services. The major industries that drive Knoxville's diverse economy include Advanced Manufacturing - Knoxville is home to several companies in the automotive, aerospace, and energy sectors. DENSO Manufacturing Tennessee (Maryville, TN) spans a 2.6 million SF campus and employs 5,000 people. Knoxville, experiencing significant economic growth, offers diverse job opportunities with top companies, especially in sectors like technology, healthcare, and green energy. The region has attracted major employers across various sectors, benefiting from Tennessee's business-friendly environment and strategic location. The presence of the Tennessee Valley Authority headquarters and the University of Tennessee at Knoxville bolsters Knoxville's economy. Added benefits accrue with the location of ORNL, a major U.S. Department of Energy facility, in nearby Oak Ridge. This creates a unique ecosystem where government, research, education, and private enterprise converge, fostering innovation and economic stability.

Knoxville benefits from Tennessee's favorable business climate and low catastrophic risk profile - minimal earthquake activity, rare tornadoes, and no coastal flooding concerns. The region's proximity to major population centers and transportation infrastructure, combined with competitive operating costs, continues to attract businesses looking to establish or expand their southeastern operations. With continued investment in workforce development and infrastructure, Greater Knoxville is positioned as a premier location for business growth and economic opportunity in the Southeast.



TENANT & GUARANTOR OVERVIEW



Family-owned and operated, Advance Financial was founded in 1996 in Franklin, Tennessee. From its humble beginnings as a 3-store chain, the company has grown to include nearly 100 locations throughout Tennessee, offering cash loans. Advance Financial is also a leading fintech company offering online lines of credit and installment loans in 13 states across the country.

Recent recognitions include 2019 Inc. 5000 fastest-growing private companies for the eighth straight years; A+ rating by the Better Business Bureau; Nashville's 4th fastest growing company (2019, Nashville Business Journal); Forbes Best Employers for New Graduates (2018); and, Indeed Top-Ranked Workplace for Compensation/Benefits (2019). Advance Financial is the second-largest family-owned company headquartered in Nashville (2019, Nashville Business Journal).





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