



BoomBozz Pizza

2044 Crossings Blvd
Spring Hill, Tennessee

Offering Summary



Executive Summary

Avison Young is pleased to offer to qualified investors the opportunity to purchase BoomBozz Craft Pizza & Taphouse, a brand-new freestanding class A, single-tenant retail building completed in January 2018. Located in Spring Hill, Tennessee, the property is well-positioned at the Southwest Gateway to I-840 and I-65, two of the most recognizable interstate systems around Nashville. The population in Spring Hill grew 276% between 2000 and 2010 which caused a surge in retail development to service the population boom.

The property sits within The Crossings of Spring Hill development with over 50 stores anchored by a Super Target. Other well-known retailers include Kohls, Ross, PetSmart, Electronic Express, Cracker Barrel, O'Charleys, Olive Garden, several hotels and entertainment concepts including AMC theatre. Most recent developments in the area include a free standing Red Robin and Longhorn next to the property. BoomBozz Pizza currently has a 10-year triple net lease in place with four, five-year renewal options. BoomBozz is based in Louisville, Kentucky and currently expanding across the country with three locations in the pipeline in the Nashville area.

Property Summary

Address	2044 Crossings Blvd Spring Hill, TN 37174
Site Size	0.82 acres
Year Built	2017
Building Size	5,176 sf
List Price	\$2,490,000
Cap Rate - Current	7.25%

Demographics

	3 miles	5 miles	7 miles
Population			
2017 Estimate	17,246	47,782	57,214
2022 Projection	20,352	55,120	66,153
Average Household Income			
2017 Estimate	\$83,597	\$88,406	\$91,085

Investment Highlights

Strong Neighboring Retailers – Including Target, Kohl's, Electronic Express, Kirkland's and many restaurants

Long Lease Term – Brand new 10-Year Lease with NNN rent structure

Rent Growth – Future rent escalations of 10% every five years with four renewal options

Tax Free State – Tennessee is one of the last remaining states with no state income tax

Excellent Submarket Stats – Submarket occupancy consistently above 95%

Great Access – Located off I-65 via Saturn Parkway with access on Main Street

Strong Demographics – 50,000 residents within a 5-mile radius with household incomes exceeding \$88,000

Brand New Construction – Completion scheduled for Fourth Quarter 2017

Experienced Franchisee – Strong Net Worth



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