

SINGLE TENANT ABSOLUTE NNN

Industrial Investment Opportunity



American Fundraising Group LLC



4521 Bristol Highway, Johnson City, TN

JOHNSON CITY MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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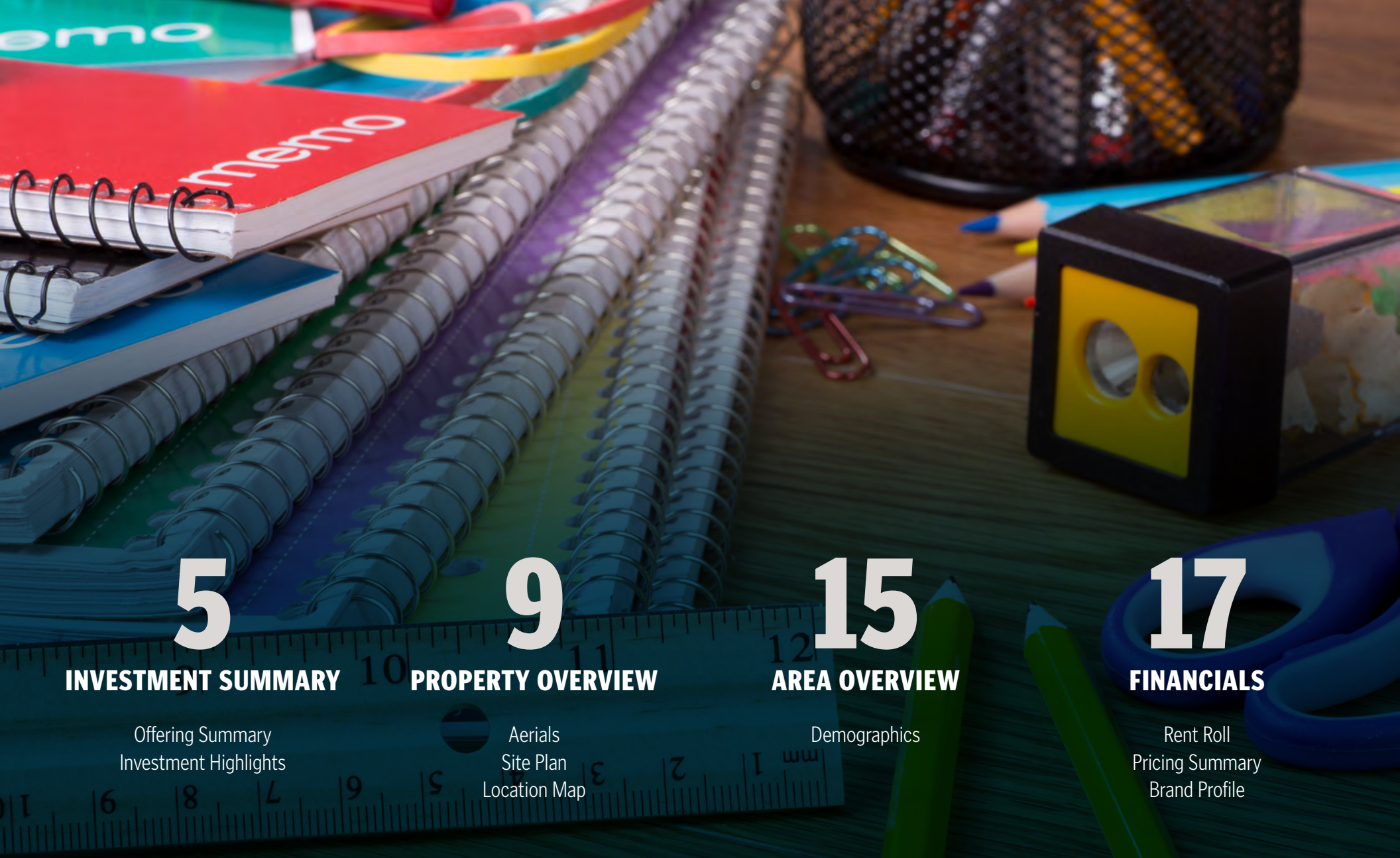
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NATIONAL NET LEASE

Principal Broker: Ray Uttenhove, SRS Real Estate Partners-Southeast, LLC | TN License No. 323223



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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, freestanding American Fundraising Group investment property located in Johnson City, Tennessee. The tenant, American Fundraising Group recently signed a brand new 5-year lease with no options to extend, demonstrating their commitment to the site. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor.

The property is located along Bristol Hwy, which averages 25,700 vehicles passing by daily and is a major retail thoroughfare serving the city of Johnson City. The Industrial building is positioned across Bristol Hwy from a Tractor Supply Co and Dollar General, which helps draw consumers into the trade area. Additionally, the asset located east of Interstate 26, a major north/south travelling highway that averages more than 37,500 vehicles passing by daily. Furthermore, the property is in the center of a primary retail corridor with other nearby national/credit tenants including Food City, Shell, Cracker Barrel, and more, further increasing consumer traffic to the site. The building benefits from excellent visibility and access via significant street frontage. The 10-mile trade area is supported by a population of over 167,100 residents and 102,200 employees. Residents within a 3-mile radius have an affluent average household income of \$119,053.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,775,000
Net Operating Income	\$150,000
Cap Rate	8.45%
Tenant	American Fundraising Group
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	15,313 SF
Land Area	1.24 Acres
Property Address	4521 Bristol Highway Johnson City, Tennessee 37686
Year Built / Remodeled	1984 / 2005
Parcel Number	082134 02885
Ownership	Fee Simple (Land & Building Ownership)
Zoning	B-4 - General Commercial
Parking Spaces	TBD

INVESTMENT HIGHLIGHTS

Brand New 5-Year Lease | Primary School Fundraising Company | Growing Regional Company

- Recently signed brand new 5-year lease term
- The tenant has helped raise millions of dollars for schools all around the southeast with American made products
- American Fundraising Group is a growing regional goods servicer to both the elementary and middle school markets

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Bristol Hwy (25,700 VPD) | Nearby Strong Retail Tenants | Interstate 26 (37,500 VPD) | Primary Retail Corridor

- Located along Bristol Hwy, which averages 25,700 vehicles passing by daily and is a major retail thoroughfare serving the city of Johnson City
- Positioned across Bristol Hwy from a Tractor Supply Co and Dollar General, which helps draw consumers into the trade area
- East of Interstate 26, a major north/south travelling highway that averages more than 37,500 vehicles passing by daily
- Located in the center of a primary retail corridor, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics in 10-Mile Trade Area | Six-Figure Incomes

- More than 167,100 residents and 102,200 employees support the trade area
- Affluent average household income of \$119,053 in 3-mile area



PROPERTY OVERVIEW



American Fundraising Group LLC

LOCATION



Johnson City, Tennessee
Sullivan County
Johnson City-Kingsport-Bristol MSA

ACCESS



Bristol Hwy: 2 Access Points

TRAFFIC COUNTS



Bristol Hwy: 25,700 VPD
Carroll Creek Rd: 7,500 VPD
State Highway 36: 15,600 VPD

IMPROVEMENTS



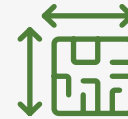
There is approximately 15,313 SF of existing building area

PARKING



There are approximately TBD parking spaces on the owned parcel.

PARCEL



Parcel Number: 082134 02885
Acres: 1.24
Square Feet: 54,014

CONSTRUCTION



Year Built: 1984
Year Renovated: 2005

ZONING

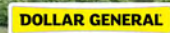


B-4 - General Commercial





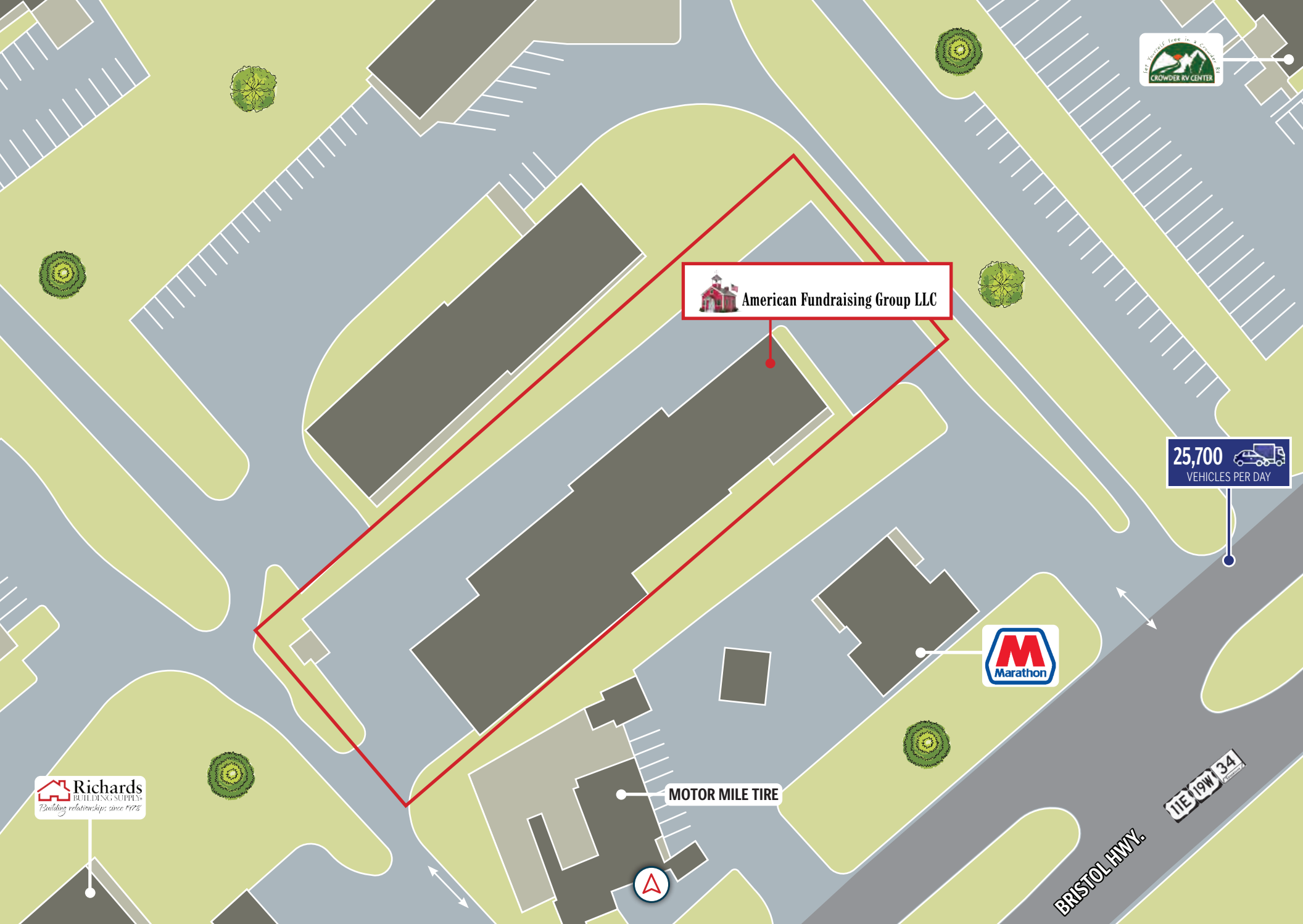
EDGEFIELD RD./STATE HIGHWAY 2601



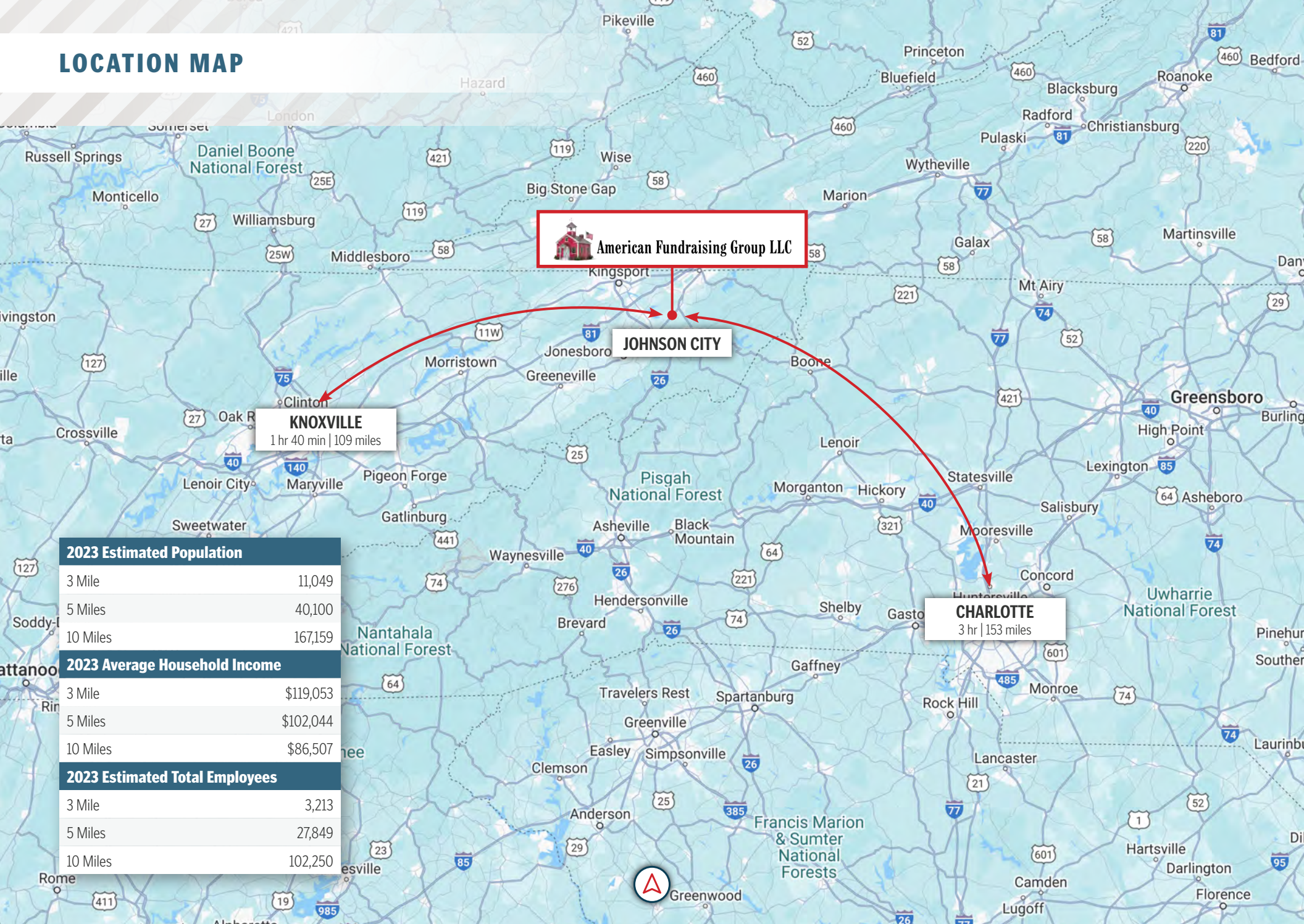
BRISTOL HWY./U.S. HIGHWAY 19W&11E/STATE HIGHWAY 34&381&411







LOCATION MAP



2023 Estimated Population

3 Mile	11,049
5 Miles	40,100
10 Miles	167,159

2023 Average Household Income

3 Mile	\$119,053
5 Miles	\$102,044
10 Miles	\$86,507

2023 Estimated Total Employees

3 Mile	3,213
5 Miles	27,849
10 Miles	102,250



JOHNSON CITY, TENNESSEE

Johnson City is located in Washington County. It hosts the popular Blue Plum Festival, and the region offers majestic scenery. The City of Johnson City is the 8th largest city in Tennessee with a population of 72,918 as of July 1, 2023.

Johnson City has a diverse economy led by healthcare, education and an entrepreneurial spirit that lives on from the City's founder, Henry Johnson. Business and industry in Johnson City are diverse and include retail, utilities, manufacturing, financial and medical services, as well as other services. The City's economic base is still firmly rooted in institutional services. As a regional hub for a four-state area, Johnson City is home to a large variety of retail business, from well-known national chains to local boutiques and galleries. Johnson City is an economic hub largely fueled by East Tennessee State University and the medical "Med-Tech" corridor, anchored by the Johnson City Medical Center, Franklin Woods Community Hospital, ETSU's Gatton College of Pharmacy and ETSU's Quillen College of Medicine. The three largest employers are Mountain States Health Alliance, East Tennessee State University and the Veteran's Administration Medical Center

Boone Lake is available for water skiing and hiking. Buffalo Mountain Park offers scenic hiking trails and places for mountain biking and bird watching. Roan Mountain State Park features beautiful views of the Appalachian Mountains and superb hiking areas. Tourists follow the Quilt Trail which showcases the tradition of quilting in the region. The trail features quilts situated on the walls of historic barns. Visitors walking along the trail also have opportunities to see historic sites and visit shops, galleries and other interesting locations. Excellent opportunities for trout fishing are located in the region. Strategically located at the economic center of the Tri-Cities region, Washington County is a hub for new development. Home to the region's largest city, Johnson City, it has led Northeast Tennessee in population growth, retail sales, and employment over the past decade.

Johnson City prides itself on a school system striving for excellence and many higher education opportunities. The city is home to East Tennessee State University, which includes the James H. Quillen College of Medicine. Johnson City is served by Tri-Cities Regional Airport and Johnson City Airport in Watauga.

AREA DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population			
2023 Estimated Population	11,049	40,100	167,159
2028 Projected Population	11,306	40,919	168,611
2010 Census Population	9,419	35,747	154,752
Projected Annual Growth 2023 to 2028	0.46%	0.41%	0.17%
Historical Annual Growth 2010 to 2020	1.30%	0.82%	0.63%
Households & Growth			
2023 Estimated Households	4,700	17,670	71,047
2028 Projected Households	4,839	18,151	72,184
2010 Census Households	3,943	15,492	65,263
Projected Annual Growth 2023 to 2028	0.58%	0.54%	0.32%
Historical Annual Growth 2010 to 2020	1.40%	0.93%	0.67%
Race & Ethnicity			
2023 Estimated White	89.50%	89.36%	89.38%
2023 Estimated Black or African American	2.63%	2.99%	3.69%
2023 Estimated Asian or Pacific Islander	2.21%	2.08%	1.43%
2023 Estimated American Indian or Native Alaskan	0.33%	0.37%	0.34%
2023 Estimated Other Races	1.87%	1.66%	1.91%
2023 Estimated Hispanic	5.55%	4.96%	4.54%
Income			
2023 Estimated Average Household Income	\$119,053	\$102,044	\$86,507
2023 Estimated Median Household Income	\$80,136	\$68,064	\$55,290
2023 Estimated Per Capita Income	\$50,620	\$44,898	\$36,935
Businesses & Employees			
2023 Estimated Total Businesses	281	1,875	5,829
2023 Estimated Total Employees	3,213	27,849	102,250



RENT ROLL

LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
American Fundraising Group	15,313	TBD	5 Years	Current	-	\$12,500	\$0.82	\$150,000	\$9.80	Absolute NNN	None

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



AMERICAN FUNDRAISING GROUP

afgfundraising.com

Company Type: Private

Locations: 1+

American Fundraising Group was founded in 1996 by Jim Pollock in Johnson City, TN. After successfully representing Cherrydale Farms for eleven years, Pollock decided that the timing was right to develop a locally-owned, independent company to specifically service the elementary and middle school market in the Mountain Empire Region. As a fundraising company, they are primarily focused on creating new ways to increase clients sales volume so that client ultimately earn more profit. And, the only way to increase the revenue is to provide new & better incentives and products to increase the desire for students and parents to participate in our program!

Source: afgfundraising.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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