

612 FESSLERS LANE & 500 MURFREESBORO PIKE

Two Parcels of Land For a Total
of .75± Acres

Parking Ratio: 8.47 / 1,000 SF

Zoning: CS

Rare Investment Opportunity



McDonald's NNN Ground Lease



LISTED BY

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 **HORRELL^{CO}**

FOR SALE

\$2,300,000

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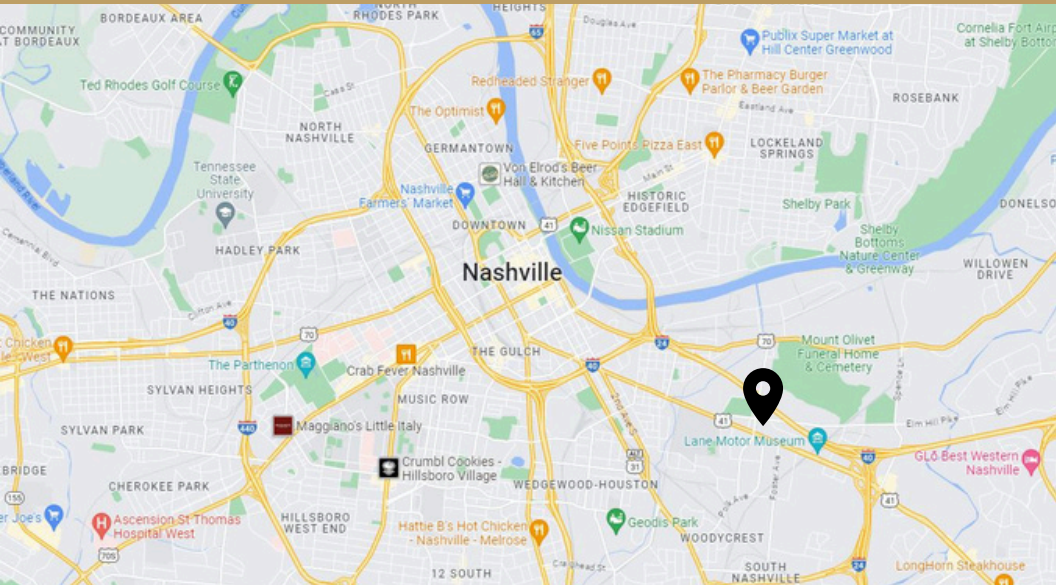
INVESTMENT HIGHLIGHTS

Murfreesboro Pike and Fessler's Lane – This lot is situated in a highly desirable commercial district of Nashville. It has high visibility and great access to major transportation routes such as I-24, I-40, and I-440. South Nashville is transforming as developers are building mixed-use and residential spaces in the area. The total population within a three-mile radius from 500 Murfreesboro Pike and 62 Fessler's Lane is more than 102,276.

No Landlord Responsibility – The property is subject to an absolute NNN ground lease, meaning the tenant is responsible for all operating expenses, including property taxes, insurance, and maintenance, providing investors with zero landlord responsibilities.

McDonalds – McDonalds has recently extended a forty-year lease for five years beginning September 1, 2023, with three subsequent five-year renewal options and ten percent increases for each option period. McDonalds, founded in 1954, is a leading global food service retailer with a total of 40,275 restaurants worldwide in over 100 countries. McDonalds revenue for the second quarter ending June 30, 2023 was \$6.50 billion and McDonalds annual revenue for 2022 was \$23.18 billion.

Location



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