



UNIVERSITY PLAZA

Premier Retail Investment Opportunity

6.9% CAP RATE WITH STABLE TENANCY
NEAR UNIVERSITY OF TENNESSEE - MARTIN

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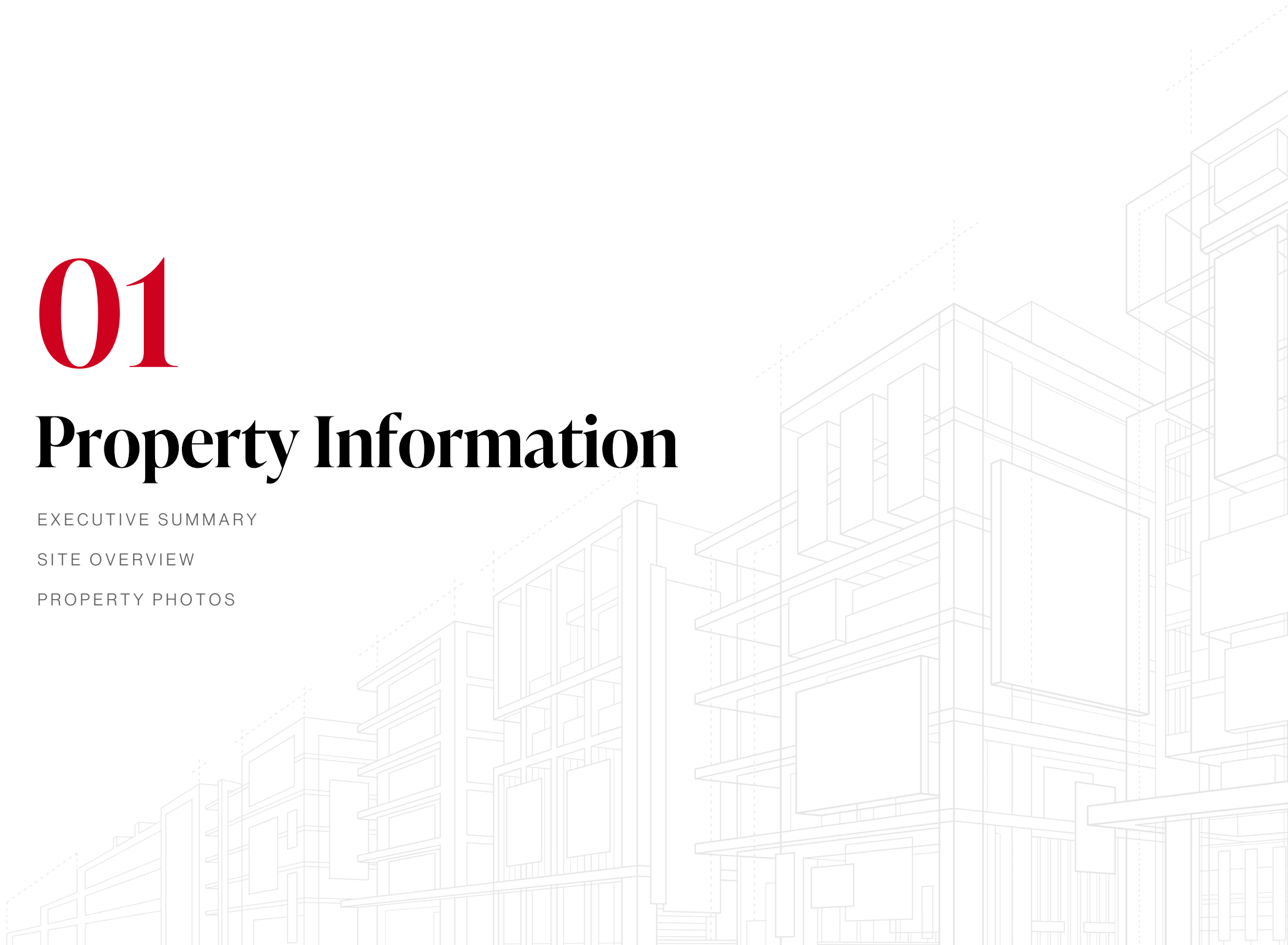
01

Property Information

EXECUTIVE SUMMARY

SITE OVERVIEW

PROPERTY PHOTOS



Executive Summary



Property Overview

University Plaza is an established retail center built in 1986 with a total GLA of 79,700 square feet.

The center is anchored by credit tenants Kroger (Ruler Foods), Farmers Furniture, and Aaron's, all on long-term leases (expiring 2027–2030) with renewal options. The roof was replaced in 2019 and is under warranty until 2029.

The property is less than a mile from a major university, which drives significant consumer traffic and contributes a large economic impact to the area. The center benefits from limited local competition, making it a strong, income-producing asset.

Price:	\$7,500,000.00
CAP Rate:	6.9%
Building Name:	University Plaza
Address	144 University Plaza Drive Martin, TN 38237
APN:	092073-04518, 092073-04500, 092073-045001
Type:	Retail
Rentable SF:	79,700
Lot Size:	17.20 Acres
Year Built:	1986
County:	TN - Weakley
Traffic Count:	11,800

Property Highlights

- **Attractive Cap Rate: 6.9% CAP Rate on a sale price of \$7,500,000.**
- **Strong Net Operating Income: Robust NOI of \$513,900.08.**
- **Credit Anchor Tenancy: Anchored by highly creditworthy tenants: Kroger (Ruler Foods), Farmers Furniture, and Aaron's.**
- **Long-Term Lease Security: Anchor leases extend through 2027 (Aaron's), 2029 (Kroger), and 2030 (Farmers Furniture), with multiple renewal options.**
- **Proximity to Major Institution: Less than one mile from the University of Tennessee at Martin (UT Martin), providing a consistent 6,900+ student/staff customer base.**
- **Significant Economic Driver: UT Martin generates an annual economic impact of \$500 million in the local area, ensuring consumer spending power.**
- **High Traffic Visibility: Strategically located on University Street with 11,800 vehicles per day (VPD).**
- **Limited Competition: Benefits from a noted lack of competitive retail options in the Northwest Tennessee region, drawing 63% of shoppers from over seven miles away.**
- **Low Near-Term CapEx: Recent roof replacement in 2019, under warranty until 2029.**



Site Overview



Tenant	Square Feet
Fitness 1440	8,450
The Angry Axe	6,500
Continental Loans	3,000
Check Into Cash	2,000
Vincent Outfitters	8,300
Yamamoto Sushi & Steakhouse	4,500
Aaron's	9,500
Manpower	6,500
Farmers Furniture	15,000
Kroger (DBA Ruler Foods)	15,950

University Plaza is shadow-anchored by Rural King, guaranteeing significant, consistent customer traffic.

Further enhancing traffic are established outparcels, including national tenants like O'Reilly Auto Parts and Burger King, and regional favorites such as Cook Out, Dragon Buffet, and Cine Theater. This tenant mix substantially increases daily customer volume.

Long-term stability is secured by existing agreements. Easement leases are in place with Cine Theater, 152 University Plaza, O'Reilly Auto Parts, and Dragon Buffet, ensuring operational continuity. A parking lot lease with First Regents Bancservices for their ATM provides an additional sustained revenue source.

Property Photos



02

Location Information

LOCATION OVERVIEW

LOCATION SUMMARY

LOCATION MAPS



Location Overview



Location Highlights

- Prime Retail Location on University Street
- High Visibility with 11,800 VPD
- Immediate Proximity to University of Tennessee - Martin
- Convenient Access to Downtown Martin
- Strong Demographics
- Expanded Trade Area



Location Overview

University Plaza is strategically positioned on University Street, a high-traffic route with 11,800 vehicles per day (VPD), ensuring excellent visibility and access.

The center's location is a key asset, situated less than one mile from the University of Tennessee at Martin (UT Martin). UT Martin enrolls approximately 6,900 students and 1,200 faculty/staff, generating a consistent, reliable customer base and an annual economic impact of \$500 million in the greater Martin area.

It is conveniently located just a 5-minute drive from Downtown Martin. The center draws shoppers from an extended trade area, with 63% of visitors traveling over seven miles, benefiting from limited competitive retail options in Northwest Tennessee.

Location Summary



PRIME RETAIL LOCATION ON UNIVERSITY STREET | HIGH VISIBILITY WITH 11,800 VPD

This exceptional retail center is strategically situated on University Street, a high-traffic artery boasting an impressive 11,800 vehicles per day (VPD), ensuring maximum visibility and accessibility for retailers.

IMMEDIATE PROXIMITY TO UNIVERSITY OF TENNESSEE - MARTIN

One of the center's most compelling assets is its location less than a mile away from the University of Tennessee at Martin (UT Martin). This critical proximity provides a consistent, built-in customer base. UT Martin is a significant economic driver, enrolling approximately 6,900 students and employing over 1,200 faculty and staff. The university's presence generates an annual economic impact of a staggering \$500 million on the greater Martin area, injecting substantial consumer spending power into the local economy.

CONVENIENT ACCESS TO DOWNTOWN MARTIN

The center offers excellent connectivity, being just a 5-minute drive from Downtown Martin. This ensures that the center captures not only the university and surrounding residential traffic but also shoppers traveling to and from the central business district.

STRONG DEMOGRAPHICS AND EXPANDED TRADE AREA

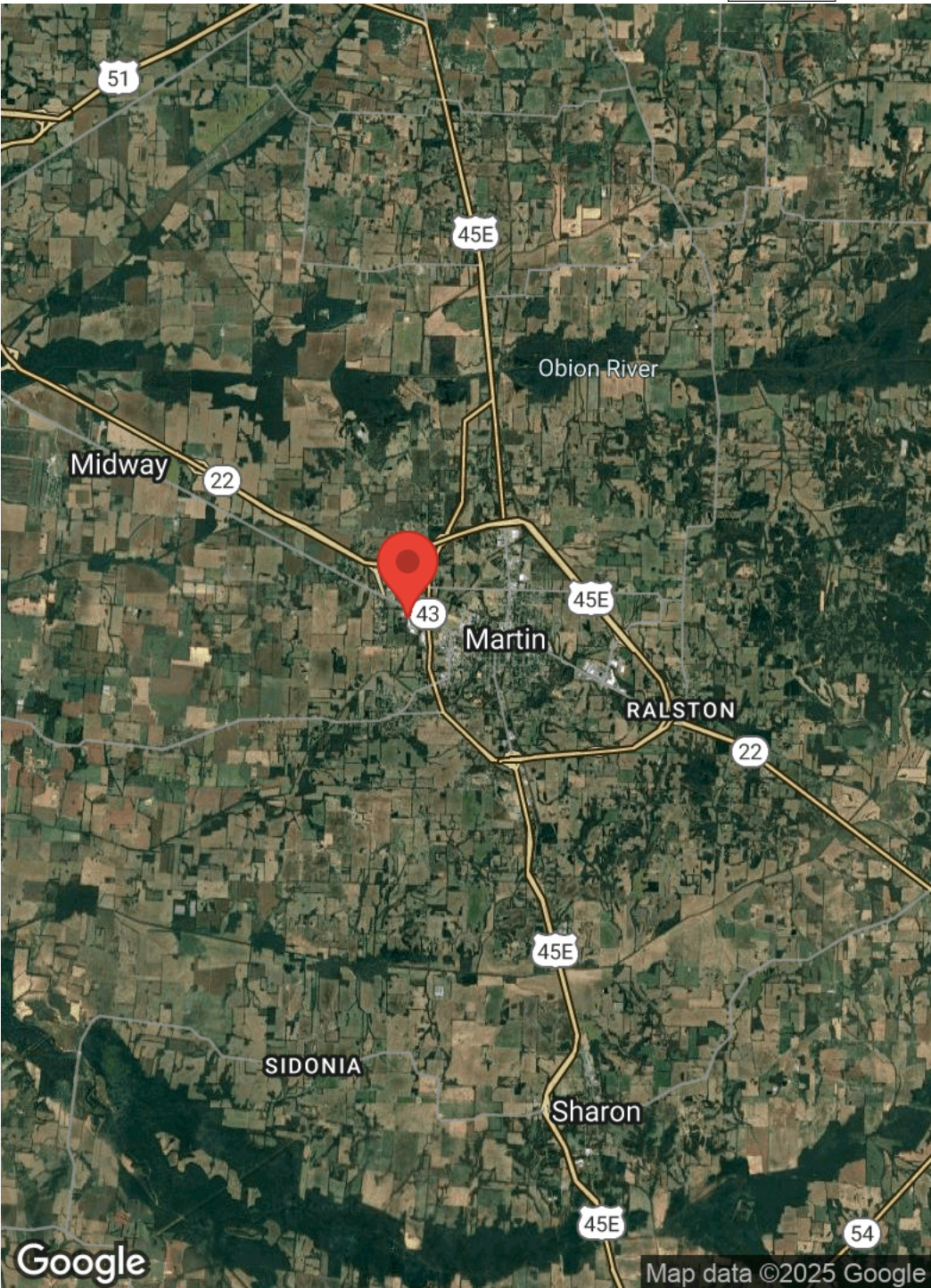
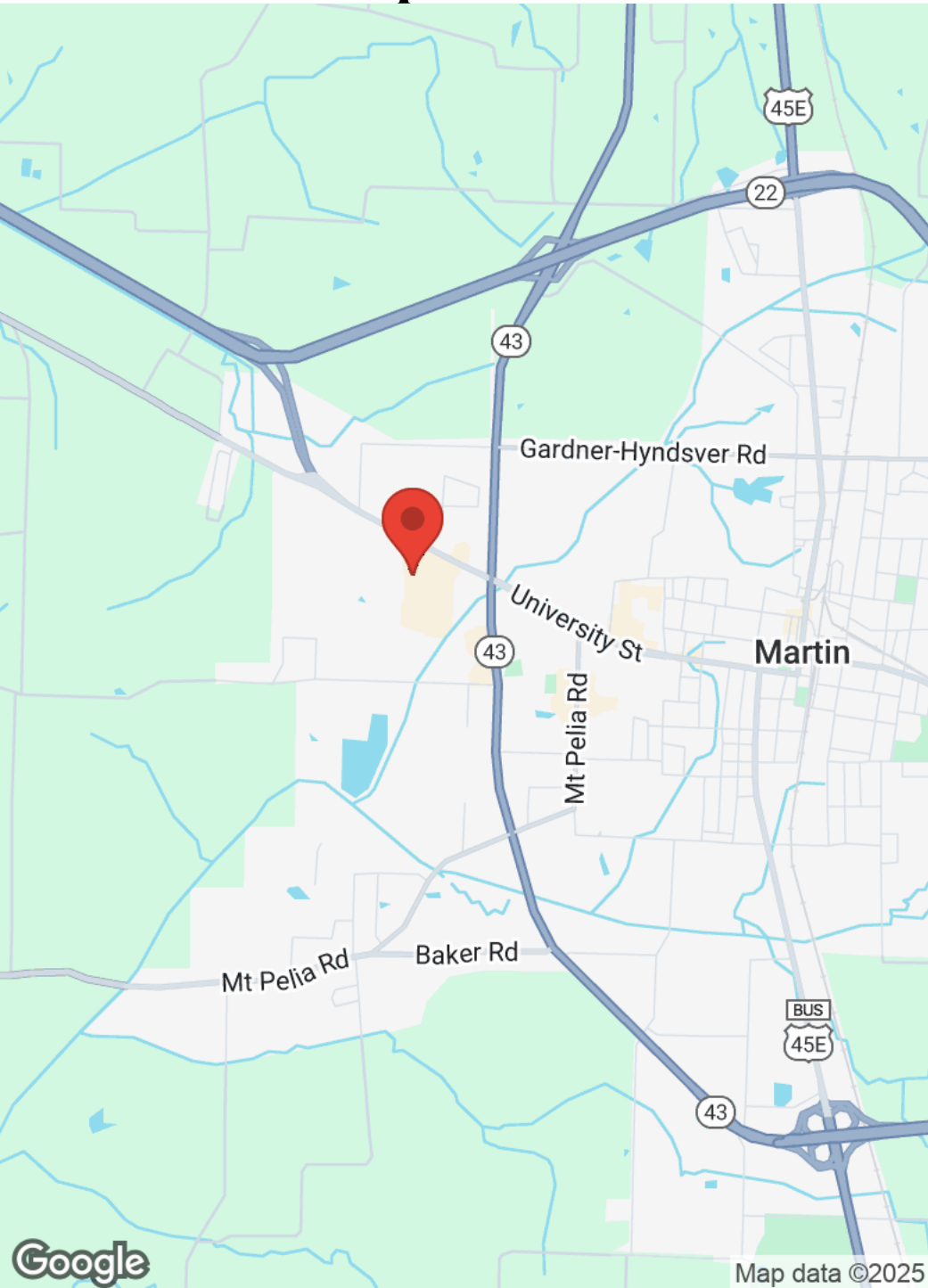
The market exhibits robust demographic fundamentals, with a population of 26,012 within a 10-mile radius. Crucially, the center draws from a significantly larger trade area than typical for its location. Data indicates that 63% of the shoppers travel over seven miles to visit the center. This wide-reaching appeal is directly attributable to two primary factors: the substantial economic anchor provided by UT Martin and a noted lack of competitive retail options in this particular region of the state.

AN IDEAL RETAIL OPPORTUNITY

The confluence of limited competition, high traffic counts, and the massive, reliable consumer base provided by UT Martin's students, faculty, and staff creates an ideal, high-demand location for national and regional retailers looking to establish or expand their presence in Northwest Tennessee.



Location Maps



03

Lease Reports

RENT ROLL



Rent Roll



ESCALATIONS										
AS OF JANUARY 1, 2026	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	DATE	PSF	RECOVERY METHOD	RENEWAL OPTIONS	OPTION RENT
ANCHOR TENANTS										
								NNN 3% Non-Cumulative Cap on Controllable CAM		\$5.33
Kroger (DBA Ruler Foods)	15,950	01/29/16	01/31/29	\$5.33	\$85,000	None	None		(3) 5 Year Options	\$5.86
Farmers Furniture	15,000	02/01/18	02/07/30	\$4.83	\$72,450	02/08/26	\$5.07	Gross Lease	(2) 5 Year Options	\$6.45
								NNN w/ Mgmt + 15% Admin Admin on CAM & INS 5% Cap on CAM Excluding Snow Removal		\$5.07
Aaron's	9,500	02/01/97	07/31/27	\$7.50	\$71,250	None	None		(2) 5 Year Options	\$8.03
Cine Theater (Easement)					\$10,918	46296	11910	\$0.05 Inc. Every 5 Years		\$8.59
152 University Plaza (Easement)					\$2,997	01/01/26	\$3,057.36	2% Annual Inc.		
O'Reilly Auto Parts (Easement)					\$1,200	None	None	\$1,200 Per Year		
Dragon Buffet (Easement)					\$2,640	03/01/27	\$2,904	\$2,640 Per Year w/ 10% Inc. Every 5 Years		
RETAIL TENANTS										
Manpower	6,500	07/01/24	06/30/29	\$5.54	\$36,010	None	None	NNN w/ Mgmt + 15% Admin on CAM	(1) 5 Year Option	\$6.09
Yamato Sushi & Steakhouse	4,500	05/01/19	09/30/29	\$9.33	\$42,000	None	None	Gross Lease	(1) 5 Year Option	\$10.27
Vincent Outfitters	8,300	11/01/02	12/31/29	\$6.36	\$52,788	45657	6.74	Gross Lease	None	None
Check Into Cash	2,000	01/01/17	03/31/2028	\$7.96	\$15,929.76	46844	\$8.76	NNN w/ Mgmt + 15% Admin Admin Fee 5% Cap on CAM	(1) 3 year renewal option	\$8.76
							3% increase upon term renewal			
Continental Loans	3,000	11/01/11	12/31/2027	\$7.20	\$21,600	None		NNN w/ Mgmt	Two (2) additional Two (2) year terms	None
The Angry Axe	6,500	05/15/20	12/31/2030	\$8.24	\$53,559.96	01/01/2027	\$8.49	NNN w/ Mgmt + 15% Admin Admin	None	None
Fitness 1440	8,450	01/01/18	12/31/25	\$11.00	\$92,950	None	None	NNN w/ Mgmt	(1) 5 Year Option	\$12.10
First Regents Bancservices ATM		11/01/22	5/1/28		\$7,800	None	None	\$650 Per Month		
TOTAL GLA	79,700									

04

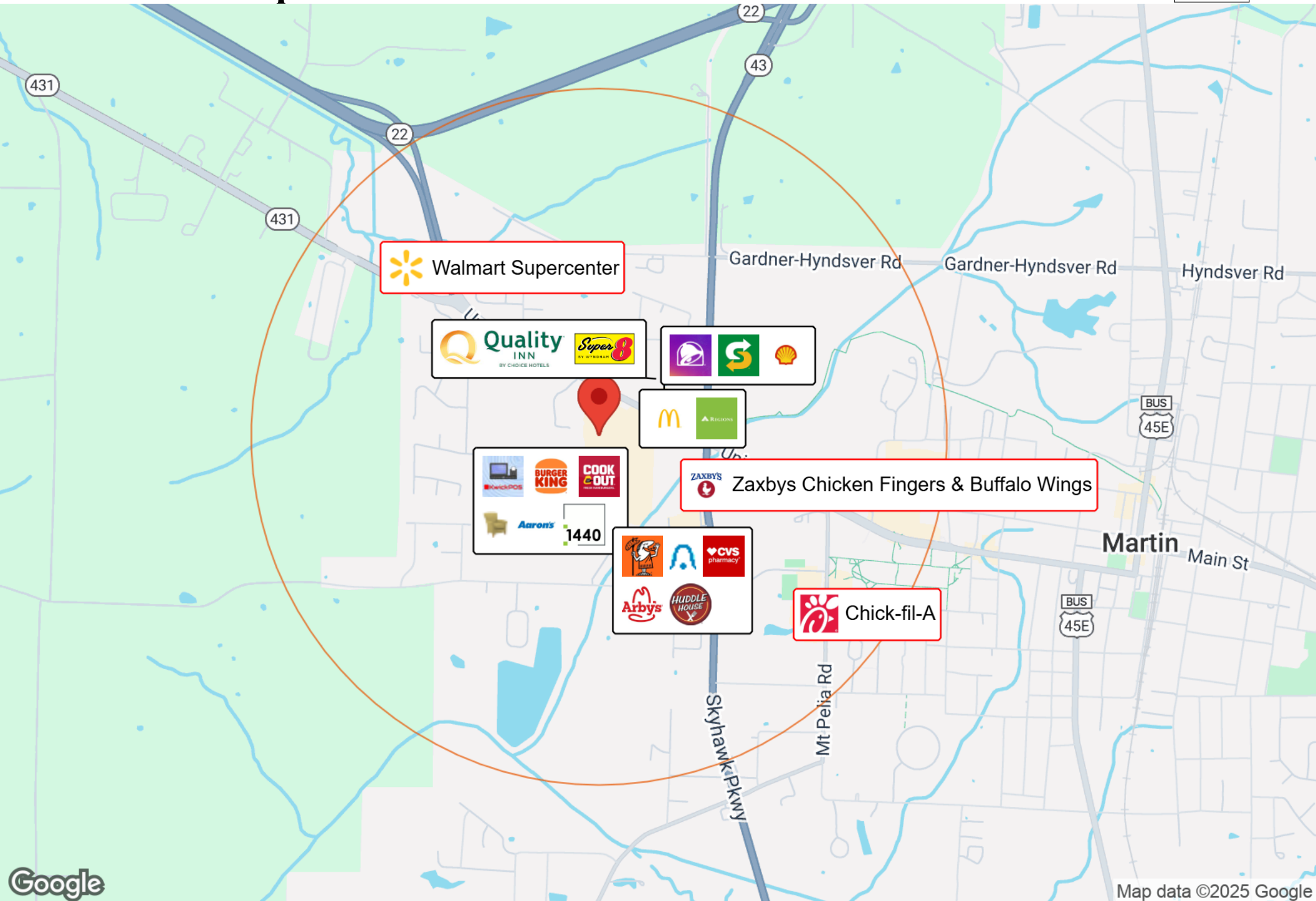
Trade Area Overview

BUSINESS MAP

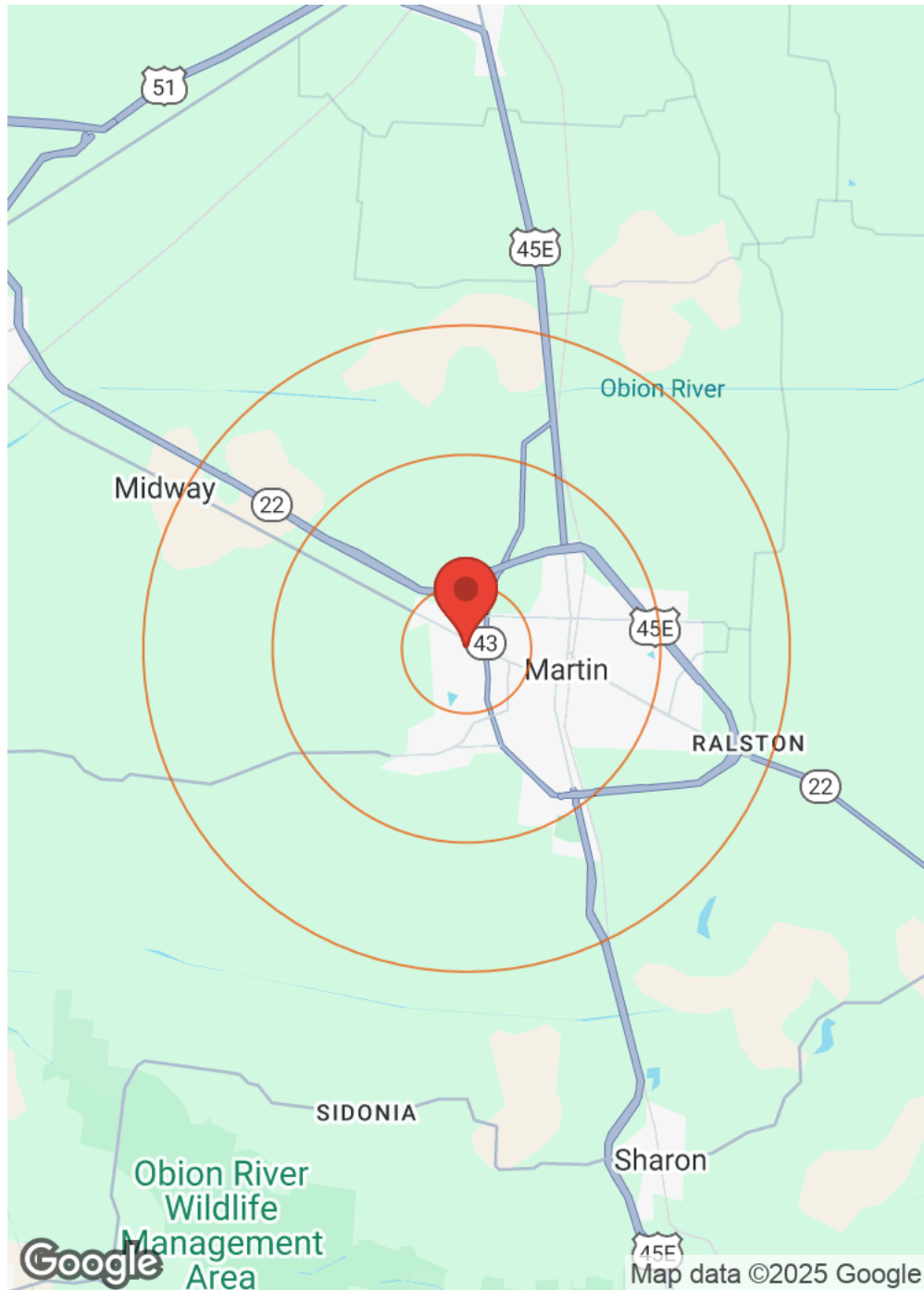
DEMOGRAPHICS



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,676	6,717	7,907
	Female	639	5,113	6,313
	Total Population	2,315	11,830	14,220
Age	Ages 0-14	203	1,737	2,148
	Ages 15-24	1,324	4,041	4,387
	Ages 25-54	377	3,378	4,238
	Ages 55-64	134	996	1,300
	Ages 65+	278	1,677	2,147
Race	White	1,755	9,335	11,330
	Black	395	1,500	1,685
	Am In/AK Nat	2	7	9
	Hawaiian	N/A	N/A	N/A
	Hispanic	66	413	506
	Asian	39	267	327
	Multi-Racial	54	298	351
	Other	3	9	11
Income	Median	\$34,267	\$45,521	\$49,829
	< \$15,000	111	804	884
	\$15,000-\$24,999	76	434	492
	\$25,000-\$34,999	96	609	671
	\$35,000-\$49,999	33	570	706
	\$50,000-\$74,999	64	619	835
	\$75,000-\$99,999	67	686	846
	\$100,000-\$149,999	62	452	605
	\$150,000-\$199,999	11	166	269
	> \$200,000	34	145	185
Housing	Total Units	650	5,092	6,208
	Occupied	554	4,484	5,494
	Owner Occupied	265	2,034	2,756
	Renter Occupied	289	2,450	2,738
	Vacant	97	609	713

05

Agent Profile

PROFESSIONAL BIO

DISCLAIMER



Professional Bio



Deep Roots in the Atlanta area and a Passion for the Local Market. I work closely with Commercial Property Owners, Landlords and Investors to Maximize the Value and Performance of their CRE assets. I am Bound by a Common Commitment to our Core Values and a Desire to Deliver Excellence in Everything I do.

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