

# NEWMANS

## CROSSING

**Publix**  
FOOD & PHARMACY

1931

ENTRY

Prestol



OFFERING SUMMARY



# NEWMANS

## CROSSING

### PROPERTY OVERVIEW

#### ADDRESS

1931 Long Hollow Pike, Gallatin (Nashville MSA), TN

#### SIZE

63,987 SF | ~8.0 AC

#### AS-IS NOI

~\$1.2M+

#### YEAR BUILT

Built: 2022-2023

#### OCCUPANCY

100%

#### ANCHOR TENANT

**Publix**

### ROBUST DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	15 MIN. DRIVE
<b>POPULATION</b>				
2025 Total Population	4,754	24,793	65,133	104,118
2030 Projected Population	5,486	29,572	74,169	114,653
Projected Growth 2020 - 2030	66%	63%	41%	72%
<b>AVERAGE HOUSEHOLD INCOME</b>				
2025 Estimate	\$160,932	\$151,849	\$150,023	\$132,998



### INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION, PUBLIX-ANCHORED INVESTMENT OFFERING WITH STRONG SALES PERFORMANCE



NASHVILLE - ONE OF THE MOST HIGHLY SOUGHT-AFTER INVESTMENT MARKETS IN THE COUNTRY



HIGHLY AFFLUENT CUSTOMER BASE WITH \$160K+ AHHI



SECURE INCOME STREAM - PUBLIX REPRESENTS 60% OF INCOME / 76% GLA



14+ YEARS OF WALT REMAINING THROUGHOUT THE ENTIRE RENT ROLL



LOCATED WITHIN GALLATIN - ONE OF NASHVILLE'S FASTEST GROWING BEDROOM COMMUNITIES (66%+ POP GROWTH 2020-2030)

# PUBLIX ANCHORED INVESTMENT OPPORTUNITY

*Publix opened in Dec-22 and has significant term remaining*



Secure Income Stream with Publix Representing **59%** of Income and **76%** of the GLA



Limited Grocer Competition - Only Grocery Store within a 3 Mile Radius



Strong Sales Performance with Robust Sales Growth (10% Year Over Year Increase)



Fortune 500 Company **#72** with over 260K employees and sales of approx \$59.7B in 2024

## ROBUST SALES GROWTH

Years

2024

2023

Sales are up 10% YOY between 2023 and 2024



# HIGHLY SOUGHT AFTER NASHVILLE MSA

## NASHVILLE MSA

**2M+**

Nashville Population

**No. 1**

Hottest Job Market in US  
(WSJ)

**No. 1**

Best Investment Market in US  
(ULI)

**No. 4**

Fastest Growing MSA  
(ULI)

20,000+ COMBINED TECH JOBS CREATED



AT&T



NTT

ORACLE

amazon

PROMINENT TOURISM DESTINATION

**16.5M**

Annual Visitors

**\$20.5B**

Economic Impact

## GALLATIN

ONE OF NASHVILLE'S FASTEST GROWING SUBMARKETS

**\$150,023**

Average HH Income



**\$9.7 Billion**

Consumer Buying Power



2010 TOTAL  
**33,510**  
POPULATION

121% Increase



2030 ESTIMATE  
**74,169**  
POPULATION

(5 Mile Radius Statistics)

**#5**

Fastest Growing  
City in TN

(Gallatingetsit.com)

**#5**

Safest City in  
America

(Alarms.org)



# CENTRALLY LOCATED IN ONE OF NASHVILLE'S MOST AFFLUENT AND EXPLOSIVE SUBMARKETS



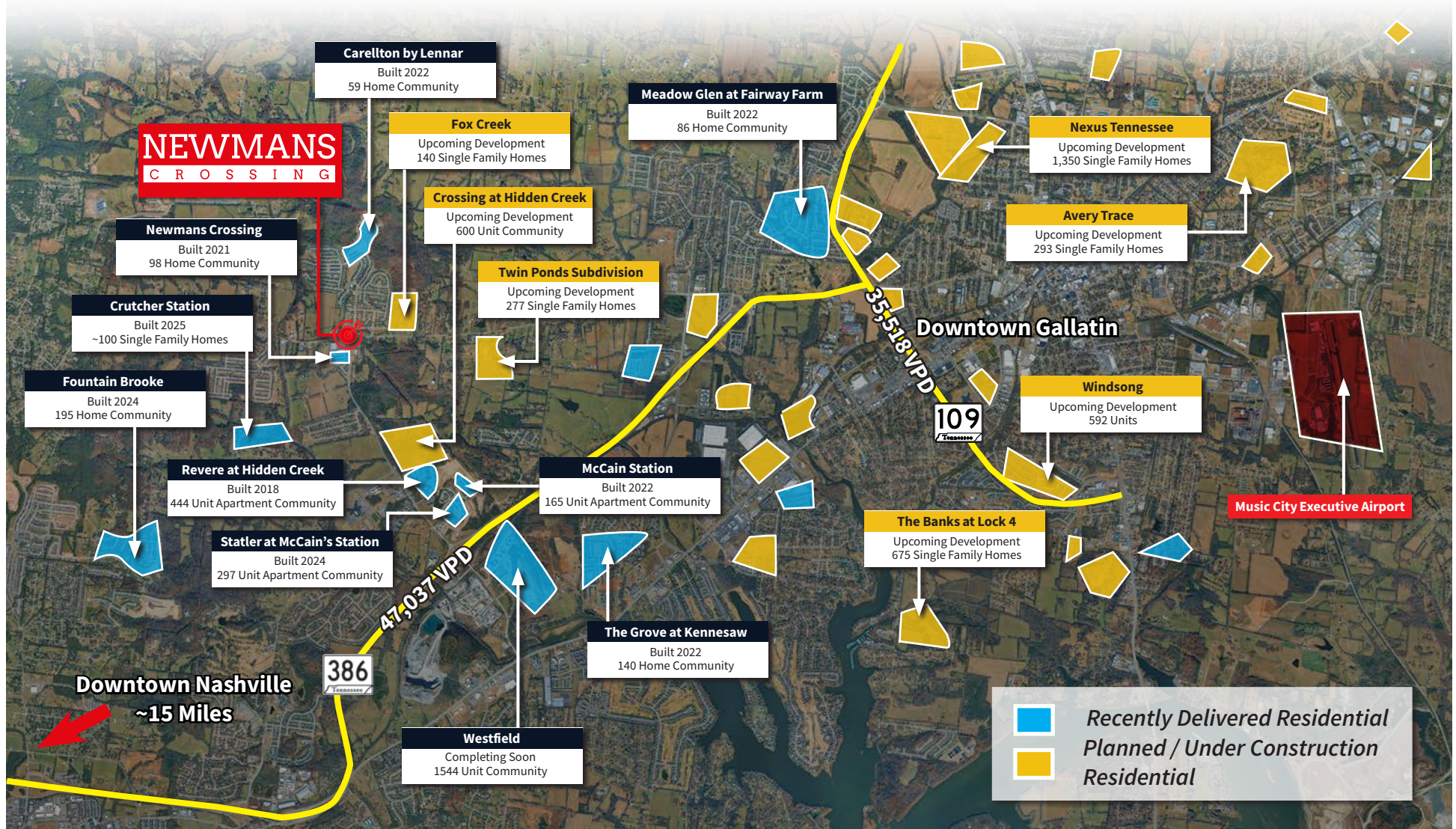
**~14,000 Housing Units**  
PLANNED / UNDER CONSTRUCTION  
(Gallatin City Limits)



**~6,000 Housing Units**  
DELIVERED OVER THE LAST 5 YEARS  
(5 Mile Radius)



**\$160K+**  
AVERAGE HOUSEHOLD INCOME  
(1-Mile Radius)



# SITE PLAN + TENANT ROSTER



LIMITED NEED FOR  
NEAR-TERM CAPITAL  
EXPENDITURES



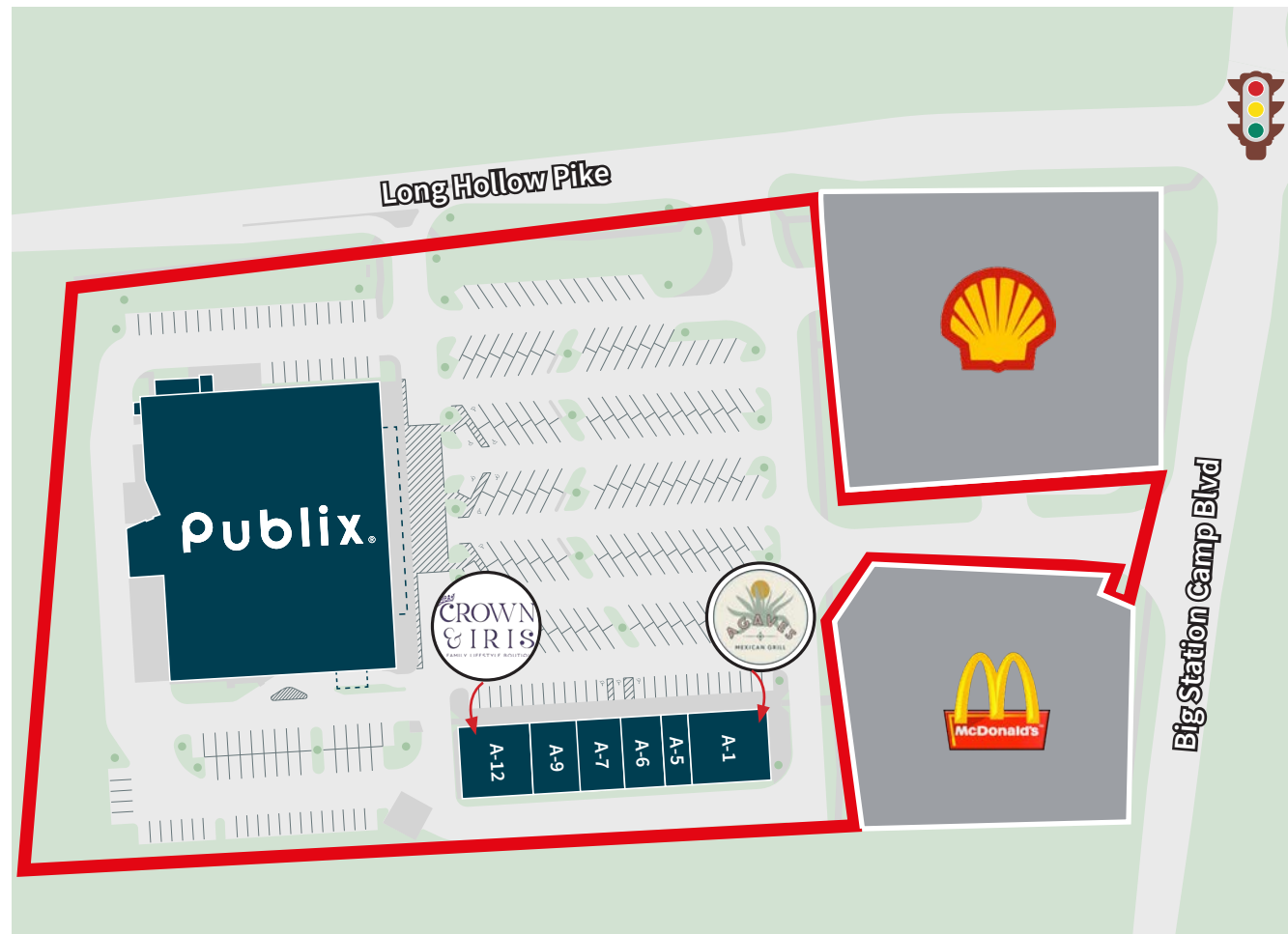
DURABLE RENT ROLL  
WITH SIGNIFICANT TERM  
REMAINING (~14 YEAR WALT)



DISPOSITION OPTIONALITY  
VIA STANDALONE PUBLIX AND  
STRIP CENTER

Ste.	Tenant	SF
A-1	Agaves Mexican Restaurant	4,000
A-5	Kung Fu Tea (Dark)*	1,370
A-6	Ichiban Steak Express	2,000
A-7	Fowler Family Dentistry	2,230
A-9	Galaxy Nail Bar	2,400
A-12	Crown & Iris	3,600
ANC-A	Publix	48,387
<b>Total</b>		<b>63,987</b>

\*Please note, this space is currently dark but the Tenant is actively paying rent





# NEWMANS

## CROSSING

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