



## Security Square - Signalized Hard Corner Daily Needs Center w Upside

### Oak Ridge (Knoxville), TN

In Association with ParaSell, Inc. | A Licensed Tennessee Broker #264531







963-979 Oak Ridge Turnpike, Oak Ridge, TN 37830

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# INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

## PRICING

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Asking Price:         | \$3,300,000   \$150 PSF                         |
| Net Operating Income: | \$213,714 (In-Place)   \$353,859 (Market Rents) |
| Cap Rate:             | 6.5% (In-Place)   10.7% (Market Rents)          |

## INVESTMENT HIGHLIGHTS

- **Security Square is 100% occupied**, giving investors a **strong in-place cash flow with very favorable upside**.
- **True Value-Add Opportunity - Rents are 50%~ below market rents** (\$9.64 PSF In Place vs. \$24.00+ PSF Market) with recent leasing activity at \$25 PSF and lease comps show strong evidence for continued rental growth. Majority of tenants do not have options to extend allowing the buyer an opportunity to increase rents.
- **Below replacement cost at \$150 PSF.**
- Excellent visibility and accessibility at a strong signalized hard corner along the city's primary thoroughfare
- Located in Oak Ridge, which is outside of downtown Knoxville, Tennessee. Oak Ridge is home to United States Department of Energy facilities - a national laboratory and a national security complex - and high-tech/high-wage employers. It is also home to a regional medical center.
- Security Square has a healthy variety of diverse local neighborhood serving tenants & businesses
- **Landlord friendly/well written triple-net (NNN) leases**, whereby the tenant is responsible for paying and/or reimbursing the landlord for the property taxes, insurance, and common area maintenance (CAM).

## PROPERTY SPECIFICATIONS

|                 |                                          |
|-----------------|------------------------------------------|
| Address:        | 963-979 Oak Ridge Turnpike, Oak Ridge TN |
| Building Size:  | 22,069 SF                                |
| Land Area:      | 2.0 Acres (87,120 SF)                    |
| Occupancy:      | 100%                                     |
| Year Built:     | 1966 / 2007 (Renovated)                  |
| Parking:        | 65 Spaces / 4.28/1,000 SF Parking Ratio  |
| APN:            | 100A-C-026.00                            |
| Traffic Counts: | Oak Ridge Turnpike: 26,285 VPD           |

## DEMOGRAPHICS

| Source: Costar 2026      | 3 Miles  | 5 Miles  | 10 Miles  |
|--------------------------|----------|----------|-----------|
| Population               | 26,155   | 38,564   | 130,610   |
| Average Household Income | \$84,009 | \$88,806 | \$107,294 |
| Employees                | 19,655   | 26,961   | 66,614    |





CLOSE AERIAL - FACING NORTHEAST



OAK RIDGE TURNPIKE (26,285 VPD)

BUS TERMINAL ROAD



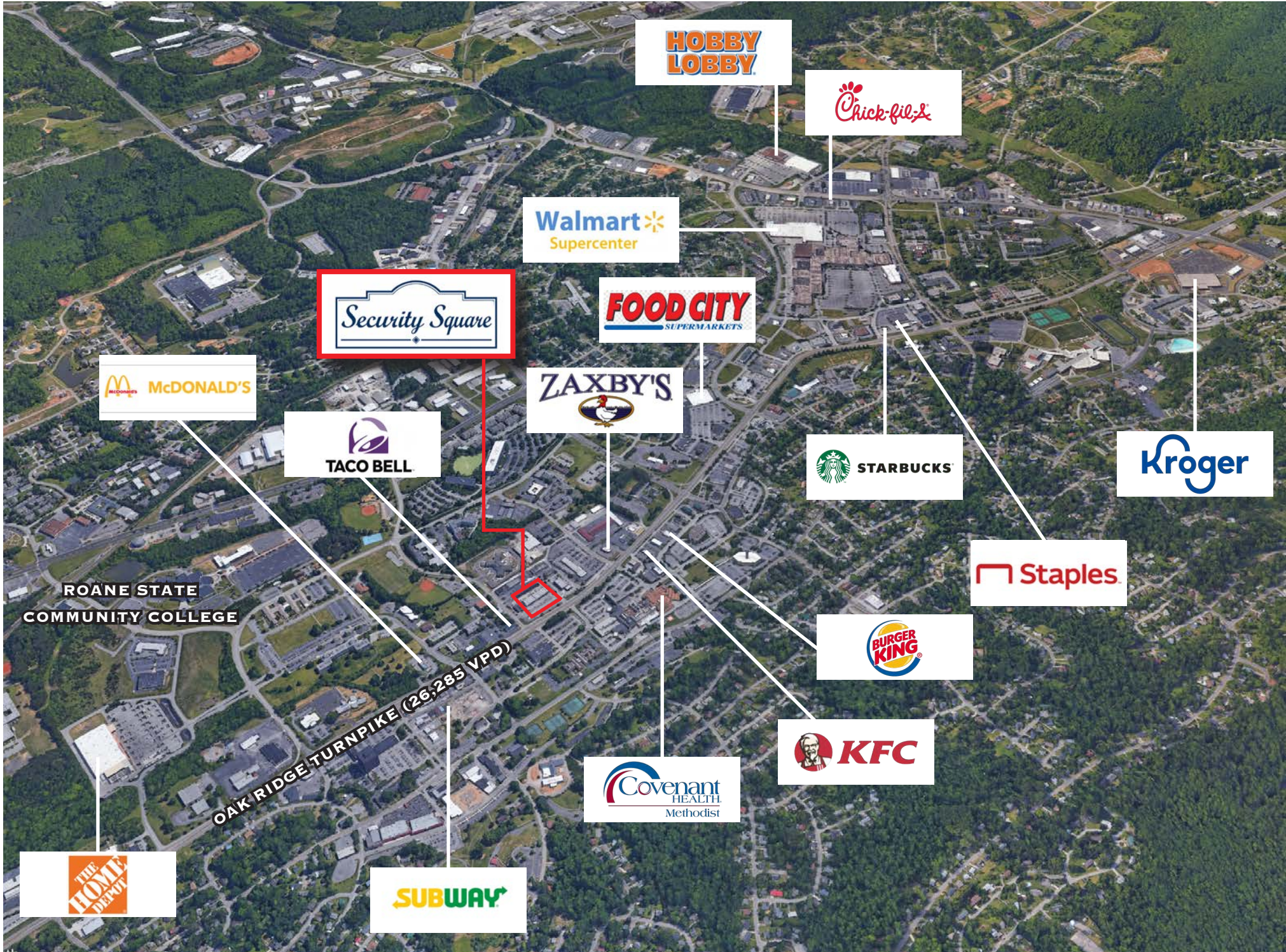


CLOSE AERIAL - FACING SOUTHEAST





FAR AERIAL - FACING SOUTH





# RENT ROLL

| Suite | Tenant                      | Size (SF)     | % of Total (SF) | Current Annual Rent | Current Base \$/SF | CAM Recovery | Market Rent | Lease Start | Lease Expiration | Options                                  |
|-------|-----------------------------|---------------|-----------------|---------------------|--------------------|--------------|-------------|-------------|------------------|------------------------------------------|
| 961   | Oak & Blades Barbershop     | 1,062         | 5%              | \$26,814            | \$25.25            | NNN          | \$24.00     | 11/4/25     | 10/30/30         | None                                     |
| 963   | Oak Ridge Locksmith         | 1,062         | 5%              | \$12,744            | \$12.00            | NNN          | \$24.00     | 5/1/02      | 10/31/27         | 1 (1-Yr) \$12,744                        |
| 965   | US Standard Gold Buyers     | 1,062         | 5%              | \$12,744            | \$12.00            | NNN          | \$24.00     | 5/1/11      | 10/31/28         | None                                     |
| 969   | The Mail Center, Etc.       | 2,124         | 10%             | \$28,428            | \$13.38            | NNN          | \$24.00     | 7/1/18      | 6/30/31          | None                                     |
| 971   | Oak Ridge Package Store     | 2,000         | 9%              | \$21,900            | \$10.95            | NNN          | \$24.00     | 12/1/05     | 10/31/27         | None                                     |
| 977A  | Julia Lee's Boutique        | 1,062         | 5%              | \$15,930            | \$15.00            | NNN          | \$24.00     | 9/1/22      | 8/31/28          | None                                     |
| 977B  | Hole in the Wall Cafe', LLC | 2,124         | 10%             | \$31,860            | \$15.00            | NNN          | \$24.00     | 8/1/23      | 11/30/28         | 1 (3-Yr) \$31,860 &<br>1 (5-Yr) \$36,639 |
| 981   | Christea Boba & Sandwiches  | 1,062         | 5%              | \$10,950            | \$10.31            | NNN          | \$24.00     | 8/1/22      | 8/31/29          | None                                     |
| 985   | Five Star Nails and Spa     | 2,124         | 10%             | \$21,600            | \$10.17            | NNN          | \$24.00     | 8/1/22      | 7/31/27          | None                                     |
| 987   | New Reflection Hair Salon   | 1,062         | 5%              | \$12,744            | \$12.00            | NNN          | \$24.00     | 10/1/22     | 9/30/28          | None                                     |
|       | Mr Box Self Storage**       | 7,325         | 33%             | \$18,000            | \$2.46             | Net          | \$12.00     | -           | -                | -                                        |
|       |                             | 22,069        | 100%            | \$213,714           | \$9.68             |              |             |             |                  |                                          |
|       |                             | 0             | 0%              | \$0                 |                    |              |             |             |                  |                                          |
|       |                             | <b>22,069</b> | <b>100%</b>     | <b>\$213,714</b>    | <b>\$9.68</b>      |              |             |             |                  |                                          |

\*\*47 unit self-storage facility, est. net income shown for 2025 at 70% occupancy. The storage facility is managed by a third party and net income after all expenses (incl. management fees) is shown.

The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.



# TRANSACTION SUMMARY

## Financial Information

Price: \$3,300,000 \$150 PSF

## Estimated Operating Information

|                             | <u>In-Place</u>   | <u>Market Rents</u> |
|-----------------------------|-------------------|---------------------|
| Gross Potential Rent        | \$213,714         | \$353,859           |
| Plus Recapture              | \$62,000          | \$62,000            |
| Tot. Gross Potential Income | <u>\$275,714</u>  | <u>\$415,859</u>    |
| Less Expenses               | <u>(\$62,000)</u> | <u>(\$62,000)</u>   |
| <b>Net Operating Income</b> | <b>\$213,714</b>  | <b>\$353,859</b>    |
| <b>Cap Rate:</b>            | <b>6.5%</b>       | <b>10.7%</b>        |

## Estimated Operating Expenses

|                             |         |               |                 |                 |
|-----------------------------|---------|---------------|-----------------|-----------------|
| Property Taxes (historical) | Monthly | \$0.08        | \$20,000        | \$20,000        |
| Insurance (historical)      | Monthly | \$0.04        | \$11,000        | \$11,000        |
| CAM (historical)            | Monthly | \$0.08        | \$21,000        | \$21,000        |
| Mgmt (market)               |         | 3.6%          | \$10,000        | \$10,000        |
| <b>Total</b>                | Monthly | <u>\$0.23</u> | <u>\$62,000</u> | <u>\$62,000</u> |



## LEASE COMPS

| Address                                                            | Size Available (SF) | Rent        | Rent Type |
|--------------------------------------------------------------------|---------------------|-------------|-----------|
| Jackson Plaza - 800 Oak Ridge Tpke, Oak Ridge TN                   | 1,540 - 5,950 SF    | \$20.00 PSF | NNN       |
| Security Square - 961 Oak Ridge Tpke, Oak Ridge TN                 | 1,062 SF            | \$25.00 PSF | NNN       |
| The Shops at Briarcliff Village - 750 Briarcliff Ave, Oak Ridge TN | 1,250 - 5,750 SF    | \$22.50 PSF | NNN       |
| 437 S Illinois Ave, Oak Ridge TN                                   | 2,084 SF            | \$35.00 PSF | NNN       |
| Manhattan Place - 1133-1145 Oak Ridge Tpke, Oak Ridge TN           | 1,026-2,275 SF      | \$19.00 PSF | NNN       |



# AREA OVERVIEW - OAK RIDGE / KNOXVILLE

## Oak Ridge / Knoxville MSA

Located within the rapidly expanding Knoxville Metropolitan Statistical Area (MSA), Oak Ridge is one of the Southeast's most dynamic and economically resilient communities. Internationally recognized as the home of the Oak Ridge National Laboratory (ORNL), the city has evolved into a hub for advanced manufacturing, nuclear energy, defense, technology, and life sciences, attracting billions of dollars in public and private investment.

The Knoxville MSA, with a population exceeding 900,000 residents, continues to benefit from strong in-migration, a highly educated workforce, affordable living costs, and a diversified economy supported by healthcare, higher education, logistics, advanced manufacturing, and tourism. Consistently ranked among the nation's fastest-growing mid-sized metropolitan areas, Knoxville offers investors exceptional long-term demographic and economic fundamentals.

Oak Ridge serves as the primary commercial and employment center for western Anderson County while drawing consumers from surrounding communities throughout East Tennessee. Anchored by major employers including Oak Ridge National Laboratory, Y-12 National Security Complex, the U.S. Department of Energy, Covenant Health, and UCOR, the city supports thousands of high-paying professional and technical jobs, providing a stable foundation for continued retail spending and residential growth.

## Market Highlights

- Part of the Knoxville MSA – Population exceeding 900,000 residents.
- World-renowned innovation hub anchored by Oak Ridge National Laboratory and the U.S. Department of Energy.
- Billions of dollars in recent public and private investment supporting advanced manufacturing, clean energy, and nuclear technology.
- Highly educated workforce with one of the highest concentrations of scientists and engineers in the nation.
- Regional retail destination serving Oak Ridge, Anderson County, and surrounding East Tennessee communities.
- Strong population and employment growth fueled by continued corporate expansion and infrastructure investment.
- Diverse economy supported by healthcare, education, government, manufacturing, defense, and technology sectors.
- Convenient access to Interstate 40 and Interstate 75, providing connectivity throughout the Southeast.
- Home to the University of Tennessee, a leading research institution that drives innovation, workforce development, and economic growth.
- Attractive business climate with no state income tax and a pro-business regulatory environment.

Oak Ridge combines the stability of a government-backed employment base with the growth characteristics of an emerging innovation market. High-income employment, expanding residential development, and increasing retail demand continue to drive strong fundamentals across retail, industrial, multifamily, and mixed-use commercial real estate. As one of East Tennessee's most important employment centers, Oak Ridge offers investors a compelling combination of long-term stability, economic diversification, and future appreciation potential.





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