

BLVD Real Estate Investment Co.

Security Square - Signalized Hard Corner Daily Needs Center w Upside

Oak Ridge (Knoxville), TN

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Tennessee Broker #264531









Security Square

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

EXCLUSIVE LISTING AGENTS:

Nick D'Argenzio, MRED
Partner & Co-Founder
nick@BLVDreic.com
(818) 281-7893
CA License No 01434304

Tom Chichester
Partner & Co-Founder
tom@BLVDreic.com
(714) 318-3955
CA License No 01915137

Scott Reid
ParaSell, Inc.
broker@parasellinc.com
(949) 942-6585
TN License No 347634

BLVD Real Estate Investment Co.

www.BLVDreic.com

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585
A Licensed Tennessee Broker #264531

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

Asking Price:	**$3,050,000 | $138 PSF**
Net Operating Income:	**$207,514 (In-Place) | $244,446 (2027)**
Cap Rate:	**6.80% (In-Place) | 8.01% (2027)**

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 $138 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



PROPERTY PHOTOS - INTERIOR



Oak & Ridge Barbershop



Five Stars Nail & Salon



Christea / Boba Babe



Hole in the Wall Cafe

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 (End Cap)	1,062	5%	$26,814	$25.25	NNN	$25.25	11/4/25	10/30/30	None
963	Oak Ridge Locksmith	1,062	5%	$12,744	$12.00	NNN	$18.00	5/1/02	10/31/27	1 (1-Yr) $12,744
965	US Standard Gold Buyers	1,062	5%	$12,744	$12.00	NNN	$18.00	5/1/11	10/31/28	None
969	The Mail Center, Etc.	2,124	10%	$28,428	$13.38	NNN	$18.00	7/1/18	6/30/31	None
971	Oak Ridge Package Store	2,000	9%	$21,900	$10.95	NNN	$18.00	12/1/05	10/31/27	None
977A	Julia Lee's Boutique	1,062	5%	$15,930	$15.00	NNN	$18.00	9/1/22	8/31/28	None
977B	Hole in the Wall Cafe', LLC	2,124	10%	$31,860	$15.00	NNN	$18.00	8/1/23	11/30/28	1 (3-Yr) $31,860 & 1 (5-Yr) $36,639
981	Christea Boba & Sandwiches	1,062	5%	$10,950	$10.31	NNN	$18.00	8/1/22	8/31/29	None
985	Five Star Nails and Spa (Call Broker to Discuss)	2,124	10%	$21,600	$10.17	Gross	$18.00	8/1/22	7/31/27	None
987	New Reflection Hair Salon	1,062	5%	$12,744	$12.00	NNN	$18.00	10/1/22	9/30/28	None
	Mr Box Self Storage**	7,325	33%	$18,000	$2.46	-	-	-	-	-
		22,069	100%	$213,714	$9.68					
		0	0%	$0						
		22,069	**100%**	**$213,714**	**$9.68**					

**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 property manager mentioned that a 10% increase in revenue for the storage units would be very feasible, which is included in the 2028 projection.

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:	$3,050,000	$138 PSF

Estimated Operating Information

	2026	2027	2028	2029	2030
Gross Potential Rent	$213,714	$244,446	$270,775	$284,123	$290,033
Plus Recapture	$55,800	$63,860	$65,776	$67,749	$69,782
Tot. Gross Potential Income	$269,514	$308,306	$336,551	$351,872	$359,815
Less Expenses	($62,000)	($63,860)	($65,776)	($67,749)	($69,782)
Net Operating Income	**$207,514**	**$244,446**	**$270,775**	**$284,123**	**$290,033**
Cap Rate:	**6.80%**	**8.01%**	**8.88%**	**9.32%**	**9.51%**

Estimated 2026 Operating Expenses

Property Taxes (historical)	Monthly	$0.08	$20,000
Insurance (historical)	Monthly	$0.04	$11,000
CAM (historical)	Monthly	$0.08	$21,000
Mgmt (market)		3.7%	$10,000
Total	Monthly	$0.23	$62,000

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 midsized 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.



EXCLUSIVE LISTING AGENTS:

Nick D'Argenzio, MRED
Partner & Co-Founder
nick@blvdreic.com
(818) 281-7893
License No 01434304

Tom Chichester
Partner & Co-Founder
tom@blvdreic.com
(714) 318-3955
License No 01915137

Scott Reid
ParaSell, Inc.
broker@parasellinc.com
(949) 942-6585
TN License No 347634

BLVD Real Estate Investment Co.

www.BLVDreic.com

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585
A Licensed Tennessee Broker #264531