

TENNESSEE | RETAIL

Cooper Commercial sells Cheddar's restaurant in Tennessee

DECEMBER 21, 2022



The [Cooper Commercial Investment Group](#) closed the sale of a free-standing Cheddar's Scratch Kitchen in Cleveland, Tennessee.

The build is shadow-anchored by Home Depot and surrounded by other complimentary retailers. The restaurant opened in August of 2022 on a 10-year absolute NNN lease.

Bob Havasi and Dan Cooper of the Cooper Commercial Investment Group in Cleveland, Ohio, represented the seller, a private Tennessee investment group. The private investment buyer, also out of Tennessee, purchased the property for \$4 million, representing a 4.75% CAP rate and about 96% of list price.

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