

**Centennial**  
RETAIL SERVICES

**PROPERTY FOR SALE**  
**\$ 612,342**

**2510 N. Central Ave. | Humboldt, TN 38343**

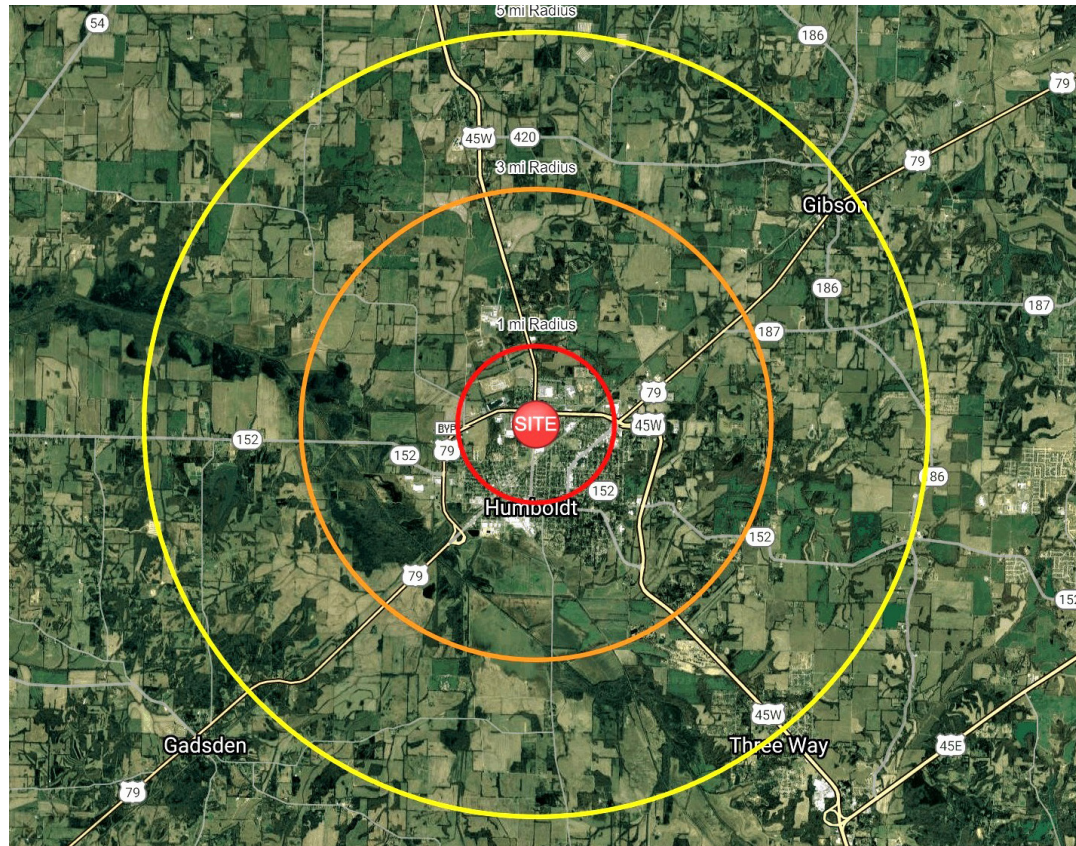


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Centennial  RETAIL BROKERS NETWORK  
RETAIL SERVICES

2505 21st Avenue South, Suite 201 | Nashville, TN 37212 | [www.centenretail.com](http://www.centenretail.com)



**Check Into Cash is one of the nation's largest and most comprehensive check cashing services in the country, offering payday advances, title loans, check cashing, Western Union money transfers, and more. The subject property is located in the main business district of Humboldt, Tennessee. Humboldt has a population of approximately 8,500, and is a part of the Jackson, TN CSA totaling 65,211. This particular CSA is the seventh largest in the state of Tennessee.**

- Lot Size: 0.92 Acres
- Building Size: 2,664 SF
- Year Built: 1986; Renovated 2015
- Tremendous Visibility with Easy Access
- Surrounding retailers include Walgreens, Dollar General, O'Reilly Auto Parts
- Easy-to-manage Single-Tenant Net Leased Asset
- Tenant is One of the Leading Check Cashing Services in the United States
- Corporate Guaranteed Lease
- Lease Type: Modified NNN
- Annual Rent: \$ 42,864.00
- Ten-Year Original Lease Term: April 2015 - March 2025
- Tenant has Two Five-Year Options
- Tenant Responsibilities: All interior maintenance, including HVAC (Replaced 2018)

	1 Mile	3 Mile	5 Mile
Population	4,226	8,302	11,827
Households	1,806	3,561	5,028
Avg HH Income	\$ 54,510	\$ 65,566	\$ 75,372

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