

**Hardee's Restaurant
Long Term NNN Lease
Madisonville, Kentucky 42431
\$1,250,000**



Brian Brockman – Broker

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Disclaimer

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Hardee's Long Term Lease

770 E. Center Street

Madisonville, KY 42431

\$1,250,000

6% Cap

Subject Offering Long Term Lease, 17 Years Remaining, Zero-Landlord Responsibilities Leased Guaranteed by Superior Star LLC (105+/-) Unit Operator. 2,800 Square Foot Freestanding Building located on 29,185 / 0.67 acre Parcel With Traffic Counts of 22,000, Great Proximity to I-69. 10% Increase Every Five Years, 4 (5) Year Options With Increases.

INVESTMENT HIGHLIGHTS

List Price:	\$1,250,000
CAP:	6%
Net Rent:	\$75,000
Building S.F.	2,800 sf
Parcel Size:	0.67 Acre (29185 30,056 sf+/-)
Year Built:	1973
Lease Type:	(NNN)
Landlord	
Responsibilities:	None
Options:	Four (5) year
Increase:	10% Every 5 Years
Lease Term:	20 Year (17 Years Remaining)



Highlights

- Long Term Lease
- Absolute NNN No Landlord Responsibilities
- Lease Guaranteed By Superior Star LLC 105+/- Unit Operator 2nd Largest Hardee's and Carl's Jr Operator
- 10% Percent Increases Every 5 Years
- Heatly Rent-to Sales
- Hardee's Provides Investors a Well known & Established Brand.
- Recently went through remodel
- Location: - Hardee's Brand Thrives in County Seat Towns

Location

Madisonville is the County Seat of Hopkins County KY. Hardee's Brand Thrives in County Seat Towns

Great Location, Traffic Counts 22,000+ VPD on E. Center Street, close Proximity to I-69

Madisonville is 100 Miles from Nashville, TN - HQ of Hardee's Corporation (CKE)

Lease/Rental Amount

Current	\$74,999.98	\$6,250.00	\$26.79	6.35%
Years 6 -10	\$82,499.98	\$6,875.00	\$29.46	6.99%
Years 11 - 15	\$90,749.98	\$7,562.50	\$32.41	7.68%
Years 16 -20	\$99,824.97	\$8,318.75	\$35.65	8.45%

770 E. Center Street, Madisonville KY 42431

MARKET: Santa Fe, NM

PRICE: \$1,250,000

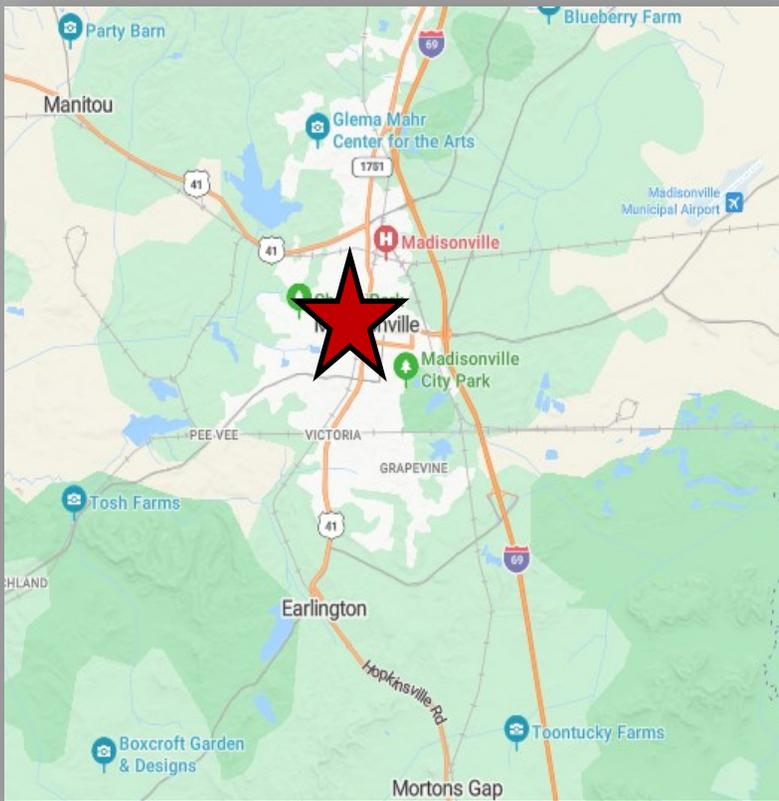
CAP RATE: 6.00 %

BUILDING AREA: 2,800 SF

LAND AREA: 28,185 sf (0.67 Acres)

ACCESS: Easy access from Center Street and I-69 / 22,000 VPD

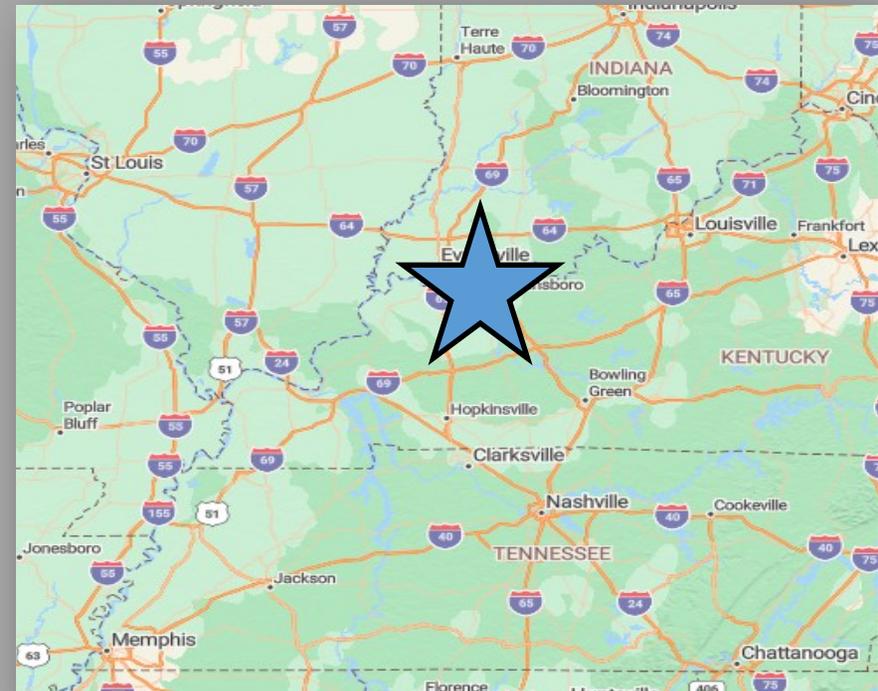




LOUISVILLE, KY

Madisonville is the county seat of Hopkins County situated along Interstate 69 in the state's Western Coal Fields region with a population of more than 20,000 residents. Located within a day's driving distance from most of the significant economic and populated areas on the East Coast, Madisonville offers an attractive location for many businesses and residents. Madisonville is a significant manufacturing hub for western Kentucky due to its proximity to major roadways. Madisonville offers a diverse array of recreational facilities. The City of Madisonville has more than a dozen parks and recreational spaces which allow for recreational and cultural activities. Glema Mahr Center for the Arts

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households	1,889	8,217	26,092
POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population	4,383	19,379	26,092
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$52,281	\$62,233	\$65,170





ROSES

PAPA JOHN'S

UPS

SHOE DEPT. DOLLAR TREE
Bath & Body Works

SALLY BEAUTY

KFC

BIG LOTS

maurices

goodwill

± 26,000 VPD

verizon

T Mobile

AT&T

SUBWAY

TACO BELL

Rally's

McDonald's

bp

Wendy's

HARDEES
SUBJECT PROPERTY

POPEYES

LONG JOHN SILVER'S

CENTER ST
± 22,000 VPD





