

SINGLE TENANT QSR WITH DRIVE THRU

Absolute NNN Investment Opportunity



Recent 3-Year Extension | Strong Operator (330+ Units) | Established Brand

**AUCTION
JULY 13-16**

Contact Agent
for Details

101 N. Main Street

BLACKSTONE VIRGINIA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Andrew Fallon, SRS National Net Lease Group, LP | VA License No. #0225193951

OFFERING SUMMARY



OFFERING

Auction July 13-16, 2026. Contact agents for more details.

Net Operating Income	\$68,106
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PROPERTY SPECIFICATIONS

Property Address	101 N. Main Street, Blackstone, Virginia 23824
Rentable Area	2,860 SF
Land Area	1.38 AC
Year Built	TBD
Tenant	Hardee's
Guaranty	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	3 Years
Increases	Flat Rent
Options	1 (2-Year)
Rent Commencement	October 15th, 2014
Lease Expiration	January 25, 2029
ROFO	Yes

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Hardee's	2,860	10/15/2014	1/25/2029	Current	-	\$5,676	\$68,106	1 (2-Year)
(Franchisee Guaranty)								

Tenant shall have a 20-day Right of First Offer (ROFO).

NOI includes Percentage Rent, contact agent for more details

Recent 3-Year Extension | Established Brand | Largest Hardee's Franchise Operator (330+ Units)

- The tenant just recently extended their lease for an additional 3 years with a 1 (2-year) option to extend, demonstrating their commitment to the site
- The lease is guaranteed by Boddie-Noell which is the largest Hardee's franchisee in the United States with 330+ units
- Hardee's Restaurants LLC has over 1,600 franchised or company-operated restaurants in 31 states and consistently ranks in the Top 50 of the Top 500 U.S. Restaurant Chains

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

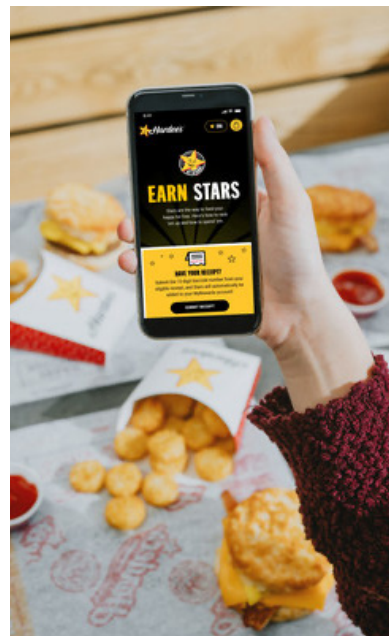
Strong Demographics in 5-mile Trade Area

- More than 5,000 residents and 2,000 employees support the trade area
- \$76,182 average household income

Along N Main St (11,000 VPD) | Excellent Visibility & Access | Strong National/Credit Tenant Presence

- The asset is located along N Main St, a major retail road that averages 11,000 vehicles passing by daily
- The site is in close proximity to multiple national/credit tenants including Walmart Supercenter, O'Reilly Auto Parts, Dollar General, Ace Hardware, Family Dollar, Shell, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

BRAND PROFILE



HARDEE'S

hardees.com

Company Type: Subsidiary

Locations: 1,600+

Founded: 1960 by Wilber Hardee in Greenville, North Carolina.

Headquarters: Franklin, Tennessee.

Parent Company: CKE Restaurants Holdings, which also owns Carl's Jr.

2024 Revenue: \$1.831 Billion

Hardee's, owned by CKE Restaurants Holdings, Inc. based in Franklin, Tennessee, known for premium and innovative menu items such as charbroiled burgers, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™. For 65 years, Hardee's has been bringing people together with classic flavors and homestyle comfort food. Hardee's Restaurants LLC has over 1,600 franchised or company-operated restaurants in 31 states. Hardee's consistently ranks in the Top 50 of the Top 500 U.S. Restaurant Chains.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Blackstone, Virginia
Nottoway County County

ACCESS



N. Main Street/State Highway 40: 2 Access Points
N. Brown Street: 1 Access Point

TRAFFIC COUNTS



N. Main Street/State Highway 40: 11,000 VPD
N. Brown Street: 4,000 VPD

IMPROVEMENTS



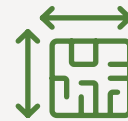
There is approximately 2,860 SF of existing building area

PARKING



There are approximately 63 parking spaces on the owned parcel.
The parking ratio is approximately 22.03 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 50A27 1 A 17&50A27 1 A 18&50A27 1 A 16
Acres: 1.38
Square Feet: 59,917

CONSTRUCTION



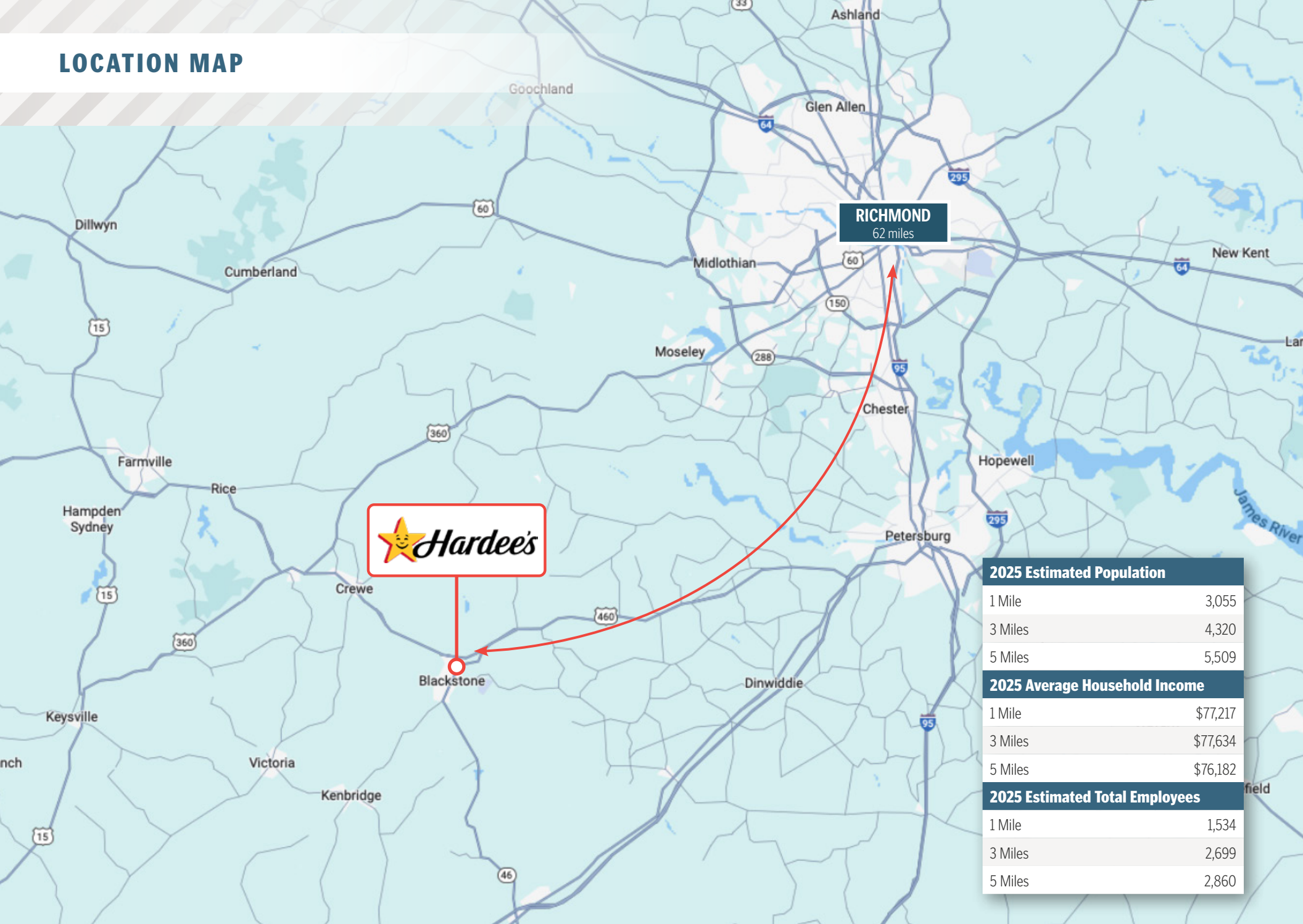
Year Built: TBD

ZONING



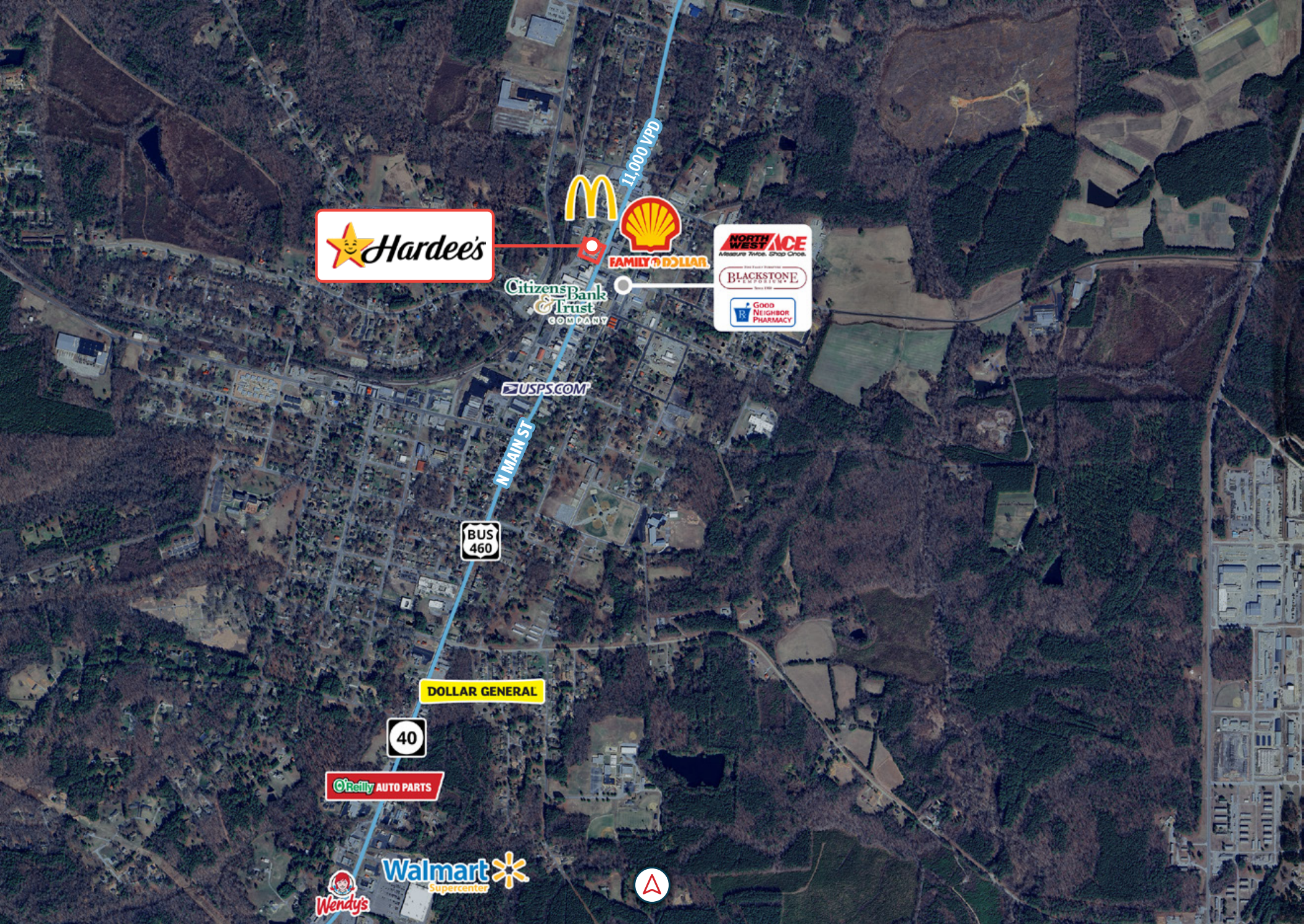
General Business

LOCATION MAP



2025 Estimated Population	
1 Mile	3,055
3 Miles	4,320
5 Miles	5,509
2025 Average Household Income	
1 Mile	\$77,217
3 Miles	\$77,634
5 Miles	\$76,182
2025 Estimated Total Employees	
1 Mile	1,534
3 Miles	2,699
5 Miles	2,860







James S. Harris
Medical Building

N BROWN STREET 4,000 VPD



N MAIN STREET 11,000 VPD



Pylon Sign



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,055	4,320	5,509
2030 Projected Population	3,042	4,304	5,486
2025 Median Age	43.4	43.8	44.6
Households & Growth			
2025 Estimated Households	1,249	1,802	2,295
2030 Projected Households	1,249	1,806	2,299
Income			
2025 Estimated Average Household Income	\$77,217	\$77,634	\$76,182
2025 Estimated Median Household Income	\$60,842	\$60,578	\$60,396
Businesses & Employees			
2025 Estimated Total Businesses	149	248	273
2025 Estimated Total Employees	1,534	2,699	2,860



BLACKSTONE, VIRGINIA

The Town of Blackstone is a community located in the heart of Southside Virginia within Nottoway County. Situated roughly 35 miles southwest of Petersburg, about 50 miles south of Richmond, and within comfortable access to Lynchburg and Washington, D.C., Blackstone combines small-town charm with strategic regional connectivity.

Blackstone's economy includes a mix of healthcare, transportation and warehousing, manufacturing, and service-oriented businesses, with local industrial parks supporting manufacturing and logistics activity. The town also benefits economically from its proximity to the nearby Fort Pickett military installation (formerly Fort Barfoot), a major training site for the Virginia National Guard and federal training units that supports employment and regional demand.

Small businesses and local services form an important part of the economic base, particularly within the town's downtown and adjacent commercial corridors.

Blackstone has been designated a "Main Street Community", reflecting its participation in the Virginia Main Street and Main Street America programs that promote downtown revitalization and historic preservation. The town's historic district features a range of early 20th-century architecture and traditional downtown storefronts, contributing to local identity and economic development.

Recreational opportunities in and near Blackstone include youth and adult sports programs, golf, swimming, tennis, bowling, and outdoor activities such as boating, fishing, hunting, and hiking. Seay Park serves as a focal point for picnicking and outdoor enjoyment within the community.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025

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