



ABSOLUTE NNN

7+ YEARS | 80 UNIT FRANCHISEE



104 E HART ST | BUFFALO, WY

EXCLUSIVELY LISTED BY

BRIAN BROCKMAN – BROKER

License #: RE-15604

Bang Realty-Colorado, Inc

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INTRODUCTION

Bang Realty is pleased to be the exclusive listing brokerage for this Hardee's in Buffalo, WY (an income tax-free state).

This bite-sized opportunity features an **absolute NNN** lease with **more than 7 years remaining** and ZERO landlord obligations.

This **±3,701 square foot** building sits on a **±0.69 acre** lot.

Hardee's

\$938,092

PRICE

6.5%

CAP

\$60,976

NOI

±3,701 SF

BUILDING SIZE

±0.69 AC

LAND SIZE

1977

YEAR BUILT

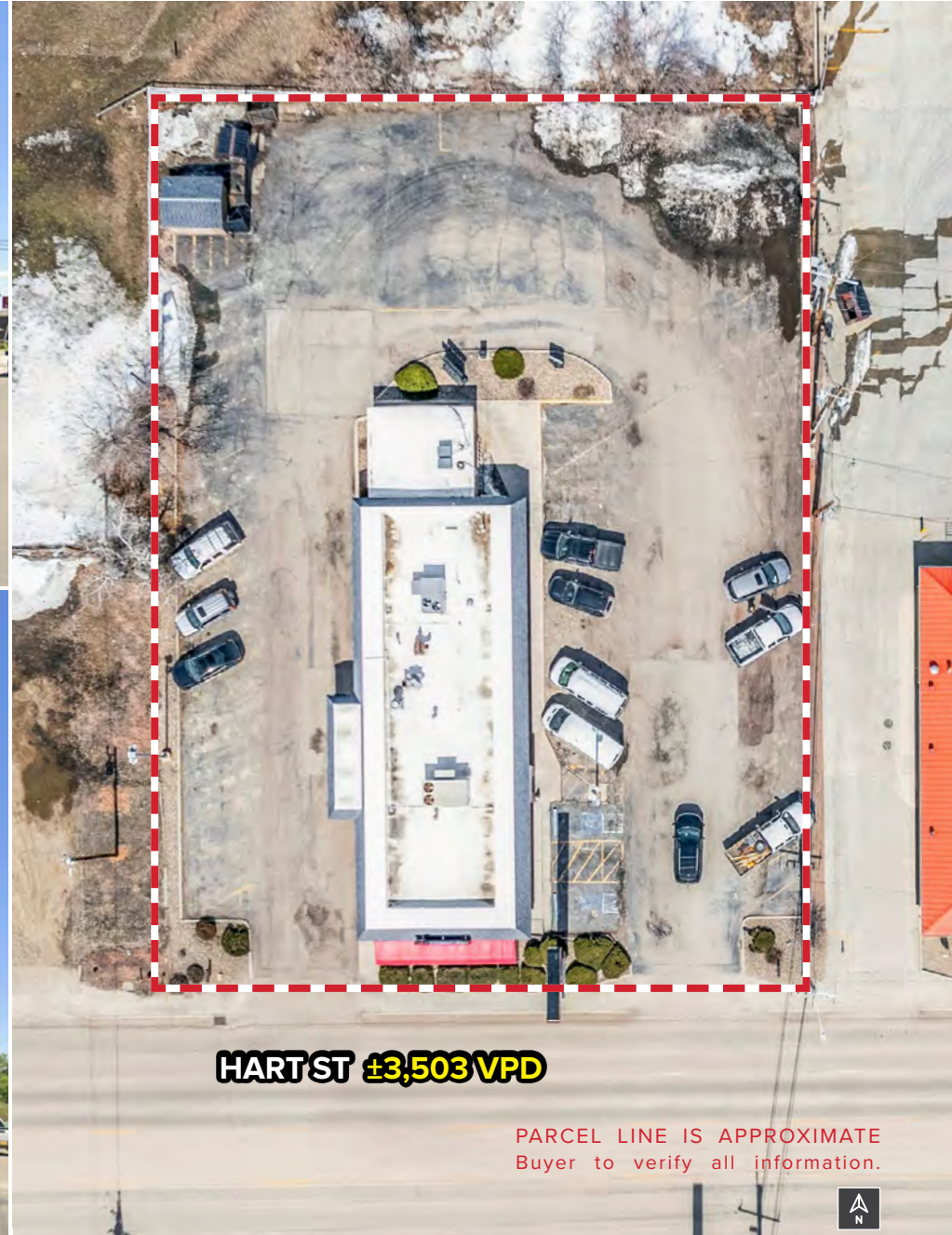
EXECUTIVE SUMMARY

ADDRESS	104 E Hart St Buffalo, WY 82834
LEASE TYPE	Absolute NNN Zero LL Obligations
LEASE EXPIRATION	December 31, 2031
LESSEE	ARC Burger, LLC
OPTIONS	None
INCREASES	10% Every 5 Years
NEXT INCREASE	January 1, 2026 - \$67,074
ROFR	10 Days

PROPERTY HIGHLIGHTS

- ★ Wyoming is an income tax-free state
- ★ Bite-sized deal
- ★ Absolute NNN with ZERO landlord obligations
- ★ 80 unit franchisee
- ★ Located less than 1/2 a mile from I-25 with over 9,000 vehicles per day
- ★ Nearby tenants include Ace Hardware, Family Dollar, O'Reilly Auto Parts, Super 8, Quality Inn, Rodeway Inn and more
- ★ Less than a mile from attractions, including Jim Gatchell Memorial Museum, Buffalo Golf Course, and the Historic Occidental Hotel



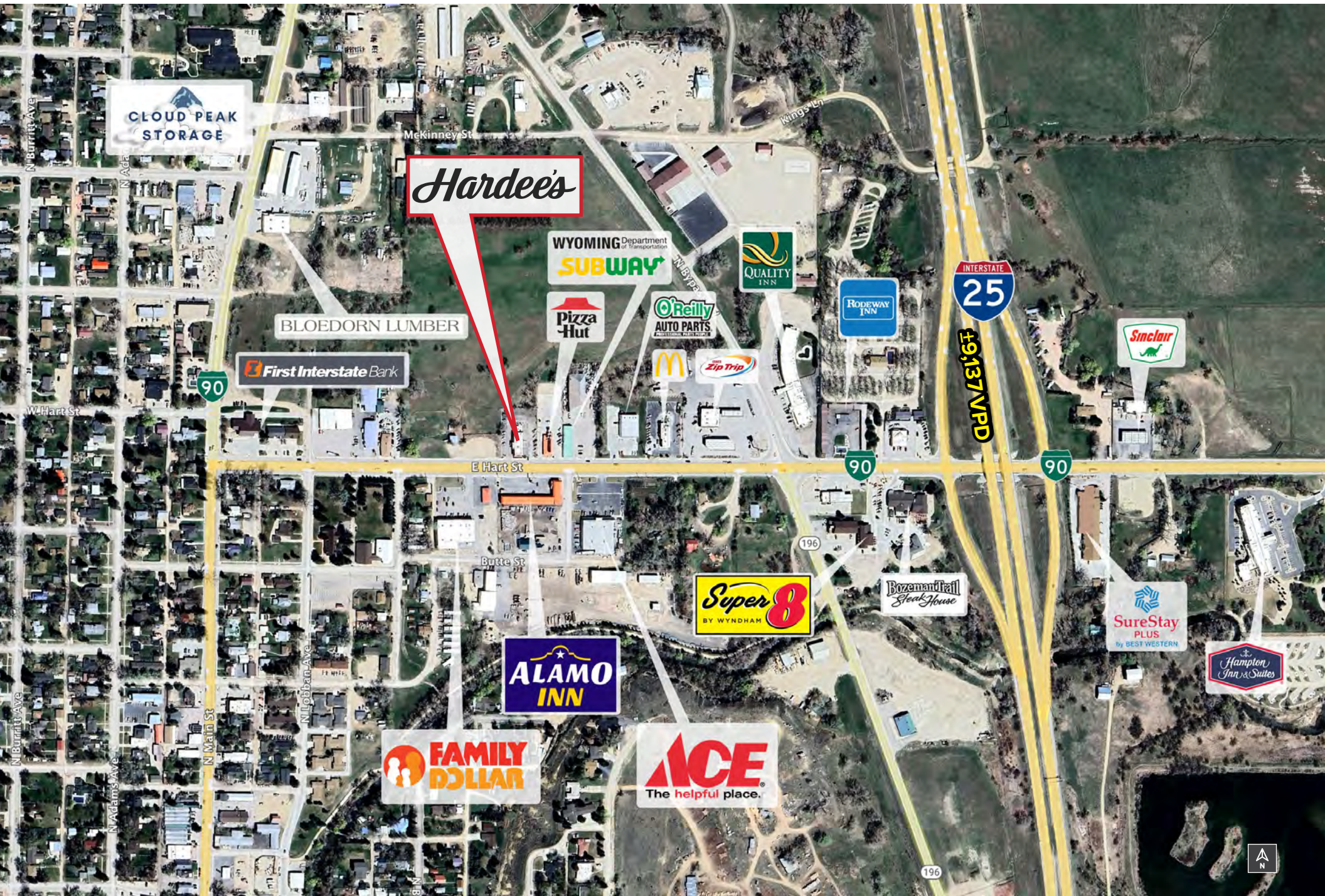


HART ST ±3,503 VPD

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.



Actual Site



Hardee's

WYOMING Department of Transportation
SUBWAY

QUALITY INN

Pizza Hut

O'Reilly AUTO PARTS

RODEWAY INN

First Interstate Bank

McDonald's

Zip Trip

Sinclair

INTERSTATE 25

49,137 VPD

90

90

90

E Hart St

Butte St

196

Super 8 BY WYNDHAM

Bozeman Trail Steak House

SureStay PLUS by BEST WESTERN

Hampton Inn & Suites

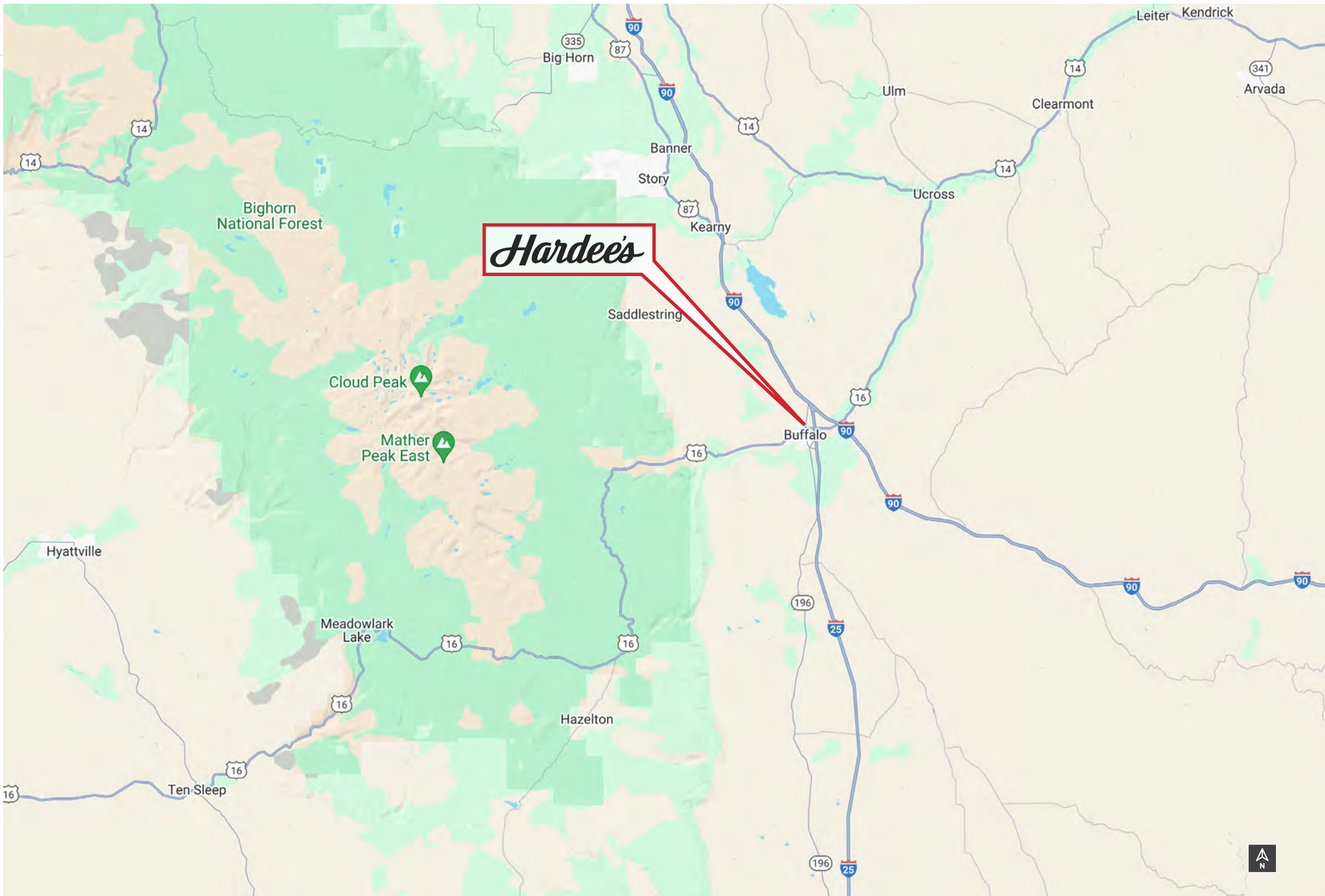
ALAMO INN

FAMILY DOLLAR

ACE The helpful place.

196





Hardee's

TENANT PROFILE

HARDEES.COM
WEBSITE

1960
FOUNDED

±64 YEARS
IN BUSINESS

Hardee's

Hardee's is an American fast-food restaurant chain operated by CKE Restaurants Holdings, Inc. Wilber Hardee, opened his first Hardee's restaurant in Greenville, North Carolina, on September 3, 1960. The one-of-a-kind menu included 15-cent hamburgers, 10-cent fries, and 20-cent milkshakes. By the end of the 60s, there were more than 200 Hardee's locations.

For over 60 years, Hardee's has brought communities together with quality, delicious food. With more than 1,800 restaurants across the U.S., and locations in 13 countries, Hardee's is committed to the best tasting food.



1,800+
Locations



±31 STATES
in the U.S.



±13 COUNTRIES
Worldwide

ARC BURGER

ARC Burger, LLC is one of the largest Hardee's operators in the entire CKE system and operates 80+ Hardee's units across multiple states throughout the Midwest and Southeast.

The tenant recently acquired all 81 Hardee's units from another Hardee's franchisee, showing their desire and commitment to these locations and the continued success of the Hardee's brand.

Hardee's offers landlords and prospective purchasers with a national quick-service brand with a strong presence throughout the Midwest and Southeast.



QUICK FACTS

2020 POPULATION
±4,415

COUNTY
JOHNSON

TOTAL AREA
±4.48 SQ MI







ABOUT BUFFALO, WY

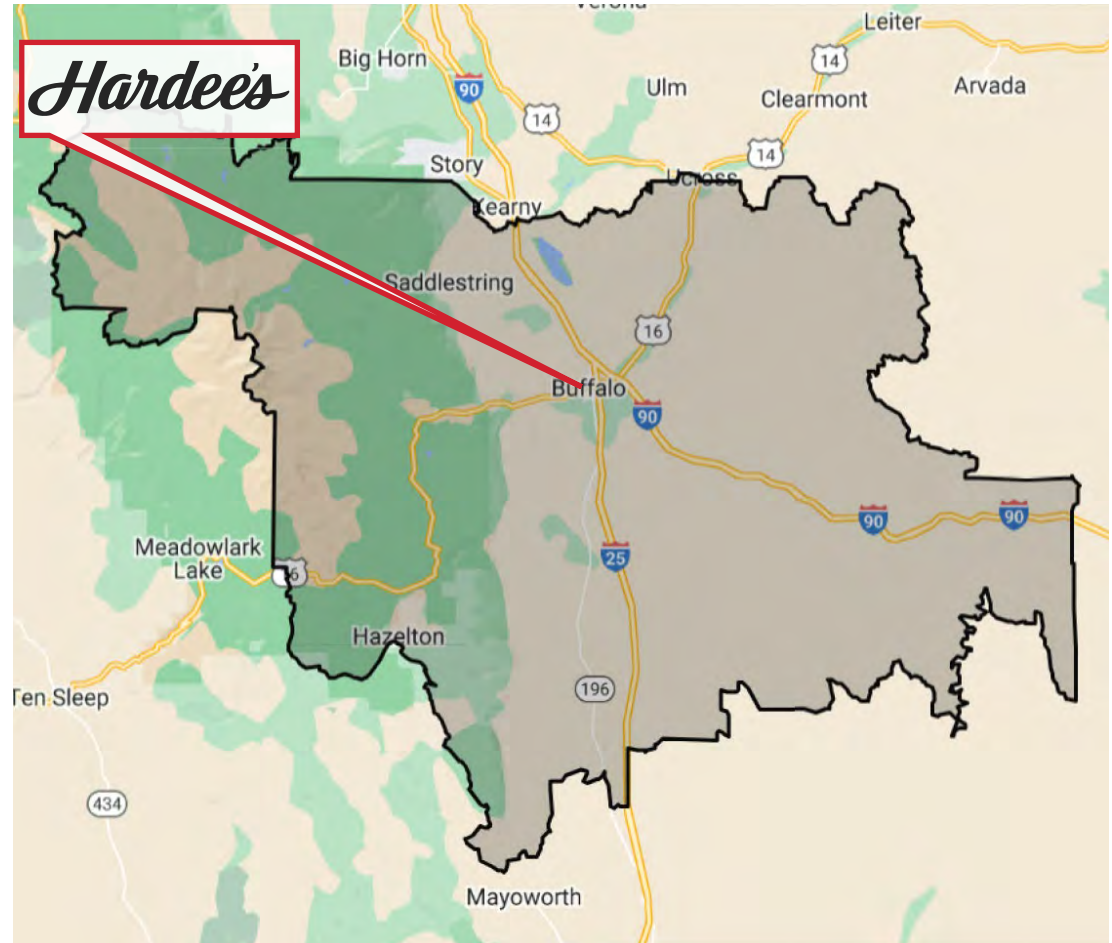
Buffalo, founded in 1879, is a city in Johnson County, Wyoming. As of 2020, the population was estimated at 4,415 residents.

The city is nestled in the foothills of the beautiful Big Horn Mountains. Wyoming State Highway 16, on it's way from Mount Rushmore to Yellowstone National Park, runs through Buffalo.



2022 DEMOGRAPHICS WITHIN 82834 ZIP CODE

	POPULATION ±7,475
	DAYTIME POPULATION ±6,823
	MEDIAN AGE ±45.8 YEARS
	AVERAGE HH SIZE ±2.19 PERSONS
	AVERAGE HH INCOME ±\$77,614
	MEDIAN HH INCOME ±\$56,796



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Actual Site