$700,000

6.00% CAP RATE

3007 E HWY 60
OWENSBORO, KY 42301

SUBWAY

Freestanding Subway Drive-Thru | High-Visibility U.S. Route 60 Corridor In Owensboro, KY | Leading Global QSR Brand | New 15-Year NNN Lease With 10% Rent Increases Every Five Years And Zero Landlord Responsibilities | High Net Worth Personal Guaranty

Zickler Associates

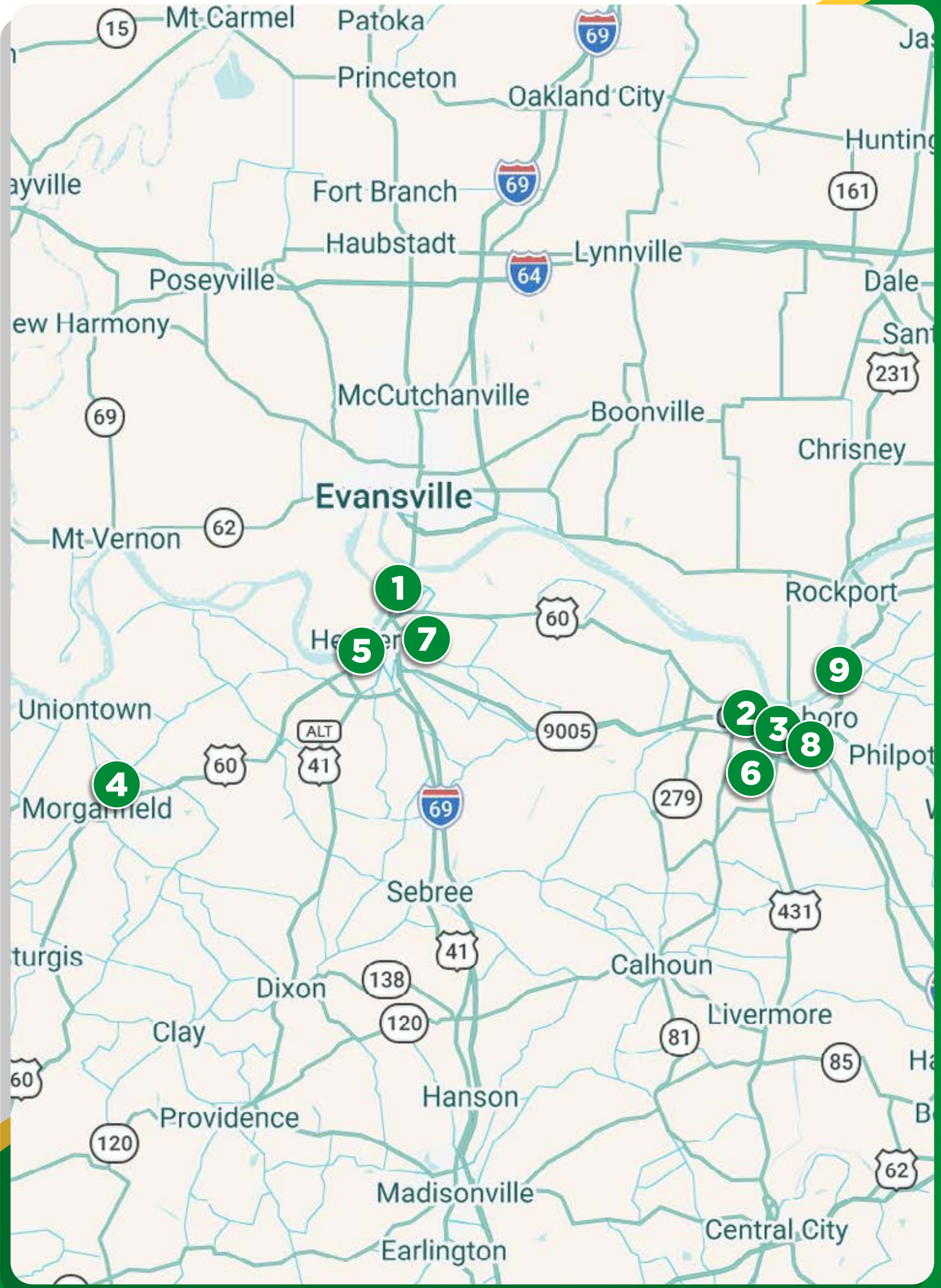
Marcus & Millichap
NFB GROUP

SUBWAY PORTFOLIO

Available together or individually

Marcus & Millichap is pleased to present the **Subway Kentucky Portfolio**, a rare opportunity to acquire **nine freestanding QSR assets** across the Henderson, Owensboro, and Morganfield markets in Western Kentucky. Each property will be operated under a **Absolute NNN Lease** with a 15-year initial term, 10% rent increases every five years, and four (4) five-year renewal options to begin at the Close of Escrow. All leases are supported by a High Net Worth Personal Guaranty, providing investors with an additional layer of credit security. With a portfolio cap rate of 6%, this offering presents investors with passive ownership, predictable long-term cash flow, and meaningful exposure to one of the most recognized and proven QSR brands in the world, with over 37,000 locations globally. The portfolio may be acquired together or individually, offering flexibility for a range of investment strategies.

#	Address	List Price	Cap Rate	Annual Rent	Rent Increases	Lease Type	Guarantor	Extension Options	Year Built	Building Size (SF)	Lot Size (AC)
1	2525 US 41, Henderson, KY 42420	$1,000,000	6.00%	$60,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	2009	±1,947	±0.55
2	2420 W Parrish Ave, Owensboro, KY 42301	$900,000	6.00%	$54,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	1982	±2,192	±0.59
3	3119 Frederica St, Owensboro, KY 42301	$800,000	6.00%	$48,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	1999	±1,302	±0.30
4	809 US 60, Morganfield, KY 42437	$800,000	6.00%	$48,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	1999 (est.)	±1,472	±0.24
5	1725 S Green St, Henderson, KY 42420	$900,000	6.00%	$54,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	1995	±1,956	±0.74
6	1210 Southtown Blvd, Owensboro, KY 42301	$800,000	6.00%	$48,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	2011	±2,220	±0.66
7	177 Garden Mile Rd, Henderson, KY 42420	$1,000,000	6.00%	$60,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	1997	±1,458	±0.42
8	3470 New Hartford Rd, Owensboro, KY 42303	$800,000	6.00%	$48,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	2003	±2,352	±0.82
9	3007 E Hwy 60, Owensboro, KY 42301	$700,000	6.00%	$42,000	10%/5-Years	Abs. NNN	HNW PG	4 × 5 Years	2012 (est.)	±2,212	±0.55
	Total	$7,700,000	6.00%	$462,000							



WHY INVEST?

Freestanding Subway Opportunity
High-Visibility U.S. Route 60 Corridor
Established Owensboro Retail Node

- **Strategically Positioned Along U.S. Route 60**, A Major East–West Corridor Serving Owensboro, Providing Strong Daily Traffic Counts And Direct Connectivity Across The Regional Trade Area
- **Freestanding Subway Location Offering Excellent Visibility**, Easy Ingress/Egress, And Dedicated Onsite Parking, Positioned To Capture Consistent Quick-Service Restaurant Demand
- **Located Within An Active Commercial Corridor** Featuring A Mix Of National Retailers, Convenience Uses, And Service-Oriented Tenants That Drive Daily Consumer Traffic
- **Surrounded By Established Residential Neighborhoods And Local Employment Drivers**, Supporting A Stable And Recurring Customer Base
- **Benefits From Consistent Vehicular Traffic Along U.S. Route 60**, A Key Arterial Supporting Reliable Visibility And Ongoing Consumer Exposure

New 15-Year NNN Lease
Passive Investment Opportunity
Stable Subway Tenancy

- **Brand New 15-Year Triple-Net (NNN) Lease** Commencing At Close Of Escrow, Providing Predictable And Passive Cash Flow With Zero Landlord Responsibilities
- **$42,000 Annual Base Rent ($3,500/Month)** Delivering Immediate Income With A 6.00% Cap Rate At The Offering Price
- **Scheduled 10% Rental Increases Every Five Years**, Offering Built-In Income Growth And A Hedge Against Inflation
- **Four (4) Five-Year Renewal Options**, Allowing For Up To 20 Additional Years Of Potential Occupancy And Long-Term Investment Stability
- **Lease Backed By A Personal Guaranty**, Supporting Tenant Commitment And Ongoing Operational Accountability

Global QSR Leader | Iconic, Recession-Resilient Brand | Scalable Platform

- **Global QSR Leader** — Founded in 1965, Subway Is One of the World's Largest Quick-Service Restaurant Brands, With Approximately 37,000 Locations Across More Than 100 Countries
- **Enduring Brand Recognition** – Best Known for Its Freshly Made Sandwiches, Customizable Menu, and Health-Conscious Positioning, Subway Has Built Decades of Brand Loyalty and Consistent Consumer Demand
- **Proven, Recession-Resilient Concept** – Value-Oriented Pricing, Strong Takeout and Drive-Thru Appeal, and Broad Demographic Reach Continue To Support Subway's Long-Term Performance Across Market Cycles

INVESTMENT SUMMARY

Address: GOOGLE MAPS	3007 E Hwy 60, Owensboro, KY 42301
Concept:	Subway
Guarantor:	High Net Worth Personal Guaranty
Price:	$700,000
Cap Rate:	6.00%
NOI:	$42,000
Building Size (SF):	±2,212
Lot Size (AC):	±0.55 Acres
Year Built:	2012 (est.)

LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	15 Years from COE
Term Remaining:	±15 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	$3,500
Annual Base Rent:	$42,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

$700,000
LISTING PRICE

6.00%
CAP RATE

±15 YRS
LEASE TERM

$42,000
NOI

NNN
LEASE TYPE

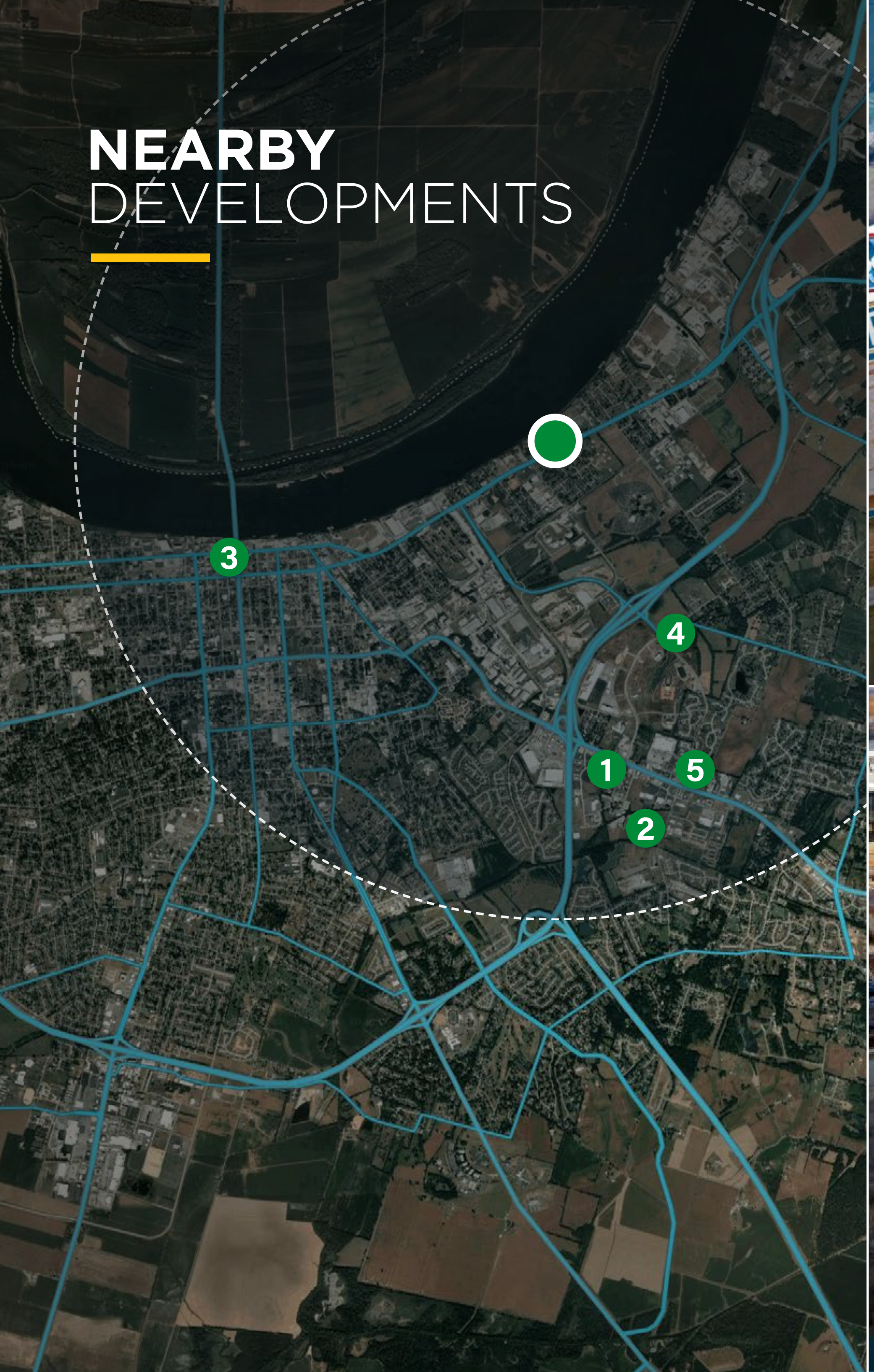
2012 (est.)
YEAR BUILT

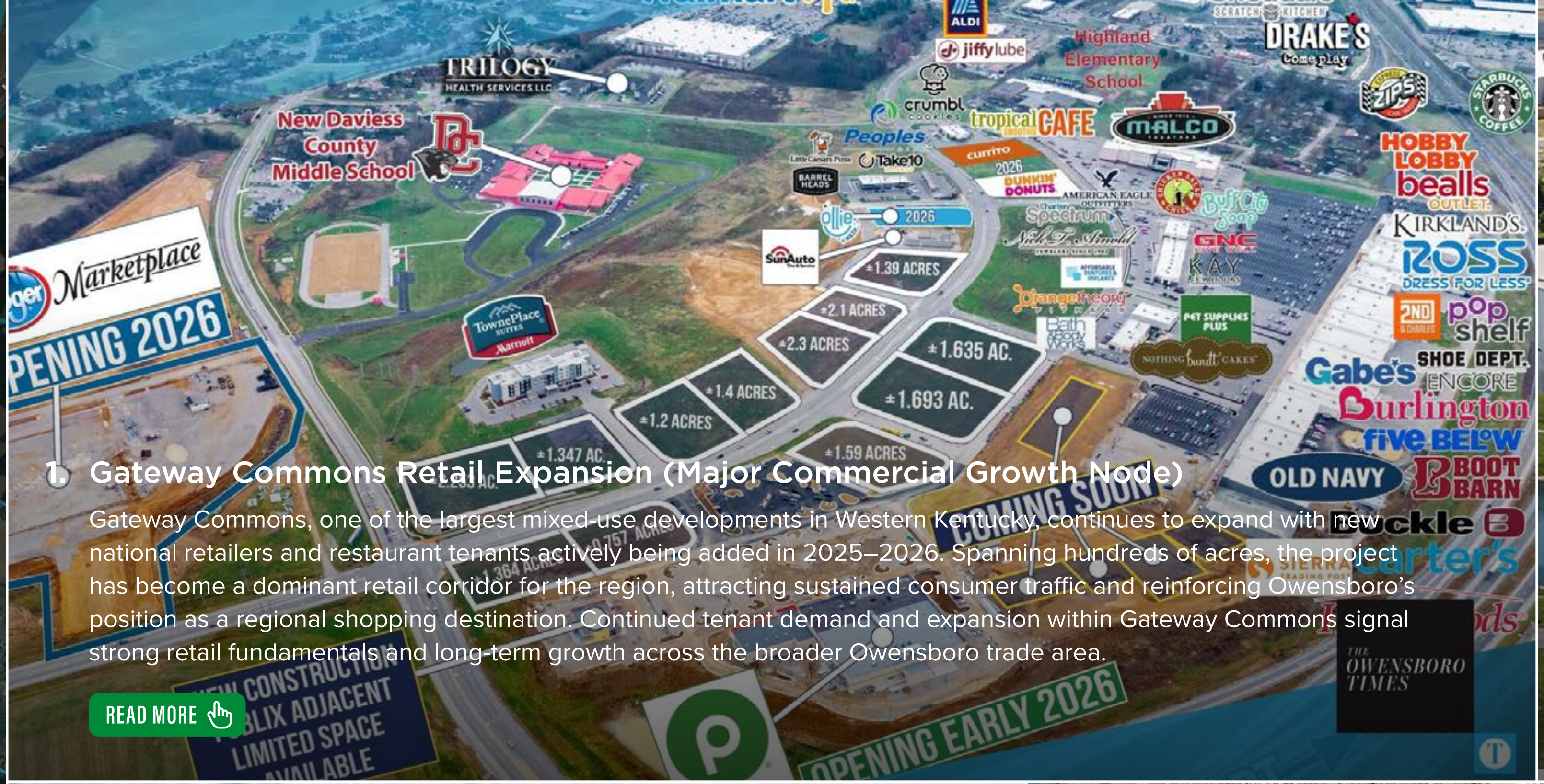

SUBWAY
SUBWAY


SUBWAY
SUBWAY


SAZERAC
Distillery
BLUEGRASS MUSIC
OWENSBORO CONVENTION CENTER
Kroger
RURAL KING
AMERICA'S FARM & HOME STORE
CONSUMER MALL
DOLLAR TREE
Dairy Queen
Green River Area
Federal Credit Union
LONG JOHN SILVER'S
OHIO RIVER
E 4TH ST, KY 144 | ±15,873 VPD

NEARBY DEVELOPMENTS





1. Gateway Commons Retail Expansion (Major Commercial Growth Node)

Gateway Commons, one of the largest mixed-use developments in Western Kentucky, continues to expand with new national retailers and restaurant tenants actively being added in 2025–2026. Spanning hundreds of acres, the project has become a dominant retail corridor for the region, attracting sustained consumer traffic and reinforcing Owensboro's position as a regional shopping destination. Continued tenant demand and expansion within Gateway Commons signal strong retail fundamentals and long-term growth across the broader Owensboro trade area.

READ MORE

2. UniFirst Industrial Expansion (109,000 SF Facility Upgrade)

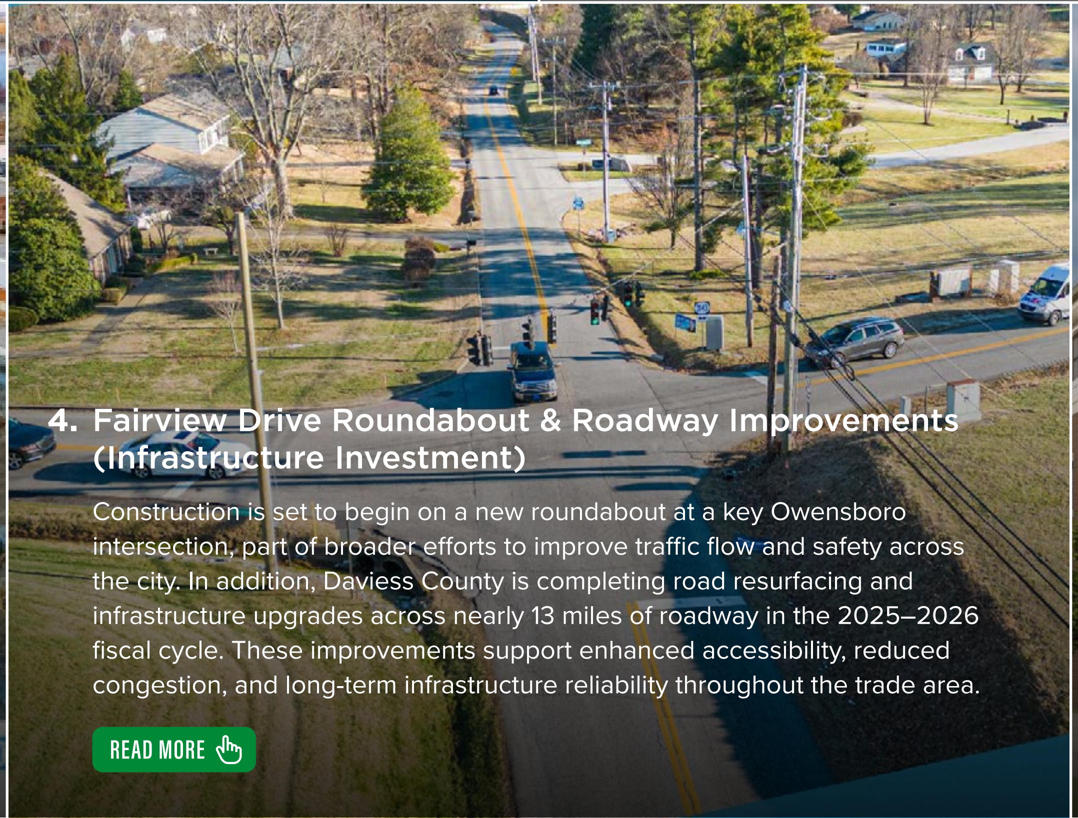
UniFirst Corporation is expanding its Owensboro operations with a 109,000-square-foot facility upgrade, incorporating advanced automation and logistics systems. This expansion enhances the region's industrial base while supporting job creation and long-term employment stability. Large-scale industrial investments like this strengthen daytime population and economic activity, key drivers of retail demand near the subject property.

READ MORE

3. Downtown Owensboro Mixed-Use & Sports Facility

Owensboro is advancing multiple downtown redevelopment projects, including a planned indoor sports facility and mixed-use riverfront development. These projects are designed to drive tourism, events, and year-round activity, further activating the downtown corridor and supporting surrounding retail and hospitality uses. Ongoing reinvestment in the urban core reinforces Owensboro's regional draw and long-term economic growth trajectory.

READ MORE



4. Fairview Drive Roundabout & Roadway Improvements (Infrastructure Investment)

Construction is set to begin on a new roundabout at a key Owensboro intersection, part of broader efforts to improve traffic flow and safety across the city. In addition, Daviess County is completing road resurfacing and infrastructure upgrades across nearly 13 miles of roadway in the 2025–2026 fiscal cycle. These improvements support enhanced accessibility, reduced congestion, and long-term infrastructure reliability throughout the trade area.

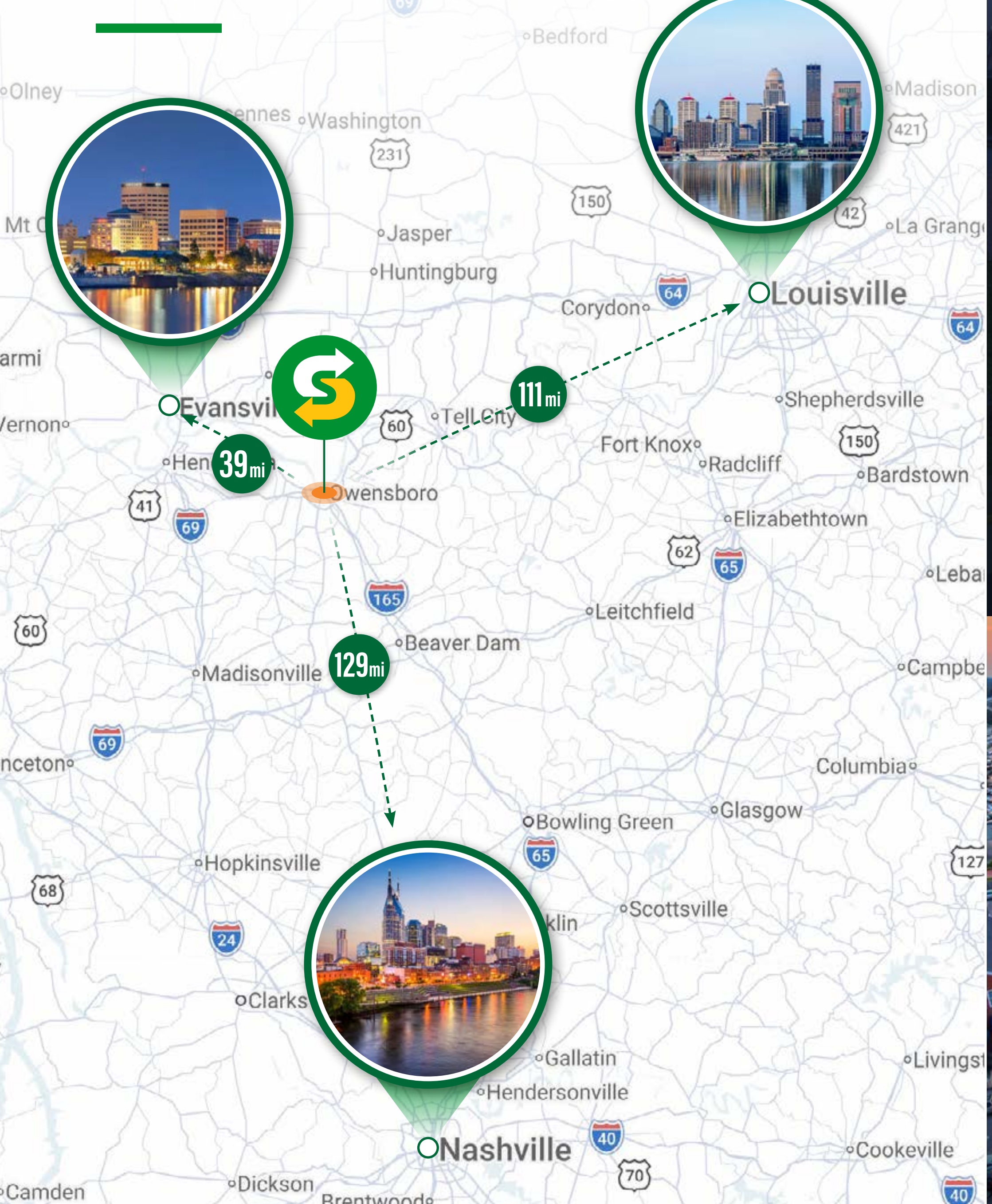
READ MORE

5. Residential Growth & New Housing Communities (Population Expansion)

Owensboro continues to see active residential development, with multiple new housing communities and subdivisions delivering across the market. This steady pipeline of new construction reflects ongoing population growth and suburban expansion, particularly in areas surrounding major retail corridors. New rooftops directly support increased consumer demand for retail, dining, and service-oriented businesses within the immediate trade area.

READ MORE

OWENSBORO MSA



The Owensboro Metropolitan Statistical Area (MSA), situated along the southern bank of the Ohio River in western Kentucky, serves as a stable and community-driven regional hub anchored by healthcare, manufacturing, financial services, and agriculture. Encompassing three counties in Kentucky, the Owensboro MSA has a population of approximately 116,500, making it a close-knit metropolitan region with deep economic and cultural roots. Major employers such as Owensboro Health — the largest employer west of Louisville — anchor the regional economy, while U.S. Bank's national mortgage servicing center has contributed significantly to the area's financial services sector, which saw exceptional growth in the years following the Great Recession. St. Louis Fed Together, these institutions drive employment, investment, and long-term economic stability across the tri-state region.

Recognized as western Kentucky's cultural and economic center, Owensboro blends small-city charm with a surprisingly vibrant public life. Self-proclaimed the Bluegrass Music Capital of the World, Owensboro is home to the Bluegrass Music Hall of Fame & Museum, the ROMP festival, and the Kentucky Fiddle Championships.

Top Metro Total Projects Per Capita
Site Selection Magazine, 2024

Holiday World

Downtown Owensboro

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
114,227	**$92,662**	**81,655**
within MSA	*within MSA*	*within MSA*

At the heart of Owensboro's cultural identity is its deep connection to American roots music and the bourbon heritage of Kentucky. The Bluegrass Music Hall of Fame & Museum stands as the world's only facility dedicated to preserving the international history of bluegrass music, representing a landmark of national significance. The region is also home to active bourbon distilleries, including the historic Green River Distilling Company, founded in 1885, and the Glenmore Distillery, now operated by the Sazerac Company. Beyond music and bourbon, the Owensboro Museum of Fine Art — Kentucky's second-largest art museum — and the Western Kentucky Botanical Garden round out a cultural landscape that punches well above its size.

With its many festivals and attraction, the city draws visitors from across the country. The city also holds its International Bar-B-Q Festival every second weekend in May, a nationally celebrated event that reinforces Owensboro's identity as a destination for food, music, and regional tradition. Combined with a revitalized downtown riverfront, a free 16-week Friday After 5 outdoor concert series, and the RiverPark Center hosting Owensboro Symphony Orchestra performances, the MSA offers residents and visitors a rich quality of life at an affordable cost.

Friday After 5 Festival

Owensboro also maintains a strong commitment to education and community development. Leading institutions including Owensboro Community and Technical College, Brescia University, and Kentucky Wesleyan College contribute to workforce development and civic engagement, while downtown reinvestment — anchored by a transformative federal riverfront grant — has improved quality of life and helped retain businesses and workers. Together, the region's educational institutions, employer base, and cultural identity support the steady, long-term growth of one of Kentucky's most distinctive metropolitan areas.

SUBWAY

USA TODAY 10Best

2025 #4 BEST SANDWICH OR SUB SHOP

Founded in 1965 in Bridgeport, Connecticut, Subway has grown into one of the world's largest quick-service restaurant brands, best known for its made-to-order sandwiches and customizable menu. Built on a foundation of freshness and choice, Subway® allows guests to personalize their meals with a wide variety of breads, proteins, vegetables, and sauces—anchored by its iconic footlong subs. The brand's long-standing emphasis on simplicity, value, and flexibility has helped define its position within the fast-casual sandwich category.

Today, Subway® operates tens of thousands of locations across more than 100 countries, making it one of the most globally recognized restaurant brands. Its menu extends beyond classic subs to include wraps, salads, protein bowls, and breakfast offerings, catering to evolving consumer preferences and on-the-go lifestyles. Signature items such as the Italian B.M.T.®, Meatball Marinara®, and Oven Roasted Turkey® continue to anchor the menu, while new chef-inspired subs and refreshed ingredients have modernized the brand's appeal.

As a major player in the global quick-service and fast-casual space, Subway® continues to evolve through menu innovation, restaurant redesigns, and expanded digital ordering and delivery platforms. The brand's ongoing focus on franchise growth, operational efficiency, and customer experience—combined with its commitment to offering convenient, customizable meals—has reinforced Subway®'s enduring relevance in a highly competitive restaurant landscape.

2025 U.S. REVENUE	LOCATIONS	EMPLOYEES	OWNER
±$9.5B	37K	300K	ROARK

SOURCE: 2025, SUBWAY

IN THE NEWS

SUBWAY® OFFERS BOGO FOOTLONGS TO HELP WITH STRUGGLE OF RISING GAS PRICES

March 30, 2026 | *Subway Newsroom*

Financial pressures are sandwiching Americans between increasingly difficult spending choices. Filling up your gas tank is hard enough, that's why Subway is making sure fueling yourself is the easiest decision to make this month. Beginning April 1, Subway will offer all Sub Club members a FREE footlong sandwich with the purchase of another footlong sandwich through April 28.* The offer is available for all orders made via Subway's app and website by using promo code FLBOGO for...

SUBWAY® INTRODUCES ITS FIRST-EVER VALUE MENU WITH 15 ENTREES UNDER $5

April 28, 2025 | *Subway Newsroom*

Subway is setting the new standard with the debut of its first-ever value menu featuring 15 entrees under $5*. Arriving nationwide starting today, Subway's Fresh Value Menu offers guests what other on-the-go options have promised but never delivered: quality, variety, convenience and satisfying portions at an unmatched price. Freshly made, never fried – with most items boasting more than 20 grams of protein. No need to sacrifice to save on your next lunch or dinner. Headlining Subway's...

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAH1050144