

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Retail Corridor Directly Off U.S. Highway 25 | Adjacent to Pineville Community Health Center



14455 U.S. Route 25 East

**PINEVILLE** KENTUCKY

ACTUAL SITE







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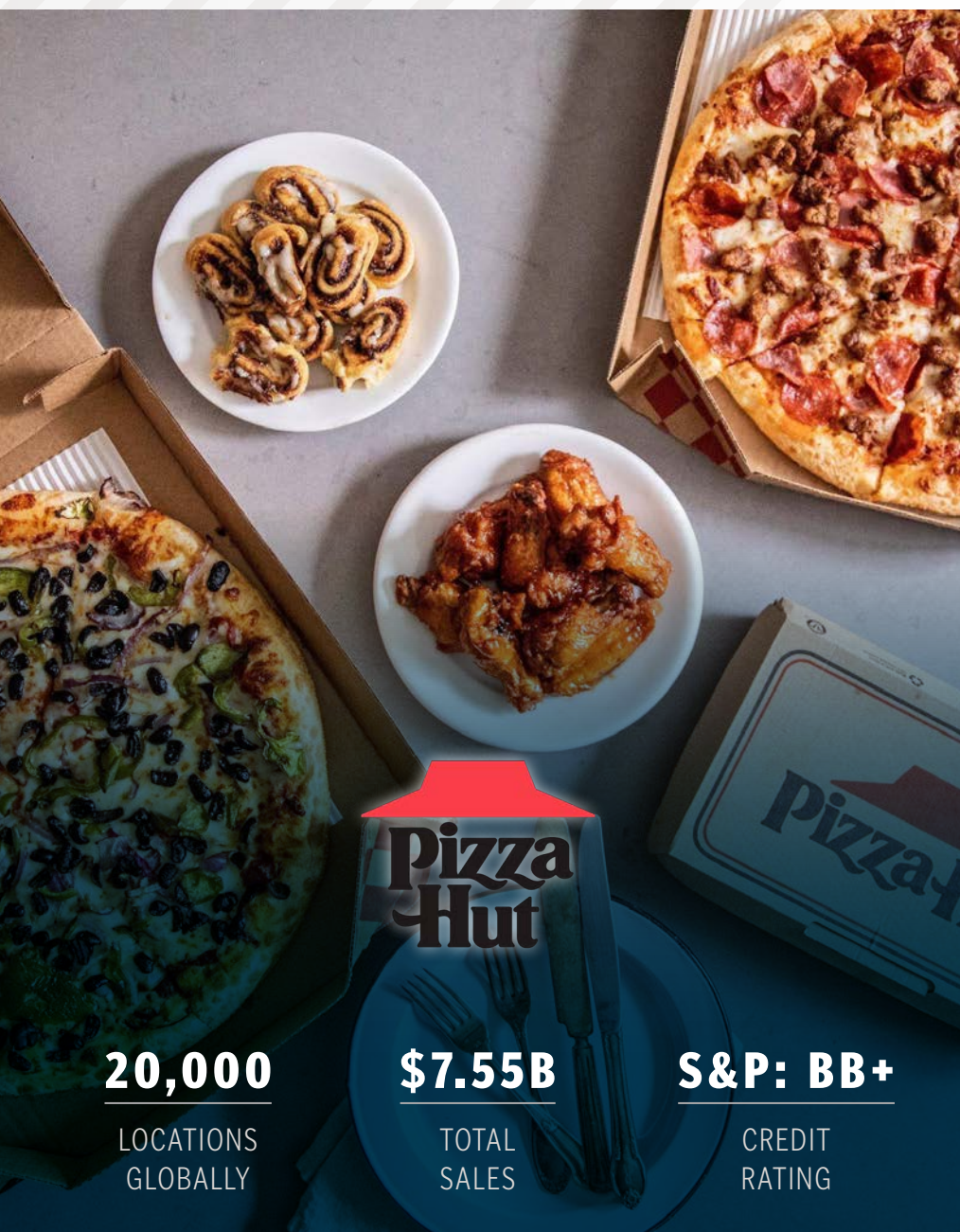
FL License No. SL3257920



**NATIONAL NET LEASE**

Principal Broker: Sarah Shanks, SRS Real Estate Partners, LLC | KY License No. 271256

## OFFERING SUMMARY



## OFFERING

Pricing	\$435,000
Dec. 2025 NOI	\$30,450
Cap Rate	7.00%

## PROPERTY SPECIFICATIONS

Property Address	14455 U.S. Route 25 East Pineville, KY 40977
Rentable Area	2,674 SF
Land Area	0.79 AC
Year Built	1990
Tenant	Tasty Hut of KY, LLC dba Pizza Hut
Guaranty	Tasty Hut, LLC (200+ Unit Operator)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	16 Years
Increases	1.50% Annual Increases

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Tasty Hut of KY, LLC</b>	2,674	12/1/2024	11/30/2041	Current	-	\$2,500	\$30,000	4 (5-Year)
(Franchisee)				12/1/2025	1.50%	\$2,538	\$30,450	
				12/1/2026	1.50%	\$2,576	\$30,907	
1.50% Increases throughout the initial term and options thereafter								

## 16+ Years Remaining | Tasty Hut, LLC - Strong Operator | Annual Rental Increases | Options to Extend

- The tenant, Tasty Hut, LLC, has 16+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- Tasty Restaurant Group, LLC is an experienced QSR franchisee with over 450 restaurants strong across 23 states operating under six iconic brands: Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands
- The lease features annual rental increases of 1.50% throughout initial term and option periods, generating NOI and hedging against inflation

## 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 6,000 residents and 2,000 employees support the trade area
- \$52,820 average household income

## Strong National/Credit Tenant Presence | Close Proximity to Pineville Community Health Center (120 beds)

- The subject property is near multiple national/credit tenants including Walgreens, Dollar General, McDonald's, USPS and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore the asset is in close proximity to Pineville Community Health Center (120 beds), further increasing consumer traffic to the immediate trade area

## Along U.S. Route 25 (16,900 VPD) | Excellent Visibility

- The asset is located along U.S. Route 25, a major retail road that averages 16,900 vehicles passing by daily
- The asset has excellent visibility via significant street frontage



## BRAND PROFILE



## PIZZA HUT

**pizzahut.com**

**Company Type:** Subsidiary

**Locations:** 20,000+

**Parent:** Yum! Brands

**2024 Employees:** 40,000

**2024 Revenue:** \$7.55 Billion

**2024 Net Income:** \$1.49 Billion

**2024 Assets:** \$6.72 Billion

**Credit Rating:** S&P: BB+

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas, and is a global leader in the pizza category with nearly 20,000 restaurants in more than 110 markets and territories. The brand has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order, and today Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. In addition, Pizza Hut has Hut Rewards®, the brand's loyalty program in the U.S. that offers points for every dollar spent on food any way you order. Leveraging its global presence, Pizza Hut also works to positively impact its employees, the communities it serves and the environment through commitments across three priority areas: More Equity, Less Carbon and Better Packaging.

Source: [blog.pizzahut.com](https://blog.pizzahut.com), [finance.yahoo.com](https://finance.yahoo.com)



## TENANT OVERVIEW



### TASTY RESTAURANT GROUP

**tastyrg.com**

**Locations:** 400+

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants.

Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 400 restaurants strong across 23 states operating under six iconic brands: Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.



## PROPERTY OVERVIEW



### LOCATION



Pineville, Kentucky  
Bell County

### ACCESS



U.S. Highway 25E: 1 Access Point

### TRAFFIC COUNTS



U.S. Highway 25E: 16,900 VPD  
Pine Street/State Highway 66: 4,200 VPD

### IMPROVEMENTS



There is approximately 2,674 SF of existing building area

### PARKING



There are approximately 29 parking spaces on the owned parcel.  
The parking ratio is approximately 120.8 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 062-40-00-008.00  
Acres: 0.79  
Square Feet: 34,412

### CONSTRUCTION



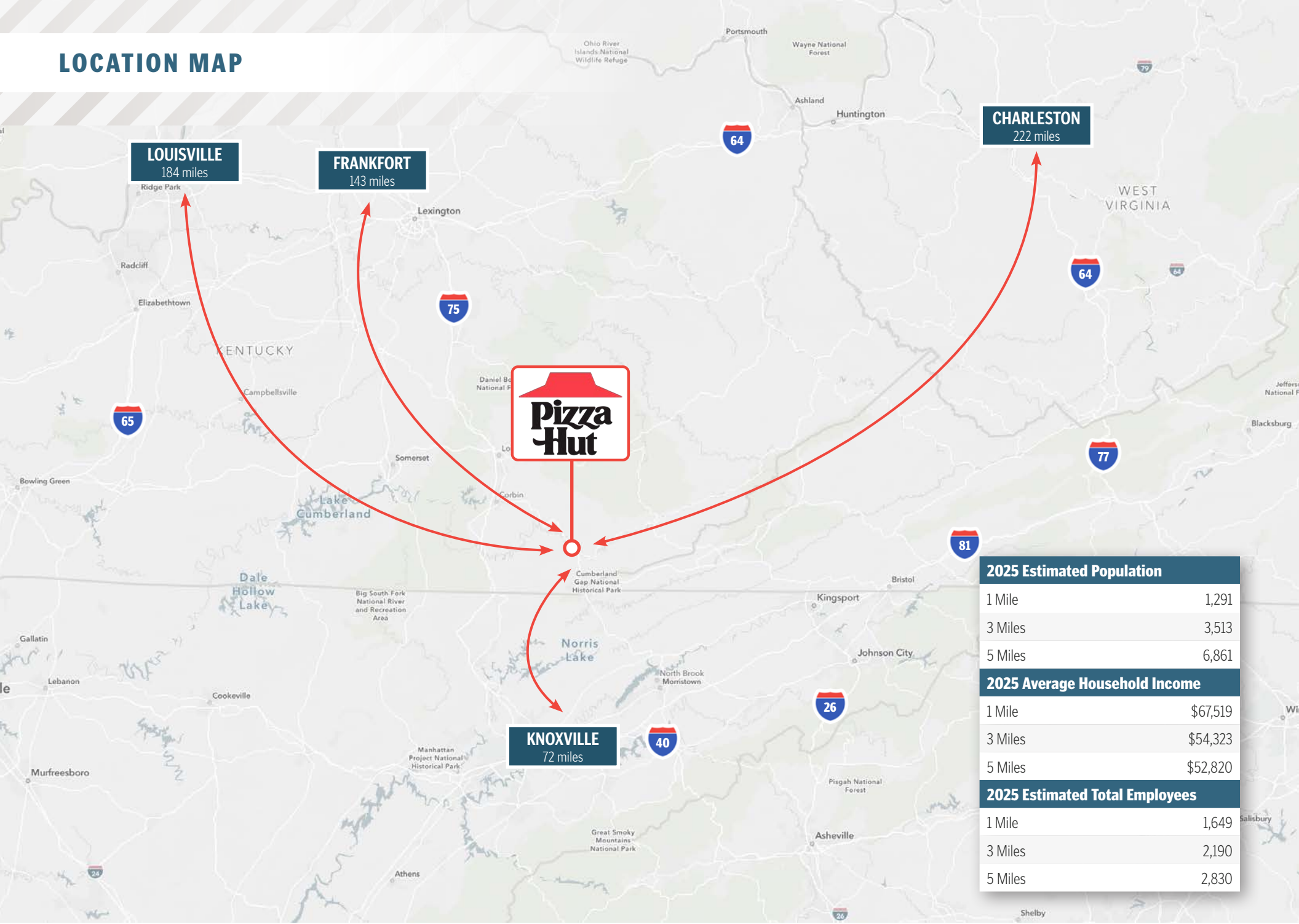
Year Built: 1990

### ZONING



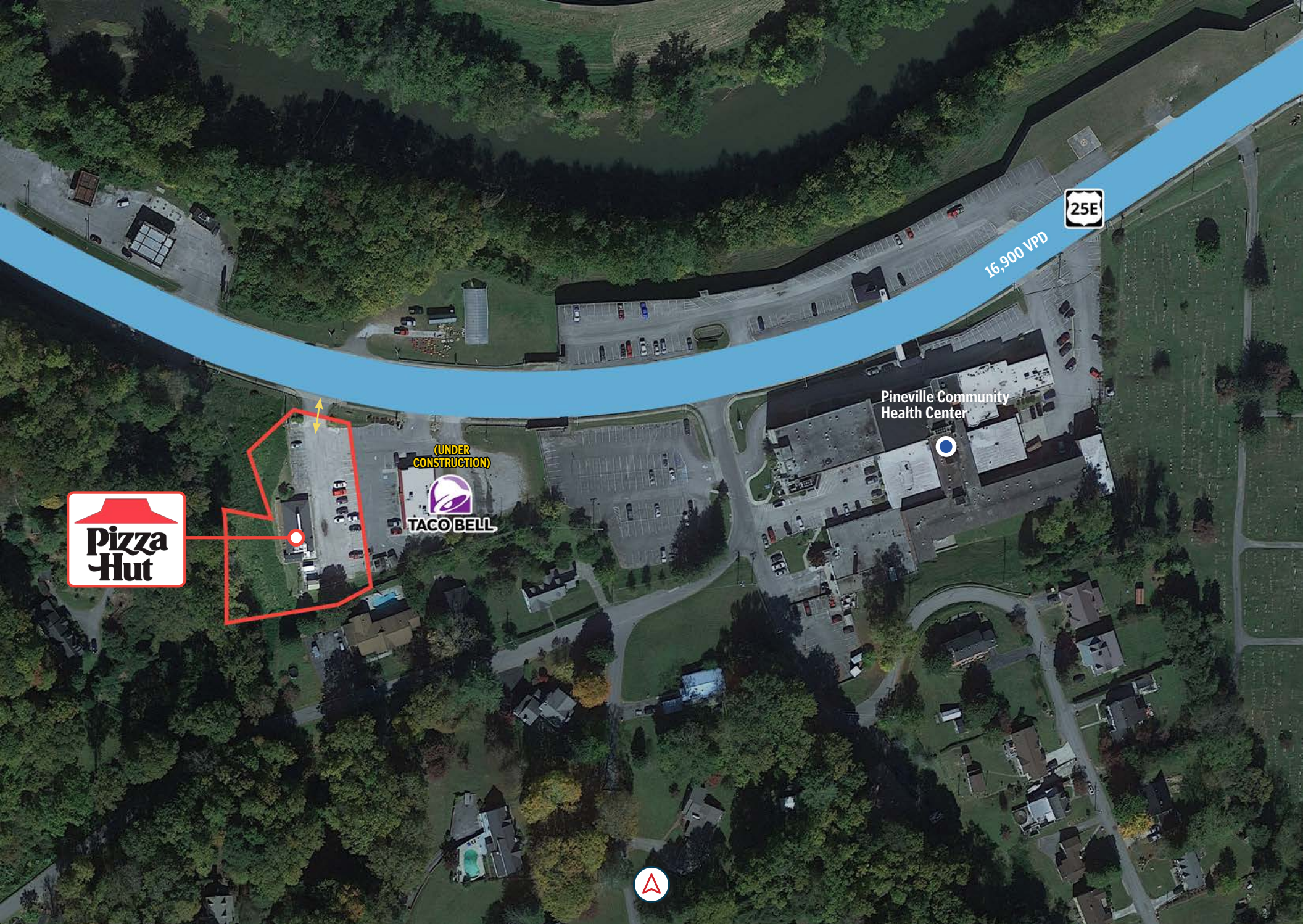
General Commercial

LOCATION MAP

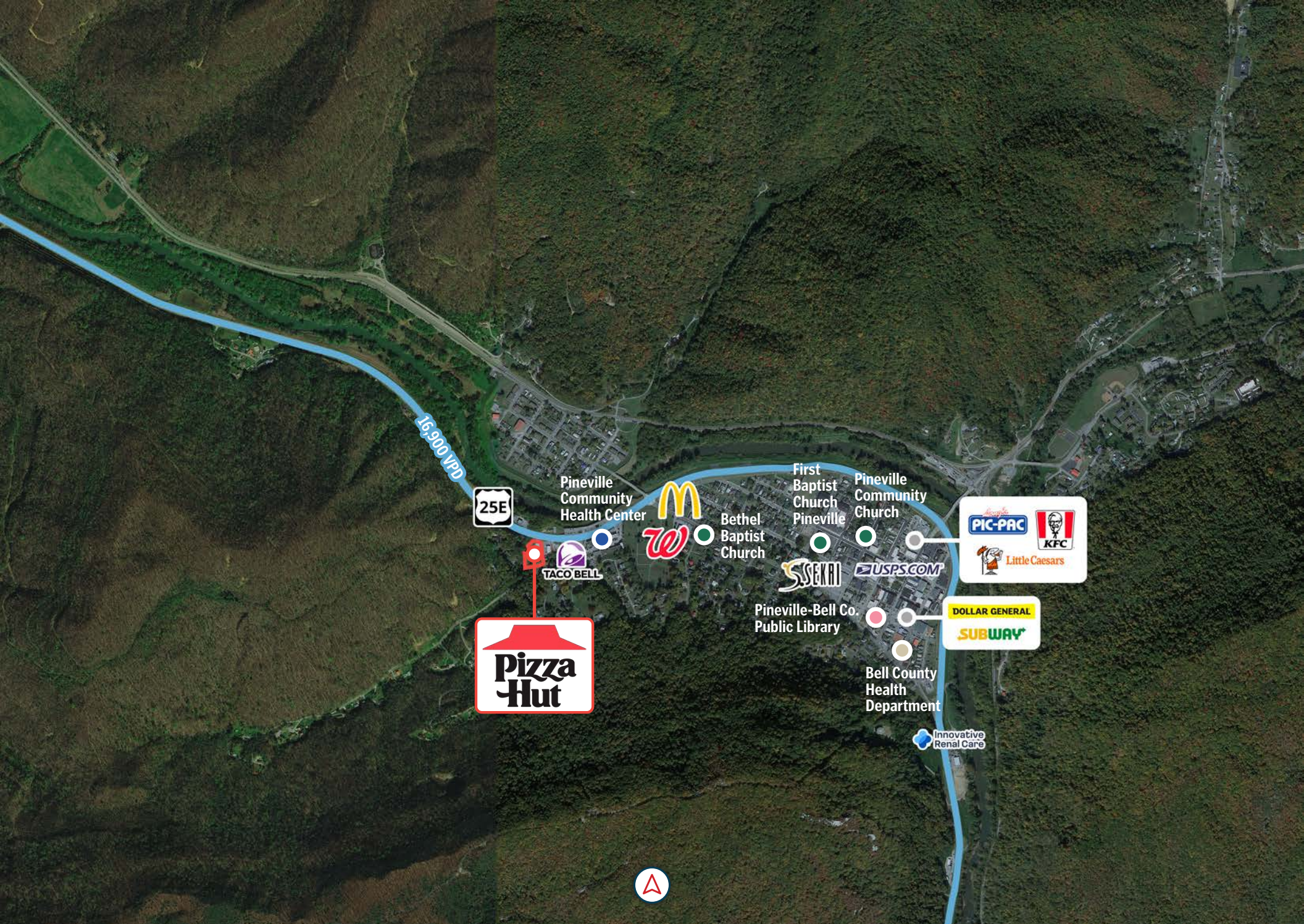


2025 Estimated Population	
1 Mile	1,291
3 Miles	3,513
5 Miles	6,861
2025 Average Household Income	
1 Mile	\$67,519
3 Miles	\$54,323
5 Miles	\$52,820
2025 Estimated Total Employees	
1 Mile	1,649
3 Miles	2,190
5 Miles	2,830

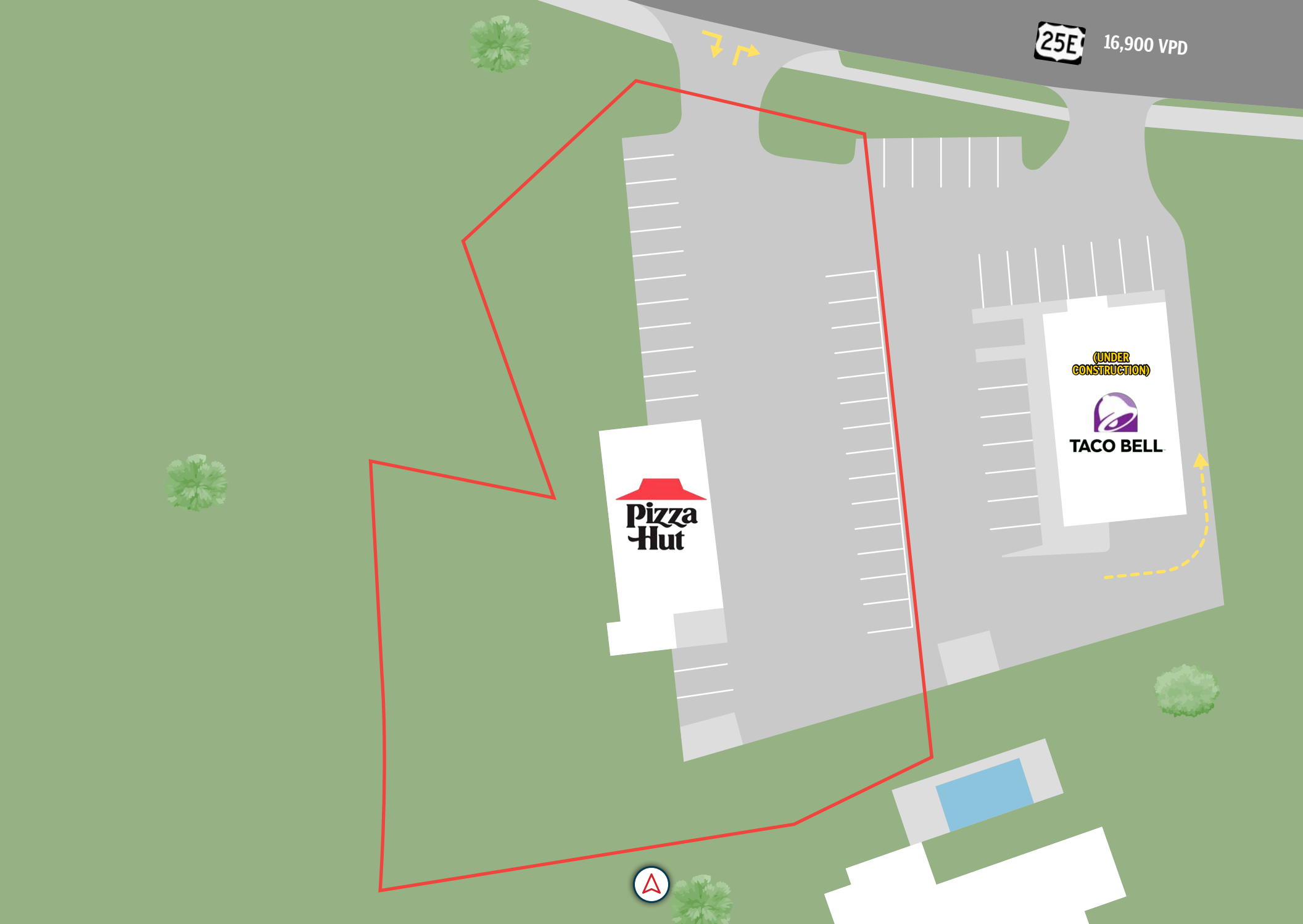














	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	1,291	3,513	6,861
2030 Projected Population	1,173	3,187	6,244
2025 Median Age	42.9	43.1	43.4
<b>Households &amp; Growth</b>			
2025 Estimated Households	520	1,486	2,860
2030 Projected Households	470	1,342	2,584
<b>Income</b>			
2025 Estimated Average Household Income	\$67,519	\$54,323	\$52,820
2025 Estimated Median Household Income	\$43,018	\$36,166	\$36,284
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	147	190	258
2025 Estimated Total Employees	1,649	2,190	2,830



## PINEVILLE, KENTUCKY

Pineville is a historic city located in Bell County, southeastern Kentucky, nestled along the Cumberland River and surrounded by the scenic Appalachian Mountains. As one of the oldest towns in the state, Pineville serves as the county seat of Bell County and retains a strong small-town charm with a rich heritage. Its location near the Cumberland Gap National Historical Park makes it a gateway to some of Kentucky's most picturesque natural landscapes. Pineville has a 2025 population of 1,558.

Pineville's economy is supported by healthcare, education, retail, tourism, and local government. As the Bell County seat, it hosts various county offices and services that provide stable employment. The Appalachian Regional Healthcare (ARH) Hospital is one of the area's largest employers, contributing significantly to the local economy. Tourism related to nearby natural attractions, including hiking, camping, and heritage tourism, also supports local businesses, lodging, and dining establishments. While historically tied to coal mining, Pineville has been diversifying its economy through community development, healthcare, and small business growth initiatives.

Pineville is surrounded by abundant natural and recreational attractions. The nearby Pine Mountain State Resort Park offers hiking trails, golf, and breathtaking mountain views, while the Cumberland Gap National Historical Park provides rich historical experiences and outdoor exploration. The city's Downtown Pineville district has undergone revitalization, featuring local shops, restaurants, and seasonal events like the Kentucky Mountain Laurel Festival, one of the state's oldest community celebrations. The Cumberland River and surrounding forests make Pineville a popular spot for fishing, kayaking, and nature tourism.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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