



Scooter's Coffee

901 N MULBERRY STREET, ELIZABETHTOWN, KY

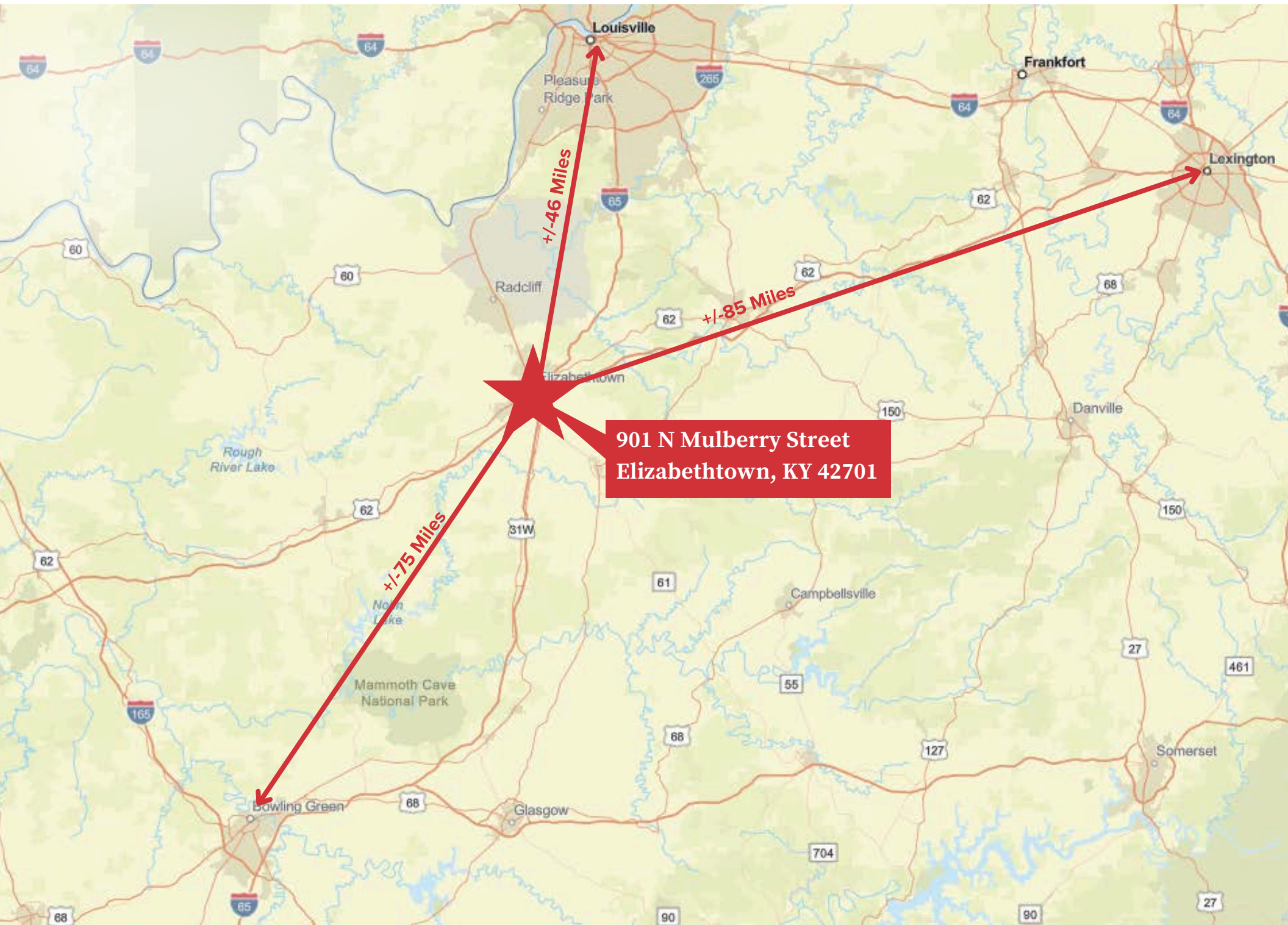


Commercial Real Estate Services, Worldwide.

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Location



ONE



INVESTMENT OVERVIEW

Investment Overview

\$784,615

Scooter's Coffee

901 N Mulberry Street
Elizabethtown, KY 42701

2025

Year Built

772

Square Feet

.54

Acre Parcel

6.50%

Cap Rate

\$51,000

Net Operating Income



NAI Isaac is pleased to present an investment opportunity to purchase the property ground leased to Scooter's Coffee at 901 N Mulberry Street in Elizabethtown, Kentucky. This deal Includes an Absolute Triple Net (NNN) Investment with zero Landlord responsibilities. +/-9 years remaining on a new 10-year ground lease with 10% increases every 5 Years, commenced on November 1, 2024, providing for a secure long-term investment.

RENT SCHEDULE

LEASE PERIOD	ANNUAL RENT	% INCREASE
Years 1-5	\$51,000	-
Years 6-10	\$56,100	10.00%
Option 1	\$61,707	10.00%
Option 2	\$67,877	10.00%
Option 3	\$74,665	10.00%
Option 4	\$82,132	10.00%

All lease items to be verified by Buyer. The information obtained from sources we deem reliable.

TWO



PROPERTY HIGHLIGHTS

Property Highlights

PROPERTY HIGHLIGHTS

- 2025 new construction with Tenant's latest prototype
- Tenant opened for business in May 2025
- Property is situated at the signalized intersection of N Mulberry and W French Street (combined average daily traffic count of +/-18,735 VPD)
- New 772 SF building located on .54 AC parcel
- New 10-year ground lease term recently commenced
- Full-Term Personal Guaranty from Franchisee
- Ground Lease features 10% rental increases every 5 years
- Scooter's Coffee | Founded in 1988 in Bellevue, Nebraska
- 900+ Locations | 30 States

114,175

2024 POPULATION WITHIN
TRADE AREA

\$90,088

2024 AVERAGE HOUSEHOLD
INCOME WITHIN TRADE AREA



THREE

TENANT OVERVIEW



Tenant Overview



1998

In 1998, Scooter's Coffee was born. Co-founders Don and Linda Eckles began an amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. Scooter's Coffee is fortunate to have over two decades of success due to its commitment to the original business principles and company core values.

Amazing People, Amazing Drinks...Amazingly Fast!®

Caramelicious®

The Caramelicious® is our signature drink! If you're new to Scooter's Coffee, you can't go wrong with ordering this rich, velvety, caramel gem.



WHERE'D THE NAME COME FROM?

The very first Scooter's Coffee location was known as "Scooter's Java Express." We named it "Scooter's" after reviewing a list of options including "Scooter." The name fit well with our mission to keep customers happy by helping them "scoot in and scoot out" quickly.



COFFEE

— is the —

**2ND MOST
TRADED
COMMODITY IN
THE WORLD.**

FOUR



LOCATION OVERVIEW

Aerial



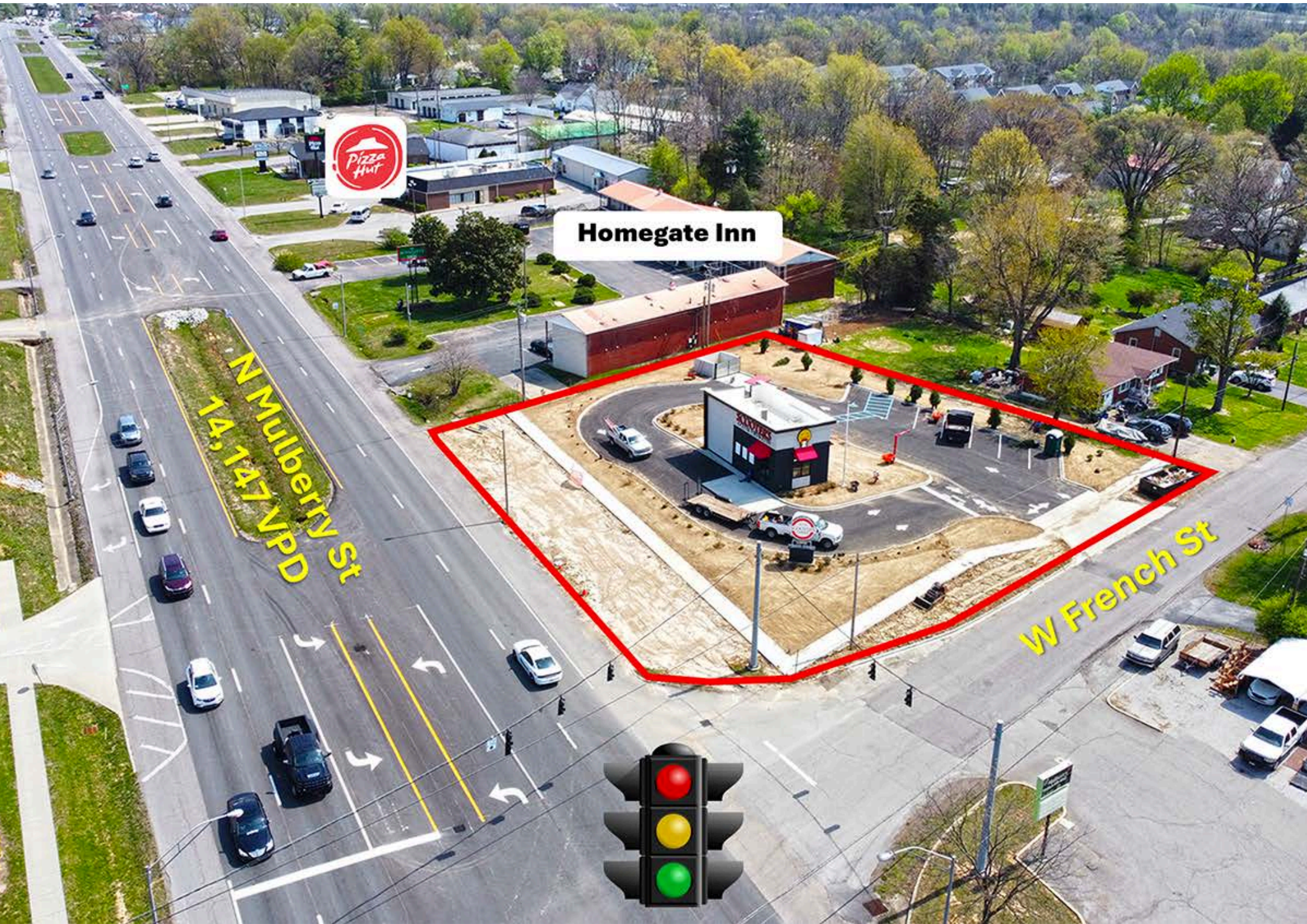
Construction Photos



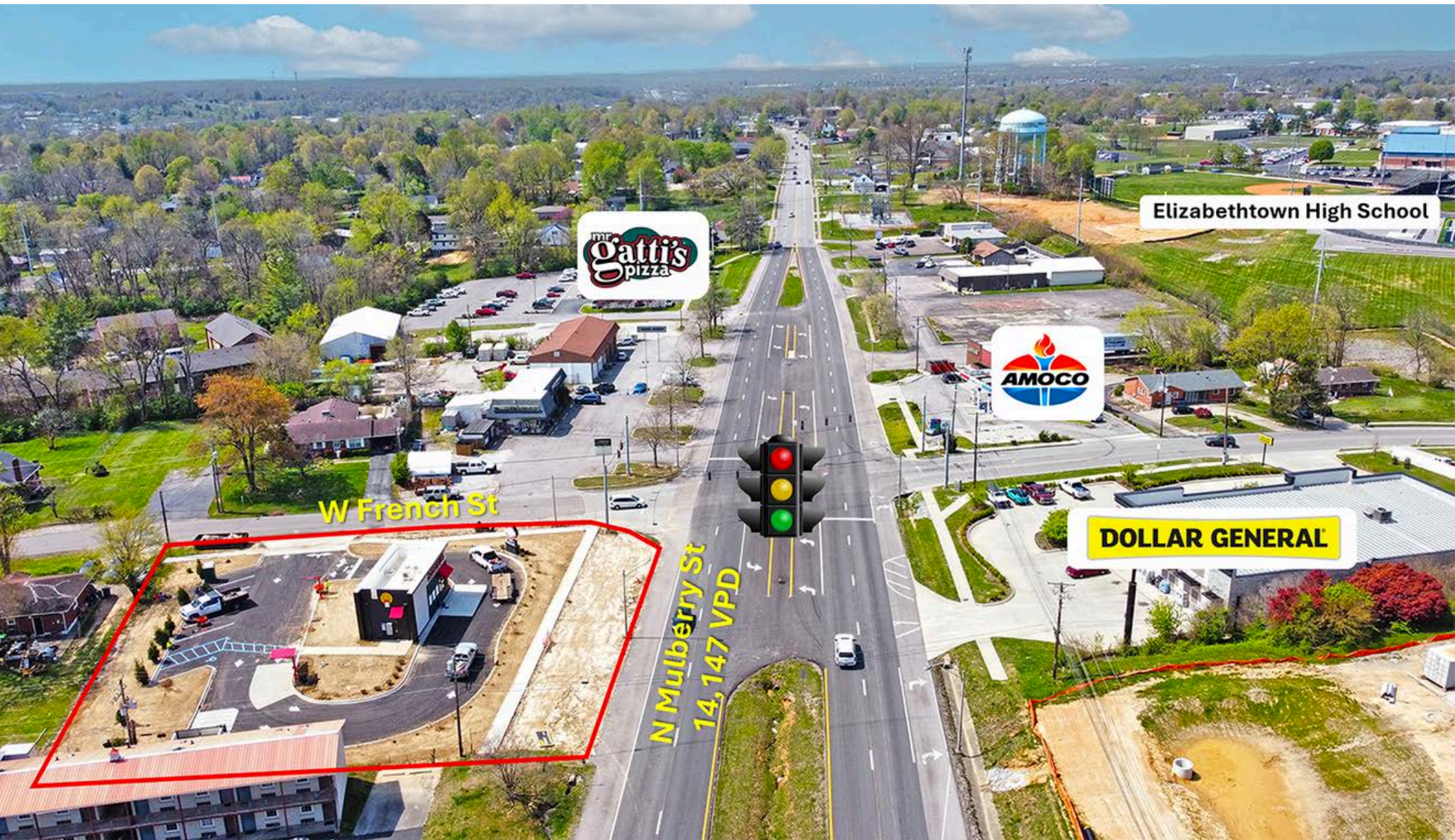
Construction Photos



Construction Photos



Construction Photos



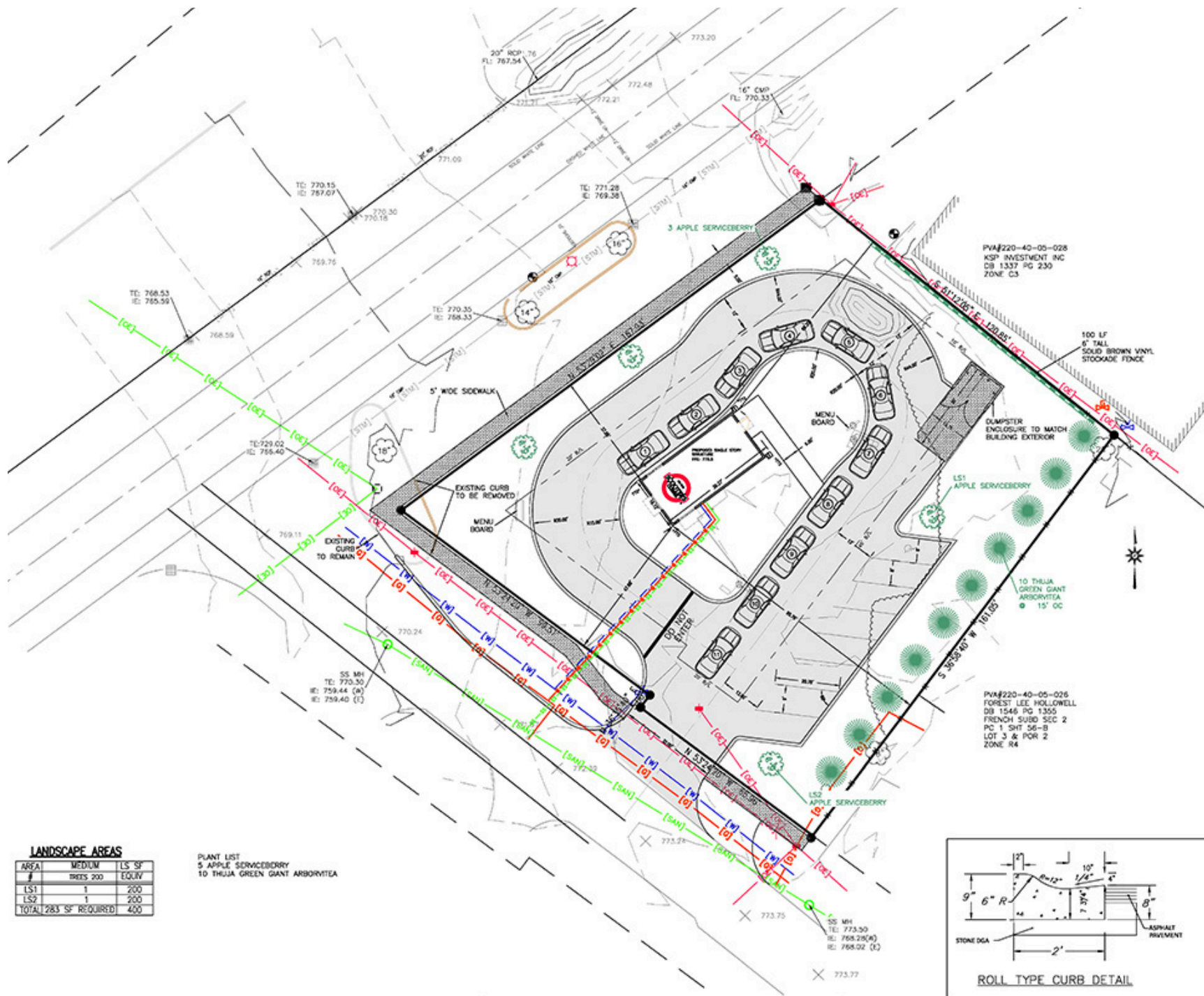
Construction Photos

An aerial photograph showing a construction site for a new building and parking lot. The site is outlined in red and is located at the corner of W French St and N Mulberry St. The parking lot is partially paved, and a small building is under construction. The street name 'N Mulberry St' and the number '14,147 VPD' are visible on the road. A traffic light is visible at the intersection. The surrounding area includes residential houses and other commercial buildings.

Construction Photos



Site Plan



Market Profile

Elizabethtown is the county seat of Hardin County and is located at the intersection of three major highways: I-65, Bluegrass Parkway and the Western KY Parkway. Elizabethtown has a developing industrial and commercial economy. The Fort Knox Military Installation is a major part of the region's economy. The city's major employment sectors are healthcare, education, construction, accommodation and food services, manufacturing, social services and the government.



The Elizabethtown Sports Park, 150-acres, has 12 baseball and softball diamonds, 10 natural turf soccer and football fields, 2 full-size synthetic turf fields and draws an estimated 57,000 visitors annually from 35 states.



Bluegrass Sportsplex offers soccer (indoor turf and outdoor), Basketball, Volleyball, Pickleball, and Batting cages.



Fort Knox encompasses 109,000 acres in three Kentucky counties, Bullitt, Hardin, and Mead Counties and is located 35 miles south from Louisville, and 15 miles north of Elizabethtown. Daytime Population over 26,260 soldiers, family and employees.

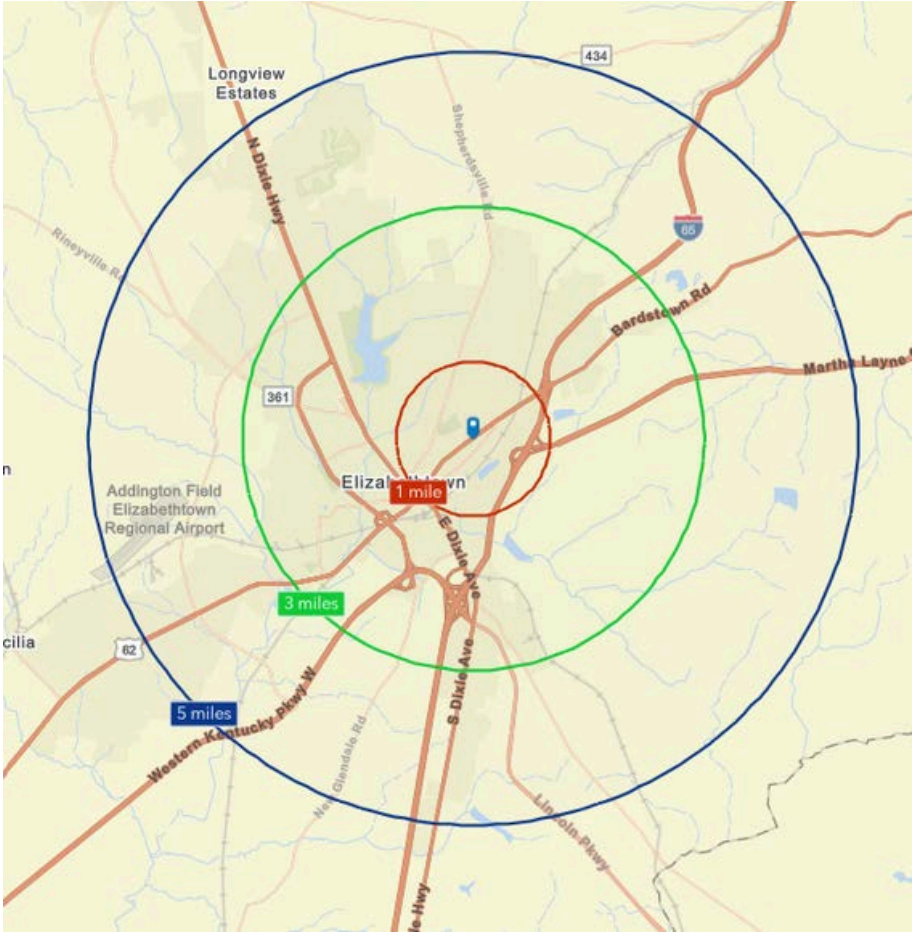


BlueOval SK

BlueOval SK Battery Park, the nearly \$6 billion electric vehicle battery production plant in Hardin County is projected to bring more than 5,000 new jobs and 22K+ residents to the area

Demographics

2024	1 Mile	2 Miles	3 Miles
Total Population	6,635	27,659	46,180
Total Households	2,991	11,772	19,050
Average HH Income	\$61,197	\$81,908	\$89,457
Median HH Income	\$42,333	\$55,731	\$63,189
Per Capita Income	\$27,631	\$34,647	\$36,880





**901 N Mulberry Street
Elizabethtown, KY 42701**

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