



Offering Memorandum

Hardee's

2740 Allison Ln | Jeffersonville, IN 47130

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# Investment Highlights

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- ✔ Long-term NNN lease with Hardee's | ±15.5 years remaining with no landlord responsibility
- ✔ Lease is backed by Hardee's premier operator StarCorp LLC and their entire ±160 units | StarCorp has proven to be Hardee's fastest growing franchisee.
- ✔ Strategic Retail Location | Anchored by Meijer Grocer & Kohl's
- ✔ Restaurant and bar sales accounted for a record share of core retail sales last year, at nearly 18 percent, with quick service and fast casual chains playing a critical role. Many of these restaurants outpaced sit-down and fine-dining franchises in annual sales increases.
- ✔ The metro area was ranked 13th in the nation in percentage of population eating fast food six or more times per month.
- ✔ The Louisville MSA is a rapidly growing destination for world-class companies and employees. The MSA is currently home to over 1.3 million residents.
- ✔ Jeffersonville is home to the United States Bureau of the Census's National Processing Center, which is the bureau's primary center for collecting, capturing, and delivering data.
- ✔ Nearby national tenants: Dunkin Donuts, McDonald's, ALDI, Big O Tires, Chase Bank, Walgreens, PNC Bank, and Valvoline



# Property Overview

 List Price	<b>\$2,038,000</b>	 Net Operating Income	<b>\$142,666</b>
 Cap Rate	<b>7.00%</b>	 Price/SF	<b>\$569.27</b>

## Property Information

Property Name	Hardee's
Address	2740 Allison Ln
City/State/Zip	Jeffersonville, IN 47130
Parcel ID	10-19-01-201-025.000-009
Rentable Area	3,580 SF
Lot Size	1.28 AC
Parking Spaces & Ratio	27 Spaces   Ratio 7.54 / 1,000 SF
Access	Ingress / Egress on Allison Ln
Traffic Counts	Allison Ln: 15,931 VPD (2022)
Year Built/Renovated	2009
Zoning	C2
Ownership	Fee Simple

# Lease Summary

Tenant	Hardee's
Guarantor	Starcorp LLC
Lease Type	NNN
Lease Commencement	1/28/20
Lease Expiration	6/30/40
Lease Term	20 Years
Term Remaining on Lease	±15.5 Years
Increases	10% Every 5 Years
Renewal Options	4 X 5
Landlord Responsibility	No
Tenant Responsibility	Yes
Right Of First Refusal	Yes

Annualized Operating Data			
Lease Year	Monthly NOI	Yearly NOI	Increases
Current - 1/27/2025	\$10,808	\$129,696	
1/28/2025 - 1/27/2030	\$11,889	\$142,666	10%
1/28/2030 - 1/27/2035	\$13,078	\$156,933	10%
1/28/2035 - 1/27/2040	\$14,386	\$172,626	10%
1/28/2040 - 6/30/2040	\$15,824	\$189,889	10%
<b>Option 1</b>			
7/1/2040 - 1/27/2045	\$15,824	\$189,888	
1/28/2045 - 6/30/2045	\$17,406	\$208,877	10%
<b>Option 2</b>			
7/1/2045 - 1/27/2050	\$17,406	\$208,877	
1/28/2050 - 6/30/2050	\$19,147	\$229,764	10%
<b>Option 3</b>			
7/1/2050 - 1/27/2055	\$19,147	\$229,764	
1/28/2055 - 6/30/2055	\$21,062	\$252,740	10%
<b>Option 4</b>			
7/1/2055 - 1/27/2060	\$21,062	\$252,744	
1/28/2060 - 6/30/2060	\$23,168	\$278,018	10%





# Tenant Overview

**CKE Restaurants Holdings, Inc. ("CKE")**, a privately held company based in Franklin, Tennessee, in the United States, runs and operates Carl's Jr. and Hardee's, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers®, Freshly Baked Biscuits and Hand-Breaded Chicken Tenders™. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have nearly 4,000 franchised or company-operated restaurants in 44 US states and over 35 international markets and U.S. overseas territories.

## StarCorp LLC

StarCorp is a successful franchisee of CKE with over 150 Carl Jr's and Hardee's locations in Arizona, Texas and throughout the Midwest. We are projected to open several more locations over the next year and have lots of opportunities for advancement. At StarCorp we believe "People work for People" and we pride ourselves on being able to relate to our team members on every level. We are a company dedicated to serving our guests the freshest food in the fastest and friendliest manner possible.



Founded

1960

Locations

±1,800 (2024)

Parent Co.

CKE Restaurants

Headquarters

Franklin, TN

# Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2023)	11,373	48,176	113,976
Total Households (2023)	4,874	20,623	50,594
Average Household Income (2023)	\$67,476	\$73,175	\$91,777





# Property Demographics



## Population

In 2023, the population in your selected geography is 113,976. The population has changed by 8.91 since 2010. It is estimated that the population in your area will be 119,550 five years from now, which represents a change of 4.9 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 40.1, compared with the U.S. average, which is 38.7. The population density in your area is 1,450 people per square mile.



## Households

There are currently 50,594 households in your selected geography. The number of households has changed by 11.38 since 2010. It is estimated that the number of households in your area will be 53,134 five years from now, which represents a change of 5.0 percent from the current year. The average household size in your area is 2.2 people.



## Income

In 2023, the median household income for your selected geography is \$61,551, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 28.45 since 2010. It is estimated that the median household income in your area will be \$70,206 five years from now, which represents a change of 14.1 percent from the current year.

The current year per capita income in your area is \$41,018, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$91,777, compared with the U.S. average, which is \$100,106.



## Employment

In 2023, 60,929 people in your selected area were employed. The 2010 Census revealed that 63.9 percent of employees are in white-collar occupations in this geography, and 18.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



## Housing

The median housing value in your area was \$209,221 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 29,434.00 owner-occupied housing units and 15,995.00 renter-occupied housing units in your area.

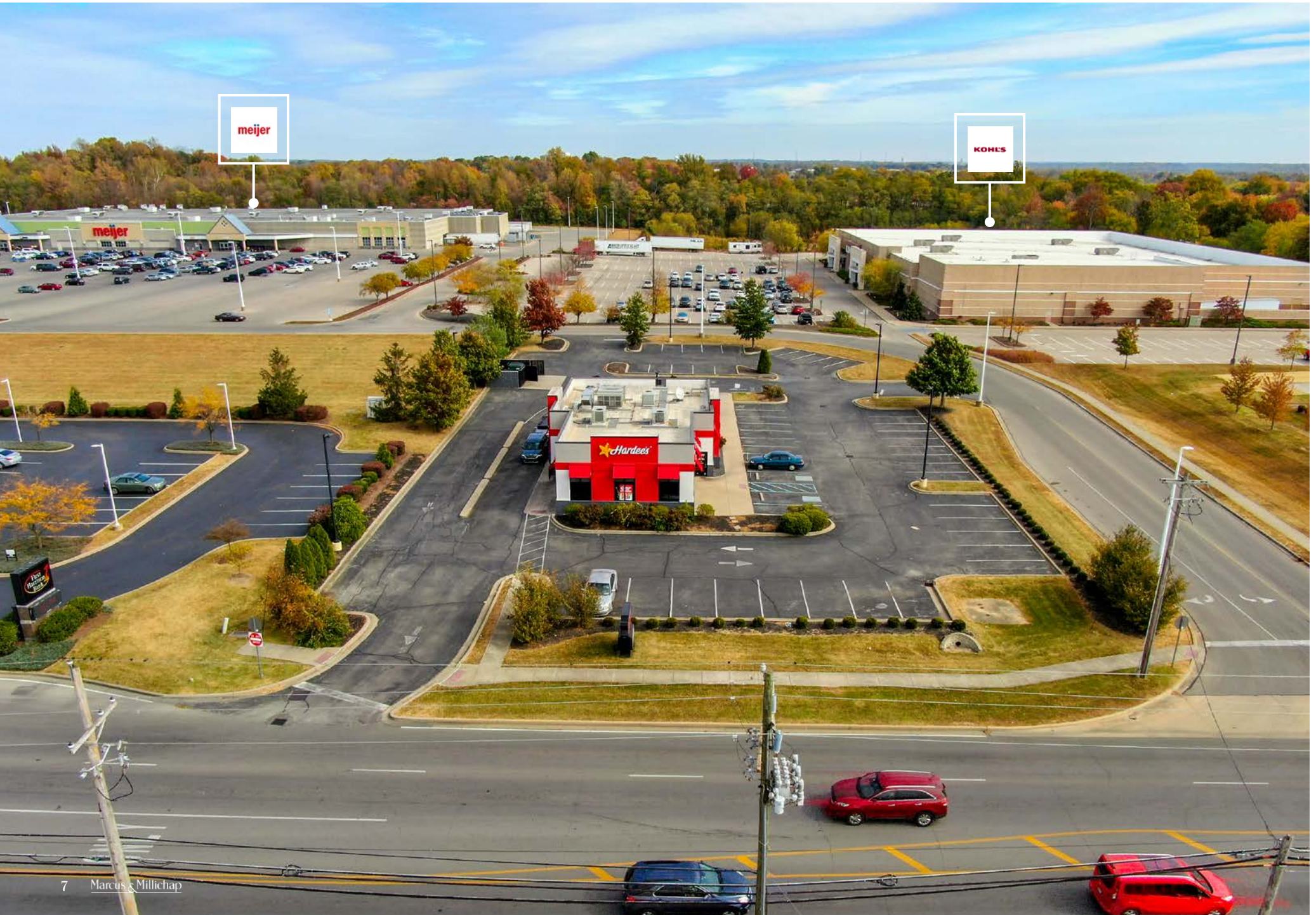


## Education

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 13.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 21.1 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 8.8 percent vs. 8.5 percent, respectively.

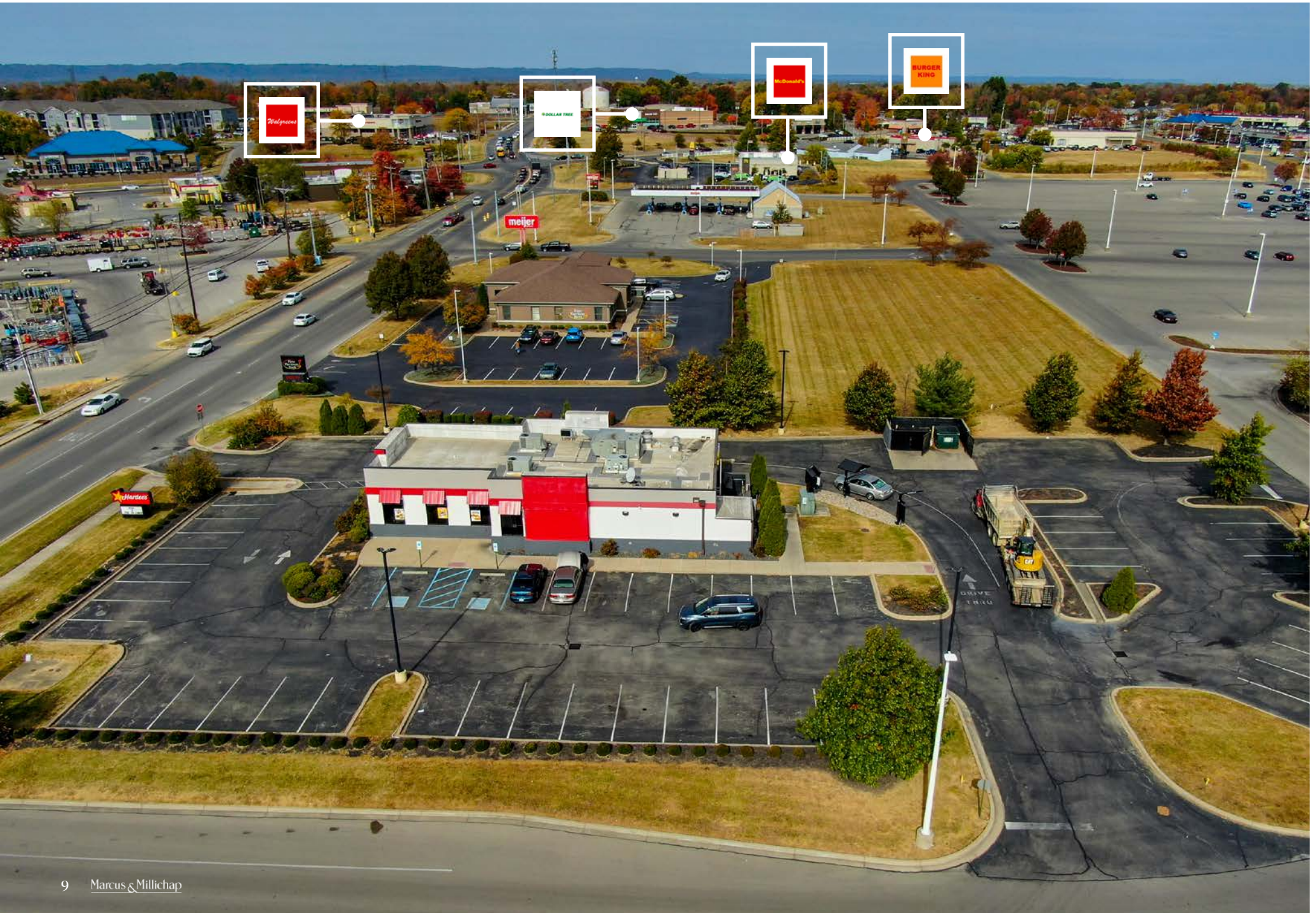
The area had more high-school graduates, 27.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.0 percent in the selected area compared with the 20.1 percent in the U.S.

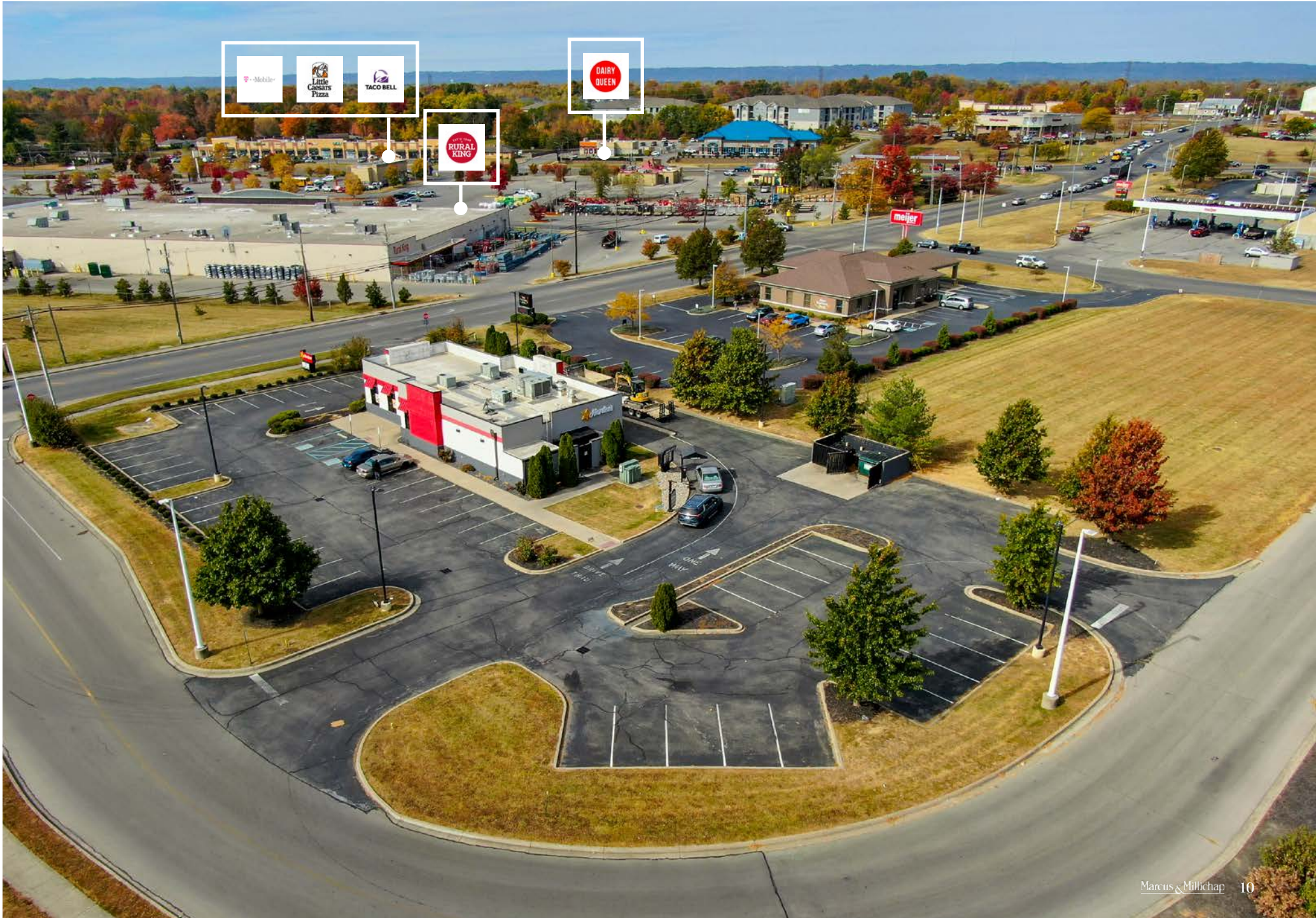


meijer

KOHLS







T-Mobile  
Little Caesars Pizza  
TACO BELL

DAIRY QUEEN

RURAL KING





Jefferson High School



# Louisville Overview

Home to the famous Kentucky Derby, the Louisville metro is composed of Indiana's Harrison, Washington, Clark, Floyd and Scott counties, as well as Kentucky's Jefferson, Spencer, Oldham, Trimble, Shelby, Bullitt and Henry counties. Louisville, Kentucky is the region's most populous city, with more than 387,000 citizens, followed by Jeffersonville, Indiana, which has 51,000 residents. The Ohio River cuts through the region and was an important player in the area's development.



# Metro Highlights

## Centralized Location

Approximately 60 percent of United States cities are within a one-day drive of the metro, providing access to large economic centers.

## Major Distribution Center

Louisville's strategic geographic placement has made it a hub for logistics and distribution industries.

## The Derby

Every May, attention is focused on Louisville when it hosts the Kentucky Derby - the most acclaimed horse racing event in the world.

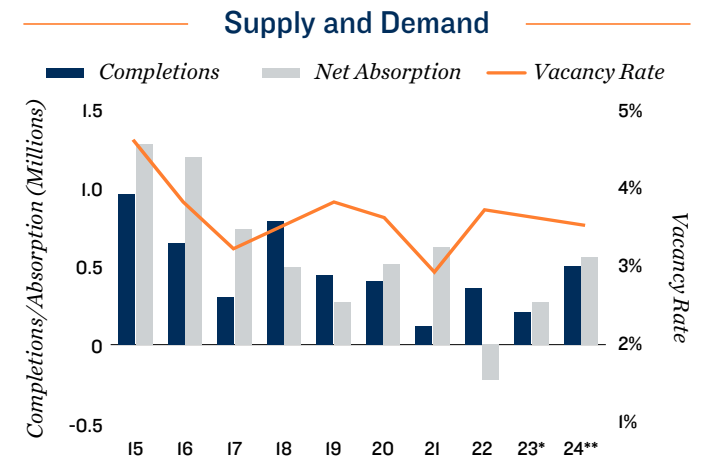
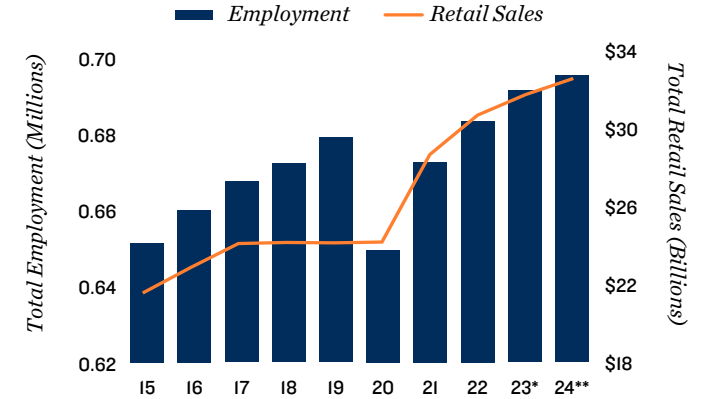


# Economic Trends

## Retail Leasing and Investment Across the Metro

**Office usage downtown, residential needs in the suburbs keep retailers engaged.** Louisville's retail sector is poised for an additional year of modest tightening in 2024. In line with national trends, this year's largest move-ins stem from experiential tenants, with Next Level Ranges and Ace Pickleball Club each taking 38,000 square feet off the market. The Hurstbourne-Lyndon submarket is the most popular locale for such leases, as potential tenants are attracted to the area's affluent population. Aside from Jefferson County's eastern suburbs, vendors are actively inking agreements in and around the urban core. Office vacancy was roughly 11.8 percent late last year, the seventh-lowest rate among major U.S. downtowns. This suggests a comparatively consistent flow of office workers in the CBD relative to other large cities, which is welcome news for retail spending in this area. The supply side offers another positive note. While this year's construction total is the largest in over half a decade, speculative additions are limited, with nearly all of the pipeline accounted for as of early 2024.

**Signs point to increasing investment, with discount retail prominent.** Although financing headwinds subdued trades throughout much of 2023, early indicators suggest the market may have turned the corner entering 2024. Transaction velocity dramatically increased during the second half of last year amid improved rate stability. During this increase, trades involving discount retail options have become more common in the first-ring suburbs to the east and south of Louisville, with investors targeting both freestanding single-tenant opportunities and strip centers anchored by these businesses. General macroeconomic uncertainty entering 2024 could heighten the appeal of these tenants moving forward.



\* Estimate; \*\* Forecast  
Sources: CoStar Group, Inc.; Real Capital Analytics

# 2024 Market Forecast

+0.6%



**EMPLOYMENT:** Louisville's job market will maintain its upward trajectory, albeit at a more modest pace than what was noted in 2023. Local firms add 4,000 jobs on net by the end of December.

500,000

sq. ft.



**CONSTRUCTION:** Developers expand stock by 0.7 percent this year, the fastest increase since 2018. Over 360,000 square feet of this year's additions stem from SouthPointe Commons.

-10 bps



**VACANCY:** The overall vacancy rate will decline at the same pace as 2023, falling to 3.5 percent at the end of the year. This ties for the third-lowest rate observed since at least 2006.

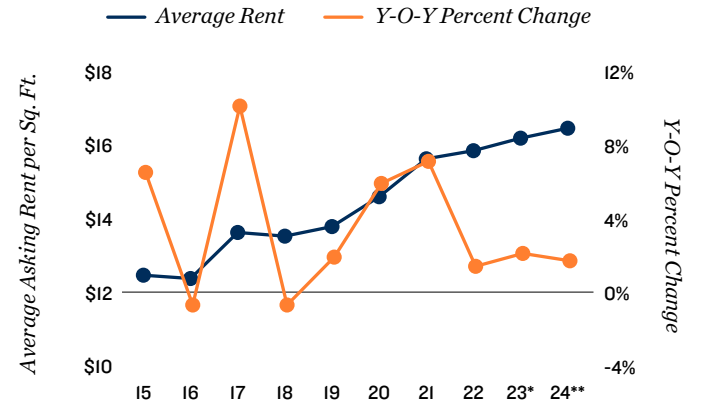
+1.7%



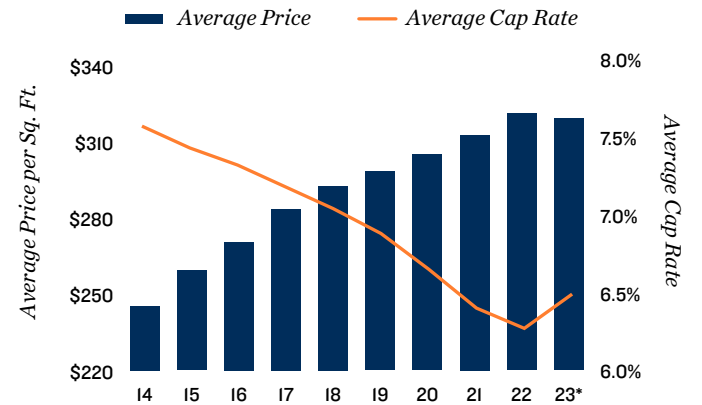
**RENT:** A stable vacancy rate and dearth of speculative additions will dictate increasing market rates, driving the average asking rent up to \$16.43 per square foot by year-end.

**INVESTMENT:** *A record-breaking freshman class noted at the University of Louisville in the fall of 2023 should drive investors to retail options immediately south of the Old Louisville area.*

## Rent Trends



## Sales Trends



\*Estimate; \*\*Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

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# Presented By

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