$800,000

6.00% CAP RATE

809 US 60
MORGANFIELD, KY 42437

SUBWAY

Freestanding Subway Drive-Thru | Prime Highway 60 Corridor In Morganfield, KY | Leading Global QSR Brand | New 15-Year Absolute NNN Lease Commencing at COE | 10% Rent Increases Every Five Years And Zero Landlord Responsibilities | Backed by High Net Worth Personal Guaranty

zickler ASSOCIATES

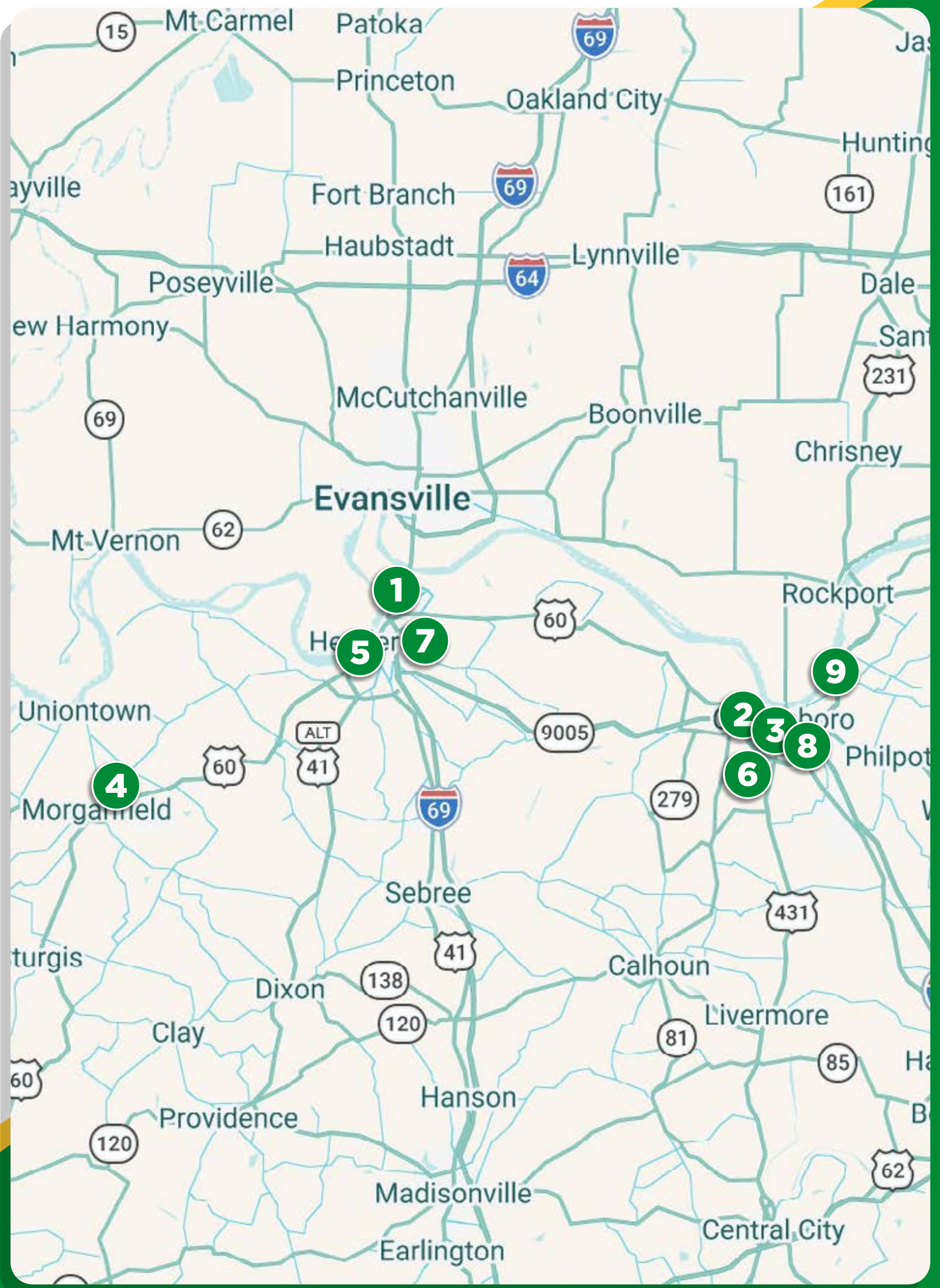
Marcus & Millichap
NFB GROUP

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							



1


2


3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WHY INVEST?

Freestanding Subway Drive-Thru
High-Visibility U.S. 60 Corridor Location
Strong Morganfield Trade Area

- Strategically Positioned Along U.S. 60, A Major Commercial Corridor Serving Morganfield, With **Strong Regional Connectivity To Henderson, Owensboro, Evansville**, And Surrounding Western Kentucky Communities
- **Freestanding Subway Location Offering Excellent Visibility**, Convenient Ingress/Egress, Dedicated Onsite Parking, And Strong Exposure Along Morganfield's Primary Retail Thoroughfare
- **Located Adjacent To Walmart Supercenter, Tractor Supply Co., Dollar General**, And Additional National Retailers Driving Consistent Daily Consumer Traffic Throughout The Immediate Trade Area
- **Positioned Near Established Residential Neighborhoods And Local Employment Centers** Providing A Stable Customer Base Of Local Residents, Workforce Population, And Regional Travelers
- **Benefit From Strong Traffic Patterns Along U.S. 60**, One Of Morganfield's Most Active Commercial Corridors Supporting Reliable Year-Round Sales Performance

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
- **$48,000 Annual Base Rent ($4,000/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

Property GOOGLE MAPS	809 US 60, Morganfield, KY 42437
Concept:	Subway
Guarantor:	High Net Worth Personal Guaranty
Price:	$800,000
Cap Rate:	6.00%
NOI:	$48,000
Building Size (SF):	±1,472 SF
Lot Size (AC):	±0.24 Acres
Year Built:	1999 (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:	$4,000
Annual Base Rent:	$48,000
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.

$800,000
LISTING PRICE

6.00%
CAP RATE

±15 YRS
LEASE TERM

$48,000
NOI

NNN
LEASE TYPE

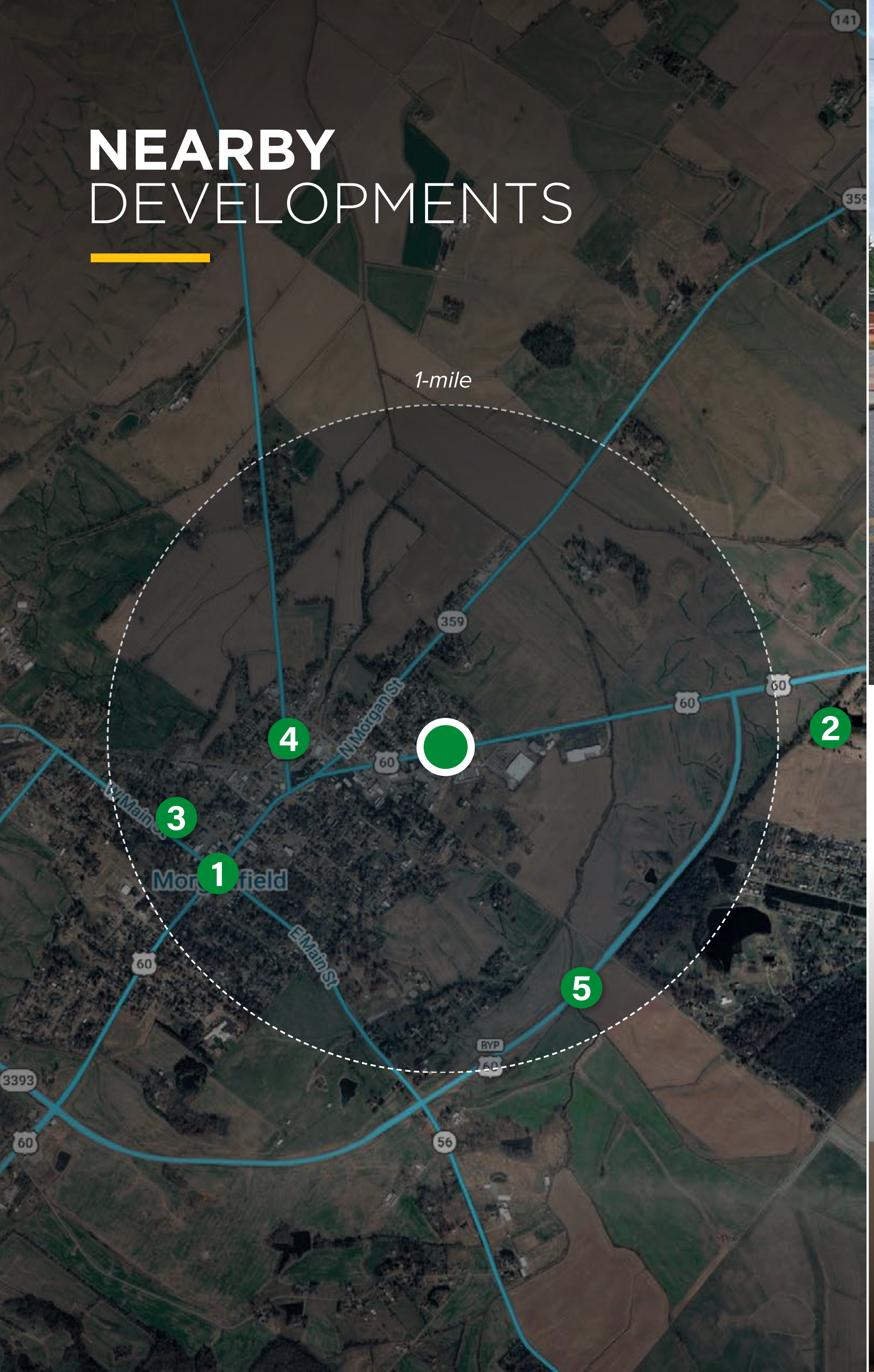
1999 (est.)
YEAR BUILT


SUBWAY
DRIVE THRU
$6.99
MEAL OF
THE DAY
SUBWAY


SUBWAY
DRIVE THRU
SUBWAY


IDEAL market
United Community Bank
ON THE FLY
Marathon
McDonald's
DQ
DOLLAR GENERAL
UNITED STATES POSTAL SERVICE
JOHN DEERE
Hutson
LONG JOHN SILVER'S
HUCK'S MARKET
EST 1974
DIXON'S
O'Reilly AUTO PARTS
LEE Family Care
TACO BELL
TEAM KENTUCKY
CABINET FOR HEALTH AND FAMILY SERVICES
USDA
JJ's Pizza
LIGHTHOUSE STORAGE
60
Danhauer Garden Center
PLANT Federal Credit Union
US HWY 60 | ±7,523 VPD

NEARBY DEVELOPMENTS



1. Morganfield Sewer & Stormwater Infrastructure Project ($1.6M USDA Investment)

The City of Morganfield received a $1.6 million USDA grant to fund the final phase of a multi-year sewer and stormwater separation project. The improvements will reduce system strain, improve drainage, and modernize utilities—critical infrastructure needed to attract new business and support long-term growth. Infrastructure upgrades of this type are foundational for future commercial development and economic expansion in the immediate trade area.

READ MORE

2. Union County Vocational & Technical School Expansion (Workforce Development)

Ongoing construction and upgrades are underway at the Union County vocational/technical campus, including new facilities and program enhancements tied to workforce training. These improvements are designed to support skilled labor development and career training, strengthening the local workforce pipeline. Workforce investment is a key driver of long-term job growth and economic stability, supporting demand for retail and services in the area.

READ MORE

3. Union County Economic Development Initiatives (Business Recruitment & Expansion)

Union County First, the county's economic development organization, continues leading efforts focused on business recruitment, site development, and workforce programs. The organization supports industrial recruitment and site readiness initiatives, helping position Morganfield for future investment and long-term economic growth within the trade area.

READ MORE

4. Kentucky Product Development Initiative (Statewide Site Readiness Funding)

Kentucky continues investing heavily in site and building development through the Kentucky Product Development Initiative (KPDI), with $13.5 million awarded across multiple communities in 2026 to prepare shovel-ready industrial sites, support infrastructure upgrades and due diligence work, and attract future business investment, manufacturing users, and long-term job growth.

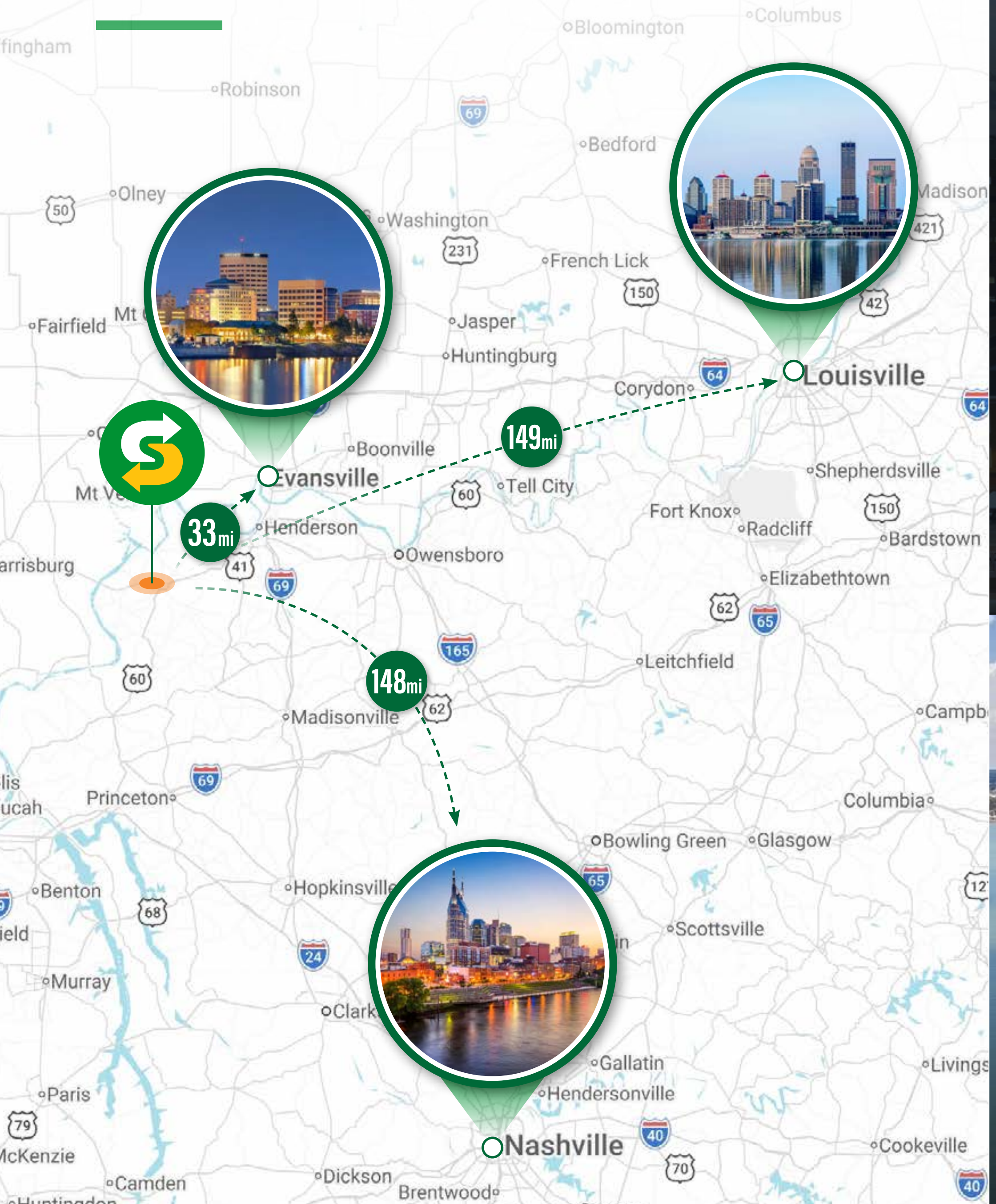
READ MORE

5. U.S. 60 Corridor (Primary Commercial & Regional Connectivity Route)

The subject property is positioned along U.S. Highway 60, the primary east-west corridor connecting Morganfield to Henderson, Owensboro, and regional employment centers. As Union County's main commercial and commuter route, U.S. 60 supports consistent traffic flow, connectivity, visibility, accessibility, and long-term retail viability within a supply-constrained rural market.

READ MORE

EVANSVILLE
MSA



The Evansville Metropolitan Statistical Area (MSA), located along the Ohio River in southwestern Indiana near the Kentucky border, serves as a strong regional hub supported by healthcare, manufacturing, logistics, retail, and education. With a population of approximately 270,000, the Evansville MSA benefits from its strategic location along key transportation corridors including Interstate 69, U.S. Route 41, and regional river access that support commercial growth and connectivity throughout the region. Major employers such as Deaconess Health System, Berry Global, and University of Southern Indiana help anchor the local economy, while continued industrial investment and healthcare expansion support long-term economic stability and regional growth.

Known for its riverfront setting and revitalized downtown, Evansville blends historic character with a growing regional presence. The city features attractions such as the Ford Center, a vibrant dining and entertainment scene, and year-round community events that continue to attract residents, visitors, and new business activity. Evansville also continues to see ongoing investment in downtown development and public infrastructure improvements.

#1 in the State for Workforce Productivity & GDP Growth

Evansville Regional Economic Partnership, 2026

Ford Center

Ohio River

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
273,314	**$100,934**	**204,169**
within MSA	*within MSA*	*within MSA*

At the heart of Evansville's cultural identity is its strong connection to the Ohio River, regional entertainment, and growing arts and dining scene. The city is known for its revitalized downtown district, which features a mix of local restaurants, breweries, boutiques, entertainment venues, and community gathering spaces that continue to drive tourism and local activity throughout the region. Popular destinations such as the Ford Center and the downtown riverfront regularly host concerts, sporting events, festivals, and community programming that contribute to the city's active atmosphere and regional appeal. Evansville also maintains a strong presence in healthcare, education, and entertainment, helping support a steady flow of residents, visitors, and workforce activity throughout the trade area.

Additional attractions including the Mesker Park Zoo & Botanic Garden, the Evansville Museum of Arts, History & Science, and extensive riverfront parks further enhance Evansville's quality of life and tourism presence. Combined with its affordable cost of living, regional accessibility, and diverse economic base, Evansville offers residents and visitors a strong balance of urban convenience, community character, and long-term regional stability.

University of Evansville

Evansville also maintains a strong commitment to education, healthcare, and community development. Leading institutions including University of Southern Indiana and University of Evansville contribute to workforce development and regional economic connectivity, while continued downtown reinvestment and riverfront improvements have enhanced quality of life and supported ongoing commercial growth. Together, the region's educational resources, diverse employer base, and strong regional infrastructure continue to support the steady, long-term growth of one of southern Indiana's most established economic and cultural centers.

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

FULL ARTICLE

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, 2026 | *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...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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SUBWAY

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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: ZAG1050271