SINGLE TENANT QSR W/DRIVE-THRU

Investment Opportunity

18+ Years Remaining | Absolute NNN Leases | Annual Increases

1410 Smithville Highway | McMinnville, Tennessee

NASHVILLE MSA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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ACE
DQ
FAZOLI'S
Little Caesars
CAPTAIN D'S
Jackson Hewitt
TRACTOR SUPPLY CO
PIONEER LANES
Valvoline
SUBWAY
Krystal
AutoZone
Domino's Pizza
O'Reilly AUTO PARTS
Advance Auto Parts
ZAXBY'S
Northgate Shopping Center
save a lot
Aaron's
Easy. Beautiful. Affordable.
FACTORY CONNECTION
DOLLAR GENERAL
WAFFLE HOUSE
Arby's
HUDDLE HOUSE
SONIC
Pizza Hut
SCOOTER'S COFFEE
SHERWIN-WILLIAMS
five BELOW
SHOE DEPT. ENCORE
HARBOR FREIGHT
DOLLAR TREE
DUNKIN'
planet fitness
West Elementary School
REGIONS
AT&T
70S
1
17,500 VPD
MARATHON
PAPA JOHN'S
Applebee's
Cumberland Plaza
LOWE'S
goodwill
DOLLAR GENERAL
Great Clips
WILLY B'S SMOKEHOUSE
TACO BELL
verizon
56
SMITHVILLE HWY
14,500 VPD
KFC
NEEDMORE RD
CALIBER

SRS

five BELOW
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SHOE DEPT. ENCORE
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DOLLAR GENERAL
Walmart Supercenter
17,500 VPD
70S
1
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AT&T
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KFC
DOLLAR GENERAL
TACO BELL
MARATHON
56
SMITHVILLE HWY
14,500 VPD
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CALIBER

U-HAUL
Cumberland Plaza
LOWE'S
goodwill
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IT'S GONNA BE GREAT
WILLY B'S
SMOKEHOUSE
TACO BELL
verizon
56
SMITHVILLE HWY
14,500 VPD
NEEDMORE RD
CALIBER
KFC
TACO BELL
FedEx

SITE OVERVIEW

OFFERING SUMMARY

OFFERING

Pricing	$2,365,000
Net Operating Income	$135,904
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	1410 Smithville Hwy, McMinnville, Tennessee 37110
Rentable Area	4,752 SF
Land Area	1.019 AC
Year Built	2004
Tenant	KFC
Operator	Tasty Restaurant Group (https://tastyrg.com)
Guaranty [1]	Tasty Chick'n Southeast (70+ units)
Lease Signature [2]	Tasty Chick'n Midwest (70+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	18+ Years
Increases	1.50% Annual Increases
Options	3 (5-Year)
Rent Commencement	May 16, 2024
Lease Expiration	May 31, 2044

[1] *Tasty Chick'n Southeast, LLC - operates 71 units (per Tasty RG, as of 1/7/2026)*
[2] *Tasty Chick'n Midwest, LLC - operates 74 units (per Tasty RG, as of 1/7/2026)*

RENT ROLL

		LEASE TERM				RENTAL RATES			
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Cap Rate**	**Options**
KFC	4,752	5/16/2024	5/31/2044	Current	-	$11,325	$135,904	5.75%	3 (5-Year)
(Franchisee Guaranty)				Jun-27	1.50%	$11,495	$137,943	5.83%	
				Jun-28	1.50%	$11,668	$140,012	5.92%	
				Jun-29	1.50%	$11,843	$142,112	6.00%	
				Jun-30	1.50%	$12,020	$144,244	6.10%	
				Jun-31	1.50%	$12,200	$146,404	6.20%	
				Jun-32	1.50%	$12,383	$148,603	6.28%	
				Jun-33	1.50%	$12,569	$150,832	6.38%	
				Jun-34	1.50%	$12,758	$153,094	6.47%	
				Jun-35	1.50%	$12,949	$155,391	6.57%	
				Jun-36	1.50%	$13,144	$157,722	6.67%	
				Jun-37	1.50%	$13,341	$160,088	6.77%	
				Jun-38	1.50%	$13,541	$162,489	6.87%	
				Jun-39	1.50%	$13,744	$164,926	6.97%	
				Jun-40	1.50%	$13,950	$167,400	7.08%	
				Jun-41	1.50%	$14,160	$169,911	7.18%	
				Jun-42	1.50%	$14,372	$172,460	7.29%	
				Jun-43	1.50%	$14,588	$175,047	7.40%	
						Blended Cap Rate		**6.54%**	
						1.50% Annual Increases Throughout Options			

18+ Years Remaining | Annual Rental Increases | Established Brand | KFC - $8.2B in Revenue (2025)

- The tenant, KFC, currently has 18+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- There are over 32,000 KFC restaurants in 150 countries and territories around the world
- The franchisee, Tasty Restaurant Group, operates 400+ units nationwide across multiple QSR brands (KFC, Burger King, Pizza Hut, Dunkin, and Taco Bell)
- There are over 140 units encompassed by the lease signature (Tasty Chick'n Midwest) and the lease guarantor (Tasty Chick'n Southeast)

Absolute NNN Lease | Fee Simple Ownership | Land & Building | 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

Local Demographics & 5 Mile Trade Area

- More than 23,000 residents and 10,000 employees support the trade area
- $71,716 average household income

Across from Cumberland Plaza | Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools

- Directly across form Cumberland Plaza, anchored by Lowe's, Dollar General, Verizon and Goodwill
- The site is ideally situated in a dense retail corridor with numerous nearby national/credit tenants including Tractor Supply Co, Autozone, Advance Auto Parts, O'Reilly Auto Parts, Walgreens, Harbor Freight and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is in close proximity to Warren County Middle School (767 students) and West Elementary School (448 students), further increasing consumer traffic to the immediate trade area

Near Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the hard corner intersection of Smithville Hwy and State Rd 70S with a combined 32,000 vehicles passing by daily
- Multiple points of ingress/egress via cross-access from the shopping center

PROPERTY PHOTOS

PROPERTY PHOTOS

KFC

kfc.com
Company Type: Subsidiary
Locations: 30,000+
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+

KFC Corporation, based in Louisville, Ky., has been serving up Finger Lickin' Good Original Recipe fried chicken since 1952, including chicken on the bone, nuggets and tenders. Beyond the top secret 11 herbs & spices, KFC specialties include the KFC Chicken Sandwich, Extra Crispy chicken, KFC Famous Bowls, Pot Pies, Secret Recipe Fries, biscuits and homestyle sides. There are over 30,000 KFC restaurants in 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

TASTY RESTAURANT GROUP

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 under the Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

Source: global.kfc.com, finance.yahoo.com, tastyrg.com

LOCATION

McMinnville, Tennessee
Warren County
Nashville MSA

ACCESS

Smithville Highway/State Highway 56: 1 Access Point
Needmore Road: 1 Access Point

TRAFFIC COUNTS

Smithville Highway/State Highway 56: 14,500 VPD
Bobby Ray Memorial Parkway: 17,500 VPD

IMPROVEMENTS

There is approximately 4,752 SF of existing building area

PARKING

There are approximately 57 parking spaces on the owned parcel.
The parking ratio is approximately 11.99 stalls per 1,000 SF of leasable area.

PARCEL

Parcel Number: 059F B 00500
Acres: 1.019
Square Feet: 44,402

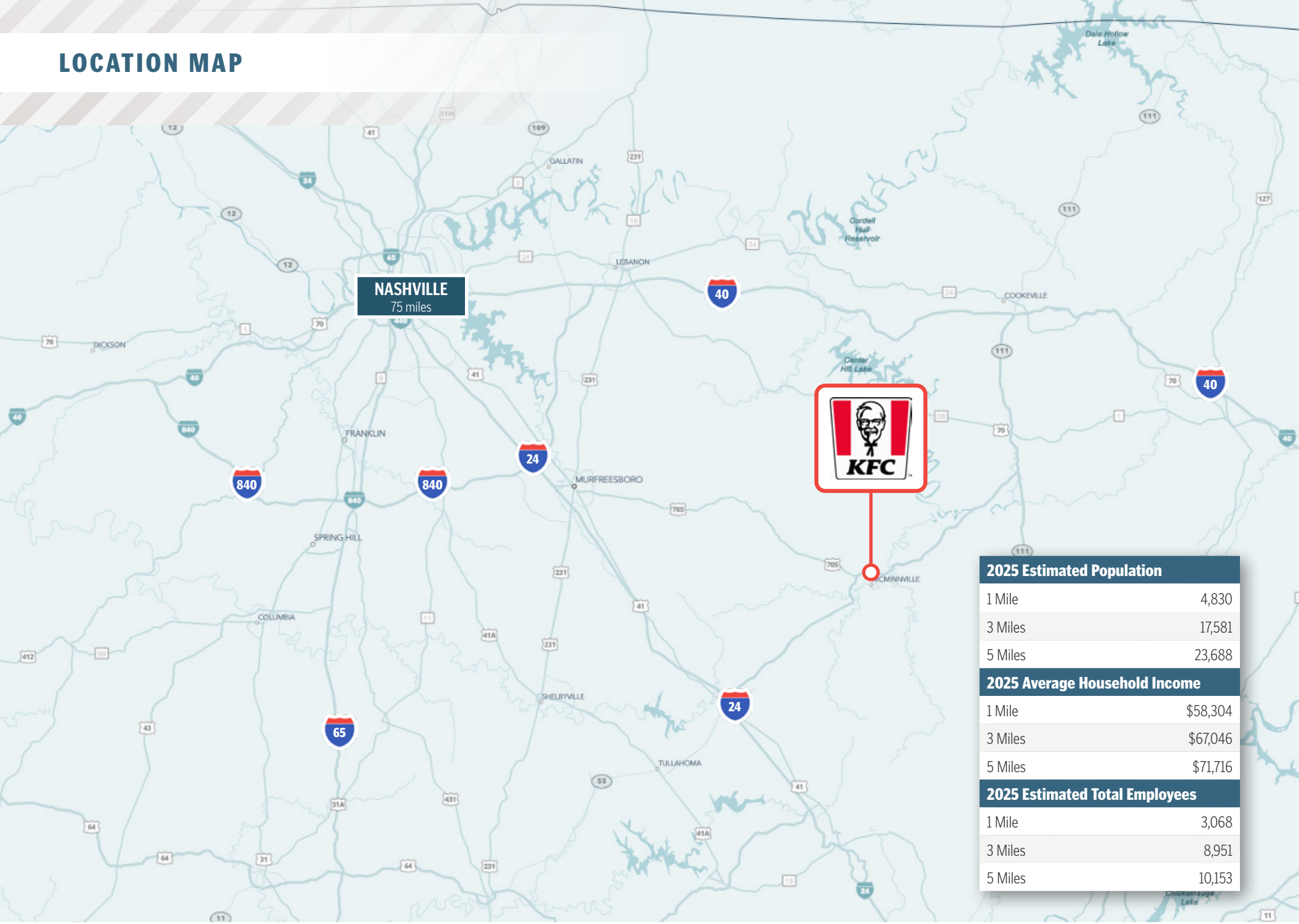
CONSTRUCTION

Year Built: 2004

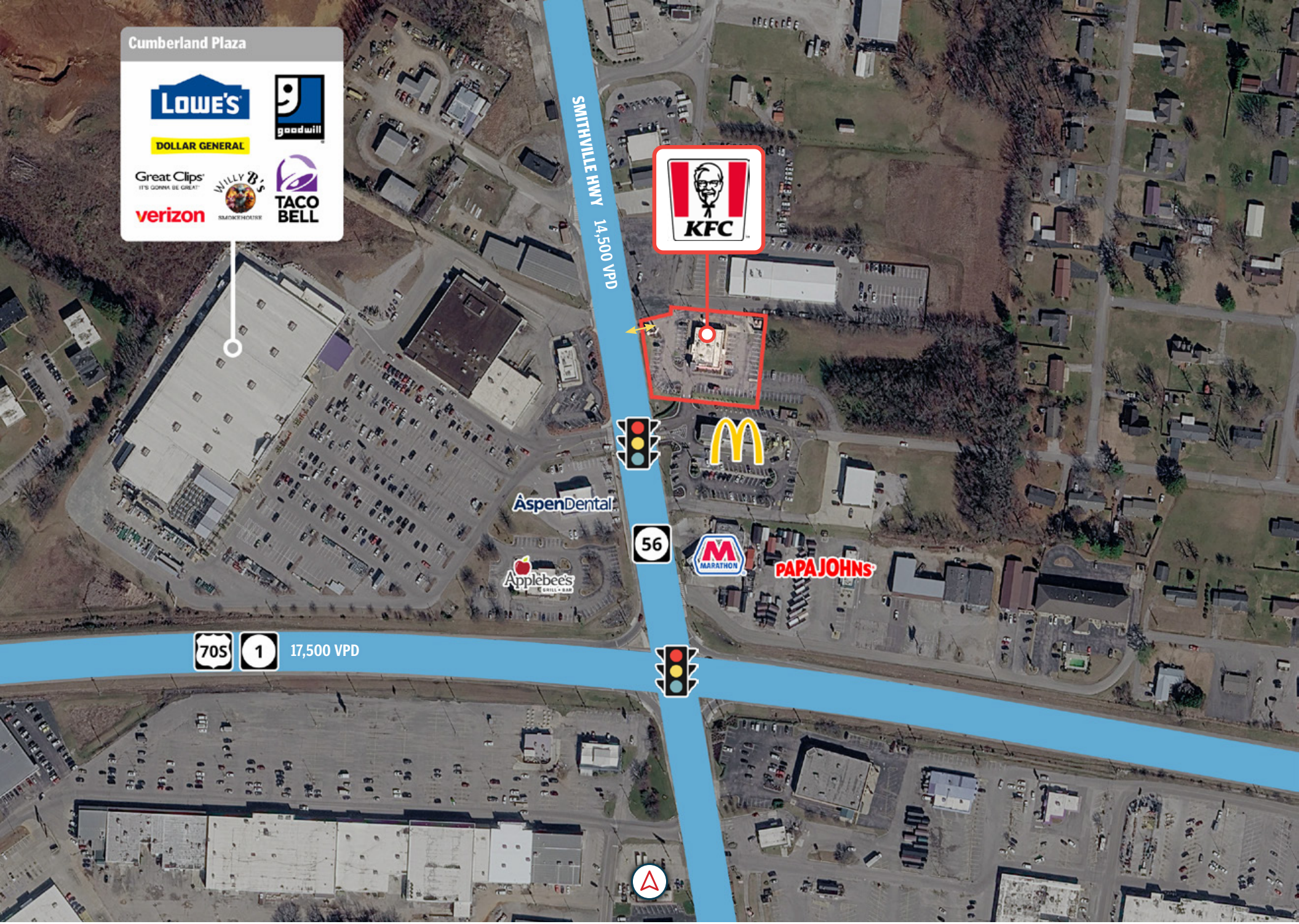
ZONING

General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	4,830
3 Miles	17,581
5 Miles	23,688
2025 Average Household Income	
1 Mile	$58,304
3 Miles	$67,046
5 Miles	$71,716
2025 Estimated Total Employees	
1 Mile	3,068
3 Miles	8,951
5 Miles	10,153


Cumberland Plaza
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TACO BELL
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KFC
AspenDental
56
MARATHON
PAPA JOHNS
Applebee's
GRILL + BAR
70S
1
17,500 VPD

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Little Caesars
CAPTAIN D'S
DOLLAR GENERAL
AutoZone
Domino's Pizza
O'Reilly AUTO PARTS
Advance Auto Parts
ZAXBY'S
14,500 VPD
SMITHVILLE HWY

NEEDMORE ROAD
SMITHVILLE HIGHWAY
14,500 VPD
56
Pylon Sign
KFC

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,830	17,581	23,688
2030 Projected Population	4,887	17,985	24,294
2025 Median Age	40.1	40.2	40.9
Households & Growth			
2025 Estimated Households	2,119	7,411	9,873
2030 Projected Households	2,172	7,659	10,228
Income			
2025 Estimated Average Household Income	$58,304	$67,046	$71,716
2025 Estimated Median Household Income	$45,260	$49,617	$52,702
Businesses & Employees			
2025 Estimated Total Businesses	286	889	1,026
2025 Estimated Total Employees	3,068	8,951	10,153

MCMINNVILLE, TENNESSEE

McMinnville is a city located in Warren County, central Tennessee, approximately 75 miles southeast of Nashville and 70 miles northwest of Chattanooga. McMinnville is known for its scenic surroundings, strong agricultural roots, and small-town character. Positioned near the foothills of the Cumberland Plateau, the city offers a quiet lifestyle with convenient access to regional highways and nearby metropolitan areas. The City of McMinnville had a population of 14,113 as of July 1, 2025.

McMinnville's economy is supported by manufacturing, nursery and agricultural production, healthcare, retail, and small businesses. The area is nationally recognized for its nursery capital status, with extensive plant and tree production contributing significantly to the local economy. Manufacturing operations and distribution facilities provide steady employment, while retail and service businesses are concentrated along major corridors such as Sparta Street (U.S. Highway 70S).

McMinnville offers a range of outdoor and cultural attractions. The city is near Rock Island State Park, known for waterfalls, hiking, and scenic river views. Cumberland Caverns, one of the largest cave systems in the region, provides tours and unique underground events. Downtown McMinnville features historic architecture, local shops, restaurants, and seasonal festivals. Parks, lakes, and surrounding countryside support year-round recreational activities including fishing, boating, and camping.

The nearest major commercial airport to McMinnville, TN, is Nashville International Airport.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years
OF GOING THE EXTRA MILE

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