

# BURGER KING

STRATEGICALLY LOCATED OFF I-75  
ADDITIONAL INCOME FROM ON-SITE BILLBOARD!

319 MERCHANT DR,  
KNOXVILLE, TN 37912



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

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# Marcus & Millichap NNN DEAL GROUP

## NNN DEAL GROUP

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# BURGER KING

## INVESTMENT SUMMARY

319 MERCHANT DR, KNOXVILLE, TN 37912

**PRICE: \$1,845,949**

**CAP: 5.85%**

**NOI: \$107,988**

### OVERVIEW

PRICE	\$1,845,949
TOTAL GROSS LEASABLE AREA (GLA)	3,440 SF
LOT SIZE	1.16 Acres
TOTAL NET OPERATING INCOME	\$107,988
YEAR BUILT	1986 (Scheduled For Upcoming Remodel)

### BURGER KING LEASE ABSTRACT

LEASE TYPE	Absolute NNN
ANNUAL RENT	See Annualized Operating Data
REMAINING TERM	10.7 Years
LEASE START	7/12/2016
LEASE EXPIRATION	7/12/2036
RENEWAL OPTIONS	4x5
INCREASES	1% Annual Increases Starting In Year 11, 5% in Each Option
GUARANTOR	Corporate
LANDLORD OBLIGATIONS	None At All

### ANNUALIZED OPERATING DATA

TERM	BURGER KING ANNUAL RENT	BILLBOARD ANNUAL RENT	TOTAL NOI*
Current	\$99,000	\$8,988	\$107,988
Year 11	\$99,990	\$8,988	\$108,978
Year 12	\$100,990	FMV	\$109,978
Year 13	\$102,000	FMV	\$110,988
Year 14	\$103,020	FMV	\$112,008
Year 15	\$104,050	FMV	\$113,038
Year 16	\$105,090	FMV	\$114,078
Year 17	\$106,141	FMV	\$115,129
Year 18	\$107,203	FMV	\$116,191
Year 19	\$108,275	FMV	\$117,263
Year 20	\$109,358	FMV	\$118,346

\*Total NOI for years 12-20 are estimated based on current billboard income, subject to change



# INVESTMENT HIGHLIGHTS

## NNN

### ABSOLUTE NNN LEASE STRUCTURE

Absolute triple net (NNN) lease with zero landlord responsibilities, offering a truly passive "hands-off" opportunity



### LONG-TERM CORPORATE GUARANTEE

With over 10 years remaining, the lease is backed by a strong corporate guarantee, from one of the nation's leading quick-service restaurant brands



### ADDITIONAL BILLBOARD INCOME

Property includes an on-site billboard generating supplementary income, enhancing the overall yield and investment return



### UPCOMING REMODEL

The site is scheduled for an upcoming remodel, demonstrating the tenant's long-term commitment and investment in the location



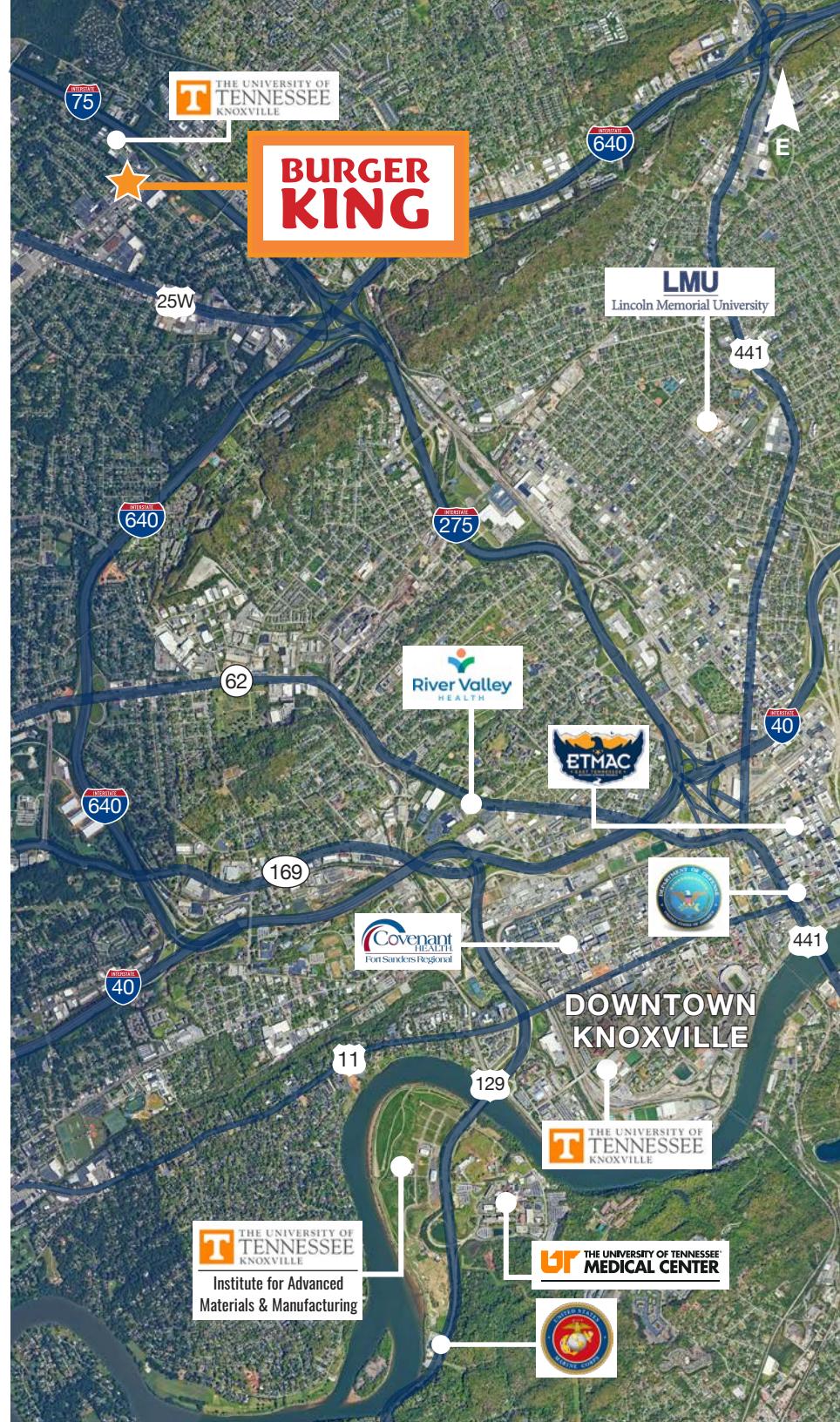
### PRIME KNOXVILLE LOCATION

Strategically situated 750 ft from I-75 off-ramp on Merchant Drive, a dense retail corridor surrounded by strong national retailers and consistent consumer traffic



### TAX-FREE STATE

Tennessee is a tax-free state, and provides investors with a more "landlord friendly" atmosphere





## MAJOR HOTEL AREA



BW | Best Western.



**BURGER KING PYLON VISIBLE  
FROM INTERSTATE**



INTERSTATE  
75  
I-75 - 99,227 VPD  
MERCHANTS CENTER BLVD

**ADDITIONAL INCOME  
From On-Site Billboard**

Billboard Operator: Link Media Outdoor  
(Boston Omaha - NYSC: BOC)

**BURGER KING**



INTERSTATE  
75  
MERCHANT DR - 21,740 VPD

**McDonald's**

**TRUIST**

## DOWNTOWN KNOXVILLE

5 Miles From Subject Site



**ADDITIONAL INCOME  
From On-Site Billboard**

Billboard Operator: Link Media Outdoor  
(Boston Omaha - NYSC: BOC)







## PROPERTY INFORMATION

PARCEL NUMBER (APN) **068KC004**

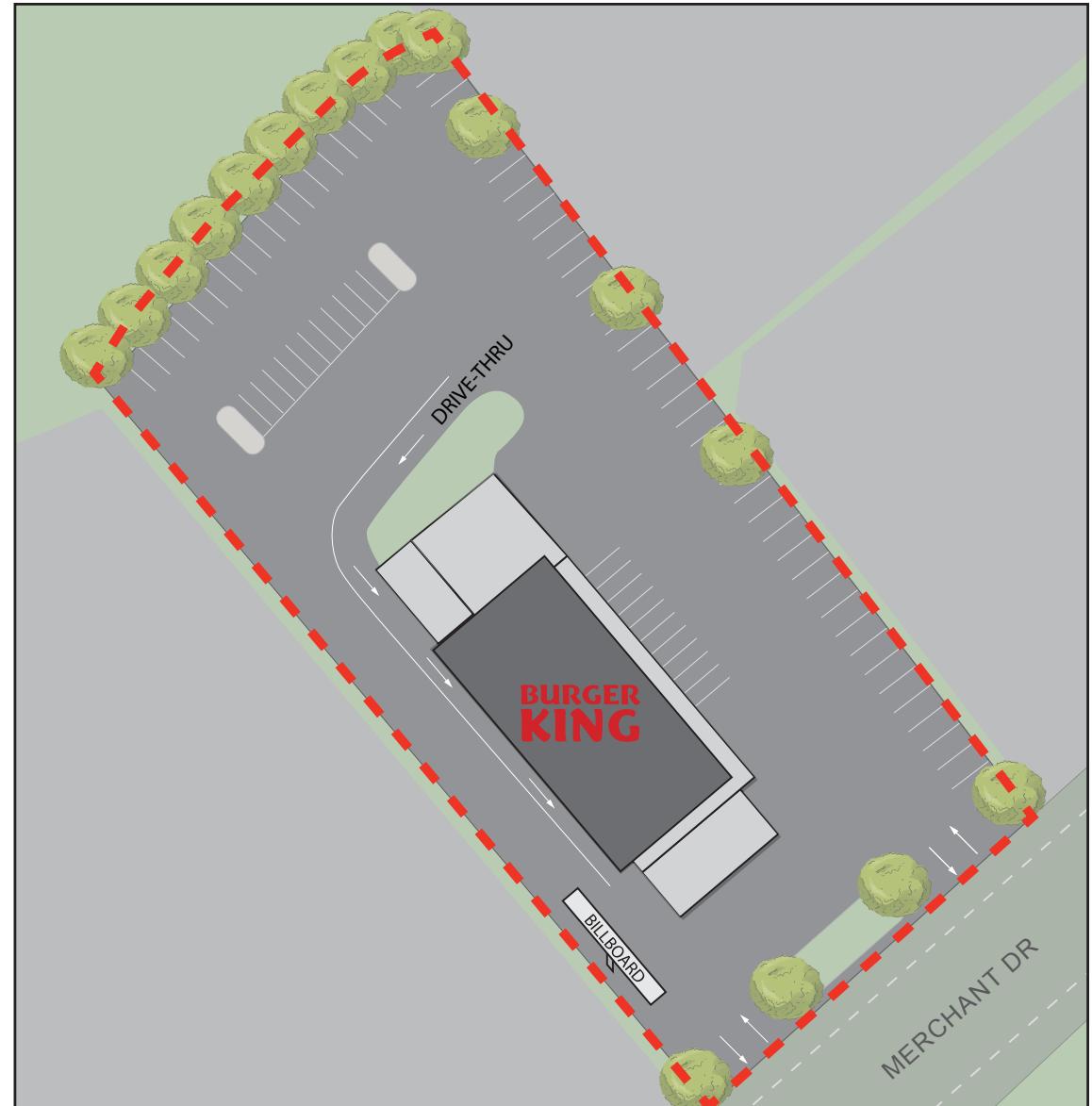
ZONING **C-H-2 9**

BUILDING SIZE (GLA) **3,440 SF**

LOT SIZE **1.16 Acres**

PARKING SPACES **45**

FRONTAGE **153' on Merchant Dr**



## BURGER KING

### Great Food Comes First

*"The original Home of the Whopper, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years."*

Burger King is one of the largest and most recognizable quick-service restaurant brands in the world. The company operates over 19,700 locations across more than 120 markets, serving millions of customers daily with its signature flame-grilled burgers and value-focused menu. The company is executing its multi-year "Reclaim the Flame" plan to accelerate sales growth and drive profitability. This plan includes investing up to \$700 million to improve operations and modernize 85-90% of its stores through year-end 2028. The investments in renovations and advertising have driven sales increases 1.5 percent in Q2 2025, outperforming the burger QSR segment.



## RESTAURANT BRANDS INTERNATIONAL

Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories. RBI owns four of the world's most prominent and iconic quick service restaurant brands – Tim Hortons, Burger King, Popeyes, and Firehouse Subs. System-wide sales for Q2 2025 increased 5.3% compared to the previous year.



Headquarters

**MIAMI, FL**



Year Founded

**1954**



**#2**

Largest Burger Chain  
in the World



Locations

**19,000+**  
in 100 Countries



Parent Company

**RBI (NYSE: QSR)**

Restaurant Brands  
International



RBI 2024 Revenue

**\$8.4 BIL**

## KNOXVILLE

The Knoxville market is centered in the eastern portion of Tennessee and is the state's third-largest metro area, after Nashville and Memphis. Knoxville consists of nine counties: Anderson, Blount, Campbell, Grainger, Knox, Loudon, Morgan, Roane and Union. The local economy is supported by the University of Tennessee and year-round tourism from the Great Smoky Mountains. The city of Knoxville is the county seat of Knox County and is home to almost 200,000 residents.

## Economy

- Technology and research activities are growing as economic drivers in the metro, supported by multiple National Science Foundation-funded centers associated with the University of Tennessee, most notably the Oak Ridge National Laboratory.
- Diversification has brought major employers from a variety of industries, such as physician outsourcing firm TeamHealth and prefabricated home builder Clayton Homes.
- While growing further away from its manufacturing roots into media and professional services jobs, the metro still houses significant manufacturing operations, including a Coca-Cola bottling plant.



Knoxville, TN

## METRO HIGHLIGHTS

### HIGHER EDUCATION



The University of Tennessee has over 38,000 students and 10,000 employees. It is estimated the school has an over \$1.9 billion impact on the state's economy per year.

### INLAND PORT



The Port of Knoxville is connected to the nation's waterways and the Gulf of Mexico via channels on the Mississippi and Tennessee rivers.



### GREAT SMOKY MOUNTAINS CULTURE

The Knoxville region has a strong arts community, contributing to a multitude of bluegrass and country music festivals, including Big Ears and Southern Skies. In nearby Pigeon Forge, the Dollywood park hosts 3 million tourists in a typical season.

# DEMOCRAPHICS/KNOXVILLE, TN

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POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2029 Projection	6,683	59,088	161,522	2024 Estimated Population by Age	6,588	58,197	158,812
2024 Estimate	6,588	58,197	158,812	Under 4	6.2%	6.7%	5.5%
Growth 2024 - 2029	1.44%	1.53%	1.71%	5 to 14 Years	11.5%	12.4%	10.6%
2010 Census	6,150	54,156	147,205	15 to 17 Years	3.2%	3.3%	2.9%
2020 Census	6,583	57,553	156,516	18 to 19 Years	2.2%	2.2%	5.6%
Growth 2010 - 2020	7.04%	6.27%	6.33%	20 to 24 Years	9.6%	8.3%	12.1%
				25 to 29 Years	9.6%	9.0%	8.3%
				30 to 34 Years	8.0%	8.1%	7.4%
				35 to 39 Years	7.1%	7.2%	6.4%
				40 to 49 Years	11.0%	11.5%	10.9%
				50 to 59 Years	11.2%	11.3%	10.9%
				60 to 64 Years	5.4%	5.4%	5.3%
				65 to 69 Years	4.8%	4.8%	4.7%
				70 to 74 Years	3.9%	3.8%	3.8%
				Age 75+	6.2%	6.0%	5.6%
				2024 Median Age	35.0	35.0	35.0
2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES	2024 Population 25+ by Education Level	4,440	39,014	100,507
\$200,000 or More	1.69%	2.01%	3.60%	Elementary (0-8)	4.52%	3.39%	2.75%
\$150,000 - \$199,999	0.99%	2.94%	4.56%	Some High School (9-11)	10.11%	7.86%	6.35%
\$100,000 - \$149,999	8.82%	14.54%	14.51%	High School Graduate (12)	35.08%	29.50%	29.11%
\$75,000 - \$99,999	13.99%	13.03%	13.33%	Some College (13-15)	21.83%	23.90%	21.81%
\$50,000 - \$74,999	17.69%	18.53%	16.85%	Associates Degree Only	11.04%	10.23%	9.45%
\$35,000 - \$49,999	17.63%	14.60%	13.32%	Bachelors Degree Only	11.20%	16.33%	18.91%
\$25,000 - \$34,999	13.75%	11.97%	9.90%	Graduate Degree	4.74%	7.49%	10.16%
\$15,000 - \$24,999	13.18%	10.52%	10.24%				
\$10,000 - \$14,999	6.92%	5.74%	6.00%				
Under \$9,999	5.33%	6.13%	7.69%				
2024 Est. Average Household Income	\$56,484	\$64,831	\$70,268				
2024 Est. Median Household Income	\$45,972	\$53,961	\$57,794				
2024 Est. Per Capita Income	\$25,870	\$28,304	\$30,982				

Marcus & Millichap

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