

300 LINCOLN PKWY HODGENVILLE, KY



**OFFERED  
FOR SALE**  
\$1,913,000 | 5.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM





Save a lot

Casey's

LINCOLN NATIONAL BANK



FAMILY DOLLAR

BURGER KING

DOLLAR GENERAL

HomeTown Pizza

Hardee's

BAPTIST HEALTH

LaRue County Public Library

LaRue County High  
754 Students

LaRue County Middle  
522 Students

MAGNOLIA BANK

Abound CREDIT UNION

Hodgenville Elem.  
533 Students

LINCOLN DR

LINCOLN PKWY 12,565 VPD



AutoZone

STATLER RD



PROPERTY PHOTOS (FEBRUARY 2026)





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Taco Bell in Hodgenville, KY. The Premises has a ABS NNN lease to Taco Bell with over 15 years of remaining term. The Asset is well positioned off Lincoln Pkwy in a pocket that has seen consistent demographic growth over the past 5 years.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$100,000
Rent Escalation	6-10	\$110,000
Rent Escalation	11-15	\$121,000
Rent Escalation	16-20	\$133,100
1st Extension Term	21-25	\$146,410
2nd Extension Term	26-30	\$161,051
3rd Extension Term	31-35	\$177,156
4th Extension Term	36-40	\$194,872

<b>NOI</b>	<b>\$110,000</b>
<b>CAP RATE</b>	<b>5.75%</b>
<b>LISTING PRICE</b>	<b>\$1,913,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Taco Bell
<b>Address</b>	300 Lincoln Pkwy, Hodgenville, KY 42748
<b>Building Size (GLA)</b>	2,114 SF
<b>Land Size</b>	1.15 Acres
<b>Year Built</b>	2021
<b>Signator/Guarantor</b>	Southpaw (Franchisee)
<b>Rent Type</b>	ABS. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	9/17/2021
<b>Lease Expiration Date</b>	9/30/2041
<b>Remaining Term</b>	15 Years
<b>Rental Increases</b>	10% Every 5 Years and In Options
<b>NOI</b>	\$110,000



  
**8,804**  
 PEOPLE  
 IN 5 MILE RADIUS

  
**\$70,745**  
 AHHI IN  
 5 MILE RADIUS

  
**12,565**  
 VPD ON  
 LINCOLN PKWY



### ATTRACTIVE LEASE FUNDAMENTALS

10% rent increases every 5 years and in option periods | Abs. NNN providing zero landlord responsibilities | Long 20 year term with 16 years remaining and 20 years of extensions



### EXPERIENCED FRANCHISEE

Operates 150+ Taco Bell and Dunkin' locations nationwide | Large-scale franchisee of this size benefits from diversified revenue across hundreds of stores | Taco Bell generates \$15B+ in US systemwide sales annually ranking them among the top-performing quick-service restaurant concepts by unit volume



### STRATEGIC REGIONAL CORRIDOR

Positioned along Lincoln Pkwy (12,565 VPD) and south of Larue Middle School, High School and Hodgenville Elementary | approx. 57 miles south of Louisville and close proximity to I-65



### NEW BUILD

2021 built-to-suit with custom Taco Bell drive-thru. | Favorable historical placer data for QSR tenants currently operating in the area



### REGIONAL ECONOMIC INVESTMENT

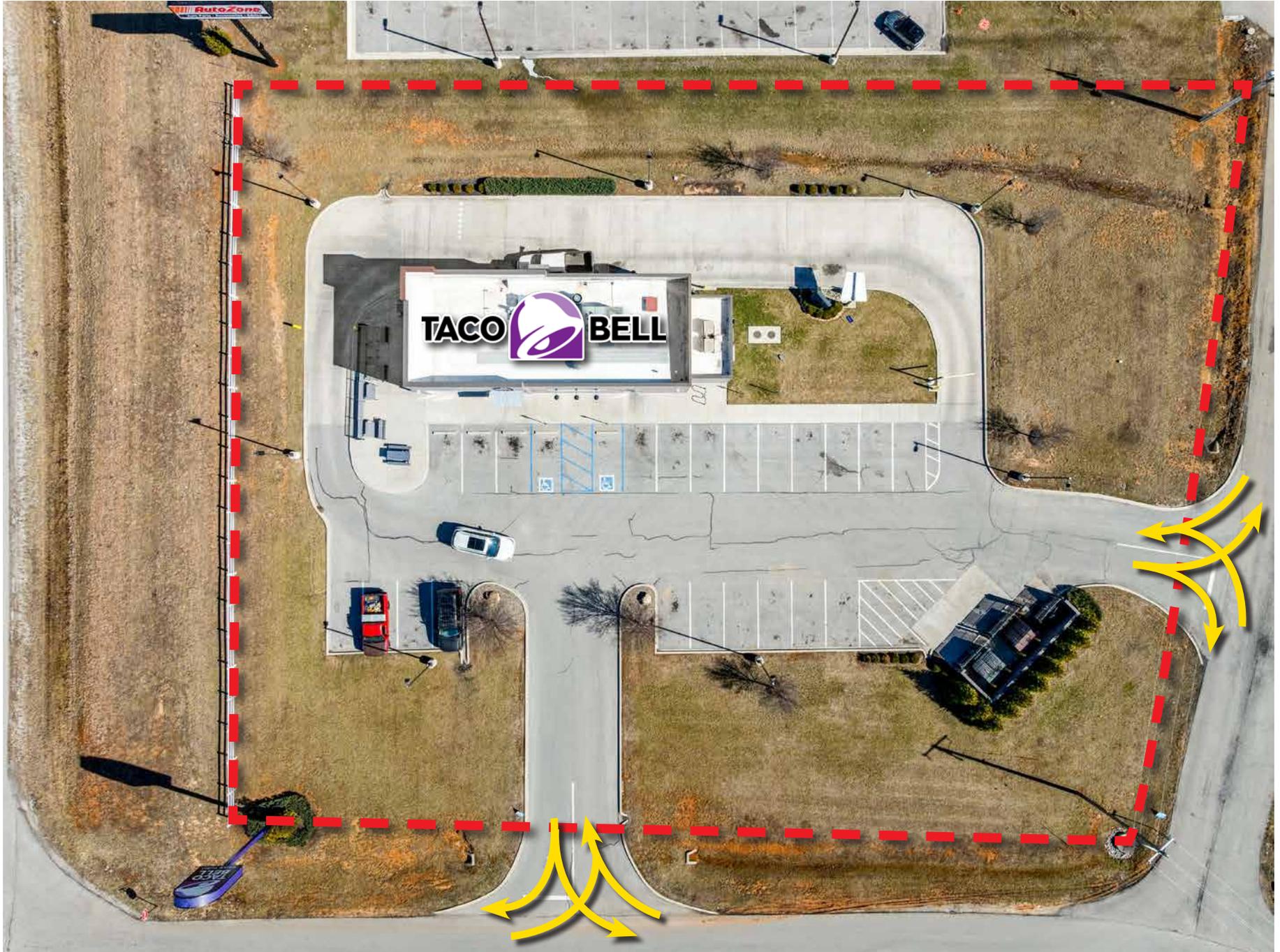
Kentucky has secured \$30B+ in private sector investment commitments since 2020 | Significant growth concentration in central Kentucky coming from manufacturing and distribution sectors | State unemployment rate remains near historic lows



### CONSISTENT CONSUMER DEMAND

Within a 5-mile radius the property serves 8,509 residents with average households incomes of \$68,374 | QSR accounts for ~50% of total US restaurant traffic







# LOCATION OVERVIEW

Kentucky's business climate is widely considered pro-business, with competitive costs and strong state support for growth. The state offers a relatively low cost of doing business, including a flat corporate tax rate, targeted incentives, and affordable labor and utility costs. Its central location and extensive transportation network support key industries like manufacturing and logistics. While workforce development and infrastructure needs remain ongoing challenges, Kentucky continues to attract companies seeking affordable expansion opportunities.

**LOUISVILLE**  
 48 MILES  
 0:55 DRIVE

**LEXINGTON**  
 74 MILES  
 1:30 DRIVE



**HODGENVILLE**

**5 MILES**  
 8,804 PEOPLE  
 \$70,745 AHHI  
 2,736 TOTAL EMPLOYEES

**3 MILES**  
 5,918 PEOPLE  
 \$68,911 AHHI  
 2,281 TOTAL EMPLOYEES

**1 MILES**  
 1,324 PEOPLE  
 \$63,898 AHHI  
 607 TOTAL EMPLOYEES

**NASHVILLE**  
 110 MILES  
 2:05 DRIVE

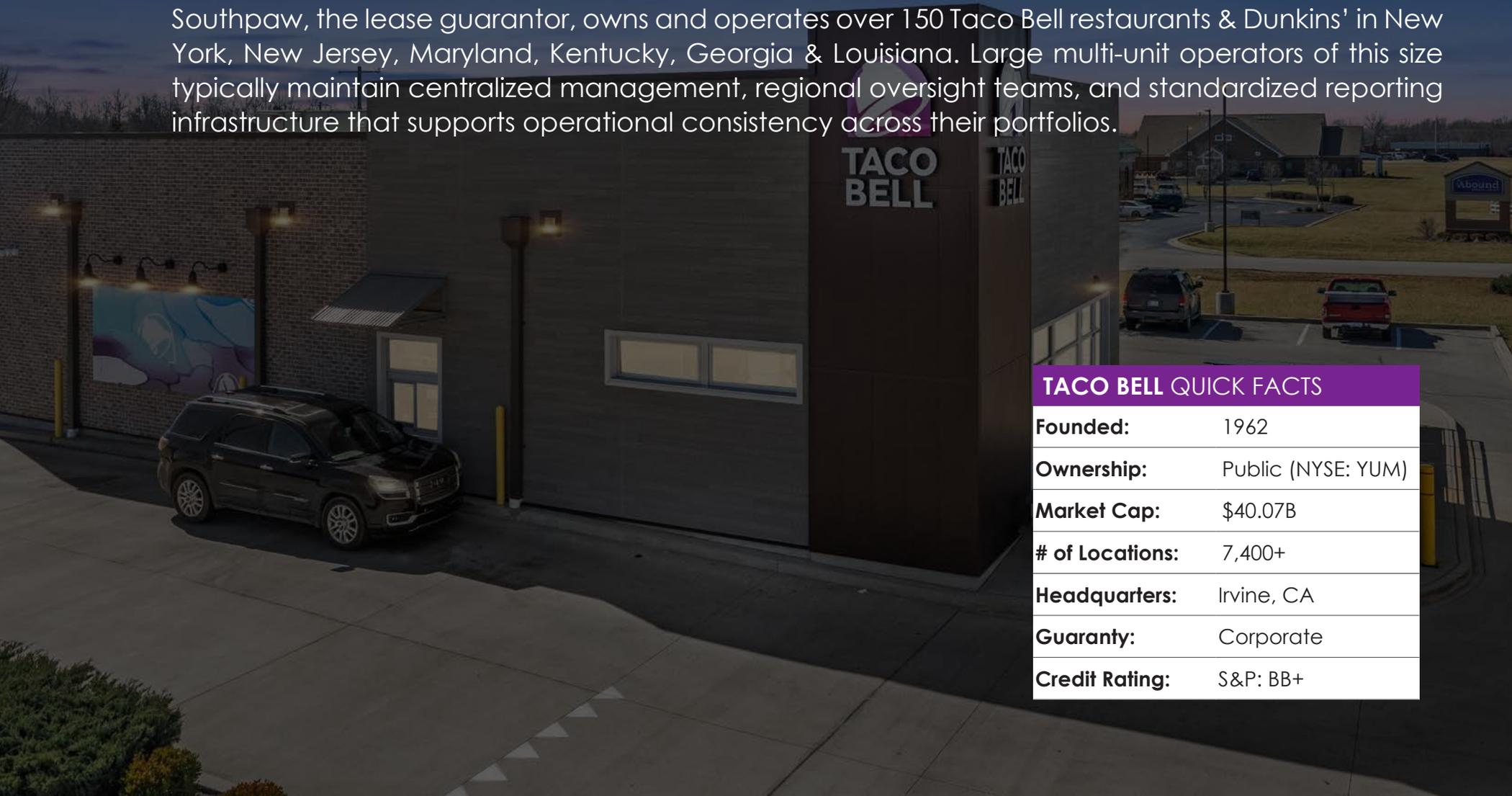
**KNOXVILLE**  
 148 MILES  
 3:35 DRIVE



## TENANT SUMMARY

Taco Bell Corp is the nations leading Mexican-Inspired quick service restaurant brand. Taco Bell serves over two billion customers each year in over 7,700 restaurants across the United States and over 500 restaurants overseas. Founded in 1962, Taco Bell, is a subsidiary of Yum! Brands, Inc. (NYSE: YUM). Parent company, Yum! Brands Inc., is a Fortune 500 corporation that operates the licensed brands Taco Bell, KFC, and Pizza Hut with nearly 55,000 restaurants worldwide. Headquartered in Louisville, KY, Yum! employs 36,000 people. Taco Bell operates over 7,427 restaurants in 31 countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers.

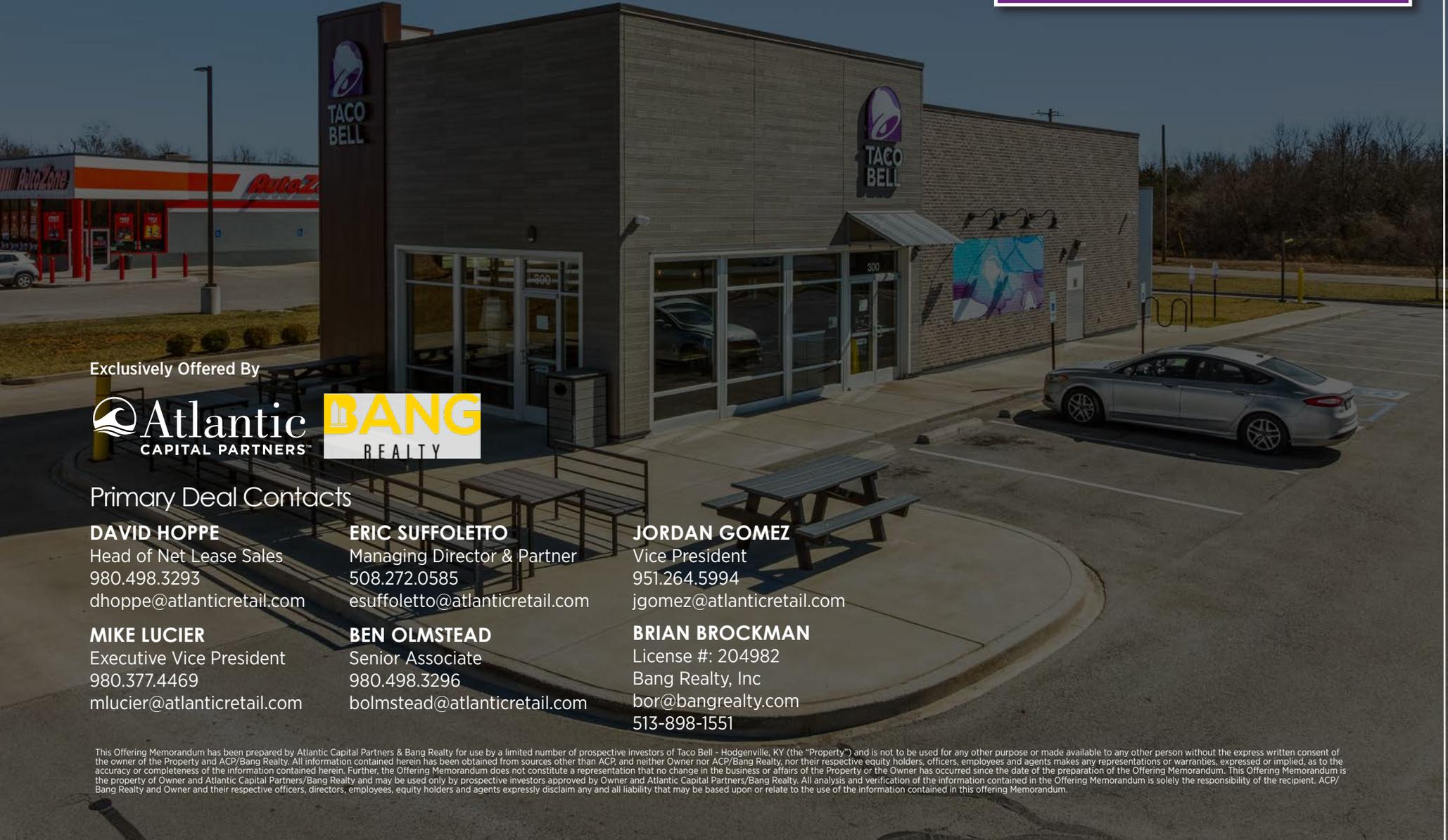
Southpaw, the lease guarantor, owns and operates over 150 Taco Bell restaurants & Dunkins' in New York, New Jersey, Maryland, Kentucky, Georgia & Louisiana. Large multi-unit operators of this size typically maintain centralized management, regional oversight teams, and standardized reporting infrastructure that supports operational consistency across their portfolios.



TACO BELL QUICK FACTS	
<b>Founded:</b>	1962
<b>Ownership:</b>	Public (NYSE: YUM)
<b>Market Cap:</b>	\$40.07B
<b># of Locations:</b>	7,400+
<b>Headquarters:</b>	Irvine, CA
<b>Guaranty:</b>	Corporate
<b>Credit Rating:</b>	S&P: BB+



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Exclusively Offered By



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