



**BURGER
KING**

5305 WINCHESTER RD
MEMPHIS, TN 38118

SIGNALIZED HARD CORNER
LOCATION | LARGEST BURGER KING
OPERATOR IN THE WORLD

CBRE

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executive summary

THE OFFERING

CBRE is pleased to present a Burger King for sale located at 5305 Winchester Road in Memphis, TN . The property includes a 2,124 SF single tenant drive-thru building on a large 1.15 ACRE lot and benefits from being situated on a signalized hard corner which sees 58,000+ vehicles per day. Burger King has been operating successfully at this address for over 17 years and signed a new 15-year lease in 2021, showing a long-term commitment to this market. There are currently 10+ years remaining on the lease with two 5-year options.

The Lease is backed by Nashville Quality, LLC, a subsidiary of Carrol's Corporation. Carrol's is one of the nation's largest Franchisee Operators and currently operating 1,010 restaurants in 23 states as well as 65 Popeyes restaurants in seven states. The Absolute NNN Lease calls for zero landlord responsibilities whatsoever and contains 10% rental increases every 5 years including the option periods providing a strong hedge against inflation.

Memphis, Tennessee is a vibrant city located along the Mississippi River in southwestern Shelby County. With over 651,000 residents in the city and 1,374,000 in the Greater Memphis area, it spans three states: Tennessee, Mississippi, and Arkansas. Memphis is the largest city situated along the Mississippi River and the second most populous city in Tennessee.





INVESTMENT HIGHLIGHTS



Strong Guarantor | Nashville Quality, LLC operates 160+ Burger King restaurants and is a subsidiary of Carrol's Corporation



Long Term Lease | 10+ years remaining on the primary lease term with 10% increases every 5 years



Hard Corner Location | Located at Signalized Intersection with over 58,000 VPD



Property Equipped with Drive-thru and a large 1.15 ACRE lot with 41 parking spaces



Fee Simple Ownership (Land and Building) | Depreciable Asset



Ideal Retail Trade Demographics | Over 87,000 People, 41,000 Households and 45,000 Employees in a 3-Mile Radius



Surrounded by Schools | Over 2,500 Students in a 0.1 Mile Radius

property description

OFFERING

Price	\$2,383,656
Net Operating Income	\$131,101.08
Cap Rate	5.50%
Tenant	Burger King
Lease Type	Absolute NNN
Lease Guarantor	Nashville Quality, LLC (subsidiary of Carroll's Corporation)
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Address	5305 Winchester Rd
Building Size	2,124 SF
Lot Size	1.15 AC
Year Built	2008
Occupancy	100%
Ownership	Fee Simple





tenant profile

BURGER KING

Burger King is the second largest fast food hamburger chain in the world. The original Home of the Whopper, the Burger King system operates more than 19,000 restaurants in more than 120 countries and territories. Nearly all Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.



Carrols Restaurant Group is one of the largest restaurant franchisees in North America. It is the largest Burger King franchisee in the United States, currently operating 1,023 Burger King restaurants in 23 states as well as 59 Popeyes restaurants in six states. Carrols has operated Burger King restaurants since 1976 and Popeyes restaurants since 2019.

Nashville Quality, LLC operates 160 Burger King restaurants and is a subsidiary of Carrol's Corporation.

COMPANY FAST FACTS

Company Type	Public (NYSE: QSR)
Website	www.bk.com
U.S. Headquarters	Miami, FL
2022 Revenue	\$24.4 Billion
Number of Employees	34,000+
Locations	19,000+

	LEASE TERM	ANNUAL	MONTHLY	RENTAL INCREASE
	01/06/2026 - 01/05/2031	\$131,101.08	\$10,925.09	-
	01/06/2031 - 01/05/2036	\$144,211.20	\$12,017.60	10%
Option 1	01/06/2036 - 01/05/2041	\$158,632.32	\$13,219.36	10%
Option 2	01/06/2041 - 01/05/2046	\$174,495.55	\$14,541.30	10%

* NOI is currently \$119,183 and increases to \$131,101.08 on January 6, 2026. Seller will credit difference to buyer at closing.

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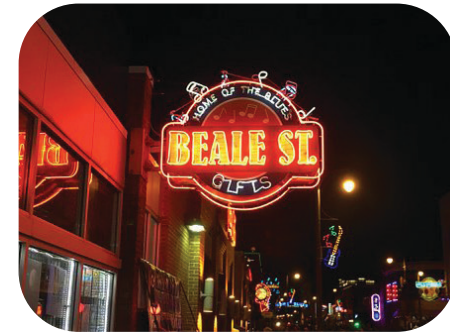
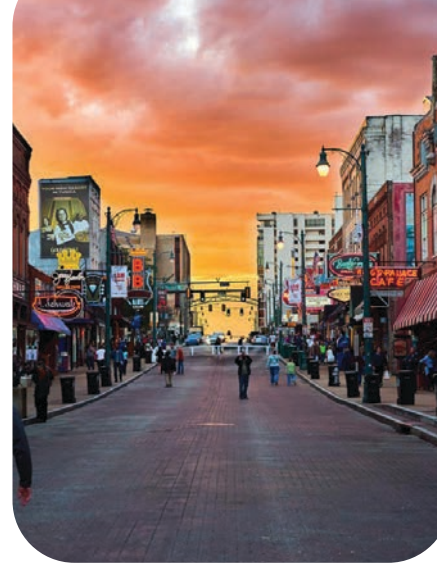
market overview

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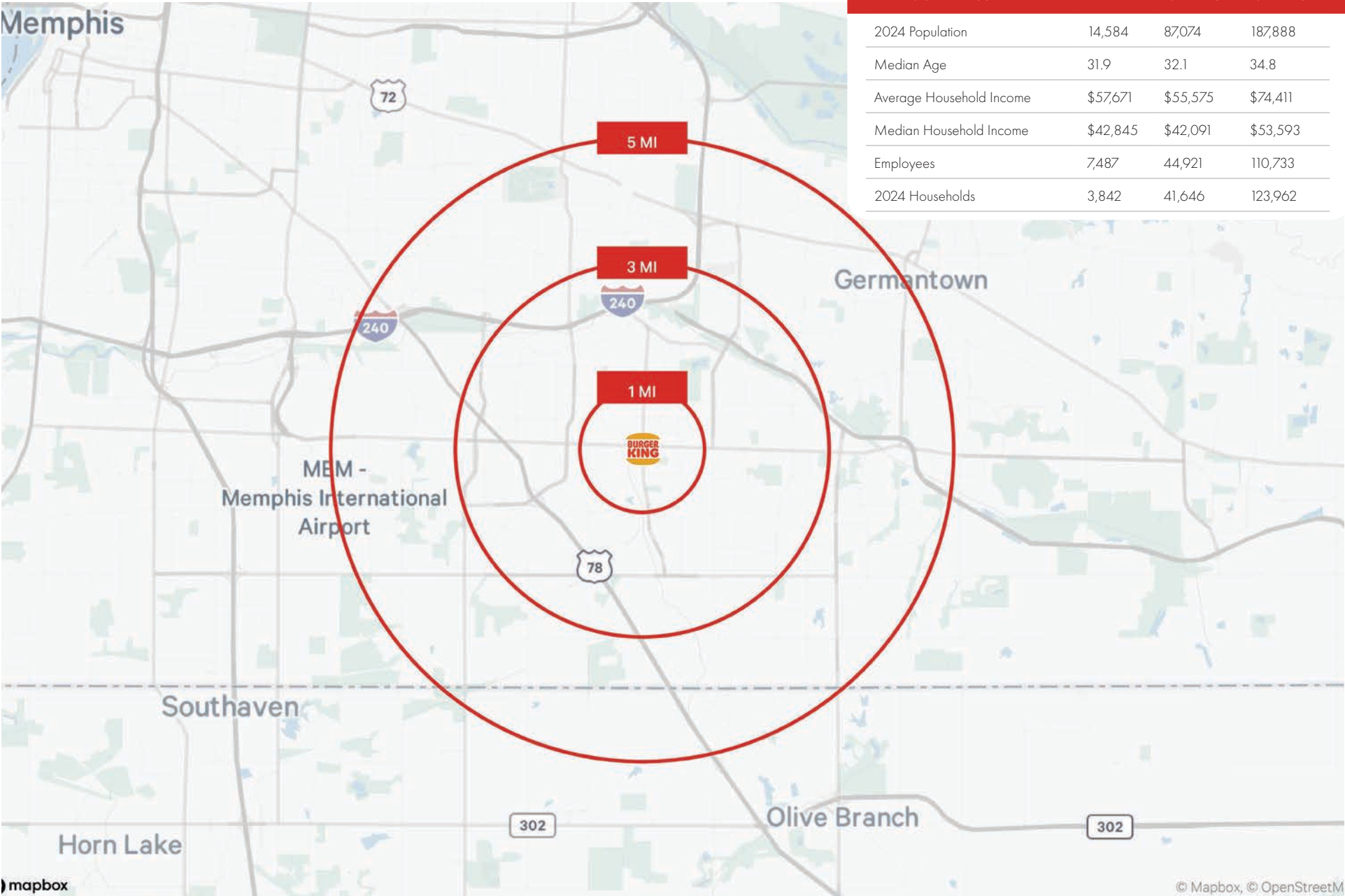
The city's economy is driven by major industries such as transportation, warehousing, health care, social assistance, and retail trade. Memphis is home to 42,000 businesses and 637,000 employees, with over 209,000 working in the manufacturing and transportation sectors. Major employers include FedEx (30,000 employees), ServiceMaster (13,000), International Paper (55,000 worldwide), and St. Jude Children's Hospital (3,700).

Memphis boasts three Fortune 500 companies: FedEx (no. 63), International Paper (no. 107), and AutoZone (no. 306). St. Jude Children's Hospital, one of the world's premier pediatric cancer research centers, plays a significant role in the growth of the downtown area. The hospital's \$1.5 billion, 6-year strategic expansion launched in 2015 aims to add over 1,000 new jobs and a 625,000 square foot advanced research center. Other major corporate headquarters in Memphis include Indigo AG, First Horizon National Corp., Mueller Industries, and Thomas & Betts.

Tourism provides a significant boost to Memphis, with over 12.4 million visitors in 2019. The leisure and hospitality sector employs 49,000 people in the county, contributing \$3.65 billion annually to the local economy. In 2019, Memphis hosted over 400 meetings, conventions, and events, generating an economic impact of over \$141 million. Top attractions include the Beale Street Historic District, Blues Music Hall of Fame, Graceland, Gibson Guitar Factory, Memphis Music Hall of Fame, Memphis Rock 'n' Soul Museum, and Sun Studio. The Renasant Convention Center offers 350,000 square feet of convention space with 31 breakout rooms and a 28,000 square foot ballroom that accommodates 2,000 people.



DEMOGRAPHICS MAP



BURGER KING

INVESTMENT CONTACTS

PATRICK CONWAY

Senior Vice President

+1 626 261 0266

Lic. 01894502

patrick.conway@cbre.com

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