FOR SALE

BURGER KING

S.L. NUSBAUM
REALTY CO.

- Corporate Guaranty
- Memphis, TN MSA
- Absolute NNN Lease

Actual Location

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740 Highway 64
Marion, AR 72364
(Memphis, TN MSA)

CONTACT US

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440 Monticello Avenue
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Norfolk, VA 23510
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slnusbaum.com

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L Nusbaum Realty Co.

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S.L. NUSBAUM
REALTY CO.

ABOUT THE ASSET

BURGER KING®

PRICE: $1,417,900
CAP RATE: 6.25%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the property leased to Burger King located at 740 US Highway 64, Marion, Arkansas, 72364.

The property is located just off the I-55 exit in Marion which is 15 minutes to Downtown Memphis, TN.

Burger King has been on a successful campaign to “Reclaim the Flame” and this marketing strategy has resulted in a 5.8% sales jump for stores in the United States in early 2026.

The lease is Marion is backed by Restaurant Brands International, Inc, Burger King’s parent company which also owns Popeye’s Louisiana Kitchen, Firehouse Subs, and Tim Horton’s.

FINANCIAL SUMMARY

PRICE: $1,417,900
CAP RATE: 6.25%

Net Operating Income (NOI)	$88,618.92 (as of 11/1/2026)
Rent/Month	$7,384.91
Rentable SF	± 2,860SF
Land Area	± 0.59AC
Tenant Name	Nashville Quality, LLC (RBI subsidiary)
Website	www.bk.com
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	11/15/2021
Lease Expiration	1/05/2036
Increases	10% every 5 years
Options	Two, 5-year

INVESTMENT HIGHLIGHTS

- Corporate Lease with Burger King parent company (Restaurant Brands International, Inc. NYSE: QSR)
- Absolute NNN
- Memphis, TN MSA

S.L. NUSBAUM
REALTY CO.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
11/15/2021 – 10/31/2026	$80,562.60	$6,713.55
11/1/2026 – 10/31/2031	$88,618.92	$7,384.91
11/1/2031 – 12/31/2035	$97,480.80	$8,123.40
1/1/2036 – 1/5/2036	N/A	$1,310.23 (5 days)
Option Periods		
1/6/2036-1/5/2031	TBD based on CPI	TBD
1/6/2031-1/5/2036	TBD based on CPI	TBD

S.L. NUSBAUM
REALTY CO.

SURROUNDING RETAIL

S.L. NUSBAUM
REALTY CO.

MARKET OVERVIEW

MARION, ARKANSAS (MEMPHIS, MSA)

Marion (pop. approximately 13,500) is the county seat of Crittenden County, Arkansas, and is part of the Memphis, TN-MS-AR Metropolitan Statistical Area, one of the largest and most economically significant MSAs in the Mid-South. The city benefits from direct access to the broader Memphis metro population and employment base while maintaining a suburban, lower-cost operating environment.

Marion's economy is supported by logistics and distribution, manufacturing, healthcare, retail, and government employment, bolstered by its strategic location near Interstates 40 and 55 and proximity to major freight and intermodal facilities serving the Memphis region.

LOCATION	DISTANCE	DRIVING TIME
Memphis, TN	12 miles	15-16 mins
Little Rock , AR	132 miles	2 hours
Nashville, TN	221 miles	3 hours and 30 mins

S.L. NUSBAUM REALTY CO.

TENANT OVERVIEW

Burger King® is a globally recognized quick-service restaurant brand known for its flame-grilled offerings, convenient service, and strong brand loyalty. With thousands of locations worldwide, Burger King specializes in classic American favorites such as the Whopper®, burgers, chicken sandwiches, fries, breakfast items, and value-driven meal options.

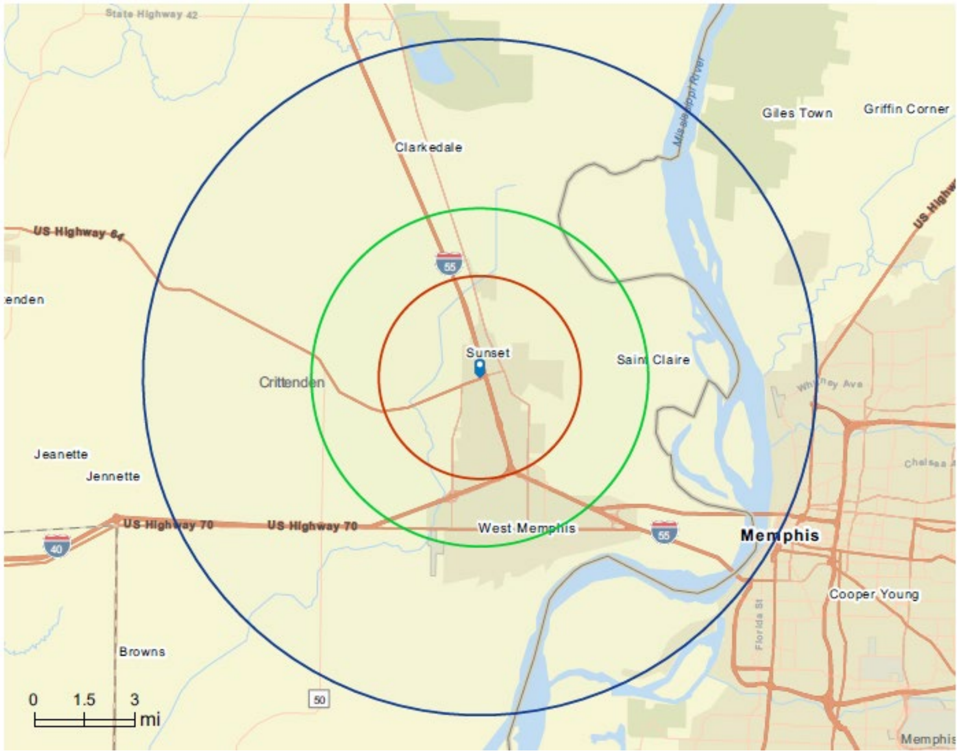
About RBI (Restaurant Brands International Inc., (NYSE: QSR)
Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with nearly $48 billion in annual system-wide sales and over 33,000 restaurants in more than 120 countries and territories. RBI owns four of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES® and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.

Learn more at: www.bk.com and www.rbi.com.

DEMOGRAPHICS

3, 5, 10 MILES

POPULATION	3 MILES	5 MILES	10 MILES
2026 Population	14,674	29,408	54,456
2031 Population	14,280	28,599	53,332
2026 Median Age	37.6	38.6	37.3
2031 Median Age	38.5	39.5	38.4
HOUSEHOLDS			
2026 Total Households	5,692	11,785	24,115
2031 Total Households	5,644	11,687	24,109
2026 Average Household Size	2.52	2.46	2.23
2031 Average Household Size	2.47	2.41	2.18
MEDIAN HOUSEHOLD INCOME			
2026 Median Household Income	$76,690	$65,650	$62,013
2031 Median Household Income	$84,297	$75,501	$70,843
AVERAGE HOUSEHOLD INCOME			
2026 Average Household Income	$97,544	$85,624	$88,898
2031 Average Household Income	$109,346	$96,283	$100,795
OWNER OCCUPIED HOUSING UNITS			
2026 Owner Occupied Housing Units	3,728	7,079	11,443
2031 Owner Occupied Housing Units	3,700	7,000	11,356
RENTER OCCUPIED HOUSING UNITS			
2026 Renter Occupied Housing Units	1,964	4,706	12,672
2031 Renter Occupied Housing Units	1,944	4,687	12,754
FAMILIES			
2026 Families	3,850	7,675	13,301
2031 Families	3,771	7,512	13,086



S.L. NUSBAUM
REALTY CO.

SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)

S.L. NUSBAUM
REALTY CO.

THE TEAM

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