



FranklinStreet

Proposal



BURGER KING

1020 Old State Rd 60, Hardinsburg, KY 40143

Retail

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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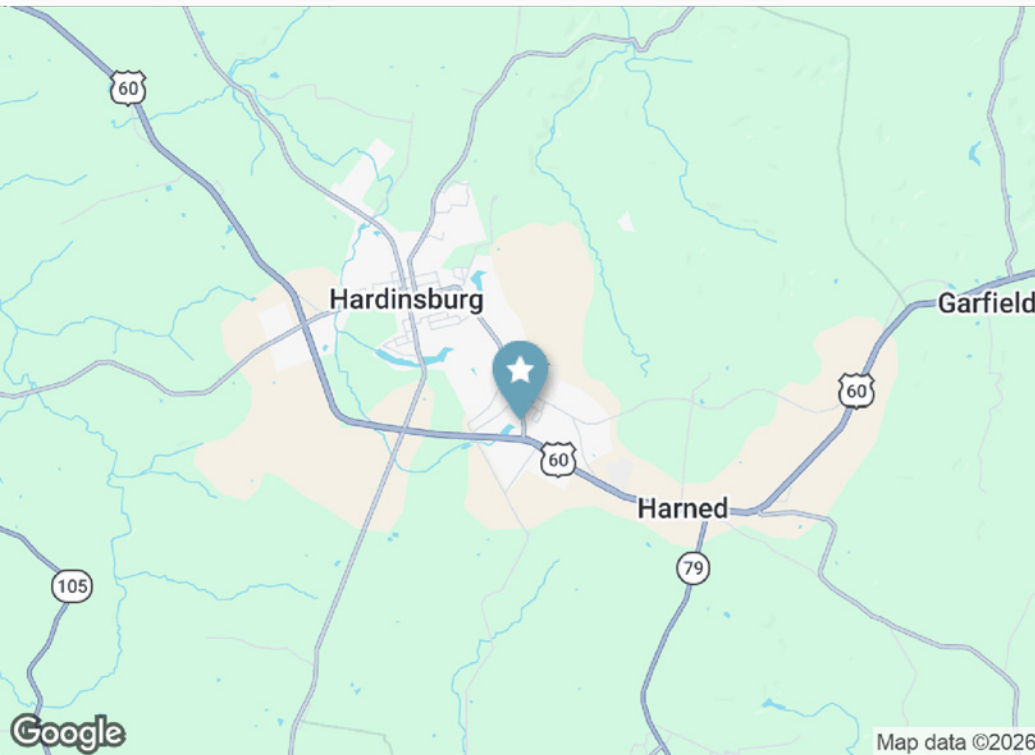
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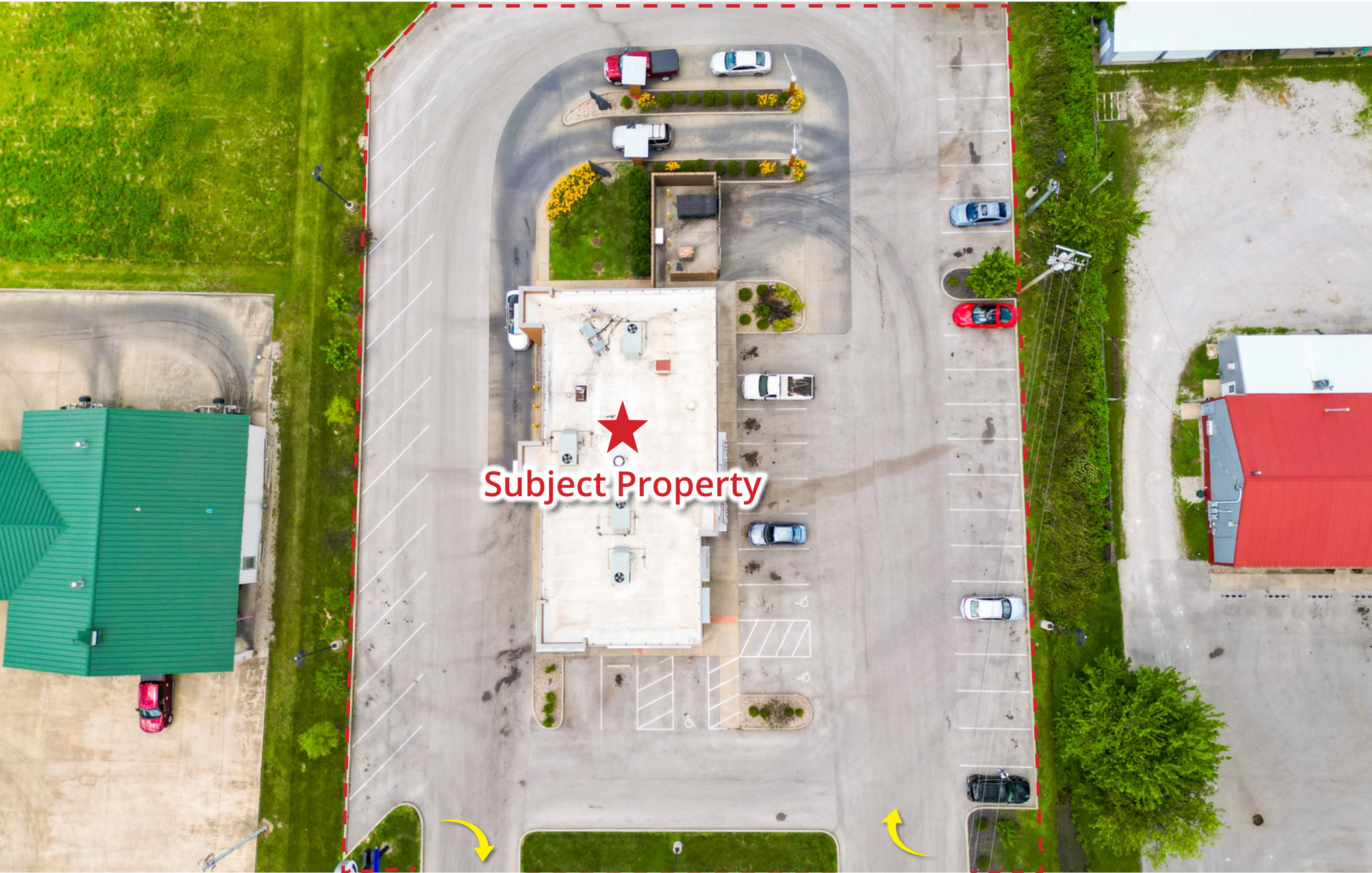
Sale Price:	\$1,632,000
Cap Rate:	6.25%
NOI:	\$102,000



OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- Single-tenant, absolute triple-net (NNN) Burger King
- Prime Hardinsburg location along Old State Road 60, the city's dominant commercial corridor and primary regional connector
- Hardinsburg is the county seat and largest city in Breckinridge County, serving as the commercial hub for an area of approximately 20,000 residents
- Breckinridge County population growing at a measured pace, with Hardinsburg positioned as the exclusive destination for county-wide retail and dining needs
- Median household income of approximately \$55,000–\$75,000 within the broader area, supporting stable quick-service restaurant demand
- Strategically positioned along U.S. Route 60, connecting Hardinsburg to Elizabethtown (~35 miles east) and Owensboro (~40 miles west), capturing regional commuter traffic
- Supply-constrained QSR environment — subject property operates as one of the only national quick-service concepts within the county, creating a captive consumer base with limited alternatives
- Located within approximately 50 miles of the Louisville metropolitan area, providing access to regional supply chains, consumer markets, and infrastructure investment
- High-volume Burger King location with drive-thru sales comprising 65%–75% of total revenue in comparable locations



RENT SCHEDULE

Sale Price: \$1,632,000

Cap Rate: 6.25%

Year Built: 2004

Occupancy: Single Tenant



Lease Years	Dates	Annual Rent	Monthly Rent	% Rent Increase
1-5	COE – Year 5	\$102,000.00	\$8,500.00	--
6-10	Year 6 – Year 10	\$112,200.00	\$9,350.00	10.00%
11-15	Year 11 – Year 15	\$123,420.00	\$10,285.00	10.00%
16-20	Year 16 – Year 20	\$135,762.00	\$11,313.50	10.00%

FRANCHISEE OVERVIEW:

Supreme Foods has been an RBI Franchisee for over 20 Years. Supreme's founder has been an active member of the RBI Franchisee Association for many years to help drive initiatives and growth throughout the brands. His system-wide sales are north of \$100M and his local strategy approach to management through excellent Store Managers and Regional Managers have driven his success in the Franchise operations. Currently operating 66 stores across 7 states including TN, KY, AL, AR, and GA. The 66 states include 35 Burger Kings and 37 Popeye's.

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BURGER KING

1020 Old State Rd 60, Hardinsburg, KY 40143

Retail

1 Units

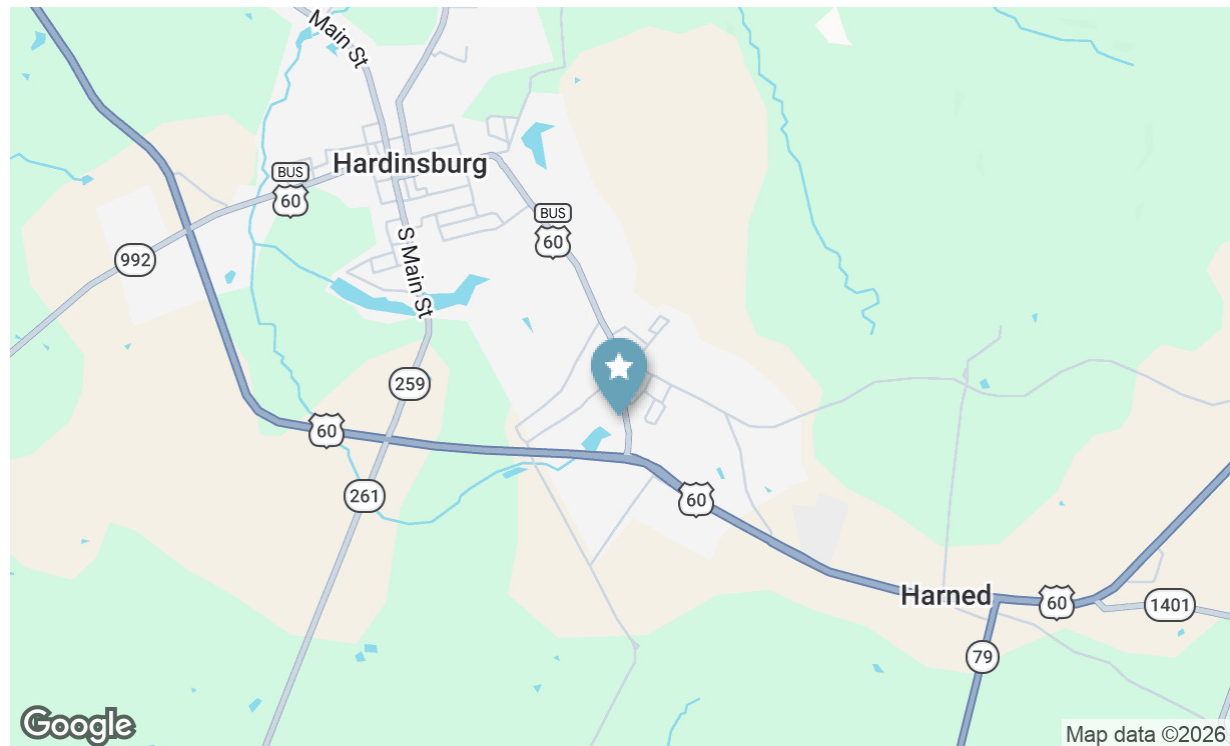
LOCATION OVERVIEW

ABOUT HARDINSBURG

Hardinsburg is the county seat of Breckinridge County, situated in western Kentucky approximately 50 miles southwest of Louisville and 35 miles north of Elizabethtown. The city sits along the U.S. Route 60 corridor, the primary east-west commercial artery connecting Breckinridge County to surrounding regional markets. As the county seat and largest municipality in the county, Hardinsburg functions as the commercial hub for a 20,000-resident trade area that includes Cloverport, Irvington, and the broader rural expanse of Breckinridge County — a geography with limited alternative retail and dining options.

The Old State Road 60 corridor represents Hardinsburg's primary commercial artery, providing connectivity to both the county's rural population and commuters traveling between Elizabethtown and Owensboro along U.S. 60. Retail fundamentals along this corridor are anchored by the county seat's institutional role, ensuring consistent traffic from government workers, healthcare visitors, school-related activity, and county residents conducting essential errands. The area's primary economic drivers include agriculture, manufacturing, public-sector employment, and regional healthcare services.

Breckinridge County's proximity to the Louisville metropolitan area, steady population base, and low commercial real estate costs make it an attractive environment for net lease investors seeking defensive assets in supply-constrained markets. The Hardinsburg QSR corridor benefits from limited new-development pressure, a captive consumer base, and the subject property's position as one of the only national quick-service concepts within the county — characteristics that support consistent long-term performance relative to more competitive urban and suburban locations.





SOUTH AERIAL

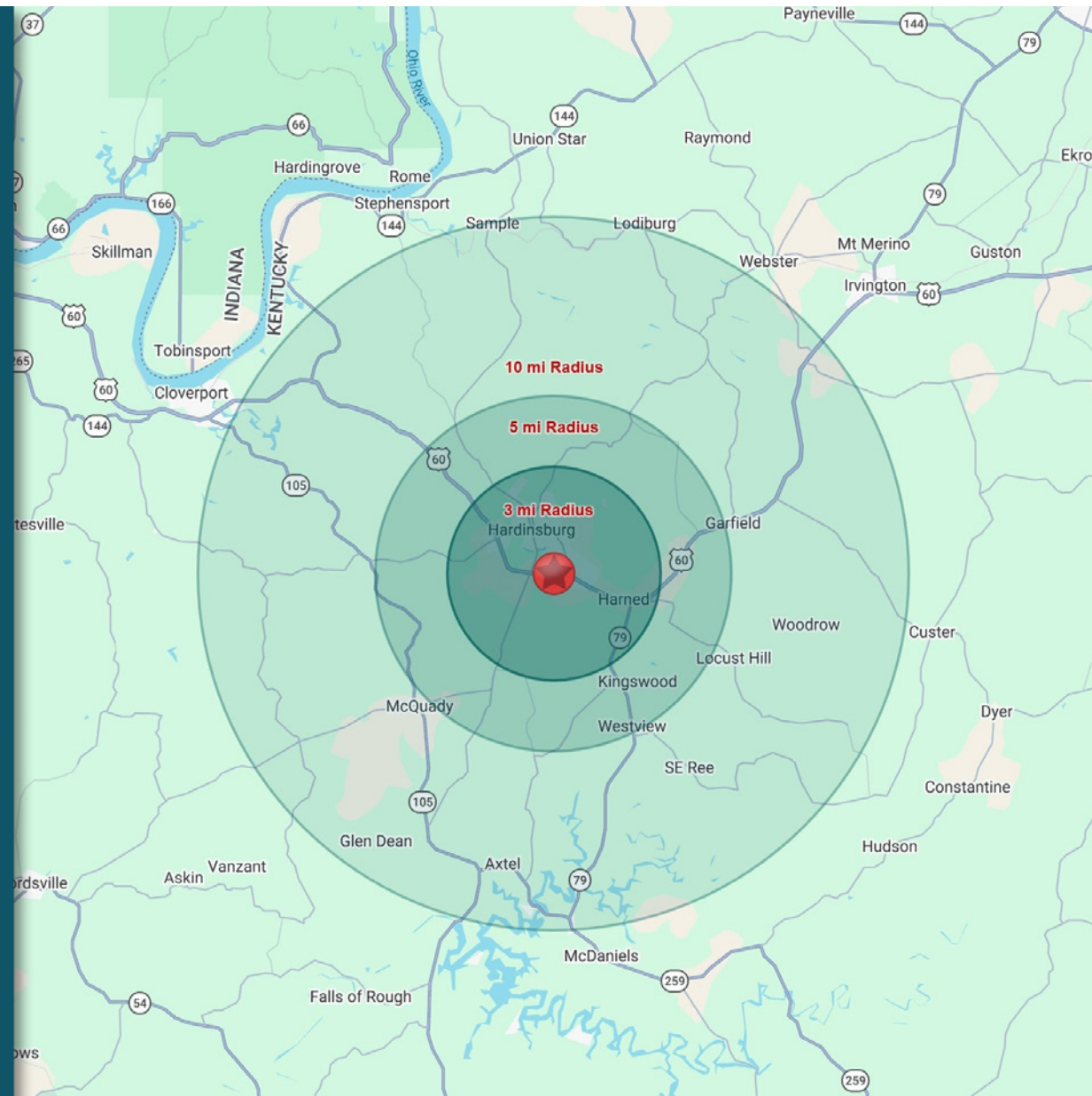


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	2,247	3,532	5,222
Median age	49.4	49.2	48.6
Median age (Male)	50.7	50.2	49.2
Median age (Female)	48.7	48.5	48.0
HOUSEHOLDS & INCOME			
Total households	937	1,426	2,114
# of persons per HH	2.2	2.2	2.3
Average HH income	\$79,540	\$84,870	\$89,494
Average house value	\$179,262	\$193,814	\$196,109

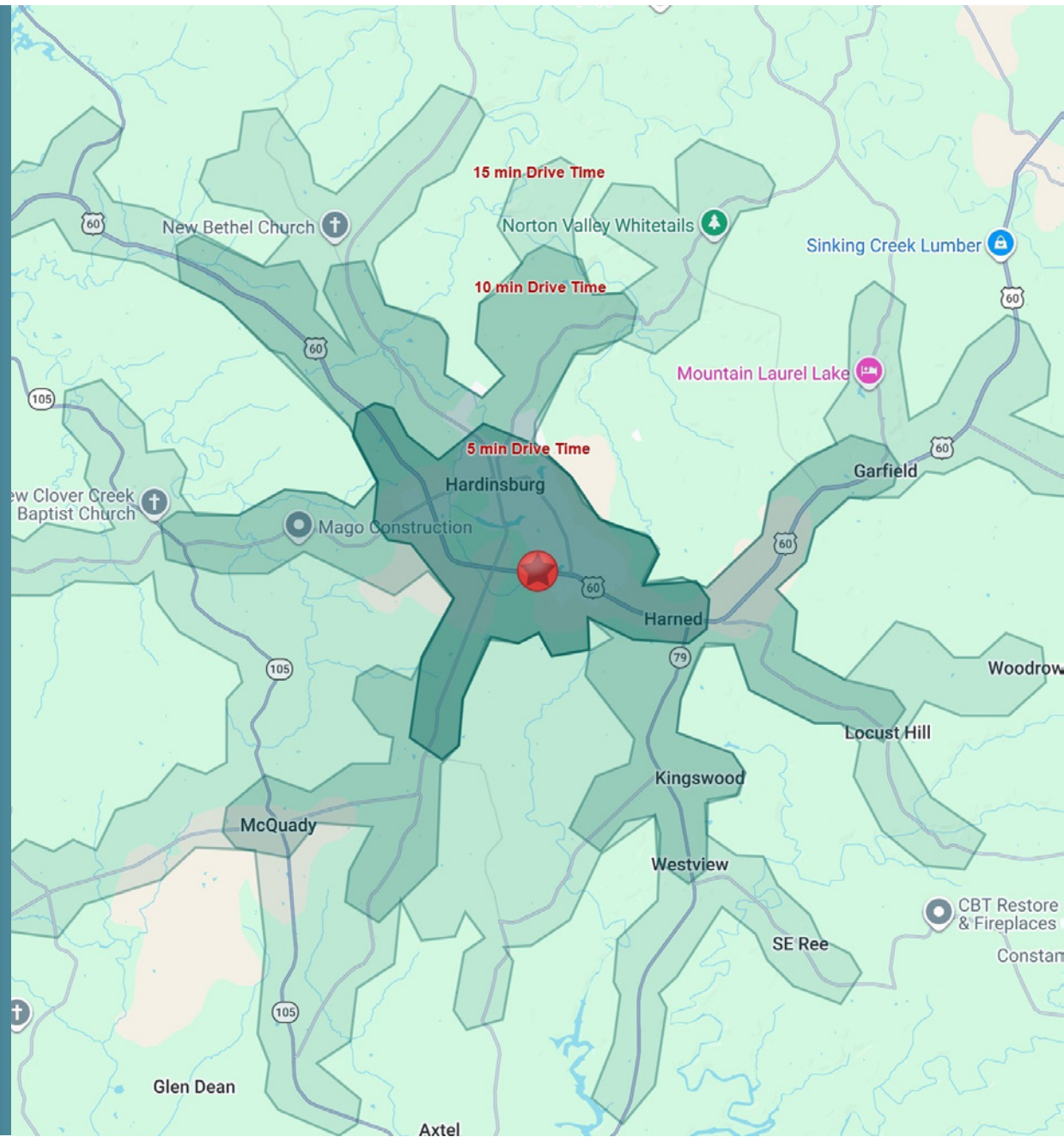
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	2,247	3,532	5,222
Projected Population (2031)	2,239	3,524	5,258
Census Population (2020)	2,532	3,944	5,645
HOUSEHOLDS			
Estimated Households (2026)	937	1,426	2,114
Projected Households (2031)	911	1,388	2,076
Census Households (2020)	1,019	1,536	2,197
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$79,540	\$84,870	\$89,494
Estimated Median Household Income (2026)	\$53,326	\$54,370	\$60,447
Average Household Net Worth (2026)	\$794,409	\$851,195	\$898,647





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OFFERING SUMMARY

Sale Price: \$1,632,000

Cap Rate: 6.25%

NOI: \$102,000

Building Size: 3,161 SF

Lot Size: 1.16 AC

Parking Spaces: 50

Lease Type: Absolute NNN

Ownership: Franchisee

Tenancy: Single

Lease Start: Close of Escrow

Lease End: 20 Years

Term Remaining: 20 Years

Options: Four 5-Year Options

Parcel Number: HB-3-1-30B



\$89,494 HH INCOME

within 15 min of the property



5,222 RESIDENTS

within 15 min of the property

5 MINUTE DRIVE TIME DEMOGRAPHICS

Estimated Population (2026)

2,247

Estimated Households (2026)

937

Estimated Avg HH Income (2026)

\$79,540

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Retail
1 Units

Presented By:

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