



FranklinStreet

Proposal



BURGER KING

303 West Main St., Waverly, TN 37185
Retail

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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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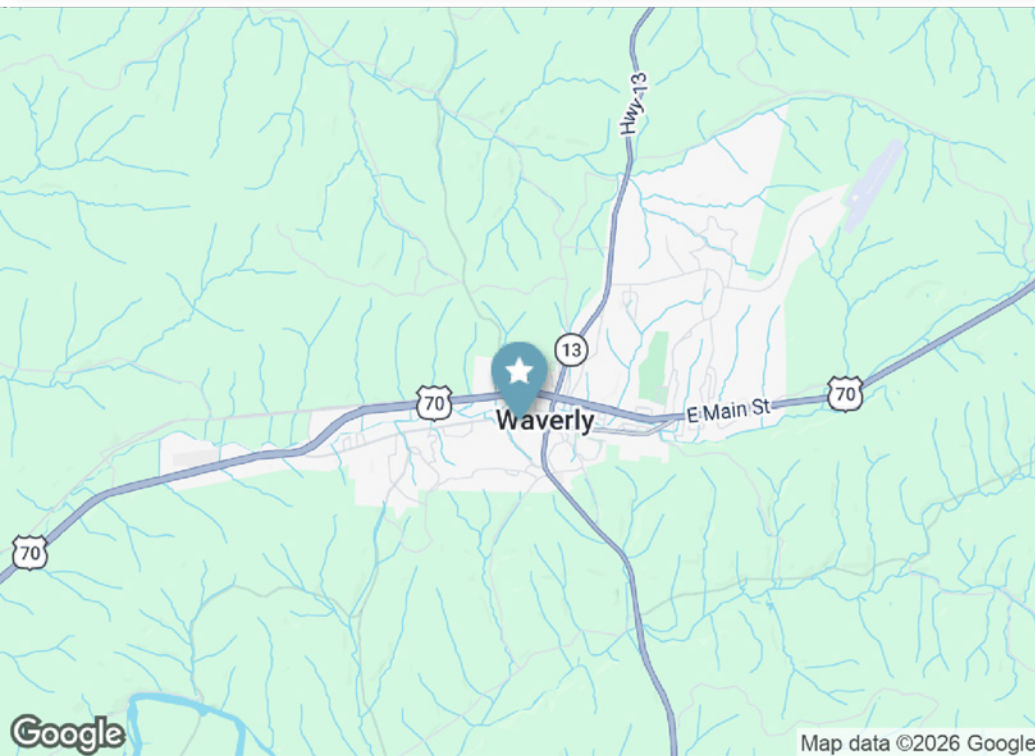
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An aerial photograph of a commercial property. In the foreground, a Burger King restaurant with a red and white facade is visible, along with its drive-thru and a large sign. The sign reads "BURGER KING" and "303 West Main St., Waverly, TN 37185". The restaurant is surrounded by a large parking lot filled with cars. In the background, there are other commercial buildings, more parking lots, and a line of trees. The right side of the image is overlaid with a semi-transparent blue and green graphic containing text and a large number "1".

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BURGER KING

303 West Main St., Waverly, TN 37185

Retail

BURGER KING

303 West Main St., Waverly, TN 37185

Retail

Sale Price:	\$2,000,000
Cap Rate:	6.00%
NOI:	\$120,000



OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- Single-tenant, absolute triple-net (NNN) Burger King
- Prime Waverly location along U.S. Route 70, the city's dominant commercial corridor connecting Nashville and Memphis
- Positioned along West Main Street, the primary retail artery and only established quick-service corridor in Humphreys County
- Humphreys County trade area of approximately 19,000 residents, with Waverly serving as the sole county seat and commercial anchor
- Median household income of approximately \$43,000–\$60,000 within the broader area, supporting consistent quick-service demand
- Strategically positioned among regional retailers including Walmart and other daily-needs anchors along the West Main Street corridor
- Located approximately 75 miles west of Nashville and within easy access of I-40 via SR-13, benefiting from regional commuter and recreational pass-through traffic
- Supply-constrained market with limited national QSR competition and a captive consumer base dependent on West Main Street for daily-needs retail
- High-volume Burger King location with drive-thru sales comprising 65%–75% of total revenue in comparable locations

PARCEL VIEW



RENT SCHEDULE

Sale Price: \$2,000,000

Cap Rate: 6.00%

Year Built: 2018

Occupancy: Single Tenant



Lease Years	Dates	Annual Rent	Monthly Rent	% Rent Increase
1-5	COE – Year 5	\$120,000.00	\$10,000.00	--
6-10	Year 6 – Year 10	\$132,000.00	\$11,000.00	10.00%
11-15	Year 11 – Year 15	\$145,200.00	\$12,100.00	10.00%
16-20	Year 16 – Year 20	\$159,720.00	\$13,310.00	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

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Retail

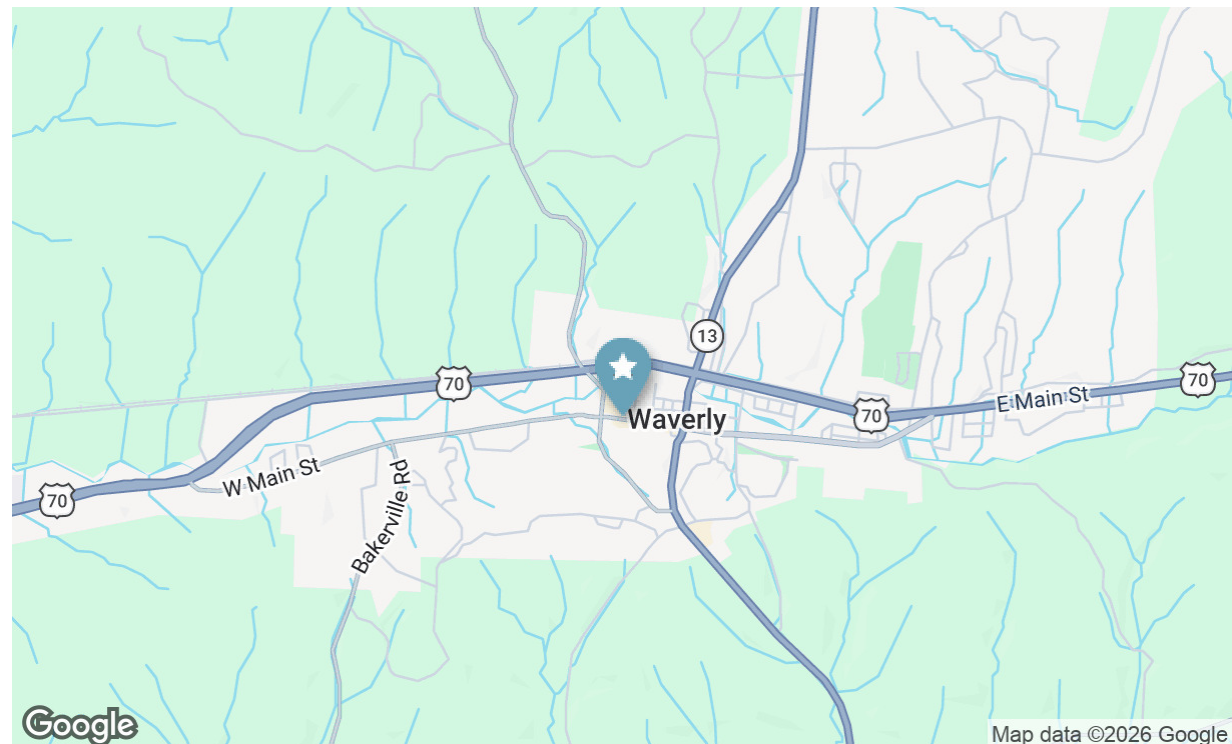
LOCATION OVERVIEW

ABOUT WAVERLY

Waverly is the county seat of Humphreys County, Tennessee, and serves as the commercial, healthcare, and government anchor for the region. Situated at the junction of U.S. Route 70 — which connects the city directly to Nashville approximately 75 miles to the east and Memphis to the west — the city benefits from sustained regional traffic and consistent consumer demand driven by its role as the area's principal service center. The county's primary economic drivers include manufacturing, public-sector employment, healthcare, and regional retail trade, all of which contribute to stable, year-round demand for daily-needs services.

The West Main Street corridor represents Waverly's most established and heavily traveled commercial artery, serving as the primary east-west connector through the city center. Retail fundamentals along West Main Street remain stable, with nationally recognized tenants serving the local consumer base and consistent daily traffic from both city and county residents who rely on this corridor for essential goods and services.

Despite its small-town character, Waverly benefits from its proximity to major regional destinations including Loretta Lynn's Ranch and the Kentucky Lake recreational area, which generate incremental visitor traffic throughout the year. The market's limited new-development pipeline, affordable cost structure relative to Tennessee's urban markets, and position as the county's only commercial hub make core corridor assets such as this Burger King location defensively positioned for consistent long-term performance.





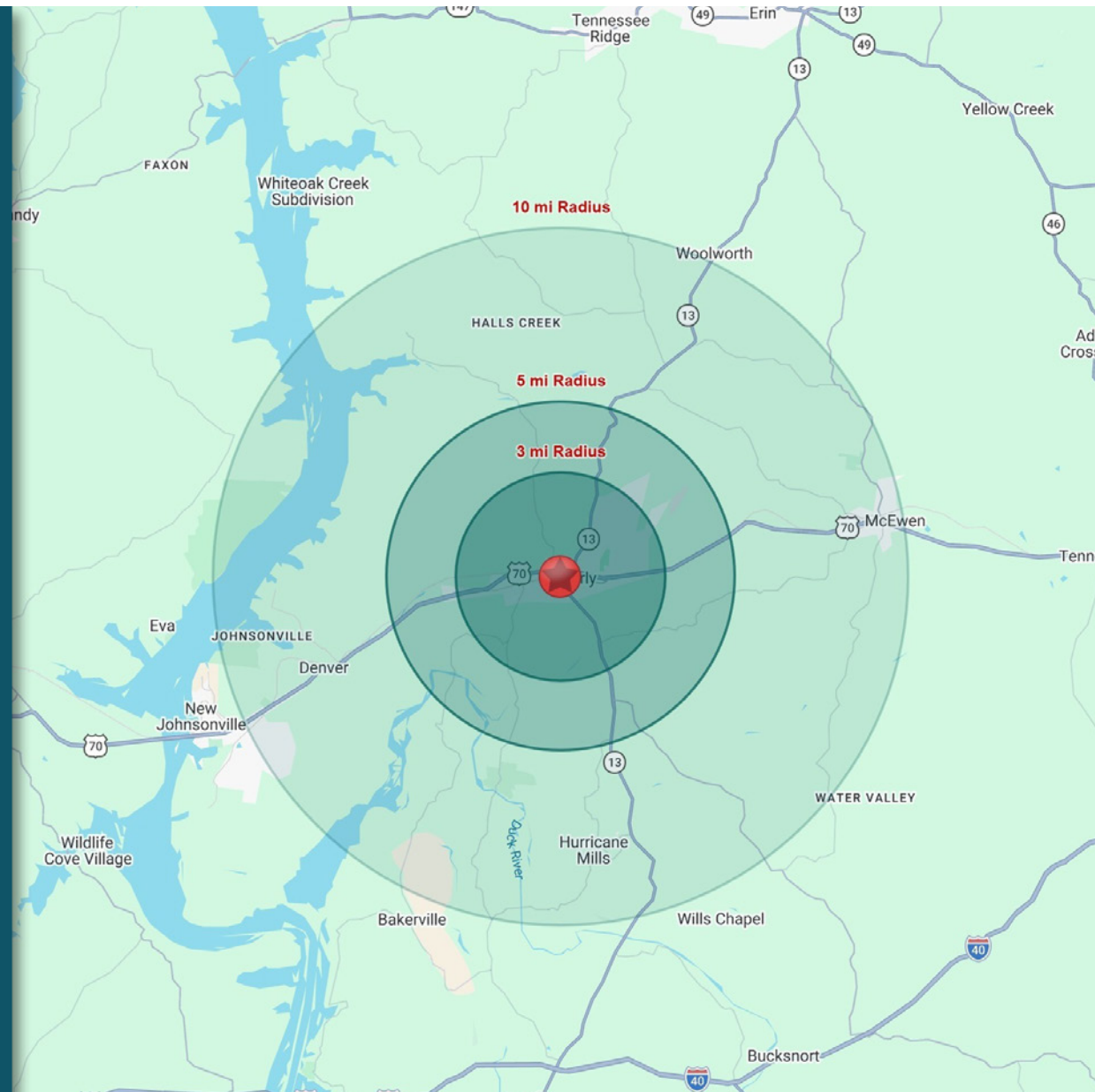


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	3,657	4,704	5,720
Median age	40.6	41.0	41.3
Median age (Male)	39.1	39.5	39.7
Median age (Female)	41.9	42.3	42.8
HOUSEHOLDS & INCOME			
Total households	1,565	2,014	2,442
# of persons per HH	1.9	2.0	2.1
Average HH income	\$56,586	\$59,963	\$64,938
Average house value	\$137,452	\$153,449	\$169,272

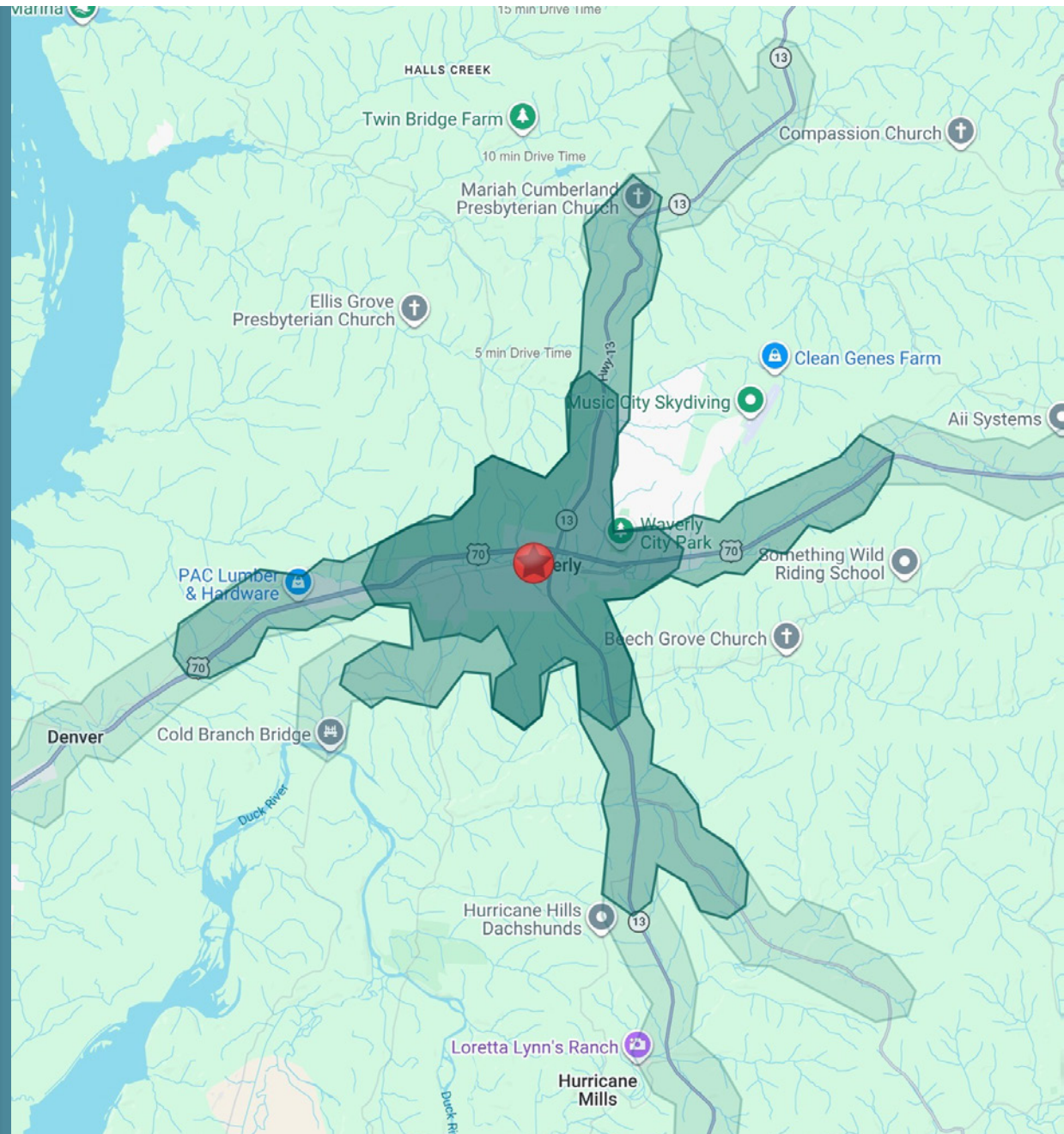
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	3,657	4,704	5,720
Projected Population (2031)	3,717	4,793	5,883
Census Population (2020)	3,792	4,889	5,880
HOUSEHOLDS			
Estimated Households (2026)	1,565	2,014	2,442
Projected Households (2031)	1,578	2,035	2,493
Census Households (2020)	1,578	2,013	2,411
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$66,180	\$68,082	\$71,691
Estimated Median Household Income (2026)	\$65,914	\$67,860	\$71,625
Average Household Net Worth (2026)	\$602,942	\$628,757	\$684,909





BURGER KING

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OFFERING SUMMARY

Sale Price:	\$2,000,000
Cap Rate:	6.00%

NOI:	\$120,000
Building Size:	3,492 SF
Lot Size:	1.04 AC
Parking Spaces:	32
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:	064H-A-012.00



7,135 VPD
along W Main Street



5,720 RESIDENTS
within 15 min of the property

5 MINUTE DRIVE TIME DEMOGRAPHICS

Estimated Population (2026)	3,657
Estimated Households (2026)	1,565
Estimated Avg HH Income (2026)	\$66,180

BURGER KING

Burger King
303 West Main St.
Waverly, TN 37185

Retail
1 Units

Presented By:

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