

**\$1,000,000**

**6.00% CAP RATE**

**2525 NORTH HWY 41  
HENDERSON , KY 42420**

**SUBWAY**



**Freestanding Subway Drive-Thru | Prime Highway 41 Corridor In Henderson, KY  
| Leading Global QSR Brand | New 15-Year Absolute NNN Lease Commencing at  
COE | 10% Rent Increases Every Five Years And Zero Landlord Responsibilities |  
Backed by High Net Worth Personal Guaranty | High Quality 2009 Construction**



**Marcus & Millichap**  
NFB GROUP

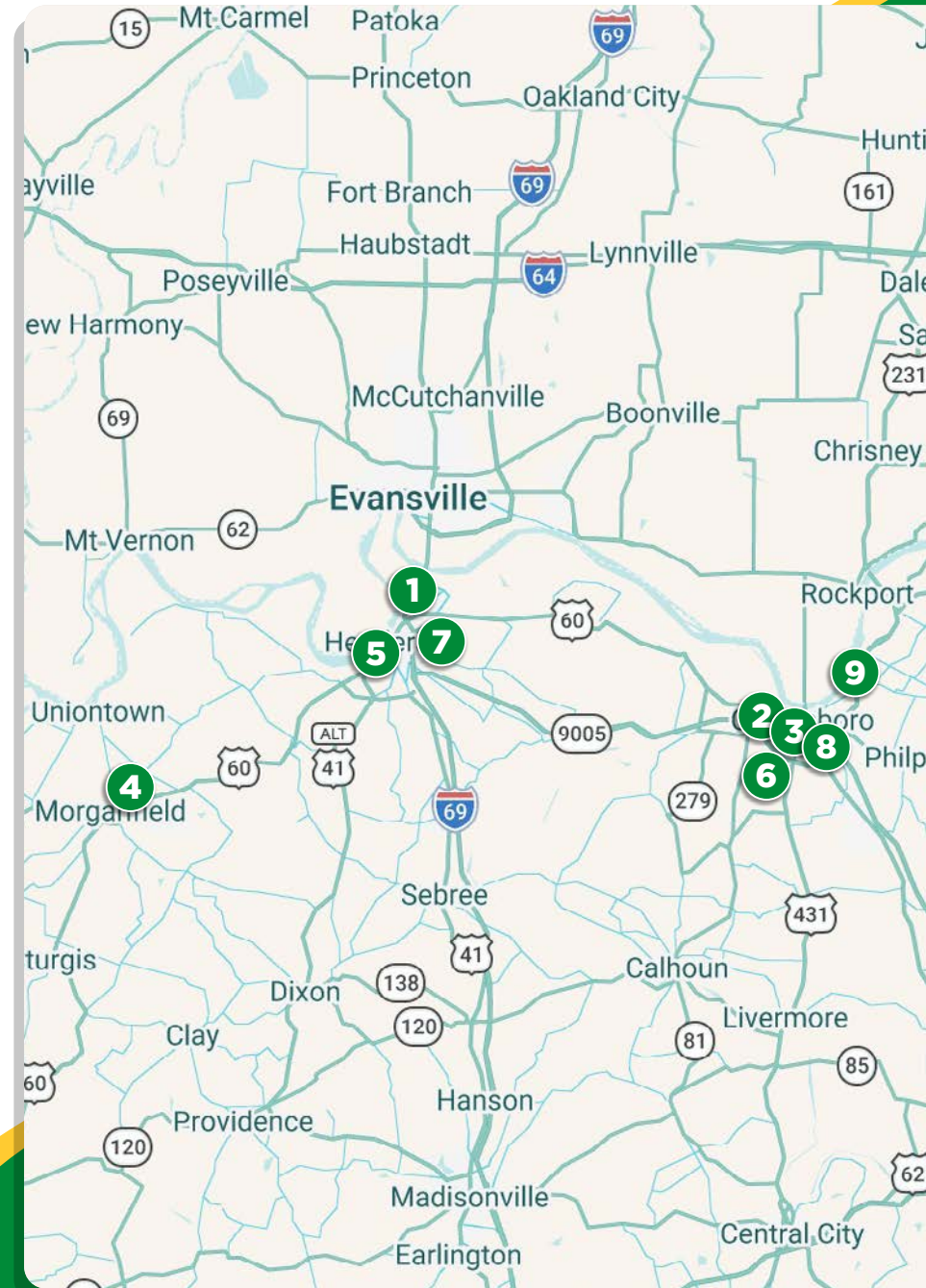
# SUBWAY

## PORTFOLIO

Available together  
or individually

Marcus & Millichap is pleased to present the **Subway Kentucky Portfolio**, a rare opportunity to acquire **nine freestanding QSR assets** across the Henderson, Owensboro, and Morganfield markets in Western Kentucky. Each property will be operated under a **Absolute NNN Lease** with a 15-year initial term, 10% rent increases every five years, and four (4) five-year renewal options to begin at the Close of Escrow. All leases are supported by a High Net Worth Personal Guaranty, providing investors with an additional layer of credit security. With a portfolio cap rate of 6%, this offering presents investors with passive ownership, predictable long-term cash flow, and meaningful exposure to one of the most recognized and proven QSR brands in the world, with over 37,000 locations globally. The portfolio may be acquired together or individually, offering flexibility for a range of investment strategies.

#	Address	List Price	Cap Rate	Annual Rent	Rent Increases	Lease Type	Guarantor	Extension Options	Year Built	Building Size (SF)	Lot Size (AC)
1	2525 US 41, Henderson, KY 42420	\$1,000,000	6.00%	\$60,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	2009	±1,947	±0.55
2	2420 W Parrish Ave, Owensboro, KY 42301	\$900,000	6.00%	\$54,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	1982	±2,192	±0.59
3	3119 Frederica St, Owensboro, KY 42301	\$800,000	6.00%	\$48,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	1999	±1,302	±0.30
4	809 US 60, Morganfield, KY 42437	\$800,000	6.00%	\$48,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	1999 (est.)	±1,472	±0.24
5	1725 S Green St, Henderson, KY 42420	\$900,000	6.00%	\$54,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	1995	±1,956	±0.74
6	1210 Southtown Blvd, Owensboro, KY 42301	\$800,000	6.00%	\$48,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	2011	±2,220	±0.66
7	177 Garden Mile Rd, Henderson, KY 42420	\$1,000,000	6.00%	\$60,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	1997	±1,458	±0.42
8	3470 New Hartford Rd, Owensboro, KY 42303	\$800,000	6.00%	\$48,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	2003	±2,352	±0.82
9	3007 E Hwy 60, Owensboro, KY 42301	\$700,000	6.00%	\$42,000	10%/5-Years	Abs. NNN	HNW PG	4 x 5 Years	2012 (est.)	±2,212	±0.55
<b>Total</b>		<b>\$7,700,000</b>	<b>6.00%</b>	<b>\$462,000</b>							



# WHY INVEST?



## Freestanding Subway Drive-Thru High-Visibility U.S. 41 Corridor Location Strong Henderson Trade Area

- **Strategically Positioned Along The U.S. 41 Corridor**, A Major Commercial Route Serving Henderson, With Strong Daily Traffic Volumes And Direct Connectivity To **U.S. Route 60, Interstate 69**, And Key Retail Destinations Throughout The Area
- **Freestanding Subway Location Offering Excellent Visibility**, Convenient Ingress/Egress, Dedicated Onsite Parking, And A Drive-Thru Positioned To Capture Consistent Quick-Service Restaurant Traffic
- **Located Within Henderson's Primary Retail Corridor Near Walmart Supercenter**, National Retailers, Dining Concepts, **And Henderson City-County Airport**
- **Positioned Near Established Residential Neighborhoods And Employment Centers** Providing A Stable Customer Base Of Local Residents, Workforce Population, And Regional Travelers
- **Benefit From Strong Traffic Patterns Along U.S. 41**, One Of Henderson's Most Active Commercial Thoroughfares Supporting Reliable Year-Round Sales Performance



## New 15-Year NNN Lease Passive Investment Opportunity Stable Subway Tenancy

- **Brand New 15-Year Triple-Net (NNN) Lease** Commencing At Close Of Escrow, Providing Predictable And Passive Cash Flow With Zero Landlord Responsibilities
- **\$60,000 Annual Base Rent (\$5,000/Month)** Delivering Immediate Income With A 6.00% Cap Rate At The Offering Price
- **Scheduled 10% Rental Increases Every Five Years**, Offering Built-In Income Growth And A Hedge Against Inflation
- **Four (4) Five-Year Renewal Options**, Allowing For Up To 20 Additional Years Of Potential Occupancy And Long-Term Investment Stability
- **Lease Backed By A Personal Guaranty**, Supporting Tenant Commitment And Ongoing Operational Accountability



## Global QSR Leader | Iconic, Recession-Resilient Brand | Scalable Platform

- **Global QSR Leader** — Founded in 1965, Subway Is One of the World's Largest Quick-Service Restaurant Brands, With Approximately 37,000 Locations Across More Than 100 Countries

- **Enduring Brand Recognition** – Best Known for Its Freshly Made Sandwiches, Customizable Menu, and Health-Conscious Positioning, Subway Has Built Decades of Brand Loyalty and Consistent Consumer Demand
- **Proven, Recession-Resilient Concept** – Value-Oriented Pricing, Strong Takeout and Drive-Thru Appeal, and Broad Demographic Reach Continue To Support Subway's Long-Term Performance Across Market Cycles



# INVESTMENT SUMMARY

Property	<a href="#">GOOGLE MAPS</a>	2525 North Hwy 41, Henderson, KY 42420
Concept:		Subway
Guarantor:		High Net Worth Personal Guaranty
Price:		\$1,000,000
Cap Rate:		6.00%
NOI:		\$60,000
Building Size (SF):		±1,947 SF
Lot Size (AC):		±0.55 Acres
Year Built:		2009

# LEASE TERMS

Lease Commencement:	Close of Escrow (COE)
Lease Term Expiration:	15 Years from COE
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$5,000
Annual Base Rent:	\$60,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

## \$1,000,000

LISTING PRICE

## 6.00%

CAP RATE

## 15 YRS

LEASE TERM

## \$60,000

NOI

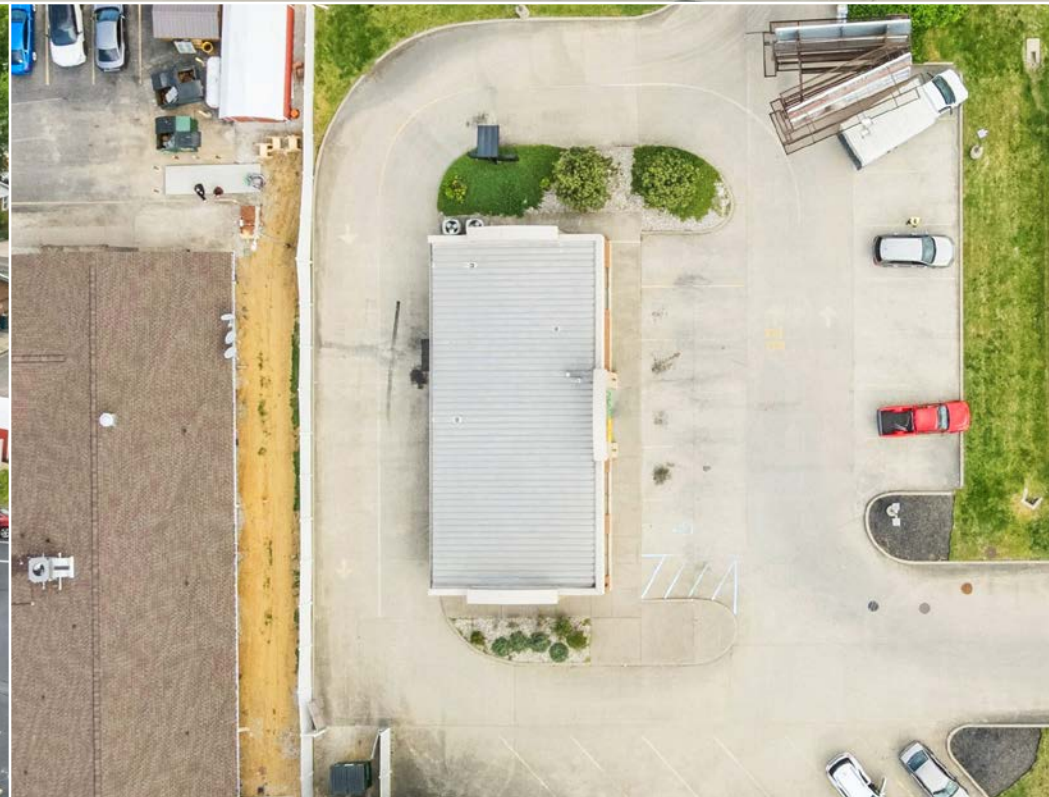
## NNN

LEASE TYPE

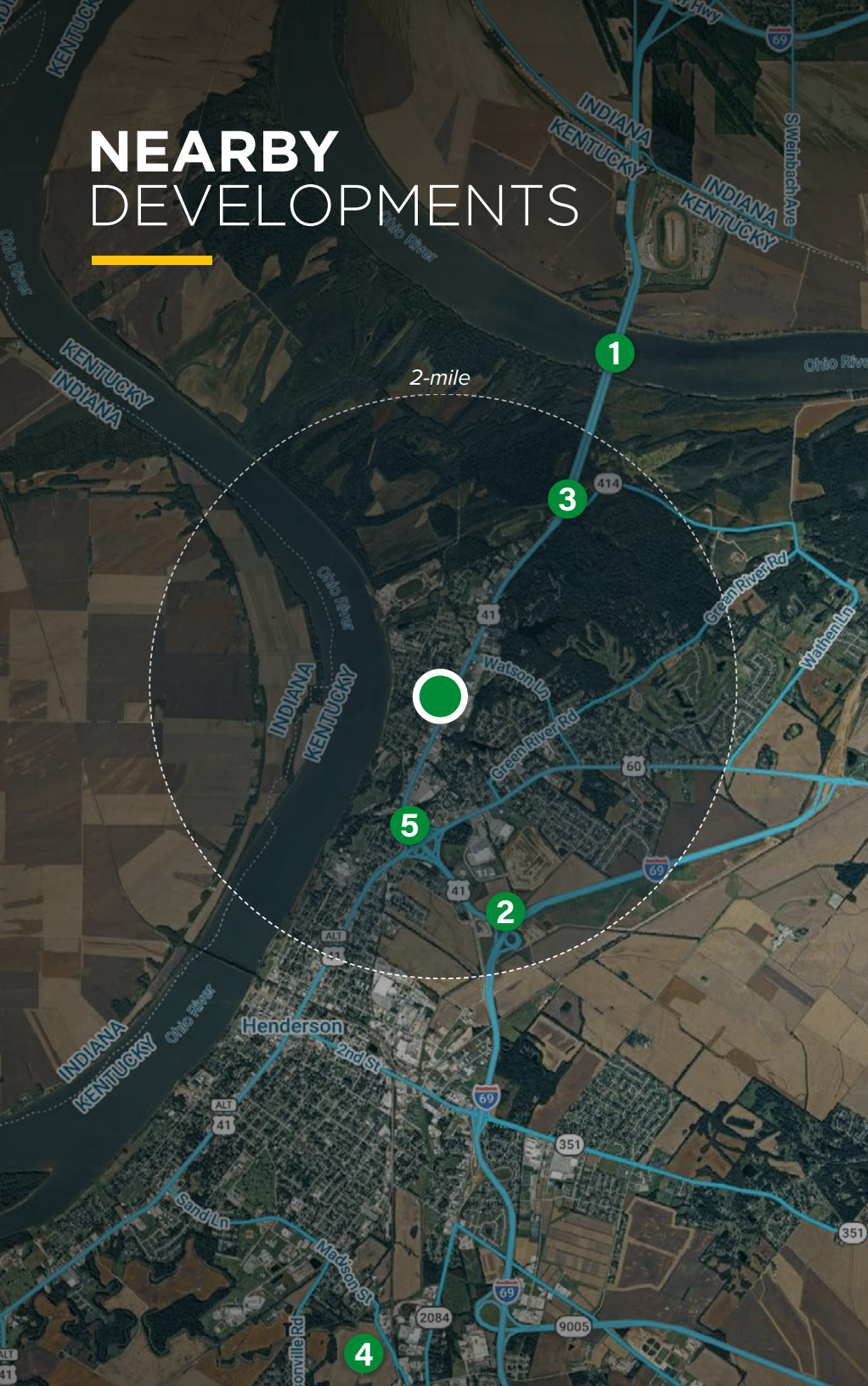
## 2009

YEAR BUILT





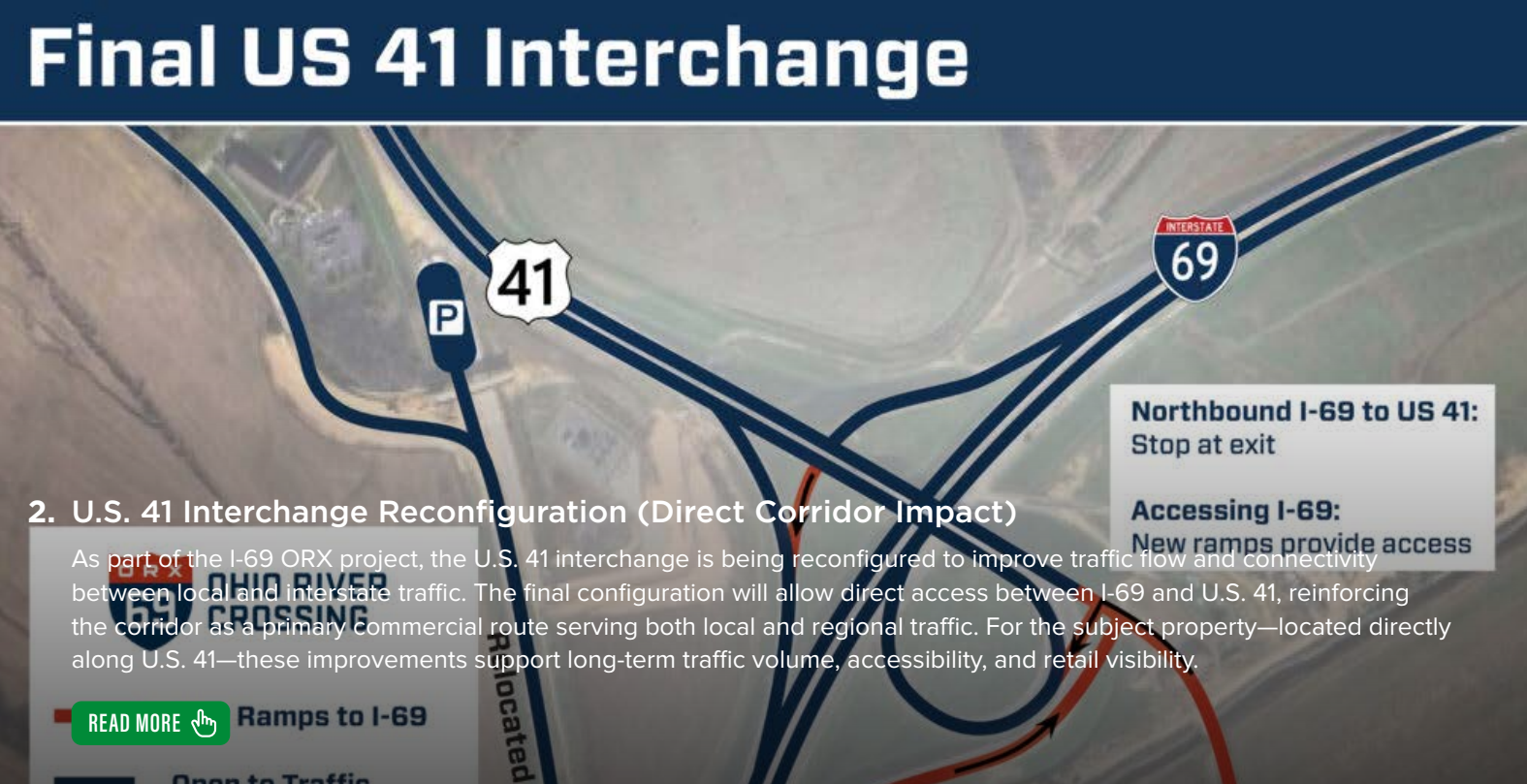
# NEARBY DEVELOPMENTS



### 1. I-69 Ohio River Crossing (Major Regional Infrastructure Project)

The Interstate 69 Ohio River Crossing (I-69 ORX) is a major infrastructure project connecting Henderson, KY to Evansville, IN via a new interstate bridge. The project includes a 6-mile extension of I-69, new interchanges at U.S. 41 and U.S. 60, and a future four-lane Ohio River bridge expected to begin construction around 2027. This investment will enhance regional connectivity, freight movement, and long-term growth along the U.S. 41 corridor.

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### 2. U.S. 41 Interchange Reconfiguration (Direct Corridor Impact)

As part of the I-69 ORX project, the U.S. 41 interchange is being reconfigured to improve traffic flow and connectivity between local and interstate traffic. The final configuration will allow direct access between I-69 and U.S. 41, reinforcing the corridor as a primary commercial route serving both local and regional traffic. For the subject property—located directly along U.S. 41—these improvements support long-term traffic volume, accessibility, and retail visibility.

[READ MORE](#)

Northbound I-69 to US 41:  
Stop at exit

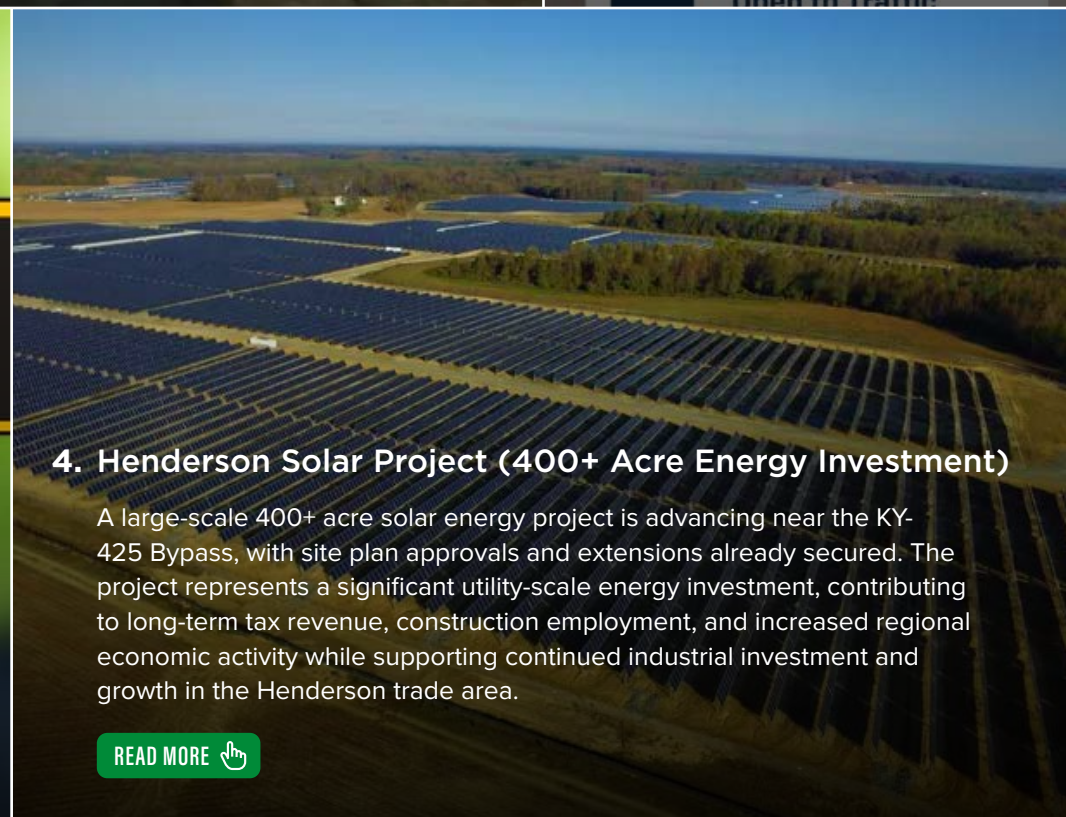
Accessing I-69:  
New ramps provide access



### 3. U.S. 41 Corridor Safety Improvements (\$4M Project)

The Kentucky Transportation Cabinet is implementing a \$4 million safety improvement project along the heavily traveled U.S. 41 corridor, which carries more than 41,000 vehicles daily across the Ohio River connection. The project includes new restricted crossing U-turn (RCUT) intersections designed to improve safety, traffic flow, and corridor functionality. These upgrades are expected to strengthen accessibility and support nearby commercial activity.

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### 4. Henderson Solar Project (400+ Acre Energy Investment)

A large-scale 400+ acre solar energy project is advancing near the KY-425 Bypass, with site plan approvals and extensions already secured. The project represents a significant utility-scale energy investment, contributing to long-term tax revenue, construction employment, and increased regional economic activity while supporting continued industrial investment and growth in the Henderson trade area.

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### 5. U.S. 41 "Strip" Resurfacing & Corridor Upgrades

Ongoing roadway improvements along the U.S. 41 commercial corridor include resurfacing, paving, and maintenance upgrades designed to extend roadway life and improve drivability. As the primary retail and commuter corridor connecting Henderson to Evansville, continued investment in this heavily traveled route supports consistent traffic flow, accessibility, and long-term retail and commercial viability.

[READ MORE](#)





2025 #4 BEST SANDWICH OR SUB SHOP

Founded in 1965 in Bridgeport, Connecticut, Subway has grown into one of the world's largest quick-service restaurant brands, best known for its made-to-order sandwiches and customizable menu. Built on a foundation of freshness and choice, Subway® allows guests to personalize their meals with a wide variety of breads, proteins, vegetables, and sauces—anchored by its iconic footlong subs. The brand's long-standing emphasis on simplicity, value, and flexibility has helped define its position within the fast-casual sandwich category.

Today, Subway® operates tens of thousands of locations across more than 100 countries, making it one of the most globally recognized restaurant brands. Its menu extends beyond classic subs to include wraps, salads, protein bowls, and breakfast offerings, catering to evolving consumer preferences and on-the-go lifestyles. Signature items such as the Italian B.M.T.®, Meatball Marinara®, and Oven Roasted Turkey® continue to anchor the menu, while new chef-inspired subs and refreshed ingredients have modernized the brand's appeal.

As a major player in the global quick-service and fast-casual space, Subway® continues to evolve through menu innovation, restaurant redesigns, and expanded digital ordering and delivery platforms. The brand's ongoing focus on franchise growth, operational efficiency, and customer experience—combined with its commitment to offering convenient, customizable meals—has reinforced Subway®'s enduring relevance in a highly competitive restaurant landscape.

2025 U.S. REVENUE	LOCATIONS	EMPLOYEES	OWNER
<b>±\$9.5B</b>	<b>37K</b>	<b>300K</b>	<b>ROARK</b>

SOURCE: 2025, SUBWAY



## IN THE NEWS



### SUBWAY® OFFERS BOGO FOOTLONGS TO HELP WITH STRUGGLE OF RISING GAS PRICES

March 30, 2026 | *Subway Newsroom*

Financial pressures are sandwiching Americans between increasingly difficult spending choices. Filling up your gas tank is hard enough, that's why Subway is making sure fueling yourself is the easiest decision to make this month. Beginning April 1, Subway will offer all Sub Club members a FREE footlong sandwich with the purchase of another footlong sandwich through April 28.\* The offer is available for all orders made via Subway's app and website by using promo code FLBOGO for...

### SUB CLUB IS BACK AND BETTER THAN EVER AT SUBWAY, GET EVERY FOURTH FOOTLONG FREE

December 1, 2025 | *Subway Newsroom*

Subway is bringing back Sub Club after 20 years and it's bigger, bolder and more rewarding than ever. Starting today, the brand is reviving its beloved, trailblazing loyalty program with a modern twist and unparalleled value when guests need it the most: every fourth is footlong free. Yes, every fourth footlong. The return of Sub Club is more than nostalgia. It's now our richest loyalty program ever. And this holiday season, Sub Club can help you become the breadwinner! Sign up for Sub Club...



FULL ARTICLE

EXCLUSIVELY  
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