

**LONG JOHN
SILVER'S**

234 S Main St

Hazard, KY 41701

**NNN
Investment**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Long John Silver's
101 E Main St, Hazard, KY 41701



INVESTMENT HIGHLIGHTS

Property Highlights

- **Absolute Triple-Net (NNN) Lease:** Zero Landlord Responsibilities
- **Sales:** Tenant reports financials, demonstrating consistent, strong sales
- **Active Remodel:** Tenant is currently remodeling the building (May 2026)
- **Ideal Operator:** The tenant, DZ Management, Inc., a 2 unit Long John Silver's operator, has been recognized by LJS Corporate as an exemplary franchisee, having displayed dedication to the brand for over 40 years
- **Recent Renewal:** Tenant Exercised first 5-Year Option in 2023
- **Established Location:** Long John Silver's has operated here since 1973
- **Percentage Rent:** Additional rental income upside

Location Highlights

- **Downtown Presence:** Positioned on Main Street in the heart of Hazard's central business district, benefiting from local vehicular and pedestrian activity and visibility within the community core.
- **County Seat & Regional Hub:** Hazard is the county seat of Perry County, anchoring regional government, services, and commerce in southeastern Kentucky, which supports steady local traffic and economic activity.





OLLIE'S OUTLET Bargain SHOE sensation
"GOOD STUFF CHEAP"

ARH HIBBETT
Appalachian Regional Healthcare SPORTS

rue 21 AT&T

DQ **BURGER KING**

Advance Auto Parts TACO BELL

Wendy's DOLLAR GENERAL

CSX Transportation — EK Subdivision

The **GOAL LINE**
Bar and Grill

HAZARD
COFFEE COMPANY

HOME LUMBER COMPANY

UNITED STATES POSTAL SERVICE

France's Diner
Diner

Pizza Hut

Hazard High School
±301 Students

SUBWAY

Subject Property

E Main St ± 10,390 VPD

15

± 17,890 VPD



Hazard Community & Technical College:
Hazard Campus
±2,630 Students

234 S Main St
Hazard, KY 41701

\$475,000

Price

Active Remodel

Renovations

1974 | 2010

Year Built

Absolute NNN

Lease Type

\$42,922

NOI



FINANCIAL OVERVIEW

Long John Silver's
101 E Main St, Hazard, KY 41701



FINANCIAL SUMMARY

\$475,000

List Price

9.04%

Cap Rate

\$42,922

NOI

NNN

Lease Type

Property Details

Tenant Trade Name	Long John Silver's
Type of Ownership	Fee Simple
Lease Guarantor	DZ Management, Inc. (2 Unit)
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	5 Years
Lease Commencement Date	10/1/2018
Lease Expiration Date	12/31/2028
Term Remaining on Lease	±2.83 Years
Percentage Rent	5% of Sales over \$720,000
Options	Two, 5-Year Options

Annualized Operating Data

Lease Year	Base Rent	Additional Percentage Rent	NOI
2021	\$36,000	\$2,475	\$38,475
2022	\$36,000	\$4,446	\$40,446
2023	\$36,000	\$0	\$36,000
2024	\$36,000	\$12,577	\$48,577
2025	\$36,000	\$6,922	\$42,922

***Pricing based off of 2025 NOI**
Contact broker for more information on percentage rent

TENANT SUMMARY

Year Founded
1969

Headquarters
Louisville, KY

Ownership Status
Privately Held

Employees
10,000+

Locations
486

Annual Revenue
\$750M



Tenant Overview

Long John Silver's is a longstanding quick-service restaurant brand specializing in seafood and related fast-casual fare, with a history dating back to 1969. The concept is widely recognized for its hand-battered seafood offerings and coastal-inspired branding, appealing to value-oriented consumers across regional markets. The company operates a predominantly franchise-based system with a diversified geographic footprint across the United States and select international markets. Positioned in the affordable dining segment, Long John Silver's continues to pursue selective growth and brand revitalization initiatives under experienced restaurant industry leadership.

Why Invest in Long John Silver's?

- **Established Brand with Longevity:** Over 50 years in the fast-food landscape with enduring brand recognition in the seafood QSR segment.
- **Franchise-Driven Model:** Predominantly franchisee operated, which supports asset light cash flows and scalability while aligning operator-landlord incentives.
- **Consumer Traffic Generator:** Well-known fast-food identity that attracts consistent repeat traffic and visibility, particularly in secondary and tertiary markets.
- **Growth & Renewal Option Potential:** Continued repositioning efforts and menu expansions seeking to broaden appeal beyond traditional seafood.
- **Resilient QSR Demand:** Quick-service dining remains a stable consumer category, supporting long-term lease commitments with experienced operators.

HAZARD, KY

Market Demographics



8,033

Total Population (3-Mi)

\$79,642

Median HH Income (3-Mi)

54%

Homeownership Rate

42.5

Median Age

Local Market Overview

Hazard is the county seat of Perry County, serving as a regional hub for local government, services, and commerce in southeastern Kentucky. The city's population of approximately 5,100 residents skews slightly older than national averages, with a median age in the low 40s, reflecting a mature residential base. Homeownership in Hazard sits modestly above 50%, indicative of a balanced owner vs. renter housing mix in the community.

Employment in Hazard encompasses a workforce of roughly 1,640 residents, with key sectors including healthcare, retail trade, and accommodation & food services — consistent with the city's role as a local service center. Educational attainment shows nearly one-quarter of the adult population has earned a bachelor's degree or higher, supporting a stable labor pool for service-oriented employment.

Housing values in Hazard remain accessible compared to broader state and national metrics, with a median property value near \$146,000, which supports affordability for residents and potential workforce. While the area's population has seen modest recent declines, Hazard continues to function as a central economic and cultural node within Perry County.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,936	8,033	13,050
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,263	3,312	5,250
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$64,862	\$79,642	\$90,863

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