



FranklinStreet

Proposal



BURGER KING

926 S Lincoln Blvd, Hodgenville, KY 42748

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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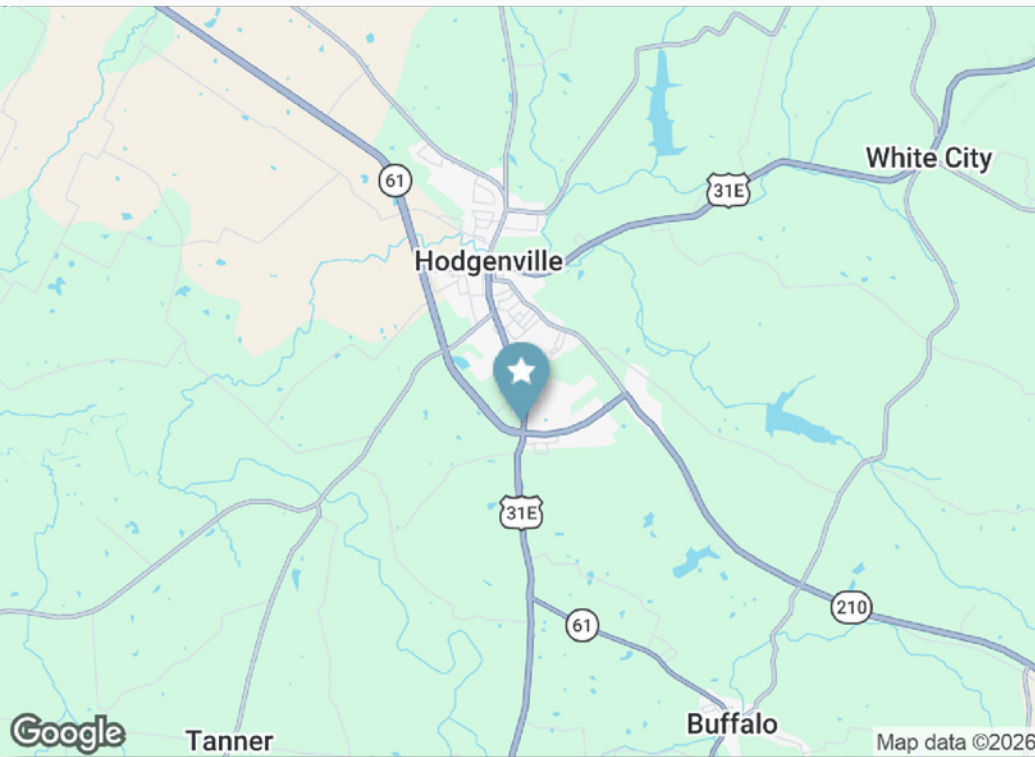
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Sale Price:	\$1,728,000
Cap Rate:	6.25%
NOI:	\$108,000



OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- Single-tenant, absolute triple-net (NNN) Burger King
- Prime Hodgenville location along South Lincoln Boulevard (U.S. 31E), the city's dominant commercial corridor and Lincoln Heritage Scenic Highway
- Hodgenville is the birthplace of President Abraham Lincoln, anchored by the Abraham Lincoln Birthplace National Historical Park, The Lincoln Museum, and the Knob Creek Boyhood Home — driving year-round tourist traffic
- LaRue County trade area of approximately 15,000 residents, with Hodgenville serving as the sole county seat and commercial hub
- Median household income of approximately \$55,000–\$65,000 within the broader Hodgenville area, reflecting stable consumer fundamentals
- Located approximately 12 miles southeast of Elizabethtown and within the Elizabethtown-Fort Knox Metropolitan Statistical Area, providing access to a regional employment and consumer base
- Strategically positioned near Fort Knox, supporting over 30,000 military and civilian personnel within the broader metro area
- Supply-constrained QSR environment with limited national competition and a captive consumer base supplemented by meaningful annual tourism visitation
- High-volume Burger King location with drive-thru sales comprising 65%–75% of total revenue in comparable locations

PARCEL VIEW



RENT SCHEDULE

Sale Price: \$1,728,000

Cap Rate: 6.25%

BURGER KING®



Lease Years	Dates	Annual Rent	Monthly Rent	% Rent Increase
1-5	COE - Year 5	\$108,000.00	\$9,000.00	--
6-10	Year 6 - Year 10	\$118,800.00	\$9,900.00	10.00%
11-15	Year 11 - Year 15	\$130,680.00	\$10,890.00	10.00%
16-20	Year 16 - Year 20	\$143,748.00	\$11,979.00	10.00%

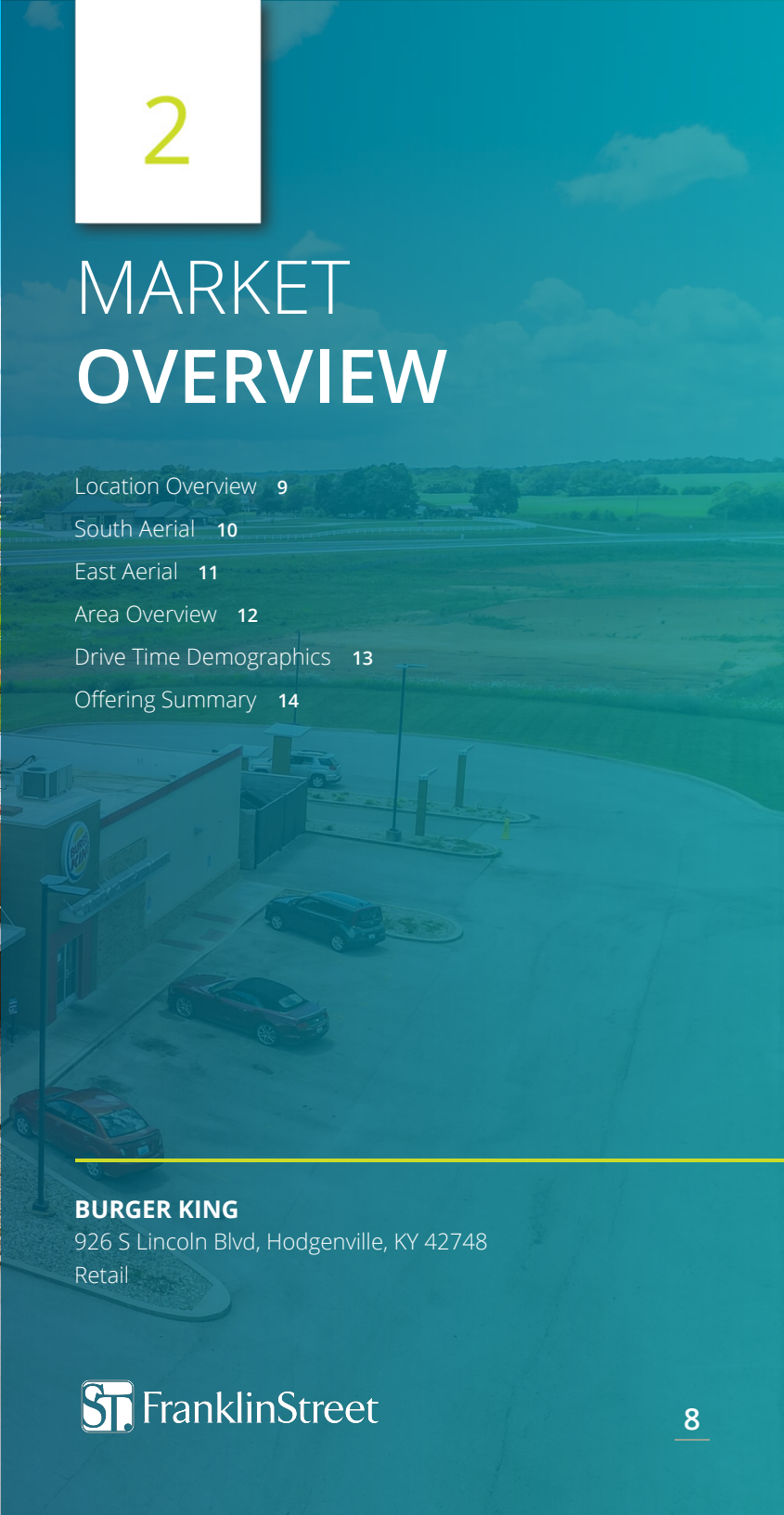
FRANCHISEE OVERVIEW:

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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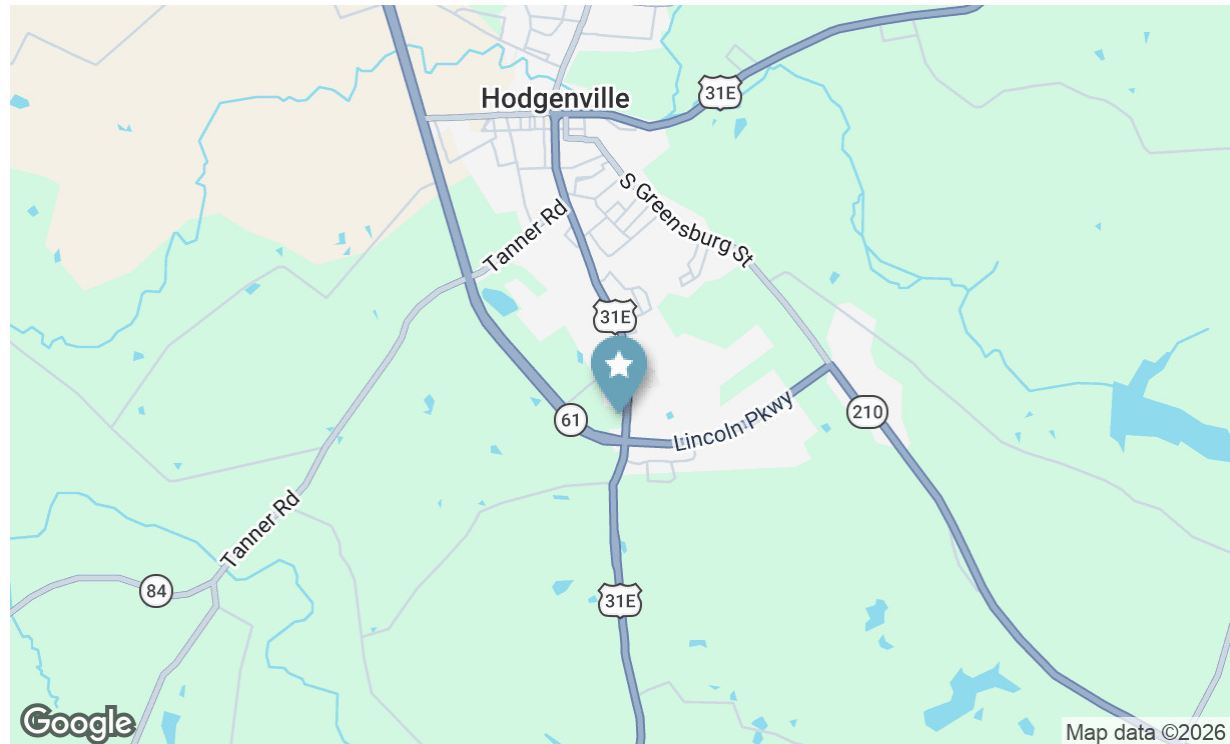
LOCATION OVERVIEW

ABOUT HODGENVILLE

Hodgenville is the county seat of LaRue County and occupies a unique position in central Kentucky as the birthplace of President Abraham Lincoln. Situated along U.S. Route 31E — which serves as both the city's commercial spine and the Lincoln Heritage Scenic Highway — Hodgenville draws visitors from across the country to its trio of Lincoln-related attractions: the Abraham Lincoln Birthplace National Historical Park, The Lincoln Museum, and the Knob Creek Boyhood Home. This heritage tourism base supplements consistent local consumer demand and provides the South Lincoln Boulevard corridor with year-round traffic well above what the resident population alone would generate.

The South Lincoln Boulevard corridor represents Hodgenville's most established commercial artery, serving as the primary entry route for visitors arriving from the Elizabethtown metropolitan area and Interstate 65 approximately 12 miles to the northwest. The Elizabethtown-Fort Knox metropolitan statistical area, of which LaRue County is a part, provides an additional economic foundation through its proximity to Fort Knox and the associated military and civilian employment base. LaRue County's population has grown steadily, and the median household income within the trade area has risen meaningfully in recent years, reflecting stable consumer fundamentals.

Despite its rural character, Hodgenville benefits from a nationally recognized tourism brand, a captive local consumer base with limited QSR alternatives, and its position within the broader Elizabethtown-Fort Knox economic region. Core corridor assets along South Lincoln Boulevard are defensively positioned, benefiting from consistent daily vehicle counts, tourism-driven seasonal uplifts, and the city's established role as LaRue County's only commercial center.



SOUTH AERIAL



EAST AERIAL

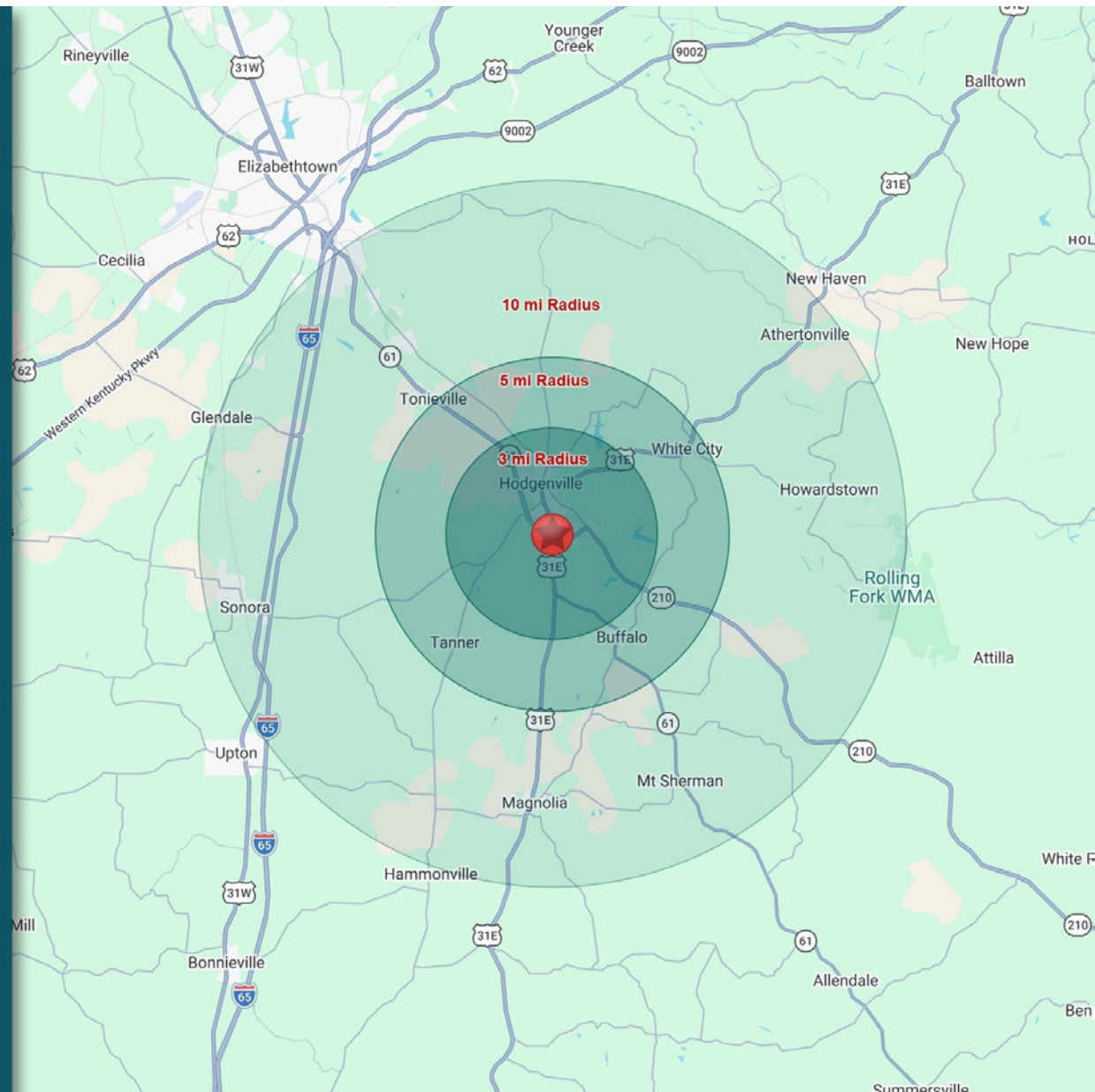


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	4,458	6,745	15,010
Median age	32.6	32.5	32.9
Median age (Male)	34.3	34.8	35.7
Median age (Female)	31.3	30.7	30.9
HOUSEHOLDS & INCOME			
Total households	1,873	2,827	5,993
# of persons per HH	3.0	2.9	2.9
Average HH income	\$80,216	\$82,463	\$85,719
Average house value	\$205,640	\$213,526	\$222,558

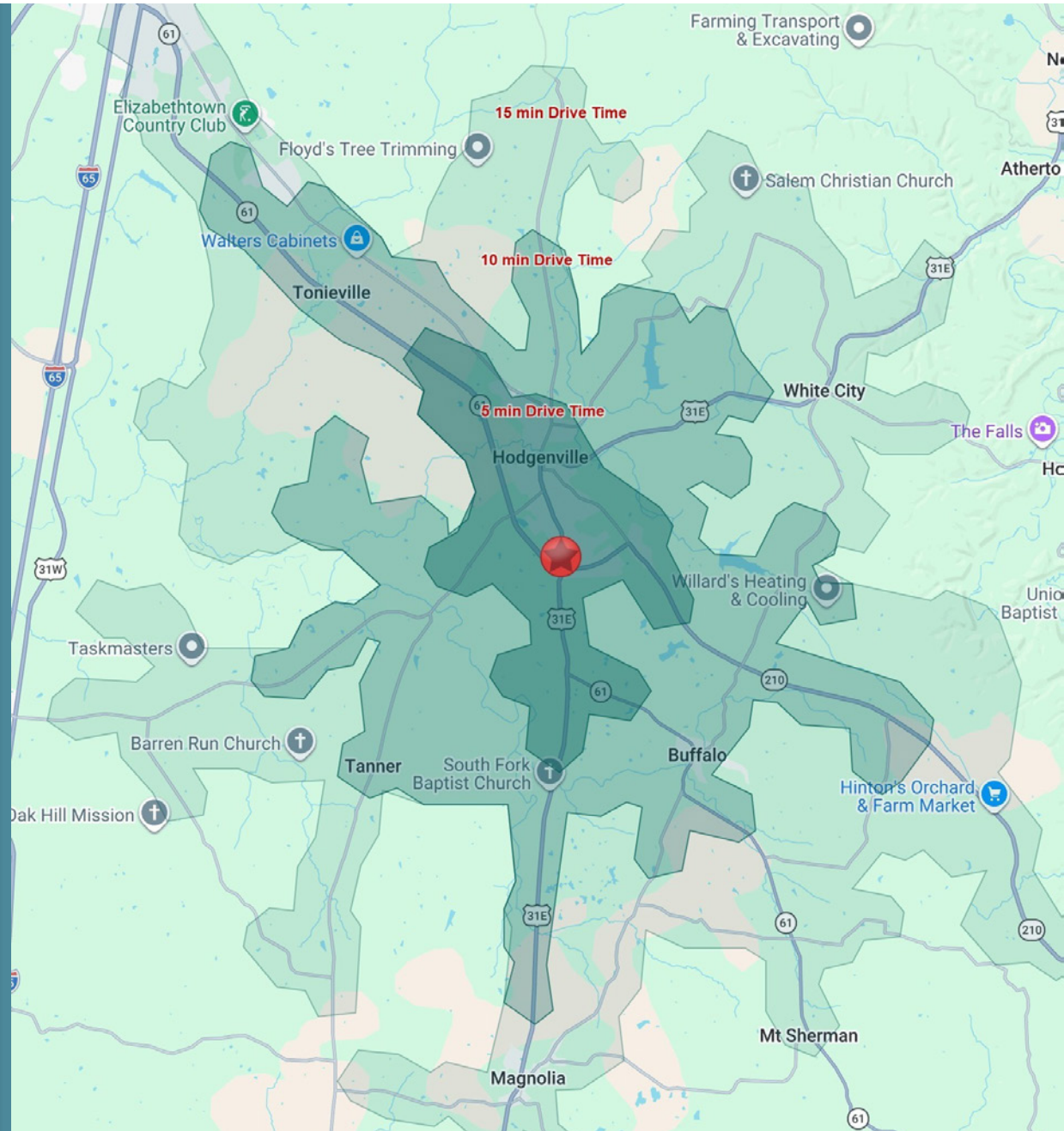
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	4,458	6,745	15,010
Projected Population (2031)	4,071	6,180	14,240
Census Population (2020)	4,509	6,797	14,727
HOUSEHOLDS			
Estimated Households (2026)	1,873	2,827	5,993
Projected Households (2031)	1,698	2,575	5,647
Census Households (2020)	1,828	2,730	5,687
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$80,216	\$82,463	\$85,719
Estimated Median Household Income (2026)	\$64,786	\$67,026	\$68,873
Average Household Net Worth (2026)	\$627,886	\$733,552	\$783,281





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926 S Lincoln Blvd, Hodgenville, KY 42748

OFFERING SUMMARY


Sale Price:	\$1,728,000
Cap Rate:	6.25%

NOI:	\$108,000
Building Size:	3,080 SF
Lot Size:	1.61 acres
Parking Spaces:	45
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:	030-04-00-034.00





6,570 VPD
along S Lincoln Blvd



15,010 RESIDENTS
within 15 min of the property

5 MINUTE DRIVE TIME DEMOGRAPHICS

Estimated Population (2026)	4,458
Estimated Households (2026)	1,873
Estimated Avg HH Income (2026)	\$80,216

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Retail
1 Units

Presented By:

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