



NET LEASE INVESTMENT OFFERING



Taco Bell / KFC

Strong Store Sales | Extremely Low Rent-to-Sales | Recent Remodel

Harrodsburg, KY



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Investment Highlights

- » **Long-term lease** with over 8 years remaining
- » **Strong store sales** and an **extremely low rent-to-sales** (contact broker for details)
- » Tenant **recently did a major renovation to the property** in 2021 & 2024 evidencing long-term commitment to the location (interior remodel, exterior remodel, new HVAC, new Roof, new coolers, etc.)
- » Established customer base and **proven successful location with lengthy operating history**
- » Operated by and leased to **Charter Foods, Inc., which operates 400+ locations**
- » **Rare dual-branded** QSR featuring Taco Bell and KFC
- » **Low rent and overall price** for a QSR property
- » **10% rental increases** every 5 years
- » Positioned within a **regional retail corridor** that features Walmart Supercenter, Kroger, O'Reilly Auto Parts, Dollar General, McDonald's, Dollar Tree, and many others
- » Immediate proximity to **Mercer County Fairgrounds**
- » Harrodsburg is **home to many large manufacturing plants** including Hitachi Astemo Americas (900+/- people), Corning Incorporated (475 people), Essity (525 +/- people), Kentucky Utilities (200+/- people), and Toyota (125+/- people)
- » Positioned along **South College Street**, the primary north-south thoroughfare in Harrodsburg with 15,200 VPD



Investment Overview



PRICE
\$1,301,000



CAP RATE
6.15%



NOI
\$80,025



ADDRESS
609 S College Street,
Harrodsburg, KY 40330

LEASE EXPIRATION: September 12, 2034

BUILDING SIZE: 3,170 SF

RENTAL ESCALATIONS: 10% on 9/13/2031 & in Option

LAND SIZE: .64 Acres

RENEWAL OPTIONS: One 5-Year

YEAR BUILT: 2001

TENANT: Charter Foods, Inc.

LEASE TYPE: Absolute Triple Net

LANDLORD RESPONSIBILITIES: None



Location Aerial



Photographs



Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	5,184
3-MILE	11,199
5-MILE	14,688



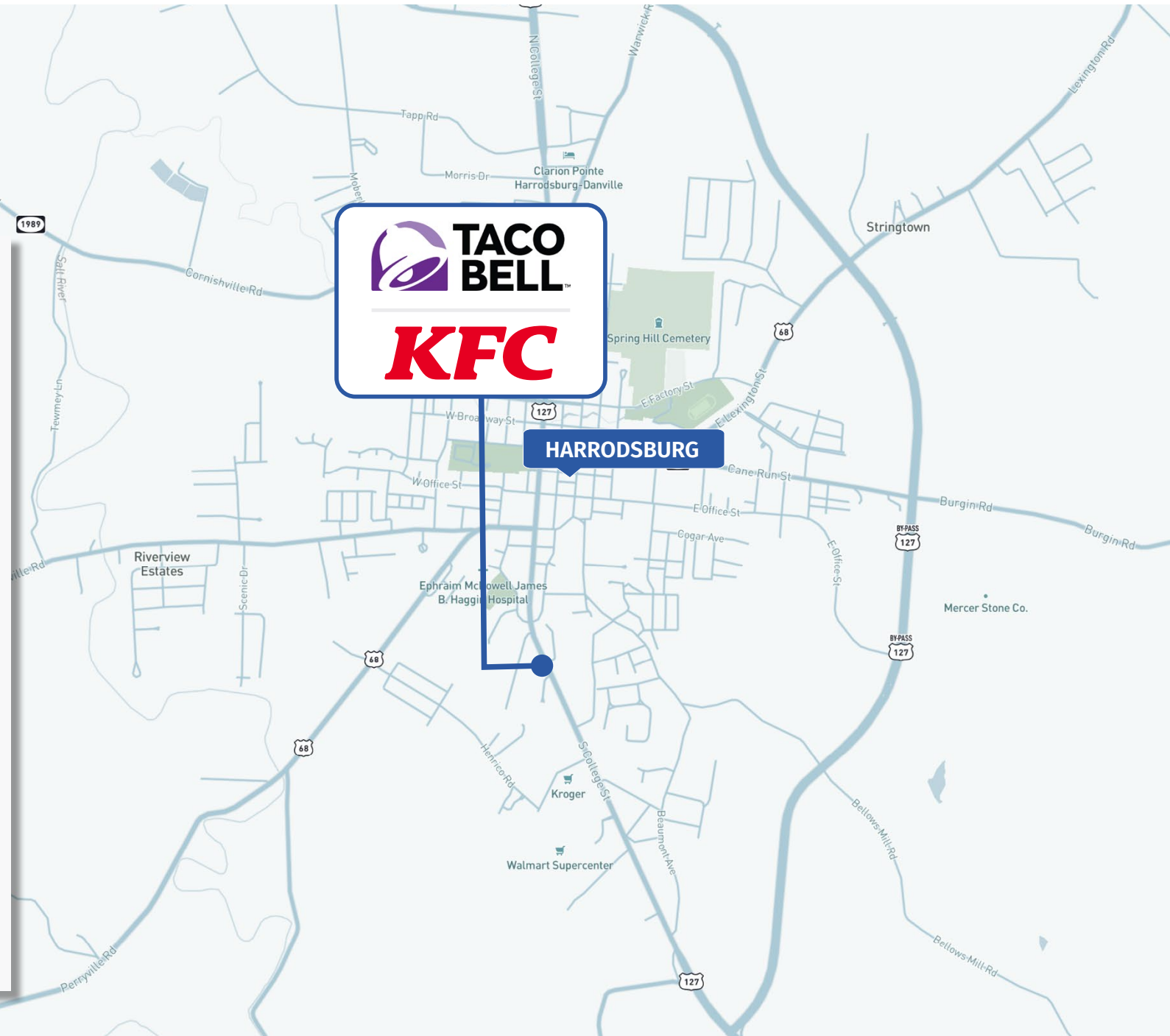
TOTAL HOUSEHOLDS

1-MILE	2,211
3-MILE	4,716
5-MILE	6,046



AVERAGE HOUSEHOLD INCOME

1-MILE	\$63,966
3-MILE	\$68,543
5-MILE	\$72,813



Tenant Overview

TACO BELL

Taco Bell is a globally recognized quick-service restaurant chain specializing in Mexican-inspired cuisine, founded by Glen Bell in 1962 in Downey, California. Known for its innovative and value-driven menu — including tacos, burritos, quesadillas, and a growing lineup of beverage and digital-exclusive offerings — Taco Bell has become one of the most dominant brands in the QSR industry. A subsidiary of Yum! Brands, Inc., Taco Bell ended 2025 with 9,030 locations worldwide across more than 25 countries, generating \$18.4 billion in global system sales and surpassing \$1 billion in profit for the first time in its history. The brand serves over 40 million customers weekly in the U.S. and continues to expand internationally, with plans to grow its global footprint from approximately 1,150 to more than 3,000 international locations by 2030.

Website:	https://www.tacobell.com
Headquarters:	Irvine, CA
Number of Locations:	9,030+
Company Type:	Subsidiary of Yum! Brands, Inc.
Number of Employees:	175,000+



KFC

KFC (Kentucky Fried Chicken) is an American multinational quick-service restaurant chain specializing in Southern-style fried chicken, founded by Colonel Harland Sanders in 1952 in Corbin, Kentucky. Sanders developed his now-legendary secret recipe of 11 herbs and spices and pioneered the restaurant franchising model before selling the company to investors in 1964 at the age of 73. Today, KFC is the world's second-largest restaurant chain by sales, operating more than 31,980 locations across 150 countries and territories as of 2025. A subsidiary of Yum! Brands, Inc. — which also owns Taco Bell and Pizza Hut — KFC is a global leader in the chicken QSR category and remains one of the most recognized fast-food brands in the world, with Colonel Sanders' image still serving as its iconic mascot.

Website:	https://www.kfc.com
Headquarters:	Plano, TX
Number of Locations:	31,980+
Company Type:	Subsidiary of Yum! Brands, Inc.
Number of Employees:	800,000+



Tenant Overview



CHARTER FOODS

Charter Foods is one of the largest and fastest-growing Yum! Brands franchisees in the United States, headquartered in Morristown, Tennessee. Founded in 1998 with just 5 locations, the company has grown to operate over 400 quick-service restaurants across the South and Northeast regions of the U.S., with a portfolio that includes Taco Bell, KFC, Long John Silver's, A&W, and Pizza Hut. Charter Foods operates across 13 states and is recognized as one of the most active franchise operators in the Yum! Brands system, consistently expanding through acquisitions and new development. The company's mission is to provide quality food and friendly service while fostering a supportive, growth-oriented work environment for its employees.

Website:	https://www.charterfoods.net
Headquarters:	Morristown, TN
Year Founded:	1998
Number of Locations:	400+
States of Operation:	13
Brands Operated:	Taco Bell, KFC, Long John Silver's, A&W, Pizza Hut
Franchisee Of:	Yum! Brands, Inc.
Number of Employees:	5,000+





Location Overview

HARRODSBURG, KENTUCKY

Harrodsburg is a historic city and is the county seat of Mercer County. It is located in central Kentucky approximately 30 miles southwest of Lexington and 70 miles southeast of Louisville. With a population of approximately 9,500 residents, Harrodsburg is recognized as the oldest permanent American settlement west of the Appalachian Mountains, founded in 1774 by James Harrod. The city sits within commuting distance of Lexington's broader metropolitan economy while maintaining the character and affordability of a small Kentucky community.

Strategically positioned along U.S. Route 127 and U.S. Route 68, with direct access to the Bluegrass Parkway, Harrodsburg provides efficient regional connectivity throughout central Kentucky and to the Lexington and Louisville metros. The city's transportation network supports both commuter traffic and commercial activity, making it accessible to a broad regional consumer and workforce base.

Harrodsburg and the surrounding Mercer County area benefit from a stable manufacturing-driven economy anchored by major employers including Corning Incorporated, Hitachi Automotive Systems Americas, and Essity — all of which maintain significant operations in the community. These employers contribute to a diverse and skilled local workforce and underscore Harrodsburg's appeal as an established industrial and commercial hub within the Bluegrass Region.

The community is well known for its rich historical and cultural amenities, including Old Fort Harrod State Park and the nationally recognized Shaker Village of Pleasant Hill — America's largest restored Shaker community — both of which draw visitors from across the region and support a growing tourism economy. Combined with quality schools, a low cost of living, and a strong sense of community, Harrodsburg offers an attractive environment for residents, businesses, and investors alike.

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www.bouldergroup.com



EXCLUSIVELY LISTED BY:

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com



BRIAN BROCKMAN

Bang Realty, Inc.
License#: 204982
513-898-1551
BOR@bangrealty.com

CONNECT
WITH US



The Boulder Group | 1805 S. Bellaire Street, Suite 355 | Denver, CO 80222