



FranklinStreet

Proposal



BURGER KING

1697 N Main St, Beaver Dam, KY 42320

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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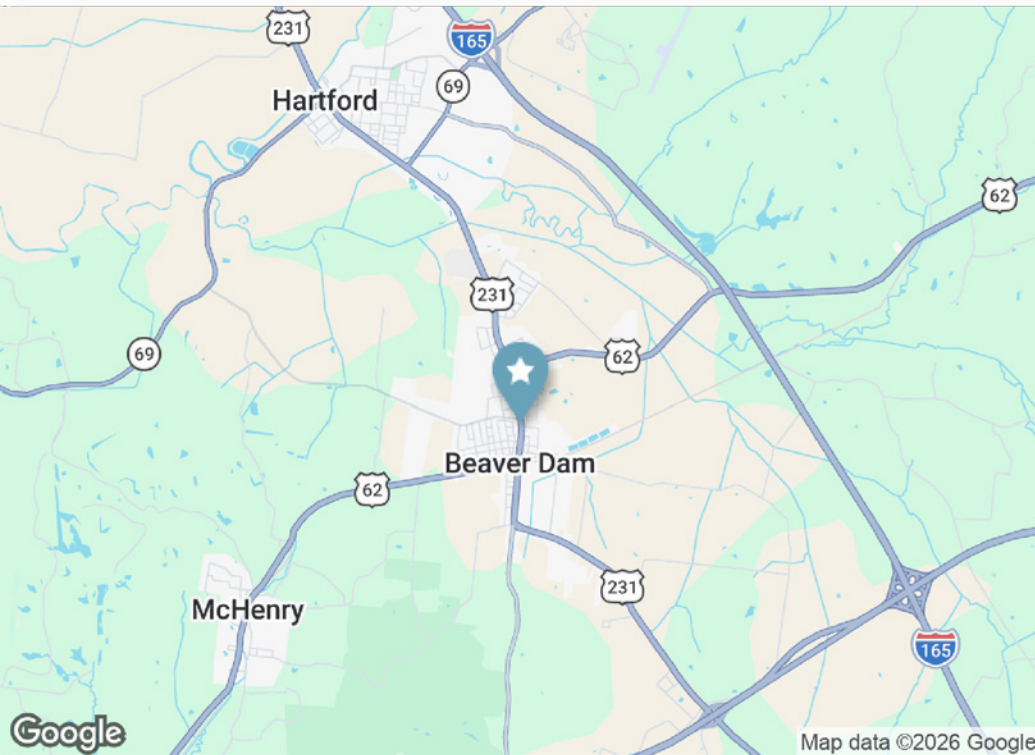
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BURGER KING

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Retail

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Sale Price:	\$1,536,000
Cap Rate:	6.25%
NOI:	\$96,000



OFFER SUMMARY

Investment Highlights

- Single-tenant, absolute triple-net (NNN) Burger King
- Prime Beaver Dam location along North Main Street (U.S. 231), Ohio County's dominant commercial corridor and primary regional connector between Owensboro and the Green River area
- Ohio County trade area population of approximately 23,000+ residents, with Beaver Dam serving as a primary commercial node and home to major industrial employment
- Anchored by significant industrial demand — Perdue Farms alone employs approximately 1,000 workers within the immediate market, supporting consistent high-frequency quick-service demand across all meal periods
- Median household income of approximately \$50,000–\$58,000 within the Beaver Dam trade area, underpinned by a stable blue-collar and manufacturing-driven consumer base
- Ohio County industrial park positioned at the crossroads of U.S. 231 and KY-165, attracting continued manufacturing and logistics investment and supporting long-term employment growth in the corridor
- Strategically positioned approximately 30 miles southeast of Owensboro, providing access to a regional consumer market of 60,000+ residents while operating in a supply-constrained local QSR environment
- Limited national QSR competition within the immediate trade area, creating a captive consumer base and high customer dependency on this location for drive-thru and dine-in quick-service options
- High-volume Burger King location with drive-thru sales comprising 65%–75% of total revenue in comparable locations

PARCEL VIEW



RENT SCHEDULE

Sale Price: \$1,536,000

Cap Rate: 6.25%

BURGER KING®



Lease Years	Dates	Annual Rent	Monthly Rent	% Rent Increase
1-5	COE – Year 5	\$96,000.00	\$8,000.00	--
6-10	Year 6 – Year 10	\$105,600.00	\$8,800.00	10.00%
11-15	Year 11 – Year 15	\$116,160.00	\$9,680.00	10.00%
	Year 16 – Year 20	\$127,776.00	\$10,648.00	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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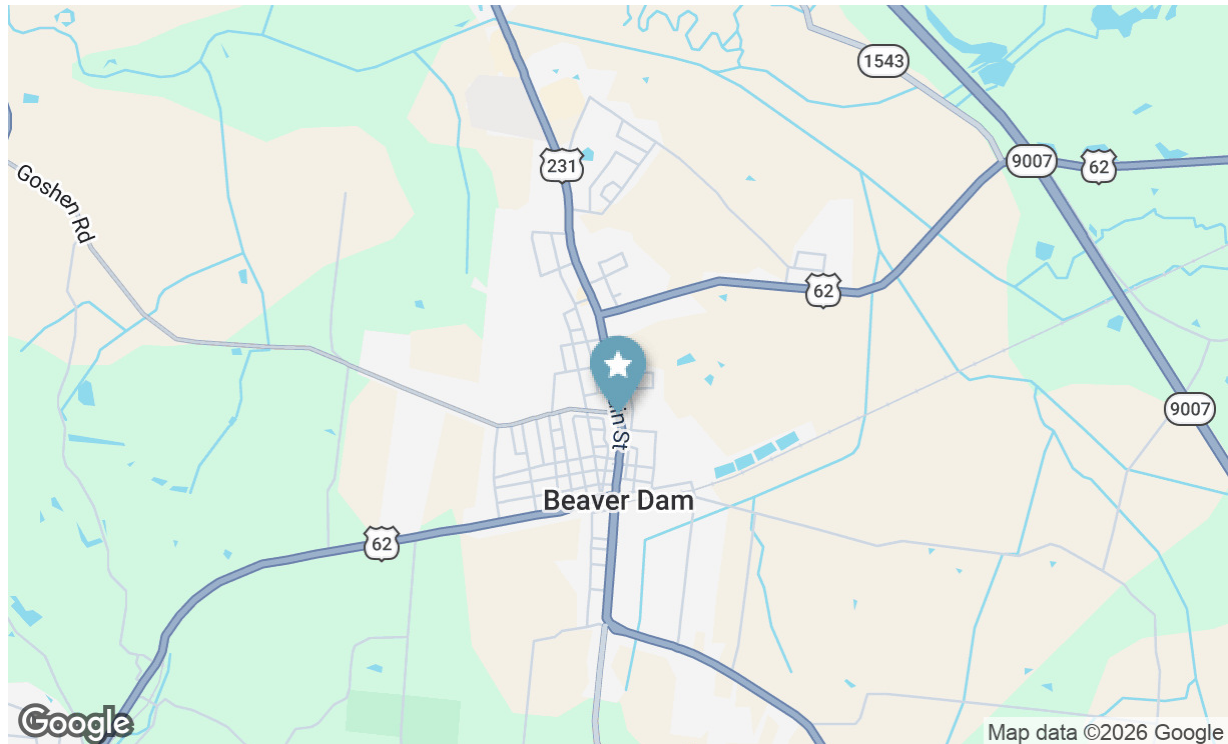
LOCATION OVERVIEW

ABOUT BEAVER DAM

Beaver Dam is a city in Ohio County, western Kentucky, situated along U.S. Route 231 — a major north-south artery connecting the city to Owensboro approximately 30 miles to the north and to the broader Green River region to the south. Ohio County is home to a diverse economic base anchored by manufacturing, food processing, agriculture, and a growing industrial park at the intersection of U.S. 231 and the William H. Hatcher Expressway (KY-165), making the county one of the region's most active logistics and light industrial corridors. The area's workforce is characterized by its industrial and agricultural heritage, creating consistent, high-frequency demand for affordable quick-service dining.

The North Main Street corridor represents Beaver Dam's most established commercial artery, running from the industrial base in the southern portion of the city through the retail center to residential communities to the north. Retail along this corridor benefit from anchored generators including major employers such as Perdue Farms and Ritatsu Manufacturing, ensuring a daily base of industrial workers, families, and county residents who rely on N Main St for essential goods and services. Ohio County's commercial real estate market is characterized by limited inventory of purpose-built national QSR sites, reducing competitive pressure on incumbent tenants.

Ohio County's steady population growth, expanding industrial base, and strategic highway positioning support a stable long-term growth. Beaver Dam's role as one of the county's principal commercial destinations — combined with the limited supply of national quick-service alternatives and the high concentration of industrial employment driving consistent meal-period demand — makes this Burger King an attractive, defensive net lease investment within the western Kentucky market.



NORTH AERIAL



Ohio County High

Ohio County Middle



Subject Property

F5 Auto Wash

N Main St - 12,213 VPD

Walmart Supercenter

SOUTH AERIAL

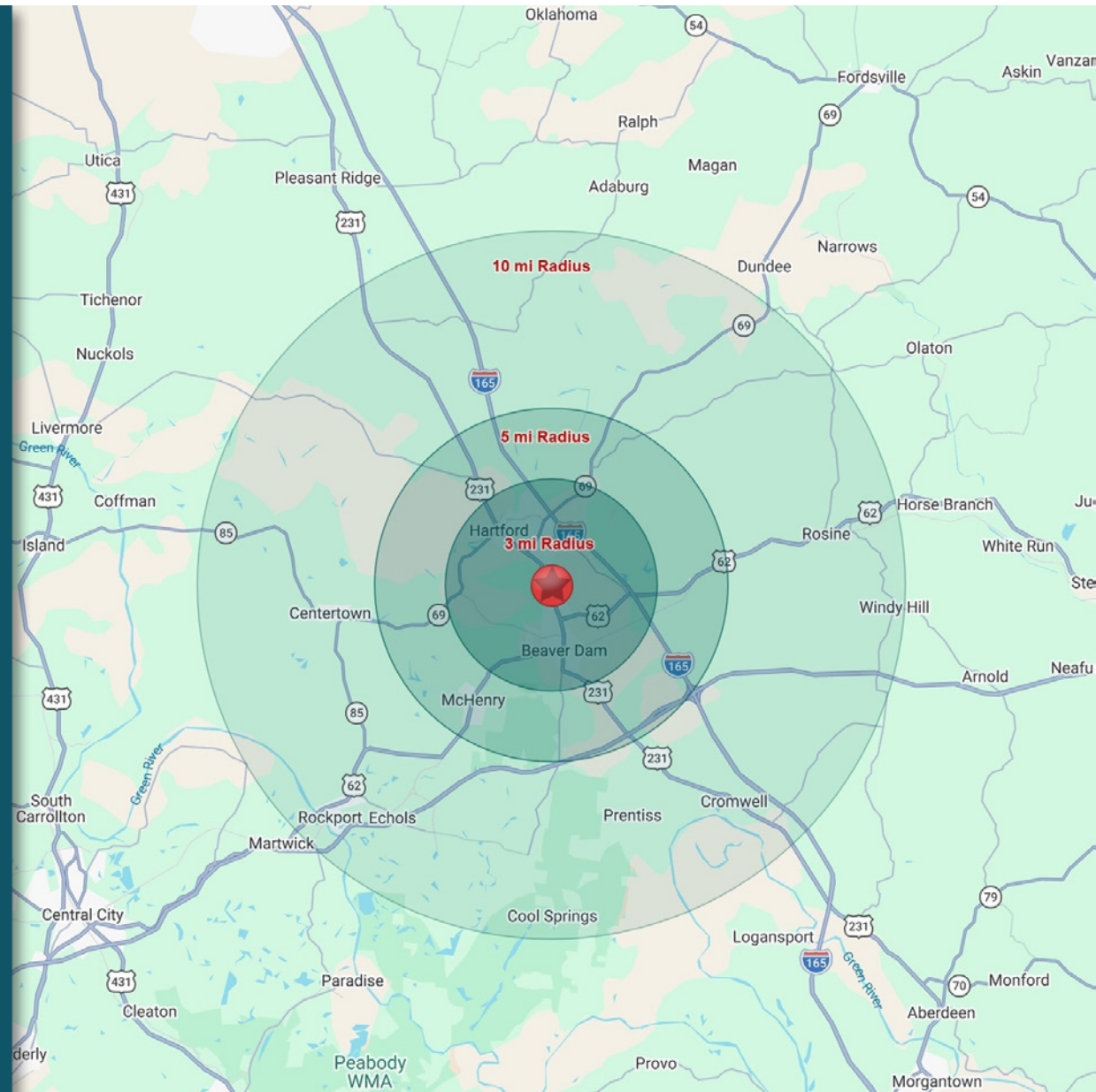


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	5,398	8,646	11,705
Median age	37.3	38.2	38.6
Median age (Male)	35.9	36.9	37.5
Median age (Female)	38.9	39.6	39.8
HOUSEHOLDS & INCOME			
Total households	2,240	3,530	4,737
# of persons per HH	2.4	2.6	2.6
Average HH income	\$89,509	\$85,640	\$83,914
Average house value	\$167,015	\$149,320	\$142,432

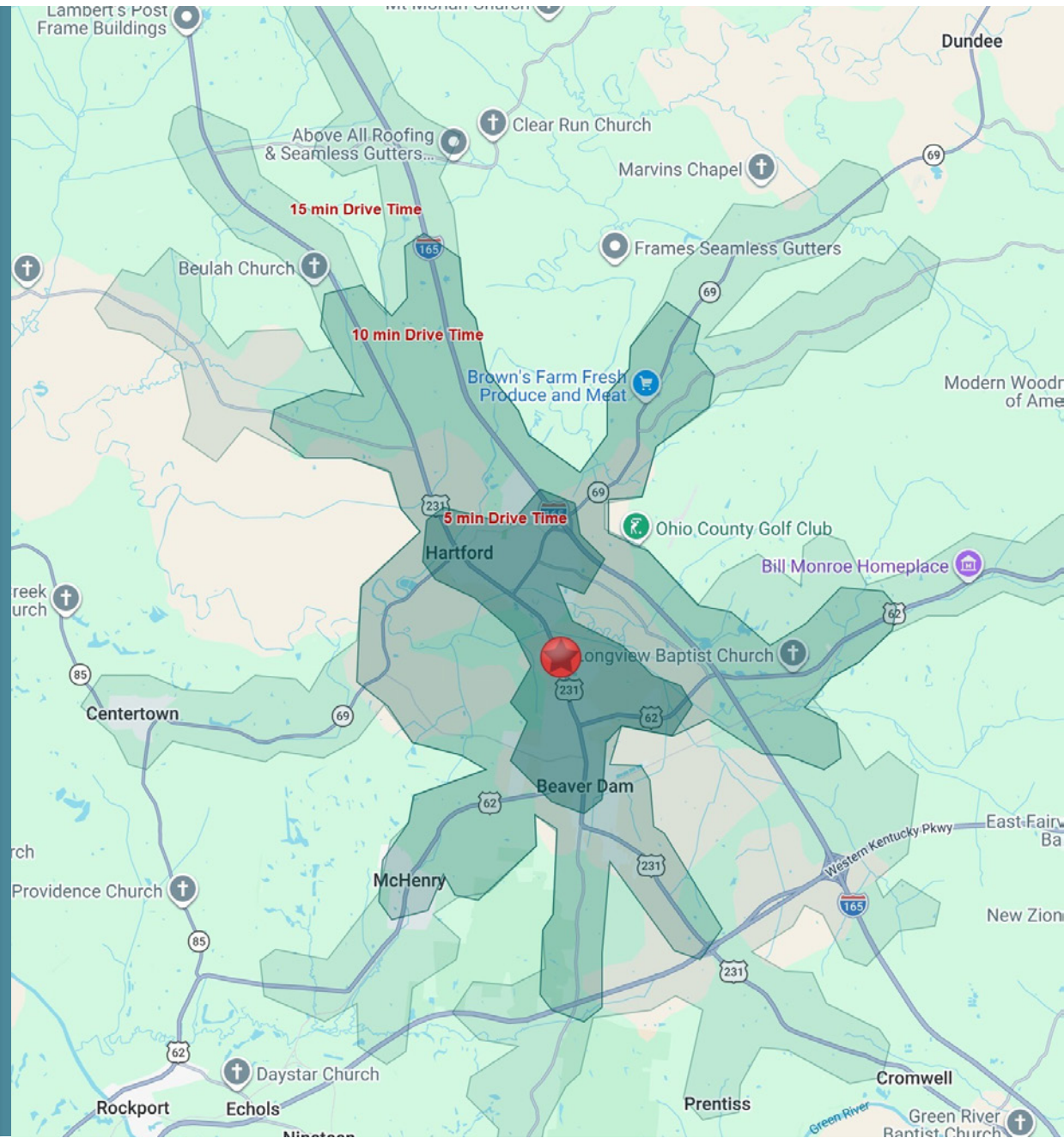
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	5,398	8,646	11,705
Projected Population (2031)	5,382	8,718	11,870
Census Population (2020)	5,513	8,678	11,604
HOUSEHOLDS			
Estimated Households (2026)	2,240	3,530	4,737
Projected Households (2031)	2,229	3,546	4,786
Census Households (2020)	2,233	3,460	4,573
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$89,509	\$85,640	\$83,914
Estimated Median Household Income (2026)	\$89,181	\$85,216	\$83,481
Average Household Net Worth (2026)	\$46,758	\$46,747	\$46,057





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OFFERING SUMMARY

Sale Price:	\$1,536,000
Cap Rate:	6.25%

NOI:	\$96,000
Building Size:	Approx. 3,000 SF
Lot Size:	1.91 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:	103-9K-1





12,213 VPD
along N Main St



11,705 RESIDENTS
within 15 min of the property

5 MINUTE DRIVE TIME DEMOGRAPHICS

Estimated Population (2026)	5,398
Estimated Households (2026)	2,240
Estimated Avg HH Income (2026)	\$89,509

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1 Units

Presented By:

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