

SINGLE TENANT QSR W/DRIVE-THRU

Absolute NNN Investment Opportunity



18+ Years Remaining | 1.50% Rental Increases | Outparcel to Food Lion-Anchored Center



214 N. L Rogers Wells Boulevard

GLASGOW KENTUCKY

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



WILLIAM WAMBLE

**Executive Vice President & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920

JARRETT SLEAR

**Vice President
National Net Lease**

jarrett.slear@srsre.com

D: 813.683.5115 | M: 610.306.3213

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3602815

MICHAEL BERK

**Vice President
National Net Lease**

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739



NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS Real Estate Partners, LLC | KY License No. 271256

OFFERING SUMMARY



30,000

LOCATIONS
GLOBALLY

\$7.55B

2024
REVENUE

S&P: BB+

CREDIT
RATING

OFFERING

Pricing	\$2,310,000
Net Operating Income	\$147,737
Cap Rate	6.40%
Blended Cap Rate	7.28%

PROPERTY SPECIFICATIONS

Property Address	214 N. L Rogers Wells Boulevard, Glasgow, KY 42141
Rentable Area	4,281 SF
Land Area	0.9333 AC
Year Built	1992
Tenant	KFC
Operator	Tasty Restaurant Group (https://tastyrg.com)
Guaranty	Tasty Chick'n Southeast (70+ units)
Lease Signature	Tasty Chick'n Midwest (70+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	18+ Years
Increases	1.50% Annual Rental Increases
Options	3 (5-Year)
Rent Commencement	5/16/2024
Lease Expiration	5/31/2044

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
KFC	4,281	5/16/2024	5/31/2044	Current	-	\$12,311	\$147,737	6.40%	3 (5-Year)
(Franchisee Guaranty)				Jun-27	1.50%	\$12,496	\$149,953	6.49%	
				Jun-28	1.50%	\$12,684	\$152,203	6.59%	
				Jun-29	1.50%	\$12,874	\$154,486	6.69%	
				Jun-30	1.50%	\$13,067	\$156,803	6.79%	
				Jun-31	1.50%	\$13,263	\$159,155	6.89%	
				Jun-32	1.50%	\$13,462	\$161,542	7.00%	
				Jun-33	1.50%	\$13,664	\$163,965	7.10%	
				Jun-34	1.50%	\$13,869	\$166,425	7.20%	
				Jun-35	1.50%	\$14,077	\$168,921	7.31%	
				Jun-36	1.50%	\$14,288	\$171,455	7.42%	
				Jun-37	1.50%	\$14,502	\$174,027	7.53%	
				Jun-38	1.50%	\$14,720	\$176,637	7.65%	
				Jun-39	1.50%	\$14,941	\$179,287	7.76%	
				Jun-40	1.50%	\$15,165	\$181,976	7.88%	
				Jun-41	1.50%	\$15,392	\$184,706	8.00%	
				Jun-42	1.50%	\$15,623	\$187,476	8.11%	
				Jun-43	1.50%	\$15,857	\$190,289	8.24%	
Blended Cap Rate								7.28%	
1.50% Annual Increases Throughout Options									



18+ Years Remaining | Annual Rental Increases | Established Brand | KFC - \$7.55B in Revenue (2024)

- The tenant, KFC, currently has 18+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- There are over 30,000 KFC restaurants in 150 countries and territories around the world
- The operator, Tasty Restaurant Group, manages 400+ units nationwide across multiple QSR brands (KFC, Burger King, Pizza Hut, Dunkin, and Taco Bell)
- There are over 140 units encompassed by the lease signature (Tasty Chick'n Midwest) and the lease guarantor (Tasty Chick'n Southeast)

Absolute NNN Lease | Fee Simple Ownership | Land & Building | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics & 5 Mile Trade Area | Proximity to Nashville/Louisville

- More than 23,000 residents and 13,000 employees support the trade area
- \$67,639 average household income
- Site is located halfway between Nashville and Louisville

Outparcel to Food Lion Anchored Center | Dense Retail Corridor | Strong National/Credit Tenant Presence | T.J. Samson Hospital

- Outparcel to a Food Lion anchored center with other supporting retail tenants
- **Food Lion ranks in the 77th percentile (14,904 out of 67,581) of all nationwide grocery stores according to Placer.ai**
- **The Lowe's on the neighboring parcel ranks in the 77th percentile (394 out of 1,737) of all nationwide Lowe's locations via Placer.ai**
- The site is ideally situated in a dense retail corridor with numerous nearby national/credit tenants including Lowe's, Aaron's, Big Lots, Walgreens, Dollar General, Taco Bell, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is in close proximity to T.J. Samson Community Hospital (128 beds), further increasing consumer traffic to the immediate trade area

Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the hard corner intersection of S. L Rogers Wells Blvd and Commercial Ave with a combined 20,100 vehicles passing by daily
- Multiple points of ingress/egress via cross-access from the shopping center



GRANDVIEW AVE.

EST. 1966
RURAL KING
AMERICA'S FARM & HOME STORE

RAC
REFRIGERATION & APPLIANCE CENTERS

FOOD LION

LOWE'S

Hardee's

KFC

goodwill

Rally's

Nemak
INDUSTRIAL LIGHTING

atcorr

20,100
VEHICLES PER DAY

S L ROGERS WELLS BLVD.

COMMERCIAL AVE.



BARREN RIVER PLAZA



20,100 VEHICLES PER DAY



COMMERCIAL AVE.

S.L. ROGERS WELLS BLVD.

BRAND PROFILE



KFC

[kfc.com](https://www.kfc.com)

Company Type: Subsidiary

Locations: 30,000+

Parent: Yum! Brands

2024 Employees: 40,000

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+

KFC Corporation, based in Louisville, Ky., has been serving up Finger Lickin' Good Original Recipe fried chicken since 1952, including chicken on the bone, nuggets and tenders. Beyond the top secret 11 herbs & spices, KFC specialties include the KFC Chicken Sandwich, Extra Crispy chicken, KFC Famous Bowls, Pot Pies, Secret Recipe Fries, biscuits and homestyle sides. There are over 30,000 KFC restaurants in 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

TASTY RESTAURANT GROUP

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants. Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 400 restaurants under the Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

Source: global.kfc.com, finance.yahoo.com, tastyrg.com

PROPERTY OVERVIEW



LOCATION



Glasgow, Kentucky
Barren County

ACCESS



Commercial Drive: 2 Access Points

TRAFFIC COUNTS



S. L Rogers Wells Boulevard: 20,100 VPD
W. Main Street: 12,600 VPD

IMPROVEMENTS



There is approximately 4,281 SF of existing building area

PARKING



There are approximately 44 parking spaces on the owned parcel.
The parking ratio is approximately 10.28 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: G11-D
Acres: 0.9333
Square Feet: 40,628

CONSTRUCTION



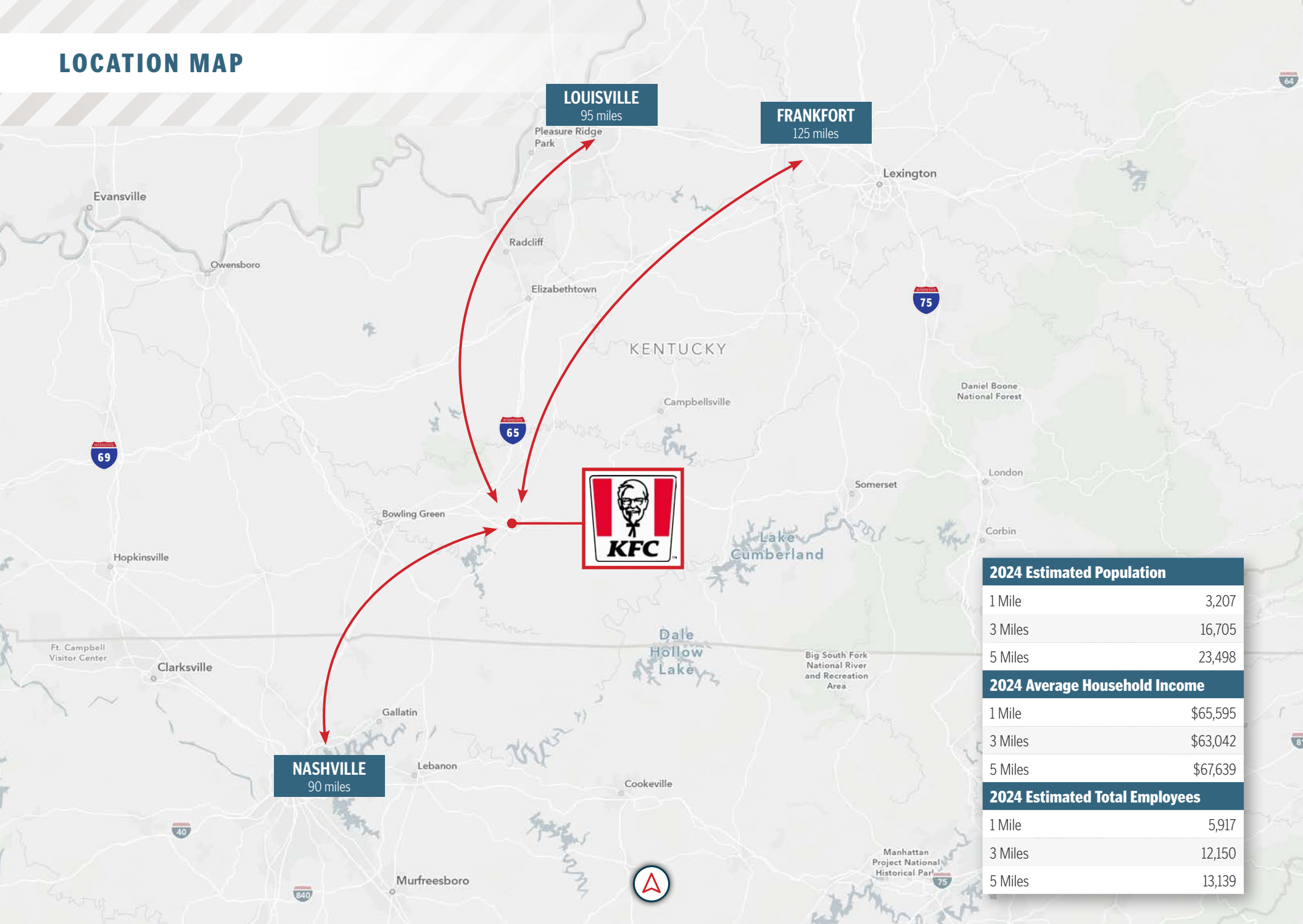
Year Built: 1992

ZONING

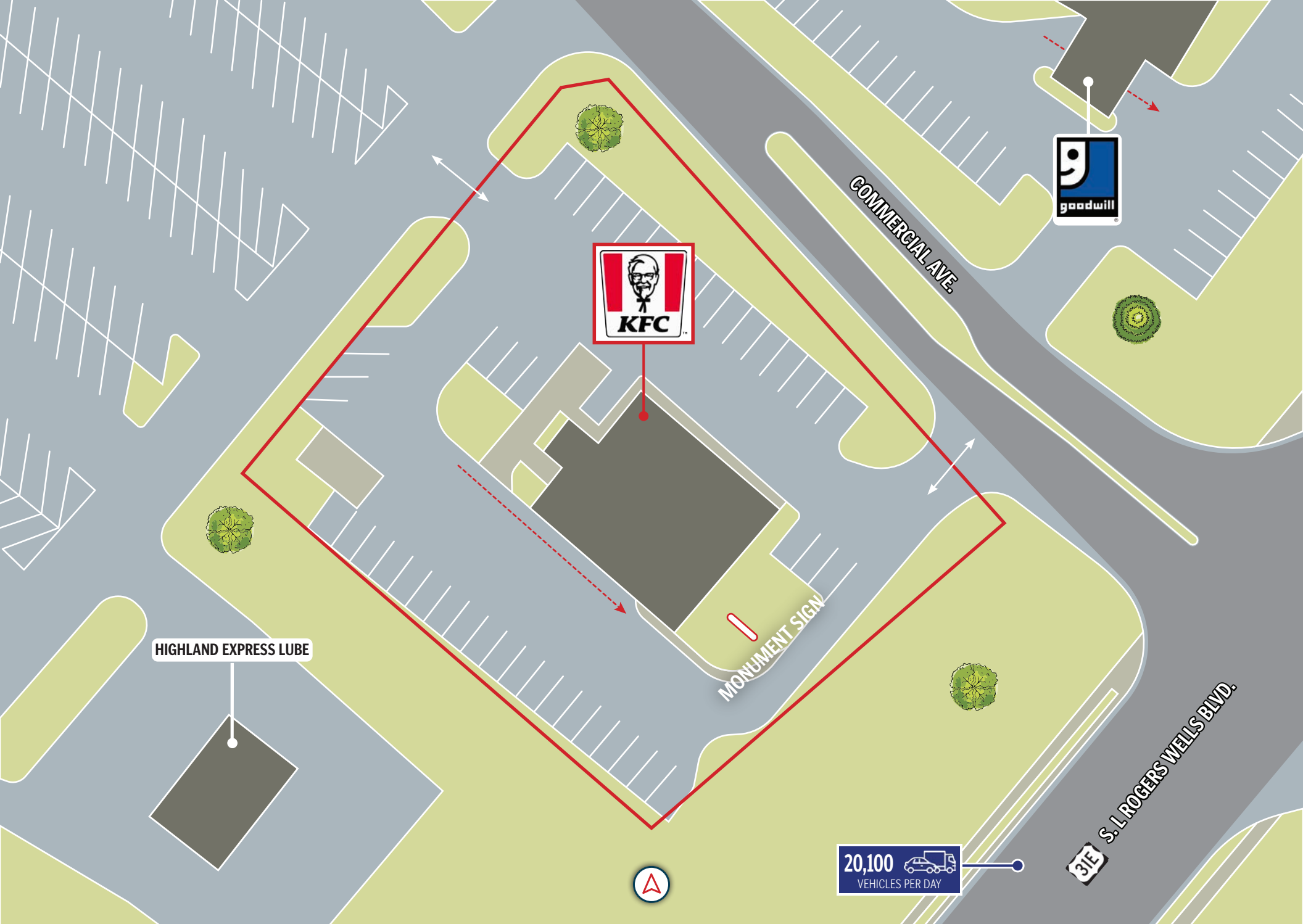


Light Industrial District

LOCATION MAP









	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,207	16,705	23,498
2029 Projected Population	3,210	16,879	23,780
2024 Median Age	41.5	40.8	41.6
Households & Growth			
2024 Estimated Households	1,307	6,824	9,484
2029 Projected Households	1,303	6,874	9,568
Income			
2024 Estimated Average Household Income	\$65,595	\$63,042	\$67,639
2024 Estimated Median Household Income	\$41,925	\$43,231	\$47,052
Businesses & Employees			
2024 Estimated Total Businesses	572	1,110	1,228
2024 Estimated Total Employees	5,917	12,150	13,139



GLASGOW, KENTUCKY

Located in the heart of Barren County, Glasgow, Kentucky is a vibrant and historic city known for its rich cultural heritage and welcoming atmosphere. Offering a unique blend of small-town charm and urban amenities, Glasgow is an exceptional place to live, work, and explore. The estimated population of Glasgow, Kentucky on July 1, 2024, is 23,498.

The city's bustling downtown district serves as a hub of local activity, featuring a variety of distinctive shops, locally owned restaurants, and cultural attractions. The historic district, with its well-preserved architecture from the 19th and early 20th centuries, attracts history enthusiasts. Notable landmarks such as the South-Central Kentucky Cultural Center and the Plaza Theatre offer opportunities to experience the city's heritage and arts. Whether visitors are enjoying live performances, exploring quaint streets, or dining at a local eatery, Glasgow's downtown offers an authentic and engaging experience.

Agriculture plays a foundational role in Glasgow's economy, with dairy farming, tobacco cultivation, and the production of corn and soybeans supporting the local and regional economy. In recent years, the city has also seen growth in key sectors such as automotive manufacturing, healthcare, and logistics, contributing to job creation and sustained economic development. Its strategic location, with access to major highways and rail infrastructure, further positions Glasgow as an efficient and attractive distribution hub.

The Glasgow-Barren County Industrial Development Economic Authority plays a vital role in attracting new industries while supporting existing ones through incentives, infrastructure resources, and networking opportunities.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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