

# OFFERING MEMORANDUM

## HARDEE'S - JACKSON, MO

421 E JACKSON BLVD., JACKSON, MO 63755



# DASH

COMMERCIAL REAL ESTATE ADVISORS

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## EXCLUSIVELY LISTED BY



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# PROPERTY SUMMARY



**\$1,260,870**

**SALE PRICE**



**\$72,500**

**NOI**



**5.75%**

**CAP RATE**



**15 YEARS**

**LTR**

Outstanding opportunity to acquire a Hardee's in Jackson, Missouri on a brand-new 15-year absolute NNN lease with one of the system's strongest operators. The tenant is a highly experienced 150+ unit Hardee's franchisee, providing exceptional credit stability and long-term income security. The property sits in a high-traffic corridor within the Cape Girardeau MSA, surrounded by national retailers, schools, and major employers. This is a passive, low-maintenance asset backed by a proven operator and a durable national brand—ideal for 1031 buyers and long-term net lease investors.

## KEY DETAILS:

- New 15-year absolute NNN lease - zero landlord responsibilities
- Backed by a 150+ unit franchisee, one of the largest in the system
- Strong national brand with consistent drive-thru sales
- High-visibility location in Jackson, MO (Cape Girardeau MSA)
- Surrounded by national QSRs, retailers, and strong household demographics
- Scheduled rental increases provide built-in income growth
- Long-term passive investment ideal for 1031 buyers

# PROPERTY HIGHLIGHTS

**SALE PRICE:** \$1,260,870

**NOI:** \$72,500

**CAP RATE:** 5.75%

**INCREASES:** See Schedule

**OPTIONS TO RENEW:** 4 x 5 year options

**LEASE EXPIRATION:** 01/15/41

**GUARANTOR:** Franchisee (150+ units)

**YEAR BUILT / RENO:** 1989 / 2026



**0.90 AC**  
LOT SIZE



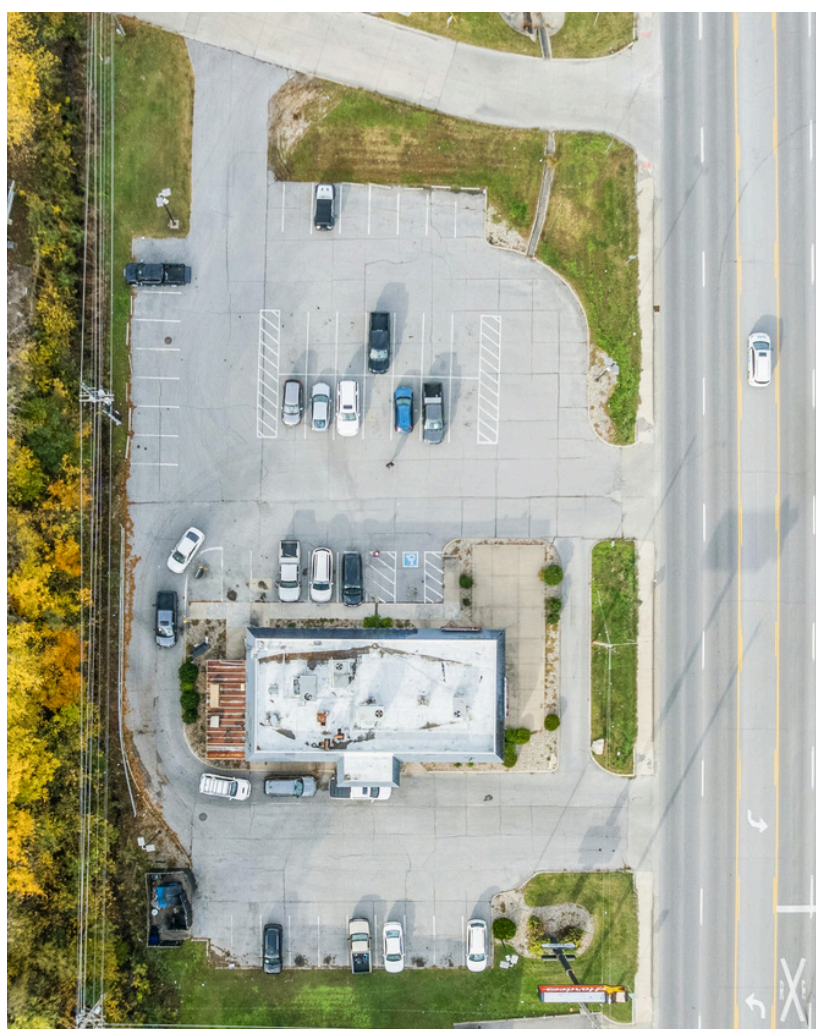
**3,000 SF**  
BUILDING SIZE

## DEMOGRAPHIC SNAPSHOT

	Households	Population	Avg. HH Income
<b>3 MILES</b>	7,017	18,064	\$91,365
<b>5 MILES</b>	10,001	25,889	\$92,189
<b>10 MILES</b>	31,245	78,284	\$78,161



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# SURROUNDING RETAILERS



The freestanding Hardee's at 421E Jackson Blvd. in Jackson, Missouri, is ideally positioned along a major east-west commercial corridor with direct access to Interstate 55 (Exit 99). This prime location offers excellent visibility and captures both local and regional traffic, including commuters and destination shoppers from the greater Cape Girardeau area. The corridor is a well-established retail node, attracting strong daily traffic and providing synergy with neighboring businesses, creating a highly attractive environment for a national QSR operator.

The surrounding area is home to a dense mix of retail and commercial activity, supported by infrastructure and zoning conducive to commercial use. This combination of high visibility, strong traffic capture, and a thriving retail ecosystem makes the location a compelling investment opportunity. With a nationally recognized tenant already in place, the property benefits from consistent consumer activity and the stability of an established trade area, positioning it as a standout asset in Jackson's retail market.

# SURROUNDING RETAILERS

## REASTAURANT

Scooter's Coffee	0.2 mi
Little Caesars	0.2 mi
Sonic	0.3 mi
Rally's	0.3 mi
The Ground-A-Bout	0.6 mi
Subway	0.9 mi
Burger King	1.2 mi
Wings etc.	1.2 mi
Papa Johns	1.2 mi
McDonald's	1.3 mi
Taco Bell	1.4 mi
Dairy Queen	1.7 mi
Jimmy John's	2.0 mi

## RETAIL

Harps Food Stores	0.2 mi
O'Reilly Auto Parts	0.2 mi
Carvana	0.2 mi
Dollar Tree	0.2 mi
Napa Auto Parts	0.4 mi
Ace Hardware	0.7 mi
MediCenter Pharmacy	0.8 mi
Dollar General	1.0 mi
AutoZone	1.2 mi
Aldi	1.5 mi
Walmart	2.0 mi
AT&T	2.0 mi

## GAS STATIONS

Kidd's	0.1 mi
ZX Xpress	1.1 mi
Murphy USA	2.0 mi

## OTHER

USPS	0.6 mi
First State Bank	0.8 mi
Regions Bank	1.2 mi
Alliance Bank	1.5 mi
First MidWest Bank	1.5 mi
US Bank	1.9 mi
Wood & Huston Bank	1.9 mi

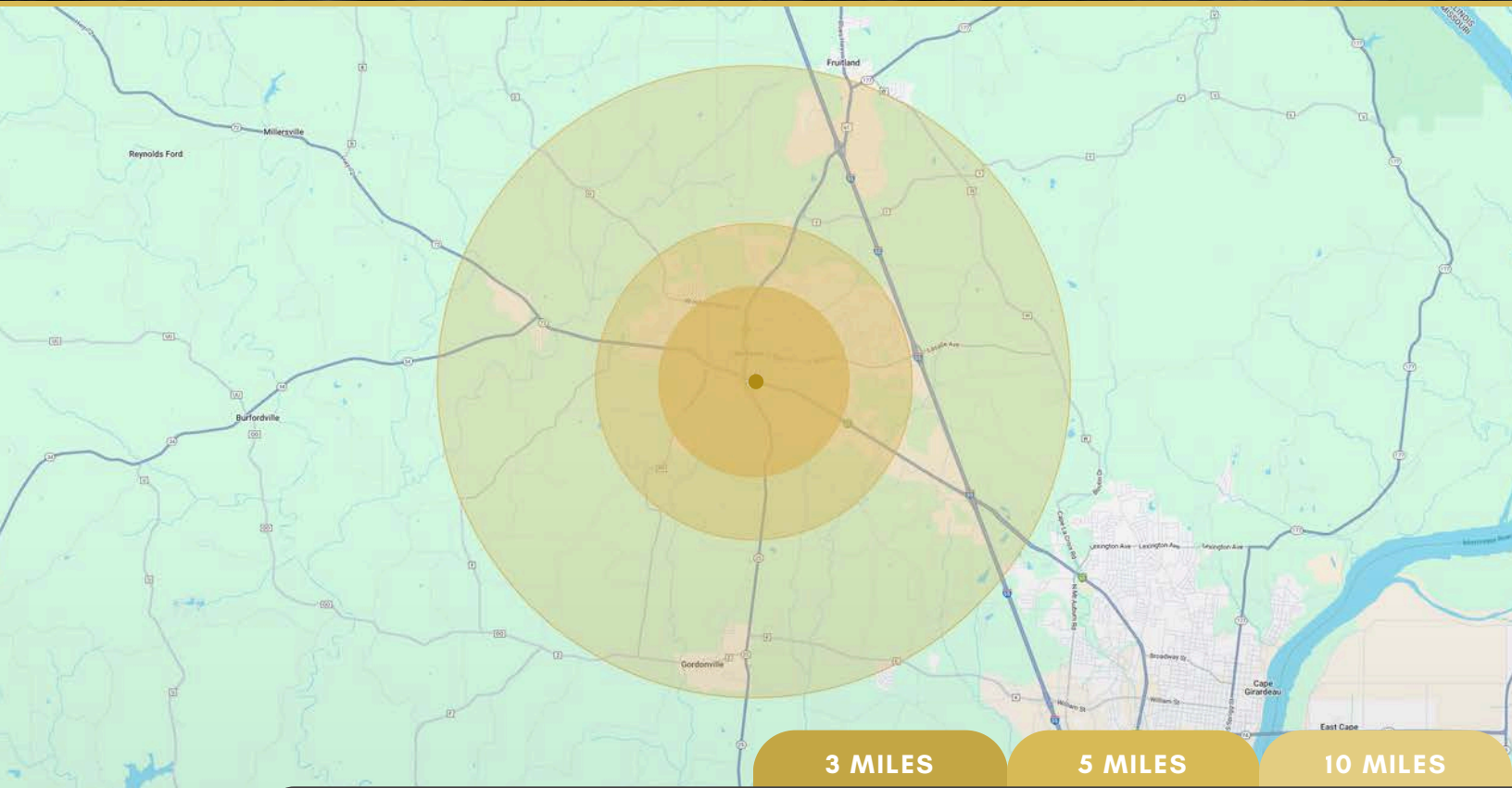


# TRAFFIC COUNTS



[VIEW IN GOOGLE MAPS](#)

# DEMOGRAPHICS



3 MILES

5 MILES

10 MILES

## POPULATION

2024 Population	18,064	25,889	78,284
Annual Growth (2020 - 2024)	1.0%	0.9%	0.7%
2029 Population Projection	18,798	26,933	81,291

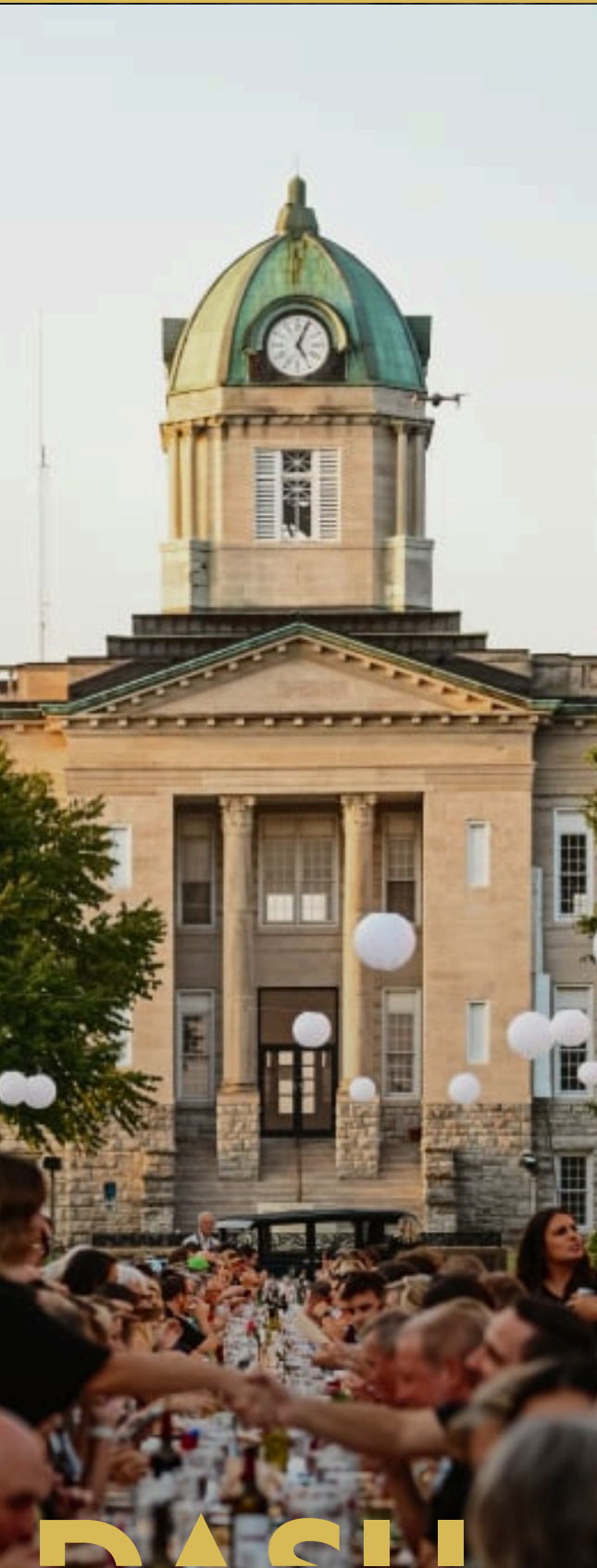
## HOUSEHOLD

2024 Households	7,017	10,001	31,245
Annual Growth (2020 - 2024)	1.2%	1.2%	0.6%
2029 Household Projection	7,309	10,415	32,497

## OTHER

Median Age	39.1	39.7	37.9
Average HH Income	\$91,365	\$92,189	\$78,161
Total Specified Consumer Spending	\$228M	\$331.5M	\$910.3M

# CITY OF JACKSON, MO



Jackson, Missouri, located in the heart of Cape Girardeau County, blends small-town appeal with access to regional infrastructure and economic growth. As part of the Cape Girardeau-Jackson Metropolitan Area, the city benefits from its proximity to Interstate 55 and the Mississippi River trade corridor, making it both a comfortable residential community and a strategically positioned commercial hub. With a population of more than 18,000 and a median age in the upper-30s, Jackson continues to attract families and professionals drawn to its affordability, strong homeownership rates, and high quality of life.

The city's economic landscape is anchored by stable industries such as manufacturing, healthcare, education, and logistics. Median household income has shown consistent growth, reflecting a healthy, upward-moving local economy. Jackson's business-friendly environment, lower operating costs, and easy connectivity to regional labor and transport networks further enhance its appeal to both employers and investors. Ongoing development within the broader metro area supports a steady flow of commuters and commercial activity that contributes to sustained demand for local services and retail.

These favorable conditions make Jackson a strong market for quick-service restaurant (QSR) investment. The city's family-oriented demographics and growing residential base provide dependable daily dining demand, while its position along active commercial corridors ensures consistent vehicular traffic throughout the week. Combined with Jackson's economic stability and relatively low occupancy and operating costs, QSR operators and investors benefit from predictable sales performance and long-term asset strength. Overall, Jackson's balanced blend of growth, accessibility, and community stability creates an ideal environment for successful QSR investment.

# TENANT OVERVIEW

Hardee's, a leading American fast-food chain founded in 1960 in Greenville, North Carolina, has grown into a powerful brand within the CKE Restaurants portfolio, which also includes Carl's Jr., Green Burrito® and Red Burrito®. Known for its Made From Scratch™ Biscuits and Hand-Breaded Chicken Tenders™, Hardee's operates more than 1,800 U.S. locations and helps support CKE's global footprint of over 3,800 restaurants across 44 states and 43 countries and territories. Together, the Carl's Jr./Hardee's system leverages a shared commitment to quality food and strong franchising, bringing trusted quick-service dining to communities worldwide.

**Founded:** 1960

**US Locations:** 1,800 +

**Parent Company:** CKE Restaurants

**Headquarters:** Franklin, TN

[WWW.HARDEES.COM](http://WWW.HARDEES.COM)



	LEASE YEARS	RENT RATE	BUMP	CAP
	1 - 5	\$72,500	---	5.75%
	6 - 10	\$77,938	7.50%	6.18%
	11 - 16	\$83,783	7.50%	6.65%
<b>Option 1</b>	16 - 20	\$90,067	7.50%	7.14%
<b>Option 2</b>	21 - 25	\$96,822	7.50%	7.68%
<b>Option 3</b>	26 - 30	\$104,083	7.50%	8.26%
<b>Option 4</b>	31 - 35	\$111,889	7.50%	8.88%



# WHO WE ARE

DASH Commercial Real Estate Advisors is a boutique commercial real estate brokerage based in Charlotte, NC. We specialize in net leased assets, sale leasebacks, development, lease restructuring, build-to-suits, and M&A opco sales. With Broker-of-Record agreements in 35+ states, we offer nationwide expertise for your real estate needs.

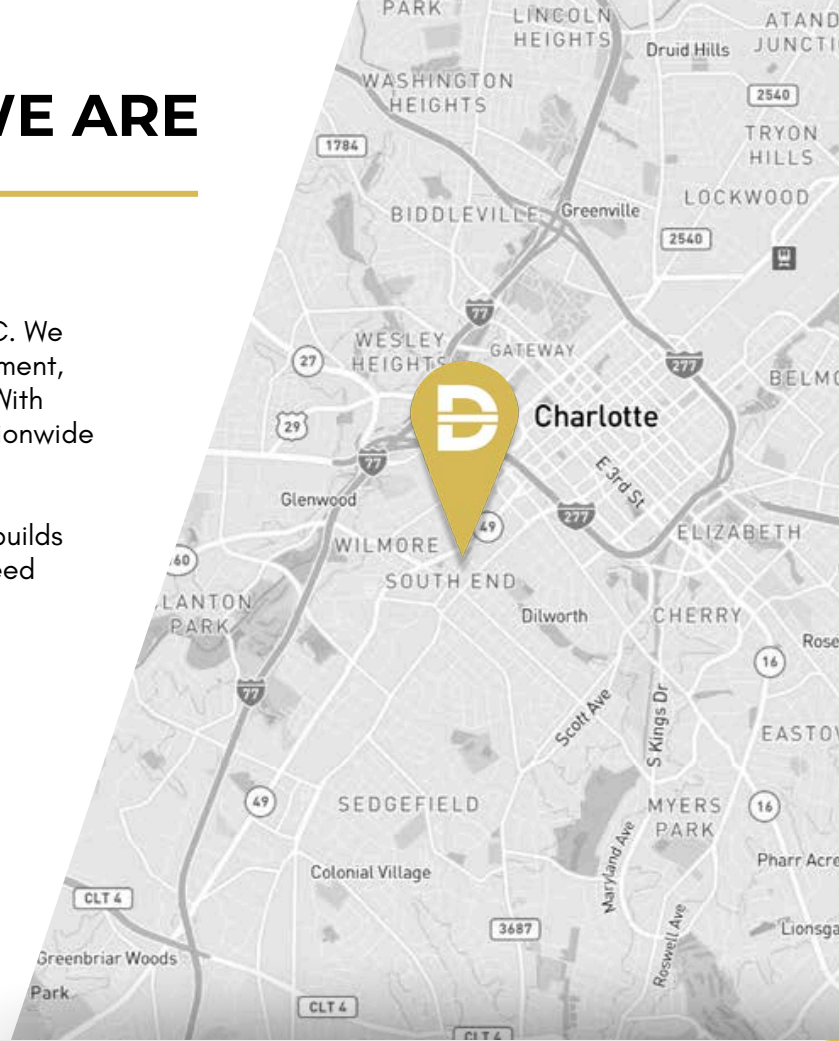
**Our vision?** A transparent, collaborative approach that builds long-term, trust-based relationships. Let us help you exceed your commercial real estate goals and secure long-term success!

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