OFFERING MEMORANDUM

HARDEE'S - JACKSON, MO

421 E JACKSON BLVD., JACKSON, MO 63755

DASH
COMMERCIAL REAL ESTATE ADVISORS

CONNECT WITH US

HARDEE'S - JACKSON, MO

421 E JACKSON BLVD., JACKSON, MO 63755

EXCLUSIVLY LISTED BY

JOHN DUDASH
Broker-In-Charge
843.367.7294
john@dashcrea.com

TABLE OF CONTENTS

PROPERTY SUMMARY

$1,208,333	$72,500	6.00%	15 YEARS
SALE PRICE	NOI	CAP RATE	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:	$1,208,333
NOI:	$72,500
CAP RATE:	6.00%
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

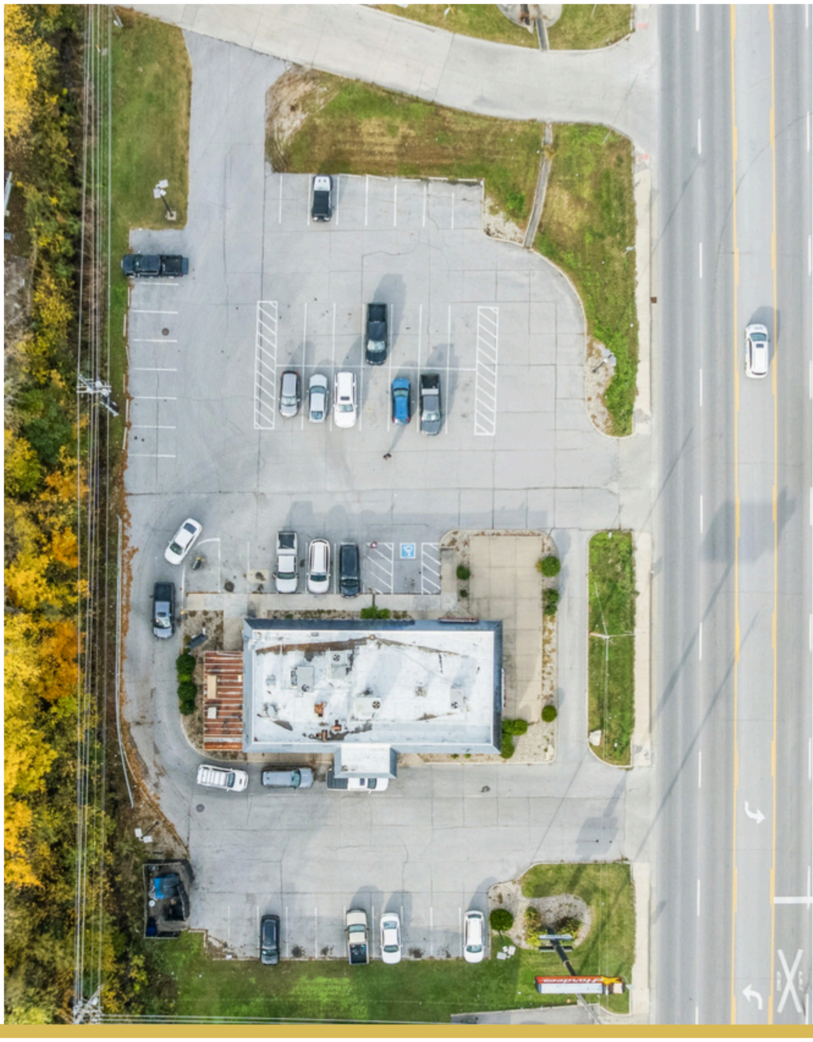
DEMOGRAPHIC SNAPSHOT

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

DASH
COMMERCIAL REAL ESTATE ADVISORS

CONTACT BROKER

PROPERTY PHOTOS



PROPERTY PHOTOS

SURROUNDING RETAILERS

The freestanding Hardee's at 421 E 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

DASH
COMMERCIAL REAL ESTATE ADVISORS

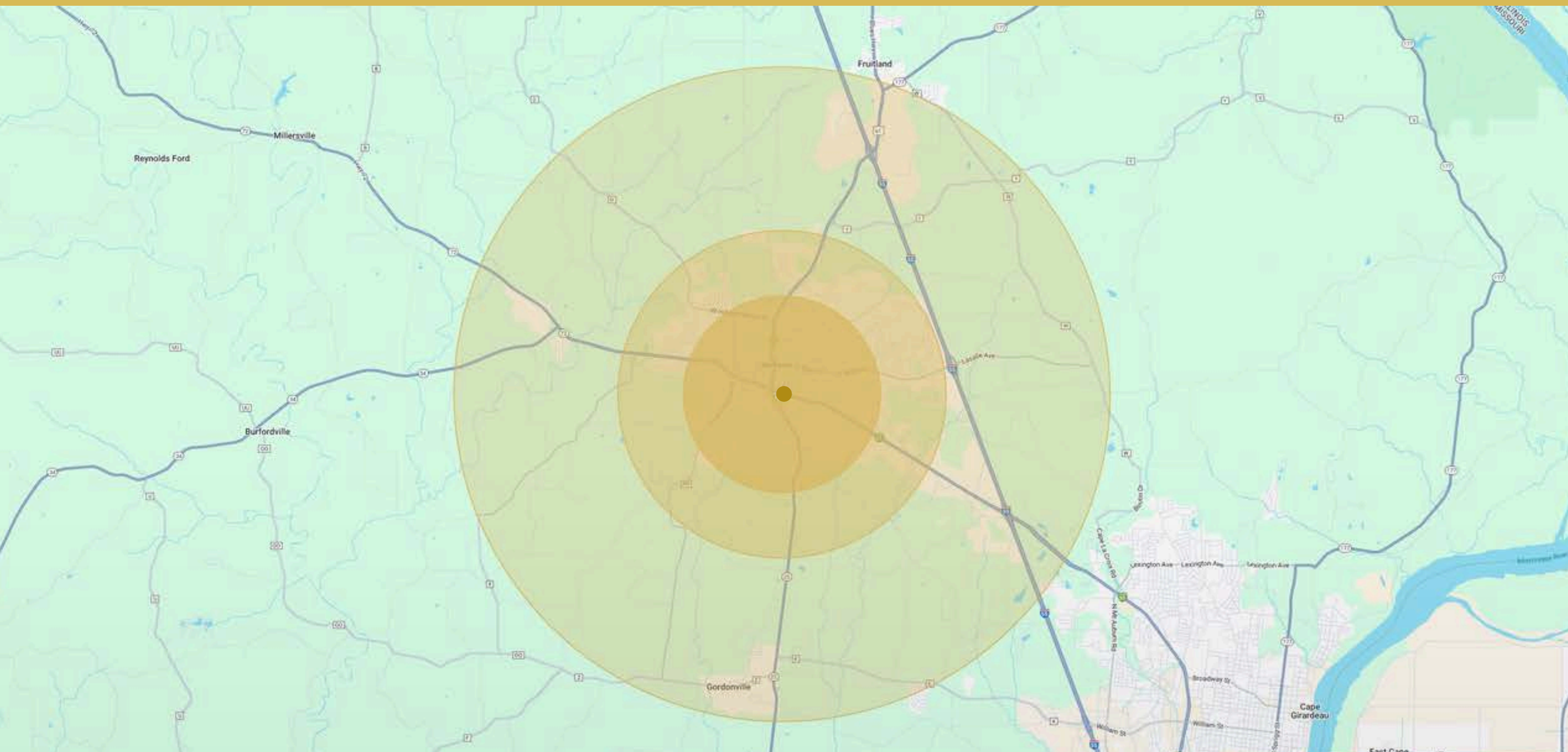
CONTACT BROKER

TRAFFIC COUNTS

DASH
COMMERCIAL REAL ESTATE ADVISORS

CONTACT BROKER

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

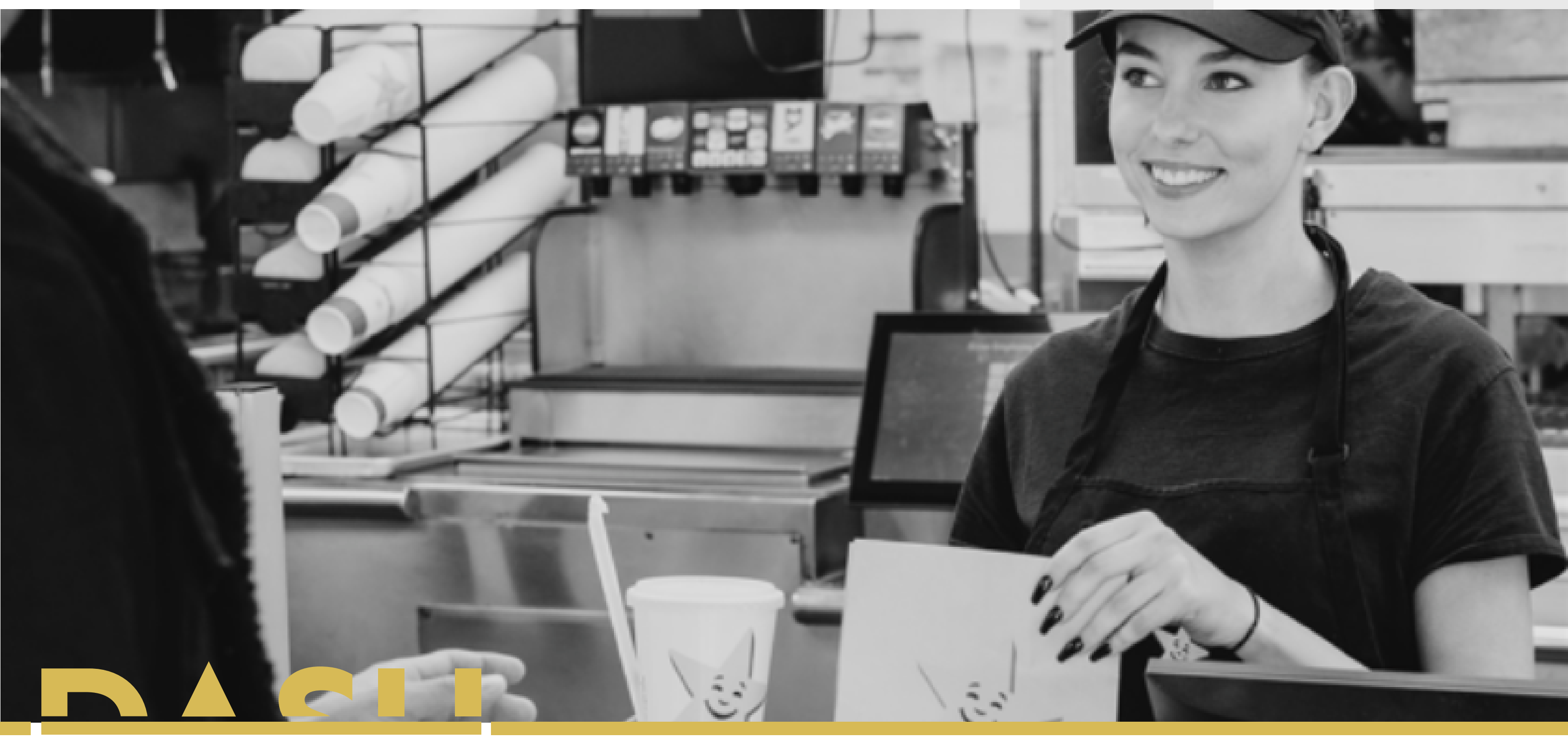
US Locations: 1,800 +

Parent Company: CKE Restaurants

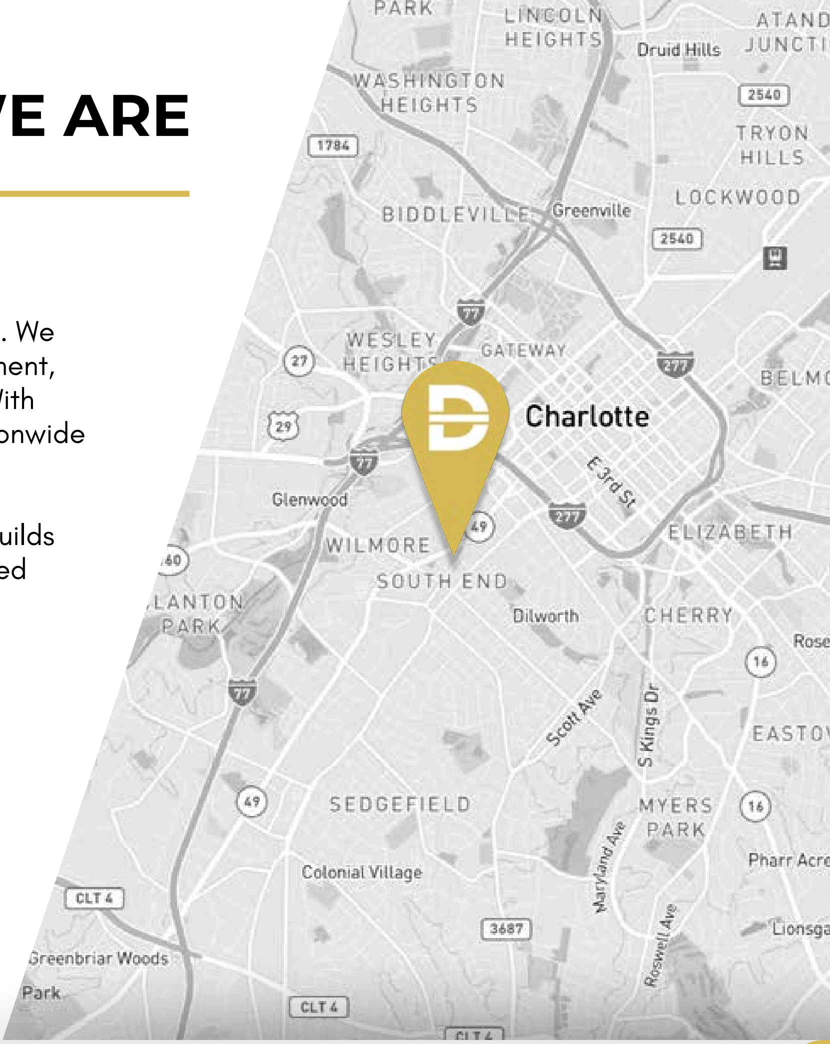
Headquarters: Franklin, TN

WWW.HARDEEES.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%
Option 1	16 - 20	$90,067	7.50%	7.14%
Option 2	21 - 25	$96,822	7.50%	7.68%
Option 3	26 - 30	$104,083	7.50%	8.26%
Option 4	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!

DASH COMMERCIAL REAL ESTATE ADVISORS

2125 Southend Drive, Suite 352
Charlotte, NC 28203 US

843.367.7294

WWW.DASHCREA.COM

THE TEAM

JOHN DUDASH
Broker-in-Charge
john@dashcrea.com

JOE LOMBARDO
Broker - Retail
jlombardo@dashcrea.com

SAMANTHA VOGT
Marketing Coordinator
svogt@dashcrea.com

CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from Dash Commercial Real Estate Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.Neither Dash Commercial Real Estate Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Dash Commercial Real Estate Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Dash Commercial Real Estate Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Dash Commercial Real Estate Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Dash Commercial Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.

DASH
COMMERCIAL REAL ESTATE ADVISORS