TRIPLE NET INVESTMENT GROUP

Hardee's CHARBROILED THICKBURGERS



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HIGHLIGHTS

- Absolute NNN Ground Lease
- Corporate Lease (CKE Restaurants, Inc.)
- Approximately 14,000 SF - Hardee's Parking Lot
- Over 18 Years Remaining with a Min. of 12% Rental Increases Every 5 Years
- Irreplaceable Real Estate - Vital to the Successful Operation of the Tenant
- Carl's Jr./Hardee's Ranked #15 in QSR Magazine's Top 50 QSR Restaurants (2016)



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer for sale the Hardee's Parking Lot on an Absolute NNN Ground Lease located at 1039 W Main St., Lebanon, TN 37087. The Hardee's Parking Lot consists of approximately 14,000 square feet and is leased in connection with the adjacent Hardee's restaurant. The original lease commenced September 1, 1994 and currently has approximately 18 years remaining through February 28, 2045. The property generates an annual NOI of $27,448.56 with rental adjustments every five years. The Hardee's Parking Lot is vital to the operation of the Tenant and is located along the heavily traveled West Main Street/U.S. 70 commercial corridor near numerous national and regional retailers, restaurants and service businesses.

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Property Information	
Property	Hardee's Parking Lot
Property Address	1039 W Main St., Lebanon, TN 37087
Price	$710,000.00
Rentable Square Feet	14,000 SF
Lease Type	Ground Lease
Zoning	C - Commercial

Term Remaining on Lease	18 years
Lease Start Date	September 1, 1994
Lease End Date	February 28, 2045
Cap Rate	3.85%
NOI	$27,448.56
Rental Adjustments	Every 5 Years: CPI Adjustments 2031: 12%-45% 2036: 12%-45% 2041: 12%-45%

About the Tenant

Hardee's Food Systems, Inc. is an American-based quick-service restaurant chain operated by CKE Restaurants, Inc.("CKE"), with locations primarily throughout the Southern and Midwestern United States. Established in 1960, Hardee's has grown into one of the country's most recognized quick-service restaurant brands and is known for its Made From Scratch™ Biscuits, charbroiled burgers and Hand-Breaded Chicken Tenders™.

Hardee's is part of CKE Restaurants, Inc., the parent company of both Hardee's and Carl's Jr. CKE's restaurant system consists of more than 3,600 franchised or company-operated restaurants throughout 44 states and more than 35 foreign countries and U.S. territories. Hardee's currently operates more than 1,400 restaurants across 31 states, including the Hardee's restaurant located at 1039 W Main Street in Lebanon, Tennessee.

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About the Area

Lebanon is a city in and the county seat of Wilson County, Tennessee, United States. Located approximately 25 miles east of Nashville, TN, and along Interstate 40, Lebanon is strategically positioned within the rapidly growing Nashville metropolitan area. Lebanon is the largest city in Wilson County and has experienced significant residential, commercial and employment growth in recent years. The city's population is estimated at over 53,000 residents, while Wilson County has grown to approximately 175,000 residents. Lebanon benefits from a diverse employment base consisting of distribution, manufacturing, education, healthcare, retail and corporate operations. Major employers in the area include Wilson County Schools, Amazon, Under Armour, Cracker Barrel, Performance Food Group and CEVA Logistics. The city also benefits from convenient access to Nashville International Airport and major transportation routes including Interstate 40 and U.S. Highway 70. The subject property is located along the established West Main Street/U.S. 70 commercial corridor and is surrounded by numerous national and regional retailers, restaurants and service businesses.





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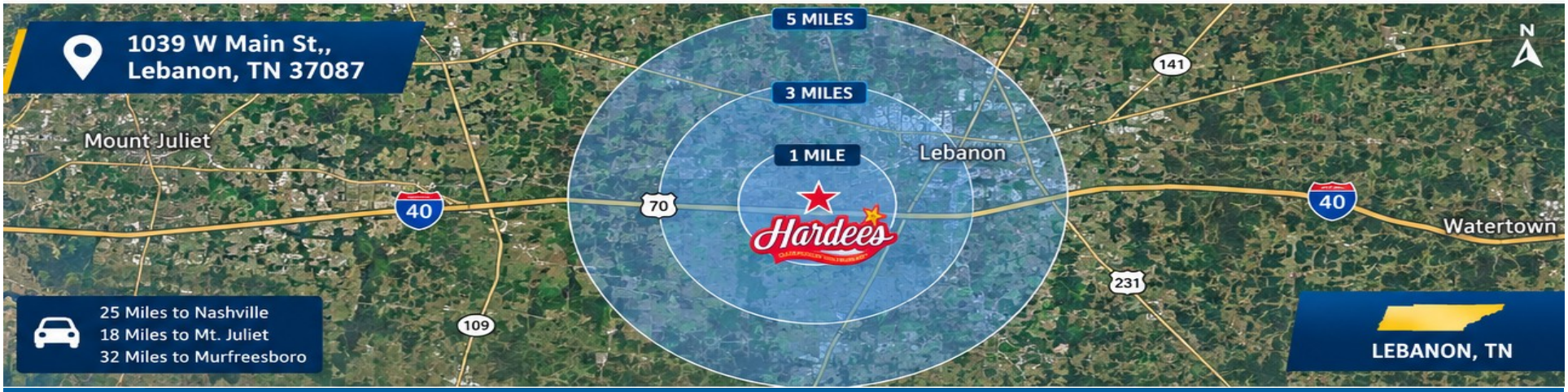
DEMOGRAPHICS

1 MILE
5,743
Population

3 MILES
39,113
Population

5 MILES
55,297
Population

DEMOGRAPHIC SUMMARY	1 MILE	3 MILES	5 MILES
2025 Population	5,743	39,113	55,297
2030 Population (Projected)	6,510	44,635	63,165
Population Growth (2025–2030)	13.36%	14.12%	14.23%
Households	2,283	14,967	21,337
Median Household Income	$73,807	$72,617	$81,083
Median Home Value	$348,859	$397,088	$437,933



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