



REPRESENTATIVE SITE

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# PRICE SUMMARY

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TENANT	Arby's
PRICE	\$1,010,780
BUILDING PRICE	\$550,000
TOTAL PRICE	\$1,560,780
YEARS REMAINING	11 Years
LEASE TYPE	Ground Lease
GROSS INCOME (2025)	\$1,331,992
NET INCOME (2025)	\$165,754
TOTAL INCOME (2025)	\$641,325
SELLER'S NET INCOME (2025)	\$252,695



# INVESTMENT HIGHLIGHTS



## STRONG UNIT-LEVEL PERFORMANCE

- The business generates \$1.33M in annual gross sales, demonstrating strong and consistent customer demand in the local trade area.
- Visits have increased 15% year-over-year, signaling continued growth and strong consumer engagement at the location.
- The store ranks #1 within a 15-mile radius, outperforming nearby competitors and reinforcing its dominant local market position.

## ATTRACTIVE FINANCIAL PROFILE

- The business produces \$252,695 in Seller's Net Income, providing a compelling return opportunity for an owner-operator or experienced franchisee.
- Operating fundamentals remain strong with a rent-to-sales ratio below 4%, allowing for healthy unit-level margins.
- Stable expense structure and strong sales volumes support reliable ongoing cash flow.

## ESTABLISHED LOCATION WITH PROVEN STABILITY

- The restaurant benefits from a long-standing operating history with stable activity and positive customer reviews, reflecting strong local brand loyalty.
- Current ownership has maintained a well-run operation with strong employee culture, supporting consistent service and repeat customers.
- With 11 years remaining on the ground lease, the asset provides long-term operational security for a future owner.



# LOCAL MARKET

## **STRATEGIC CENTRAL U.S. LOCATION & TRANSPORTATION CONNECTIVITY**

Kentucky occupies a highly strategic location within the central United States, providing efficient access to major regional markets across the Midwest, Southeast, and Mid-Atlantic. The state is supported by an extensive transportation network including Interstates 64, 65, and 75, as well as multiple regional airports, rail corridors, and river ports along the Ohio River. This connectivity positions Kentucky as an important logistics and distribution hub, allowing businesses to efficiently reach a large portion of the U.S. population within a one-day drive.

## **DIVERSIFIED AND MANUFACTURING-DRIVEN ECONOMY**

Kentucky maintains a well-diversified economy supported by key sectors including manufacturing, logistics, healthcare, agriculture, energy, and professional services. The state is widely recognized as a major manufacturing center, particularly in the automotive industry, with global companies operating large-scale production facilities and supply chains throughout the region. Logistics and distribution also play a major role in the state's economy, supported by major air cargo and shipping operations that reinforce Kentucky's role as a national transportation hub.

## **STABLE POPULATION BASE & ESSENTIAL RETAIL DEMAND**

Kentucky supports a stable population base that drives consistent demand for necessity-based retail, healthcare services, and everyday consumer goods. Many communities throughout the state function as regional service centers for surrounding rural areas, increasing reliance on local grocery, pharmacy, discount retail, and quick-service restaurant operators. Limited new retail development in many smaller markets also helps restrict supply, allowing existing properties to maintain strong occupancy and long-term tenant stability.

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REPRESENTATIVE PHOTOS

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In Association with ParaSell, Inc. | A Licensed Kentucky Broker #260997

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