



# FREDDY'S

HOPKINSVILLE, KENTUCKY



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## ADDRESS

120 Clinic Drive  
Hopkinsville, KY 42240

## PRICE

\$2,118,000

## CAP RATE

6.30%

## NOI

\$133,426

# FINANCIAL OVERVIEW

PRICE	\$2,118,000
CAP RATE	6.30%
GROSS LEASABLE AREA	2,900 SF
YEAR BUILT	2020
LOT SIZE	1.23 +/- Acres

## Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	1/21/2020
INCREASES	6% Every Five Years, Including Optins
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$133,426	\$11,119
Year 6 - Year 10	\$141,432	\$11,786
Year 11 - Year 15	\$149,917	\$12,493
Option 1	\$158,913	\$13,243
Option 2	\$168,447	\$14,037
Option 3	\$178,554	\$14,880
Option 4	\$189,267	\$15,772

# INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 6% Increases Every 5 Years
- Experienced and Growing Operator, 15 Locations with 2 More Under Construction
- One of the Fastest Growing Restaurants in the U.S. with 300+ Locations, Opened 40 New Locations in 2019
- Brand New 2020 Construction with a Drive-Thru
- Substantial Tenant Investment in Excess of \$600,000 Towards Construction Costs
- Serving Over 71,000 Residents in Christian County
- Average Household Income Exceeds \$78,000 within 1 Mile
- Highly Visible 31,140 Cars/Day Along Major Commercial Artery
- Minutes to Fort Campbell with a Population of 237,497, 2nd Largest Military Base in the World
- Located at the Main Entrance to a Walmart Supercenter, Down the Street from Lowe's
- 3 Miles to Jennie Stuart Hospital with 194 Beds and 35,000+ Annual Patient Visits
- Just South of Western State Hospital with 806 Beds and 2,200 Employees
- Close Proximity to Land Between the Lakes National Recreation Area with 1.67 Million Visitors Annually







CLICK FOR  
WEBSITE

## TENANT OVERVIEW

OWNERSHIP: PRIVATE  
TENANT: FRANCHISEE  
GUARANTOR: M&M CUSTARD, LLC

Freddy's Frozen Custard & Steakburgers is a leading fast casual restaurant franchise concept with more than 300 locations across 32 states. Its menu includes steakburgers, Vienna Beef hot dogs, and chicken sandwiches, in addition to frozen custard with a variety of specialty sundaes and concretes.

M&M Custard, LLC is a franchisee of Freddy's Frozen Custard and Steakburgers. They currently have 15 operating locations in 4 states, with one more under construction (Jackson, TN in April 2020) and plans for continued growth throughout the midwest including Paducah, KY in June 2020. Their territory stretches from lower Wisconsin to a large portion of Missouri to southern Illinois, southern Indiana, Kentucky and Tennessee.



HEADQUARTERED IN  
**OVERLAND  
PARK,  
KANSAS**



**15+**  
LOCATIONS



**#1**  
**FORBES'**  
BEST FRANCHISES TO BUY  
(HIGH INVESTMENT CATEGORY)



**#51**  
IN ENTREPRENEUR  
MAGAZINE'S  
FRANCHISE 500



FOUNDED IN  
**2010**





**SUBJECT  
PROPERTY**



HOBBY LOBBY PET SMART  
HIBBETT SPORTS  
ROSS CLO five BELOW  
DRESS FOR LESS TJ-maxx  
ULTA maurices burkes  
OUTLET

TSC TRACTOR  
SUPPLY CO.

GMC

TOYOTA

Comfort  
INN & SUITES

LA QUINTA  
INN & SUITES

TOWNEPLACE  
SUITES  
MARRIOTT

Hampton Inn

Logan's

Chick-fil-A

OCharleys  
RESTAURANT & BAR

verizon

Great Clips

GameStop

Rent-A-Center

usbank

Visionworks

KAY

AspenDental

Best Western

MARATHON

FORT CAMPBELL BLVD.

31,140 CARS/DAY

SUBJECT  
PROPERTY

OfficeMax

USB UNITED  
SOUTHERN  
BANK



TOWNEPLACE  
SUITES  
MARRIOTT



FORT CAMPBELL BLVD. 31,140 CARS/DAY



SUBJECT  
PROPERTY







PROPERTY PHOTOS  
FREDDY'S









# DEMOGRAPHICS

120 CLINIC DRIVE, HOPKINSVILLE, KY 42240

## POPULATION

	1-MILE	3-MILES	5-MILES
2019 Population	1,181	19,377	34,786

## HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2019 Households	548	8,030	13,913

## INCOME

	1-MILE	3-MILES	5-MILES
2019 Average Household Income	\$78,723	\$56,717	\$56,143

## EMPLOYEES

	1-MILE	3-MILES	5-MILES
2019 Number of Employees In Area	1,648	12,877	17,325



**70**  
MILES

NASHVILLE, TN



**83**  
MILES

EVANSVILLE, IN



**170**  
MILES

LOUISVILLE, KY

INDIANA

Indianapolis

Greenwood

Richmond

Hamilton

Cincinnati

Bloomington

Vincennes

Louisville

Lexington

Nicholasville

KENTUCKY

Evansville

Owensboro

Radcliff

Elizabethtown

Madisonville

Bowling Green

Hopkinsville

Green the  
ational  
n Area

Clarksville

Nashville

TENNESSEE

Dickson

Murfreesboro

Columbia

Lawrenceburg



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