

**20-YEAR LEASE  
EXTENSION IN 2019**



**\$2,152,000 @ 5.85% Cap**

- ❖ Single Tenant NNN Lease with ± 13.8 Years Remaining
- ❖ Operated by a Premier Hardee's Franchisee: Superior Star, LLC (Operates over 93+ Stores throughout the US)
- ❖ Oversized Assemblage on Two Lots - 2.96 AC Total
- ❖ Store Sales Above \$2 MM at Subject Location

**SUBJECT PROPERTY PHOTO**



# OFFERING OVERVIEW



## SUBJECT PROPERTY PHOTO



### ***Hardee's in Jacksonville, Illinois***

Net Lease Realty Partners is pleased to present this free-standing, ±5,169 SF property, net leased to Hardee's, guaranteed by Superior Star LLC. Superior Star LLC is a proven franchisee with 93 Hardee's locations across 11 states. The site features excellent visibility, a large parcel, and proximity to the local Middle School & Illinois College. The Hardee's has convenient access on W. Morton Ave with 16,700+ vehicles per day, along a prominent retail corridor with several national tenants including Home Depot, Hy-Vee, Dollar Tree, Taco Bell, Blue Shield/Blue Cross, Arby's, Burger King, and Subway.

Located at 836 & 842 W Morton Ave in Jacksonville, Illinois.

The triple net lease has approximately 13+ years of primary term remaining and four 5-year options to extend. The lease is also subject to 10% increases every 5 years, including in the option periods. The lease guarantor, Superior Star LLC, demonstrates a strong operational commitment to the Hardee's brand and the Jacksonville market. Subject location has an excellent Sales history with annual sales of approximately \$2M. Tenant has operated at this location for 20+ years and recently extended for an additional 20 years. The combination of a nationally recognized brand, experienced operator, substantial lease term remaining, and superior demographics makes this an attractive net lease investment opportunity.

PRICE: **\$ 2,152,000**

NOI: **\$ 125,905/Year**

Cap Rate: **5.85%**

Remaining Term: **13 + Years**

❖ **Absolute NNN Lease with ± 13-Years Remaining**

- The property is currently under an Absolute NNN Lease with ZERO Landlord responsibilities, Guaranteed by Superior Star LLC .

❖ **Oversized Assemblage on Two Lots - 2.96**

**AC Total** - Large parking field for trucks and busses from two nearby schools

❖ **Strong store sales** - The property has reported sales to be approximately \$2,000,000 in sales at the subject location. Attractive rent-to-sales ratio

# PRICING OVERVIEW



SITE ADDRESS:



**836 & 842 W MORTON AVE,  
JACKSONVILLE, IL 62650**

ASKING PRICE:

**\$ 2,152,000**

NET INCOME (NOI):

**\$ 125,905/YEAR**

CAP RATE:

**5.85%**

Gross Leasable Area (GLA):

**±5,169 SF**

Lot Size:

**2.96 ACRES**

Year Built:

**1997 (Renovated 2024)**

Ownership Type:

**Fee Simple**

Tenant Trade Name:

**Hardee's**

Guarantee:

**Superior Star, LLC (Franchisee)**

Lease Type:

**Absolute Triple Net (NNN)**

Rent Commencement:

**October 1, 2019**

Lease Term:

**20-Years**

**\*\*CURRENT**

Lease Expiration:

**September 30, 2039**

Remaining Term:

**13 + Years**

Tenant Options:

**Four (4) X 5-Year Options**

Right of First Refusal:

**None**

Rental Increases:

**10% Every 5-Years**

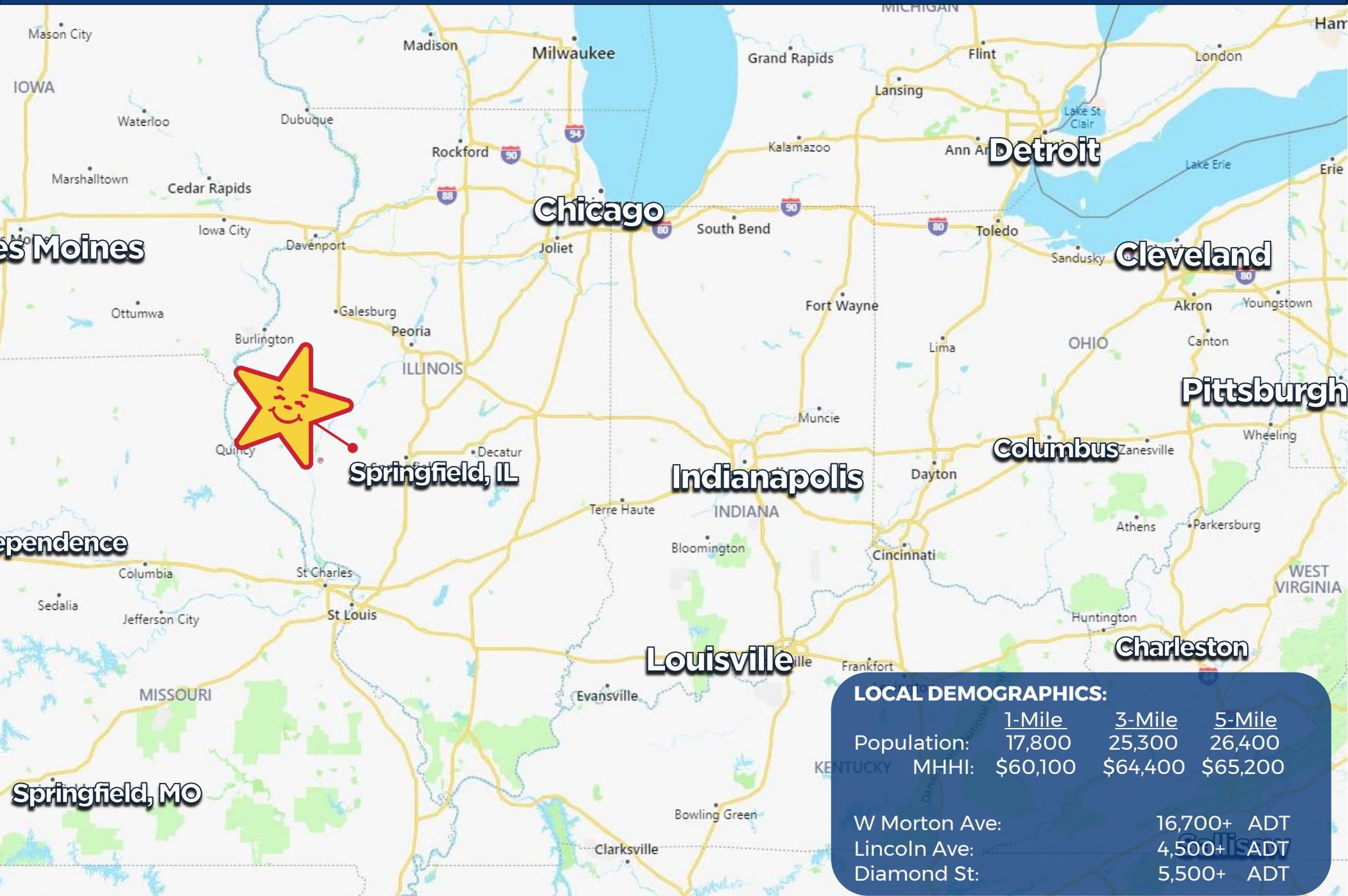


**SUBJECT PROPERTY PHOTO**

<u>Term:</u>	<u>Annual Rent:</u>	<u>Monthly Rent:</u>
Oct 2019 - Sept 2024	\$114,459	\$9,538
Oct 2024 - Sept 2029	\$125,905	\$10,492
Oct 2029 - Sept 2034	\$138,495	\$11,541
Oct 2034 - Sept 2039	\$152,345	\$12,695
Option 1	\$167,579	\$13,965
Option 2	\$184,337	\$15,361
Option 3	\$202,771	\$16,898
Option 4	\$223,048	\$18,587

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# LOCAL MAP



### LOCAL DEMOGRAPHICS:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	17,800	25,300	26,400
MHHI:	\$60,100	\$64,400	\$65,200

W Morton Ave:	16,700+	ADT
Lincoln Ave:	4,500+	ADT
Diamond St:	5,500+	ADT

# LOCAL MAP



Jacksonville Middle School

684+ Students

ILLINOIS COLLEGE  
JACKSONVILLE, IL

942+ Students

McALISTER'S DELI

THE HOME DEPOT

HyVee

cricket wireless

PAPA JOHN'S



W. MORTON AVENUE - 16,700+ ADT

Lincoln Ave - 4,500+ ADT

Diamond St. - 5,500+ ADT

PAPA MURPHY'S  
TAKE 'N' BAKE PIZZA

BlueCross BlueShield

jiffy lube

Ashley HOMESTORE

Allstate  
You're in good hands.

DOLLAR TREE

FAMOUS footwear™

five BELOW

SHERWIN WILLIAMS

Wendy's

# ASSEMBLAGE VIEW



**842 W  
Morton  
1.13 AC**

**836 W  
Morton  
1.83 AC**

**842 & 836 W Morton: 2.96 AC**

72

Tendick St

S Diamond St

S Dia

# AREA OVERVIEW



## Jacksonville, Illinois

Jacksonville, Illinois, is a regional center in west-central Illinois and anchors a stable micropolitan area serving Morgan County and surrounding communities. The Jacksonville area encompasses a compact geographic footprint and includes nearby communities such as South Jacksonville, Winchester, and Arenzville. Jacksonville serves as the financial, commercial, cultural, educational, and government hub of Morgan County. Morgan County, in which Jacksonville is located, covers approximately 570 square miles. Its central Illinois location provides efficient access to Springfield, St. Louis, and the broader Midwest, supporting agriculture, manufacturing, logistics, healthcare, education, and public-sector employment.

The Jacksonville employment base is driven by a mix of public, institutional, and private-sector employers and supports several thousand workers across healthcare, education, manufacturing, and government services. Projected employment by occupation indicates continued stability in healthcare, education, and skilled trades, with service-sector employment remaining a key component of the local workforce. Illinois offers a deep labor pool statewide, and Jacksonville benefits from a steady supply of educated workers from regional colleges and training institutions. Illinois College and area technical programs contribute to workforce readiness, supporting employers with a consistent pipeline of graduates. The presence of correctional facilities and state offices also provides long-term employment stability.

Jacksonville has a diversified economic base led by healthcare services, higher education, manufacturing, agriculture-related industries, and state government operations. Major employers include Passavant Area Hospital, Illinois College, the Illinois School for the Deaf, the Illinois School for the Visually Impaired, and the Jacksonville Correctional Center. Manufacturing and industrial employers in the area support food processing, metal fabrication, and distribution. Jacksonville offers a business-friendly environment with lower operating costs compared to major metropolitan areas, predictable weather patterns, and minimal exposure to natural disasters such as hurricanes, earthquakes, or wildfires.

Jacksonville continues to invest in healthcare, education, and community infrastructure to support long-term economic stability. Healthcare remains one of the fastest-growing sectors in the region, driven by an aging population and expanding medical services. With ongoing investments in hospital facilities, outpatient care, and community health programs, Jacksonville is positioned to support continued healthcare employment growth. Its combination of institutional stability, workforce availability, and low-cost operating environment makes Jacksonville an attractive location for employers seeking dependable, long-term operations in central Illinois.



# BRAND PROFILE



**CKE Restaurants Holdings, Inc.** ("CKE") is a privately held company headquartered in Franklin, Tenn. CKE is not a franchisor and conducts substantially all of its restaurant activities and operations through its subsidiaries. Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC own, operate and franchise the Carl's Jr., Hardee's, Green Burrito® and Red Burrito® concepts. Carl's Jr. and Hardee's operate as one brand under two names, acknowledging the rich regional heritage of both banners. After recent international openings in Chile, Cambodia and Kenya, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC now have over **3,800 franchised or company-operated restaurants in 44 states and 43 foreign countries and U.S. territories.**

Known for its one-of-a-kind premium menu items such as 100 percent Black Angus Thickburgers®, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™, as well as an award-winning marketing approach, the Carl's Jr./Hardee's brand continues to deliver substantial and consistent growth in the U.S. and overseas. The Carl's Jr./Hardee's system is now 94 percent franchised, with international restaurants representing 21 percent of the system. For more information about CKE, please visit [www.cke.com](http://www.cke.com) or its brand sites at [www.carlsjr.com](http://www.carlsjr.com) and [www.hardees.com](http://www.hardees.com)





## Superior Star LLC

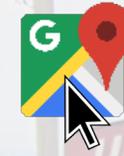
**Locations: 93**

Superior Star LLC is a successful franchisee of CKE with over 93 Carl Jr's and Hardee's. Superior Star LLC operates across 11 states. Superior Star is projected to open several more locations over the next year and have lots of opportunities for advancement. At Superior Star, they know it is their people who make it happen, and they are always searching for individuals with a personal desire to achieve greatness. At Superior Star they believe "People work for People" and they pride themselves on being able to relate to their team members on every level. Superior Star is a company dedicated to serving its guests the freshest food in the fastest and friendliest manner possible.





# 836 & 842 W MORTON AVENUE JACKSONVILLE, ILLINOIS



SEARCH OUR CURRENT INVENTORY @

**[www.NNNsearch.com](http://www.NNNsearch.com)**

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