

812 MAMMOTH CAVE STREET

Cave City, KY 42127

Tenant to Vacate at Close of Escrow

QSR Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

QSR Opportunity

812 Mammoth Cave Street, Cave City, KY 42127



INVESTMENT HIGHLIGHTS

Property Highlights

- **Attractive Entry Basis** – Offered at a compelling \$750,000 purchase price, equating to approximately \$274.42 per square foot, which is well below replacement cost for a drive-thru QSR asset.
- **Modern, Turn-Key Construction** – Built in 2013, the property features contemporary construction standards, allowing for efficient re-tenanting and minimal capital expenditure for a future occupant.

Location Highlights

- **Immediate Proximity to 527 Hotel Rooms** – The property benefits from the seven hotels in the immediate area, which are major traffic drivers to the property providing a consistent consumer base.
- **Strong National Retail Synergy** – The property is prominently positioned along Mammoth Cave Street and is surrounded by a concentration of national retailers, including Wendy's, Pizza Hut, Taco Bell, Long John Silver's/A&W, Sonic, Subway, and Shell, which drive consistent consumer traffic to the corridor.
- **Immediate Access to Major Transportation Arteries** – Located just off the signalized intersection of Highway 65 and Kentucky 90 West, the property benefits from immediate proximity to a major interstate corridor connecting Nashville, TN and Louisville, KY.
- **High Traffic Exposure** – The site is positioned directly off the highly trafficked I-65 corridor, which carries $\pm 45,900$ vehicles per day, and also benefits from substantial frontage along Mammoth Cave Street (Source: KYTC 2024).



812 Mammoth Cave Street
Cave City, KY 42127

\$750,000

Price

\$274.42

Price Per SF

±2,733 SF

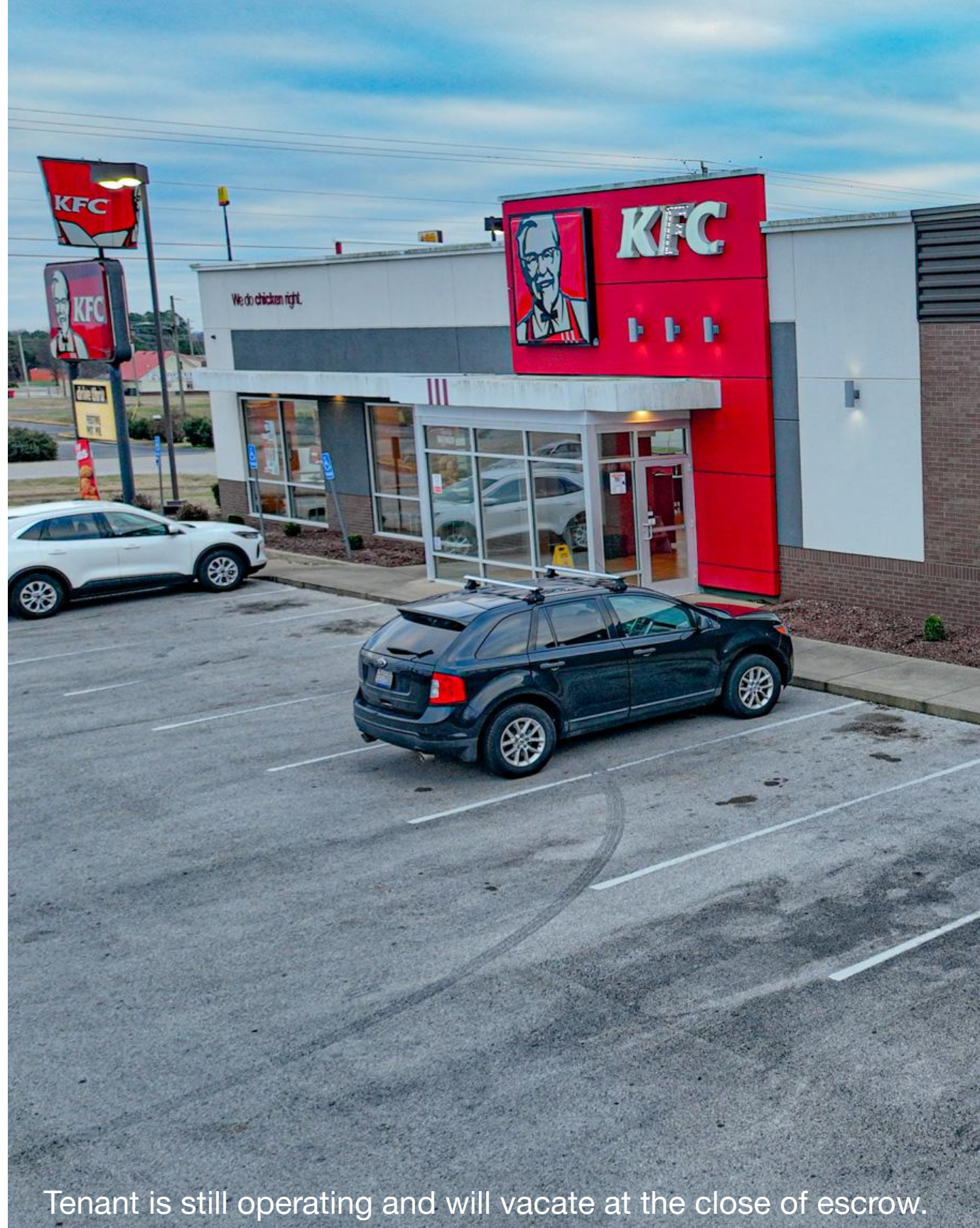
GLA

±0.71 AC

Lot Size

2013

Year Built



Tenant is still operating and will vacate at the close of escrow.



 Cave Country
RV Campground



90



± 10,000 VPD



Mammoth Cave St



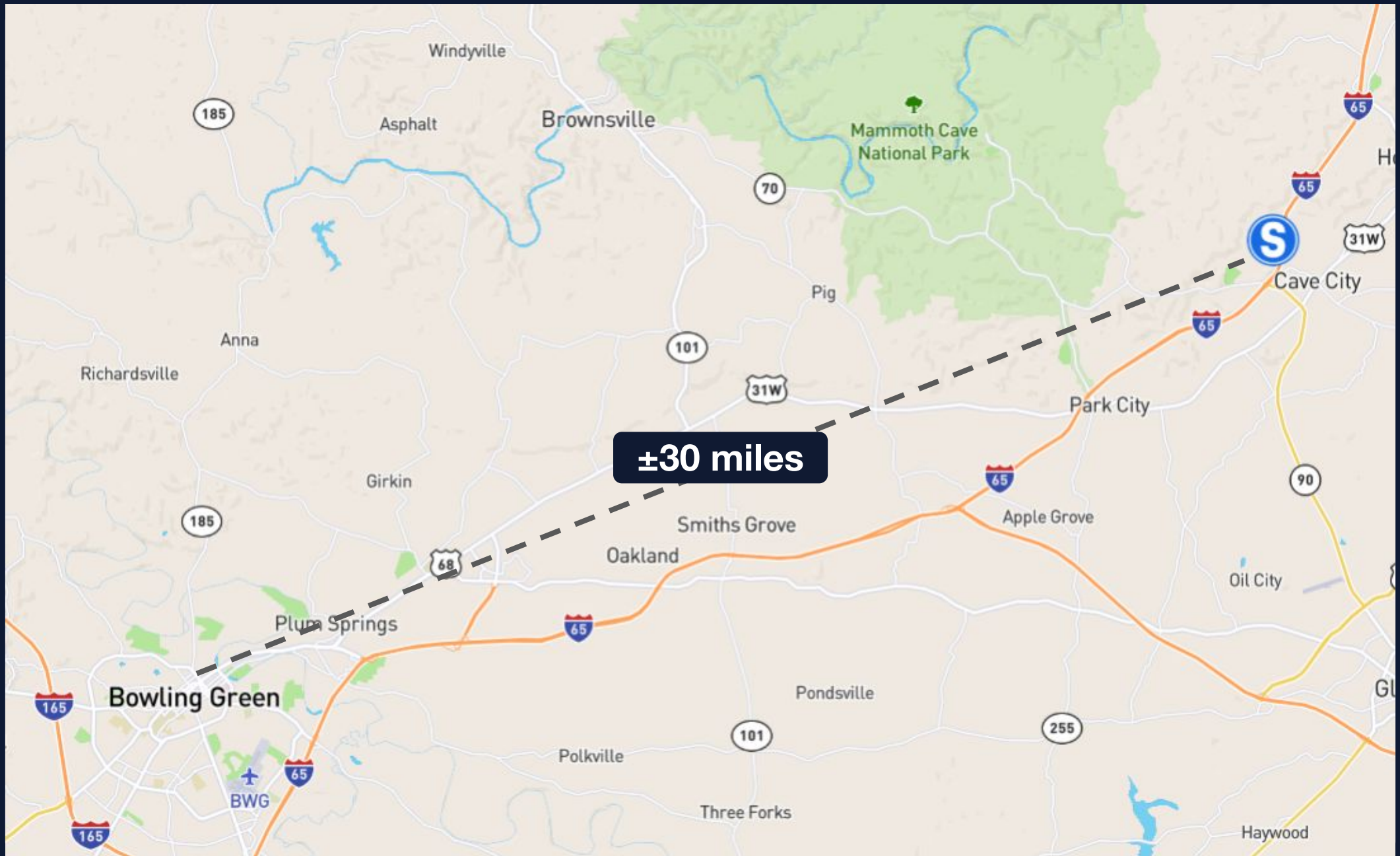
Subject Property



MARKET OVERVIEW

QSR Opportunity

812 Mammoth Cave Street, Cave City, KY 42127



CAVE CITY, KY

Local Market Overview

Cave City, Kentucky is a well-situated tourism and service-oriented community in Barren County, prominently located along Interstate 65 between Louisville and Nashville. As the primary eastern gateway to Mammoth Cave National Park — one of the most visited national parks in the country — Cave City draws a consistent stream of regional and national tourism traffic. This year-round visitor activity underpins the local economy and creates a strong demand base for retail, quick-service restaurants (QSR), and hospitality uses.

The city's retail landscape is driven by both its transient highway traffic and tourism-oriented commerce. National and regional brands are strategically clustered near key highway exits and along Broadway Street, the city's primary commercial corridor. Retail offerings include a mix of gas stations, fast food chains, lodging operators, gift shops, and travel convenience centers that serve a dual role: meeting the daily needs of local residents and capturing the high-volume tourist and interstate traveler market.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	4,016	7,388	24,654
Current Year Estimate	3,799	7,144	23,955
Growth Current Year-Five-Year	2.62%	3.42%	2.92%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,693	3,095	10,024
Current Year Estimate	1,614	3,000	9,740
Growth Current Year-Five-Year	2.39%	3.18%	2.92%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$58,882	\$59,605	\$69,353

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **812 Mammoth Cave Street, Cave City, KY, 42127** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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