

\$742,182 | 5.5% CAP
2209 SOUTH HWY 77
LYNN HAVEN, FL 32444

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KFC | LYNN HAVEN, FLORIDA

Retail Investment Group is pleased to be the exclusive listing agent for the KFC location in Lynn Haven, Florida. The building is $\pm 2,790$ square feet in size and was constructed in 2000. This property has high visibility and is located on Lynn Haven Pkwy which sees $\pm 16,8753$ vehicles per day. Within a 1-mile radius there are over $\pm 10,000$ in population, and within a 10-mile radius there are over $\pm 151,000$ in population. This KFC is near the United States Postal Service, UPS, and Mowat Middle School.

The property will transfer with an Absolute NNN lease which has 14+ years remaining. There are 7% increases every 3 years, as well as at the option periods. Retailers nearby include a directly adjacent Walmart Super Center, Publix Super Market, Regions Bank, Whataburger, Starbucks, Boost Mobile, Dollar General, Jimmy John's, Dunkin' Donuts, Waffle House, Wendy's, Dairy Queen, Wingate by Wyndham, Zaxby's, AutoZone Auto Parts, Taco Bell, Subway Restaurants, Burger King, Pizza Hut, and many more all within ± 0.5 miles of the Subject Property.



PROPERTY INFORMATION

Address:	2209 South Hwy 77 Lynn Haven FL 32444
Price:	\$742,182
Cap Rate:	5.5%
NOI:	\$40,820
Building Size:	±2,790 SF
Land Area:	±0.82 AC
Lease Expiration:	02/28/2034
Options:	(4) 5-Year Options
Lessee:	Divine of Lynn Haven, LLC
Lease Type:	Absolute NNN
Increases:	7% Every 3 Years
Guarantee:	7 Unit Guarantee by a 60 Unit Operator

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease (Zero Landlord Responsibilities)
- (4) 5-Year Options
- 7% increases every 3 years including option periods
- 7 Unit Guarantee by a 60 Unit Operator
- High Visibility with ±10,000 population within 1-mile radius
- Florida is an income tax free state
- Building Built in 2000
- Busy area with area generators including Walmart, Dollar General, Publix Super Market, USPS, UPS, and many others
- Lynn Haven Parkway sees over ±16,500 Vehicles Per Day
- Nearby HWY FL-77 and U.S. HWY 231





LYNN HAVEN FLORIDA





ABOUT THE BRAND

Kentucky Fried Chicken (KFC) is a fast food restaurant chain that specializes in fried chicken and is headquartered in Louisville, Kentucky. It is the world's second largest restaurant chain (as measured by sales) after McDonald's, with almost 20,000 locations globally in 123 countries and territories as of December 2015. The company is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut and Taco Bell chains. KFC was founded by Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky during the Great Depression. Sanders identified the potential of the restaurant franchising concept, and the first "Kentucky Fried Chicken" franchise opened in Utah in 1952.

In 2018 KFC sales were \$4.4 billion, which was 2% higher than the previous year, and they only continue to grow. KFC is Yum Brands largest brand, and their sales posted 5% same-store growth globally in 2018, exceeding analysts expectations for 3.1% growth. CFO Brian Cahoe plans to grow KFC by 100 stores a year starting in 2019, and is looking to expand in Universities, Airports, and even Ball Parks.



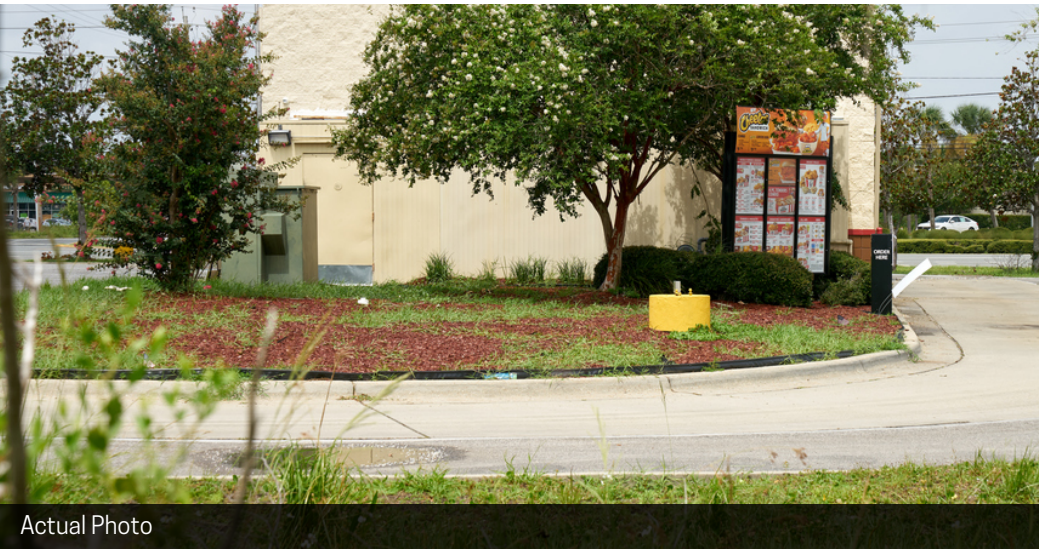
LYNN HAVEN, FLORIDA

Lynn Haven is a city in Bay County, Florida, north of Panama City. As of the 2017 census, the population of Lynn Haven was 20,922. The median household income for Lynn Haven is \$60,664, and the Estimated Per Capita Income is \$27,146. The median house value is \$201,648, and the annual growth rate of the city annually is currently at 1.33%. Lynn Haven is considered a military town as it is less than 20 miles from Tyndall Air Force Base, Eglin Air Force Base, and Duke Field. Lynn Haven is only 16 miles from the Northwest Florida Beaches International Airport, and is only 6 miles from downtown Panama City, Florida.

Lynn Haven is widely known as a tourist town, as it is located centrally to many of Florida's beaches in the Saint Andrew Bay, as well as the Gulf of Mexico. There are also six public schools as well as two charter schools, and the city's total area is 11.8 square miles. Aside from the beaches and the military bases, Lynn Haven community is especially focused on recreational activities and community events. The Lynn Haven Sports Complex is over 20 AC of open space and there are 8 additional parks in Lynn Haven, one being a splash pad and boat slide. The community is very involved in Lynn Haven and the population remains steadily growing.



Actual Photo



Actual Photo



Actual Photo



LYNN HAVEN FLORIDA



POPULATION	1 MILE	3 MILES	5 MILES
2019	10,422	37,330	74,752
2024 (EST)	10,947	38,541	77,092



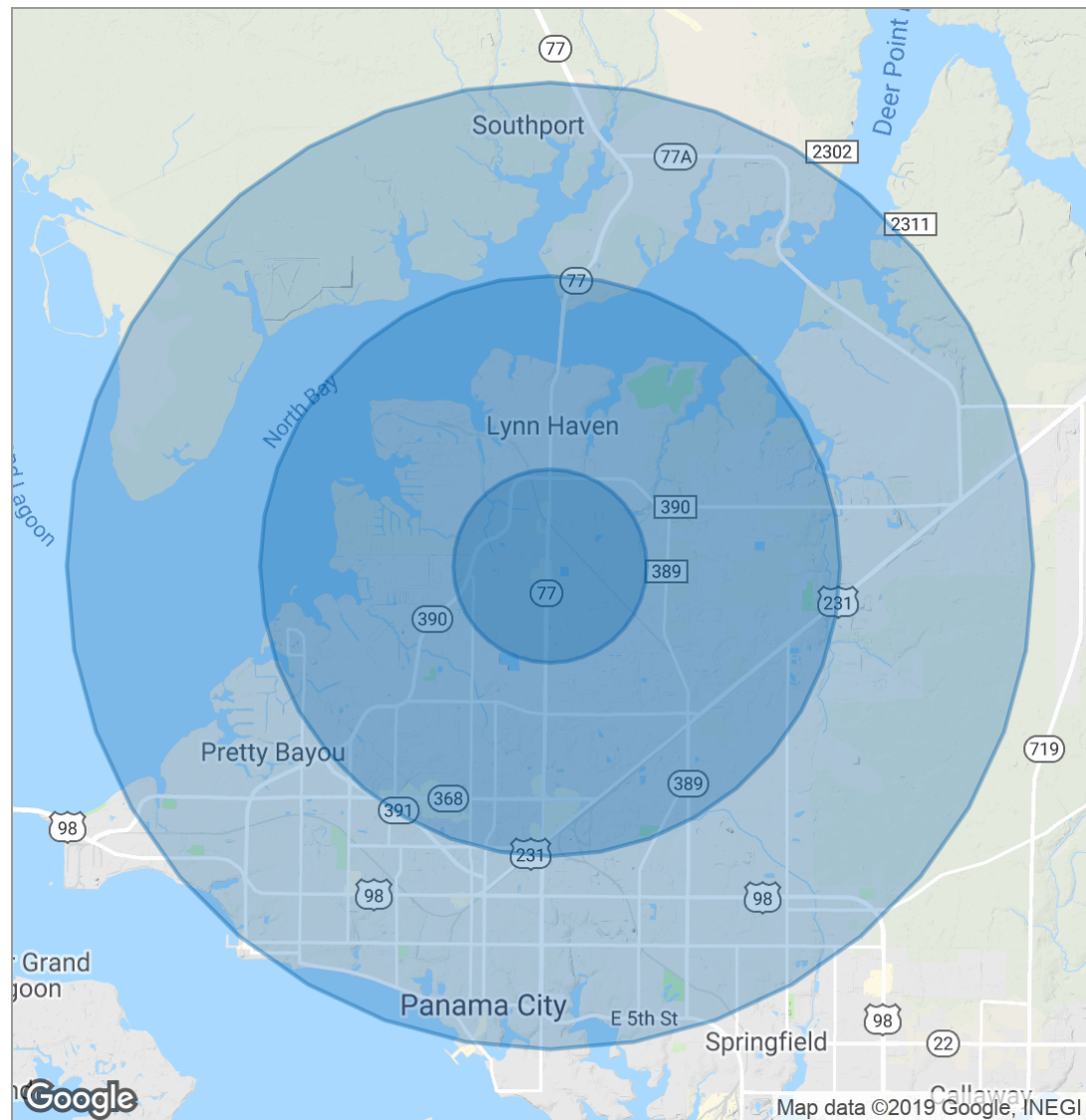
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$68,897	\$68,452	\$60,981



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	1,431	13,892	28,924
AVG HH VALUE	\$259,910	\$244,033	\$206,745



TRAFFIC	LYNN HAVEN PKWY	E 14TH ST
VPD	27,732/Day	13,857/Day





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