



Evansville | IN

SINGLE TENANT RETAIL OPPORTUNITY



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- OWNED BY FLYNN RESTAURANT GROUP, THE LARGEST RESTAURANT FRANCHISEE IN THE U.S.
- 1,200+ TOTAL RESTAURANTS WITH \$2.3 BILLION REVENUES AND NEARLY 50,000 EMPLOYEES
- TENANT SINCE 1995
- RENT TO SALES RATIO OF 4%
- CONVERSION & FULL RENOVATION FROM TACO BELL TO KFC, SHOWING DEDICATION TO THE SITE
- NNN; TENANT RESPONSIBLE FOR ALL REPAIRS OF BUILDING ELEMENTS, INCLUDING ROOF, HVAC, AND ELECTRICAL



\$2.3B+
REVENUES



1,200+
LOCATIONS



LARGEST
FRANCHISEE

PROPERTY OVERVIEW



FRANCHISEE
GUARANTY



10% RENT
BUMP IN OPTION



\$52,800
NET OPERATING INCOME

990 S GREEN RIVER RD | EVANSVILLE, IN 47715



OWNERSHIP:	Fee Simple
YEAR BUILT:	1994
LAND AREA:	0.54 Acres
GUARANTOR:	Franchisee (See Pg 5 for details)
LEASE TYPE:	NNN
ROOF & STRUCTURE:	Tenant Responsibility
LEASE COMMENCEMENT DATE:	1/1/1995
LEASE EXPIRATION DATE:	1/1/2025
LEASE TERM REMAINING:	4 Years 1 Month
RENEWAL OPTIONS:	2, 5-Year Options

ANNUAL RENTAL INCOME						
YEARS	LEASE TERM				ANNUAL	% INC
1 - 30	1/1/1995	-	1/1/2025	CURRENT	\$52,800	
46 - 51	1/2/2025	-	1/1/2030	OPTION 1	\$58,080	10%
46 - 51	1/2/2030	-	1/1/2035	OPTION 1	\$63,888	10%



ABOUT THE TENANT

KFC, also known as Kentucky Fried Chicken, is an American fast food restaurant chain that specializes in fried chicken. Headquartered in Louisville, Kentucky, it is the **world's second-largest restaurant chain** after McDonald's. KFC has **22,621 locations** globally in **136 countries** and is a subsidiary of Yum! Brands, a restaurant company that also owns Pizza Hut, Taco Bell, and Wing-Street. The company reports annual revenues in excess of **\$23 Billion**.

www.kfc.com



\$23B
REVENUES



22,621
LOCATIONS



136
COUNTRIES



ABOUT THE GUARANTOR

Flynn Restaurant Group began in 1999 with just 8 Applebee's locations in Seattle and has grown to become the **largest restaurant franchisee** in the United States. They have **1,238 restaurants** across the United States, employing **47,650 people**, and generating annual revenues of **\$2.3 Billion**.

Flynn Restaurant Group's unique recipe for success has led to greater than **30% annual growth** for nearly two decades. They are the **largest Applebee's franchisee**, the **second largest Taco Bell franchisee**, the **second largest Panera Franchisee**, and the **largest Arby's franchisee**.

As of November 6, 2020, they have submitted a bid of \$816 Million to buy NPC International. This would provide them with nearly 900 Pizza Huts and around 400 Wendy's, increasing their total locations to over **2,500 sites**.



\$2.3B+
REVENUES



1,200+
LOCATIONS



LARGEST
FRANCHISEE



EVANSVILLE | IN

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimate	8,278	69,417	117,160
2010 Census	8,105	68,595	115,611
Daytime Population	15,171	83,231	155,345
HOUSEHOLDS			
2020 Estimate	4,054	30,631	49,839
2025 Projection	4,111	31,575	51,259
2010 Census	3,959	30,251	49,179
INCOME			
Average Household Income	\$65,933	\$59,754	\$59,967
Median Household Income	\$39,780	\$43,434	\$42,441

OVERVIEW

Evansville, Indiana is the county seat of Vanderburgh County and is the largest city in Southern Indiana and the Illinois-Indiana-Kentucky tri-state area, home to over 911,000 people. Four NYSE companies are headquartered in Evansville (Accuride, Berry Global, Springleaf, and Vectren), as the city serves as the region's economic hub home to both public and private enterprises. The Tropicana Evansville is the state's first casino and the Mesker Park Zoo and Botanic Garden is one of the state's oldest and largest zoos. The city has several educational institutions, including the University of Evansville and the Univeristy of Southern Indiana.

Evansville sits less than 200 miles from 4 major U.S. cities: 176 miles from Indianapolis, 156 miles from Nashville, 126 miles from Louisville, and 174 miles from St. Louis.



117,000+
PEOPLE WITHIN 5 MILES



\$42,500+
MEDIAN HOUSEHOLD INCOME



\$60,000+
AVERAGE HOUSEHOLD INCOME



New Multi-Tenant
Office
Development

S GREEN RIVER RD
(28,362 VPD)

WASHINGTON AVE (9,814 VPD)



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