



## OFFERING MEMORANDUM

PRESERVE  
WEST  
CAPITAL



KFC  
Warner Robins, GA

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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## PROPERTY HIGHLIGHTS



- Absolute NNN Lease KFC with 8 Years Remaining and Four, 5-Year Renewal Options
  - Guaranteed by JRN, Inc. – Large Franchisee with 50+ Year Operating History and 175+ Units
  - No Landlord Maintenance Responsibilities
  - 7.50% Rent Increase in September 2026 and at the Start of Each Option Period Providing an Excellent Hedge Against Inflation
- Highly Profitable Store with Strong Sales – 6.84% Rent to Sales Ratio
- KFC Has Operated at Site for 33 Years, Demonstrating Long Term Viability of Location
- Recent Remodel with KFC's "American Showman" Design
- Interstate Location Less than Half a Mile from US Route 129 – 18,900 AADT
- Total Daytime Population of 92,617 within 5 Mile Radius
- 5 Miles from Robins Air Force Base – Employs over 25,000 Military Professionals
- 20 Miles South of Macon and 100 Miles South of Atlanta



## PRICE

**\$1,985,000**

**4.75% Return**

## Location

The property is located at 409 North Davis Drive in Warner Robins, Georgia.

## Lot Size

Approximately 1.15 acres, or 50,094 square feet.

## Improvements

A 2,915 square foot building featuring a drive-thru component for **KFC**.

## Year Built/Renovated

1984/1996

## Parking

There is ample parking available on site.

## Lease

Leased to **JRN, Inc.** from September 10, 2011 for a period of twenty (20) years expiring September 9, 2031. Tenant has the option to extend the Term for four (4) renewal options of five (5) years each. Rent is to increase by 7.50% at the start of each option period. The lease is absolute NNN with tenant responsible for all taxes, insurance, and maintenance.

## Annual Rent

Lease Period	Annual Rent	Return
<b>Current</b>	<b>\$94,252.82</b>	<b>4.75%</b>
09/10/26 – 09/09/31	\$101,321.78	5.10%
09/10/31 – 09/09/36 (Option 1)	\$108,920.92	5.49%
09/10/36 – 09/09/41 (Option 2)	\$117,089.99	5.90%
09/10/41 – 09/09/46 (Option 3)	\$125,871.73	6.34%

## Financing

The property will be delivered free and clear of permanent financing.





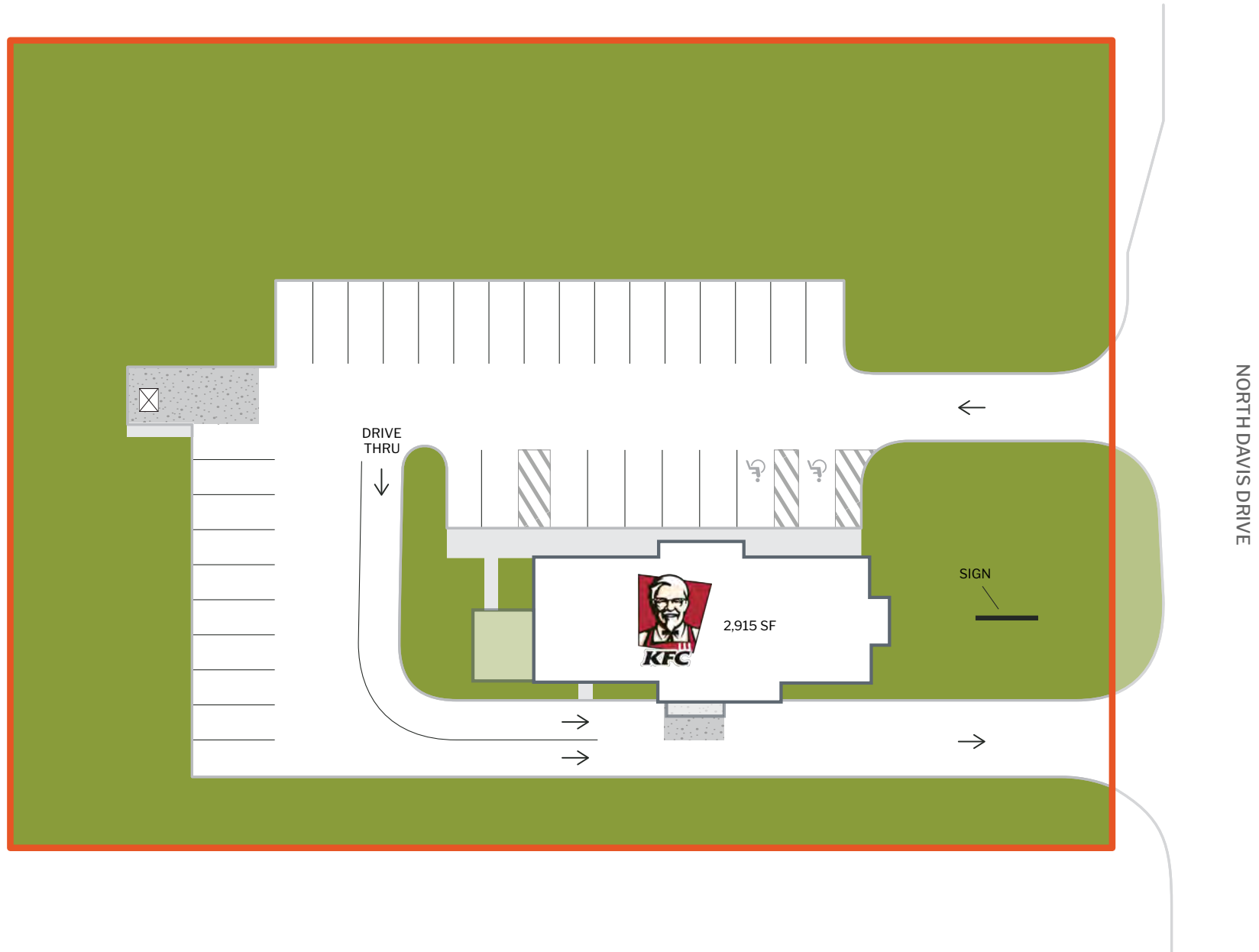
Based in Louisville, KY, **KFC Corporation** is the franchisor of the world's most popular chicken restaurant chain, specializing in Original Recipe®, Extra Crispy™, Kentucky Grilled Chicken® and Extra Crispy™ Strips with home-style sides, Hot Wings™ and freshly made chicken sandwiches.

Famous for its Original Recipe® fried chicken, which is made with the same secret blend of 11 herbs and spices Colonel Sanders perfected more than a half century ago, it is estimated that, on average, more than 185 million people see a KFC commercial at least once a week –that's more than half the U.S. population. A subsidiary of Yum! Brands, Inc., The KFC system serves more than 12 million customers each day in more than 125 countries and territories around the world. KFC operates more than 20,000 restaurants in the United States and internationally.

**JRN Inc.**, headquartered in Columbia, Tennessee, was founded by John R. Neal - After college, Neal worked in the George P. Morris Rent-All business in Nashville. His close friendship with the Massey family involved him in the corporate leadership of Kentucky Fried Chicken after Jack C. Massey and John Y. Brown purchased KFC from Colonel Harland Sanders in 1964. He was the KFC Corporation Senior Director of Franchising from 1961-1970. He became a KFC franchisee in 1970 founding JRN, Inc. and moved to Columbia, TN. Headquartered at the State Bank of Tennessee in Columbia, JRN owns and operates over 175 quick service restaurants branded as KFC, Taco Bell, Pizza Hut and Long John Silver's in 11 states and is ranked in the Top 50 US franchise restaurant companies.

*Financial information about the tenant is available to qualified buyers.*

# SITE PLAN





## AERIAL

## SOUTHEAST VIEW



6,935 Acres Employing 23,000



Warner Robins Campus



Warner Robins High School

Watson Blvd (21,400 AADT)



Warner Robins Campus



N Davis Dr (11,800 AADT)





AERIAL

SOUTHWEST VIEW



ROBINS AIR FORCE BASE

6,935 Acres Employing 23,000

129 (18,900 AADT)

Advance  
Auto Parts



CET  
Institute

FRESENIUS  
KIDNEY CARE



Green St

N Davis Dr (11,800 AADT)



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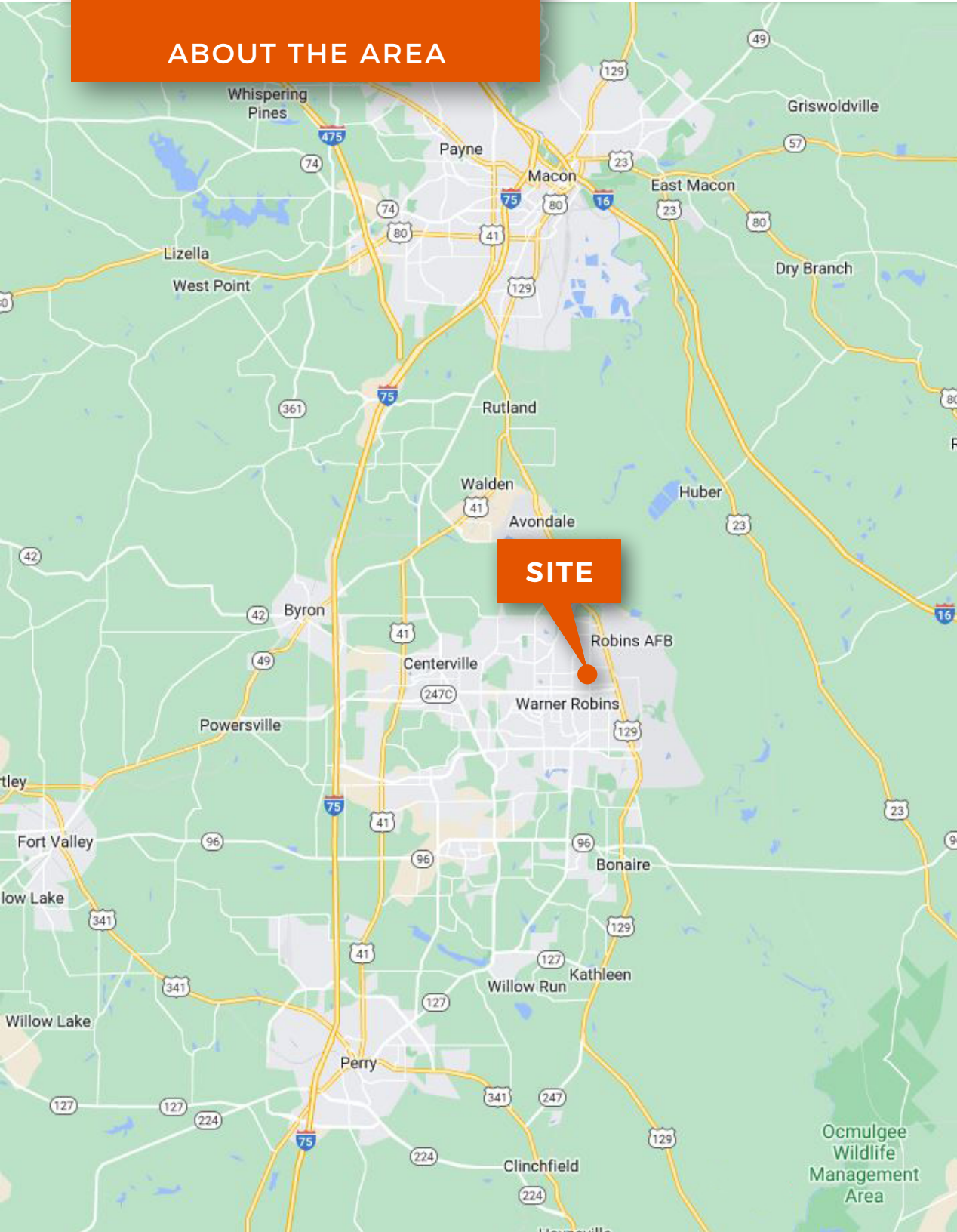
Warner Robins is located in Houston and Peach counties in the central part of Georgia, about 20 miles south of Macon and 100 miles south of Atlanta. It is currently Georgia's eleventh-largest incorporated city, with a census population of 80,308 in 2020.

Warner Robins is known as a military community. Robins Air Force Base, located just east of the city limits, is one of the largest employers in the state of Georgia and directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. It has provided economic stability for Warner Robins that has benefited the entire Middle Georgia community. Most of the workers at the base are civil servants. The base is one of the largest industrial complexes in Georgia. A large number of the residents are former military personnel who work in the area. In addition, the region is home to numerous aerospace and technology firms including Northrop Grumman, Boeing, SAIC and TRW Radio Systems.

In June 2011, Warner Robins was listed in Wired magazine as one of 12 small cities that are driving the “Knowledge Economy”. Georgia was the only Southeastern state listed, and Warner Robins was one of two Georgia cities ranked (the other one being Hinesville-Ft. Stewart). The rankings featured small cities that are luring knowledge workers and entrepreneurs and which have both a relatively high median family income and a relatively high percentage of creative workers who drive the economy.



## ABOUT THE AREA



## Site Information

The subject property is prominently situated directly off heavily trafficked North Davis Drive (11,800 AADT) less than a mile to US Route 129 (18,900 AADT). The site benefits from strong demographics with a total daytime population of 92,617 within 5 miles of the site and average household income of \$66,562 within 5 miles of the site. The Property is just five miles from Robins Air Force Base, which employs over 25,000 military professionals, and two miles from Houston Medical Center, the second largest employer in the city.

Other nation retailers in the immediate area include Taco Bell, Hardee's, Zaxby's, Advance Auto Parts, Chevron, Captain D's, Family Dollar and Dollar General. Additionally, there are nine schools within four miles of the site, including Middle Georgia State University's Warner Robins campus, all of which drive traffic to this location.



## DEMOGRAPHICS



409 N Davis Dr | Warner Robins, GA 31093



2021 TOTAL POPULATION

**78,429**



AVERAGE HOME VALUE

**\$177,452**



AVG. HOUSEHOLD INCOME

**\$66,562**

### Top Employers in Warner Robins

Robin's Air Force Base  
Houston Healthcare ASC, LLC  
Children S Friend, Inc  
Demo & Sales Inc  
Houston County  
City of Warner Robins  
The Middle Georgia Community Action Agency Inc  
Warner Robins Supply Company Inc  
Robins Federal Credit Union  
Eden Walker International Inc

#### Population Summary

	1 Mile	3 Miles	5 Miles
2010 Total Population	7,853	39,683	72,915
2021 Total Population	8,235	42,517	78,429
2026 Total Population	8,472	44,126	81,652
2021-2026 Annual Rate	0.57%	0.75%	0.81%

#### Average Household Income

2021	\$41,406	\$55,002	\$66,562
2026	\$47,614	\$61,534	\$75,023

#### Average Home Value

2021	\$88,798	\$145,981	\$177,452
2026	\$146,767	\$204,639	\$226,576





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