



2221 ROUTE 59, PLAINFIELD, IL



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Aerial Video

ACTUAL SITE

# Kentucky Fried Chicken



## OFFERING MEMORANDUM

ABSOLUTE NNN INVESTMENT OPPORTUNITY

2221 Route 59 – Plainfield, IL

**PRICE: \$1,418,290 | 4.25% CAP | NOI:\$60,277**

## PROPERTY DESCRIPTION

Property	Kentucky Fried Chicken
Property Address	2221 Route 59
City, State, ZIP	Plainfield, IL 60586
Lot Size (Acres)	.87 Acres
Building Size (SF)	3,177 SF
Year Built	2001
Type of Ownership	(Building & Land) Fee Simple

## THE OFFERING

Price	\$1,418,290
CAP Rate	4.25%
Net Operating Income (NOI)	\$60,277

## LEASE SUMMARY

Property Name	Kentucky Fried Chicken
Property Type	Quick Service Restaurant
Tenant / Guarantor	Franchisee
Lease Term	15 Years
Lease Commencement	01/01/2022
Lease Expiration	12/31/2036
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant
Options to Renew	Three (3) Options of Five (5) Years Each
Rental Increases	10% Increases Every Five Years

## INVESTMENT HIGHLIGHTS

- Real Estate Fundamentals
  - 3 Miles From The Louis Joliet Mall
  - Directly on S Route 59 | 30,000 Vehicles Per Day
  - 2 Miles Away From I-55 | 87,100 Vehicles Per Day
  - Dense Retail Corridor
- Tenant is KBP Foods, ±800 Unit Franchisee Guaranty | Generated Sales of Over \$1 Billion in 2021
- Three, 5-Year Tenant Renewal Options
- Brand New 15-Year Triple-Net (NNN) Lease
- Chicago-Naperville-Elgin MSA | Population of Over 9.8 Million
- Average Household Income of Over \$120,000 Within 1-Mile
- 5-Mile Population of Over 167,000
- Large Parcel of Nearly an Acre
- Attractive Rent Increases in Initial Term (Including Option Periods) for KFC of 10% every Five Years

## INVESTMENT SUMMARY

The subject property is a single tenant 800-unit franchisee KFC triple-net lease located in Plainfield, Illinois. The subject property sits on approximately 0.87 acres of land right in the middle the Chicago MSA.

This KFC has roughly 15 years remaining on the original 15-year lease, which will commence in 2022. The property is subject to a triple net (NNN) lease. The initial rent will be \$60,277 in 2022 with 10% rental escalations every five years thereafter including the option periods. In addition to the current lease term, the tenant has three, five-year renewal options. This site also offers an attractive 4.16% Rent to Sales Ratio!

## TENANT SUMMARY

The Tenant, KBP Foods (<https://kbp-foods.com/>) is the largest KFC franchisee in the United States operating over 800 locations in 28 states. In 2021 they surpassed \$1 billion in revenue for the first time ever.

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades –long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago. That cook was Colonel Harland Sanders, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe. There are over 25,000 KFC outlets in more than 145 countries and territories around the world.

Yum! Brands, Inc., based in Louisville, Kentucky, has over 45,000 restaurants in more than 140 countries and territories and is one of the Aon Hewitt Top Companies for leaders in North America. In 2017, Yum! Brands was named to the Dow Jones Sustainability North America Index. The company's restaurant brands—KFC, Pizza Hut and Taco Bell—are the global leaders of the chicken, pizza and Mexican-style food categories.

### ANNUALIZED OPERATING DATA

Initial Annual Rent	\$60,277
Rental Escalations	10% Every Five Years

### RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Years 1 – Years 5	\$60,277	\$5,023.08
Years 6 – Years 10	\$66,305	\$5,525.39
Years 11 – Years 15	\$72,924	\$6,077.93
Option Periods		
Years 16 – Years 20	\$80,220	\$6,685.72
Years 21 – Years 25	\$88,248	\$7,354.29
Years 26 – Years 30	\$97,068	\$8,089.72

CAP Rate 4.25%

Purchase Price \$1,418,290



KFC | Plainfield, Illinois







## PROPERTY PHOTOS







ILLINOIS  
59



Walmart

ESPORTA  
FITNESS



DENSE RETAIL CORRIDOR





**Lot Size**  
0.87 Acres

**Building Size**  
3,177 SF

## Location Highlights

- Irreplaceable Real Estate | Dense Retail Corridor and Located Just SE of the Louis Joliet Mall
- Positioned Directly on State Road 59 | Over 30,000 Vehicles Per Day
- Just West of I-55 | 87,100 Vehicles Per Day
- Plainfield is Located Just West of Chicago Which is the Third Most Populous City in the US.
- The Chicago-Naperville-Elgin MSA is the Third Largest MSA in the United States With a Population of Almost 10,000,000
- Very Strong Demographics and High Traffic Counts in the Area



## LOCATION OVERVIEW

The subject property is a KFC located at 2221 Route 59 Plainfield, Illinois. Located just outside of Chicago, Plainfield is a part of the Chicago-Naperville-Elgin MSA which with a population of nearly 10,000,000 is the third largest MSA by population in the United States.

### Surrounding Retail and Points of Interest

This property is situated in a dense retail corridor directly on Route 59 which boasts a daily average of 30,000 vehicles a day. National retailers in the immediate area include Walmart, Kohl's, Walgreens, ALDI, Target, and Marshalls just to name a few. Furthermore, the property is surrounded by virtually every national fast and casual dining establishments including McDonald's, White Castle, Culver's, Starbucks, Jersey Mike's, Panera, Chili's, Buffalo Wild Wings, Taco Bell, Wendy's and many more.

In addition, the property is just SE of The Louis Joliet Mall, which is a nearly 1,00,000-square foot mall with over 90 retail shops. The mall contains national tenants such as JC Penney, Macy's, H&M, American Eagle, Express, Bath & Body Works, Burger King, Foot Locker, GameStop and more.

The property is also located less than a mile away from the Wedgewood Golf Course and about 4 miles from Plainfield South High School which has an enrollment of 2,500 students. Plainfield is a suburb of Chicago and apart of the Chicago-Naperville-Elgin MSA, which is the third largest MSA in the United States with a population of almost 10 million. Nearly 60 million people visit Chicago annually for their many attractions, including the Art Institute of Chicago, Willis Tower, Cubs Park at Wrigley Field, and much more.

**KFC | Plainfield, Illinois**

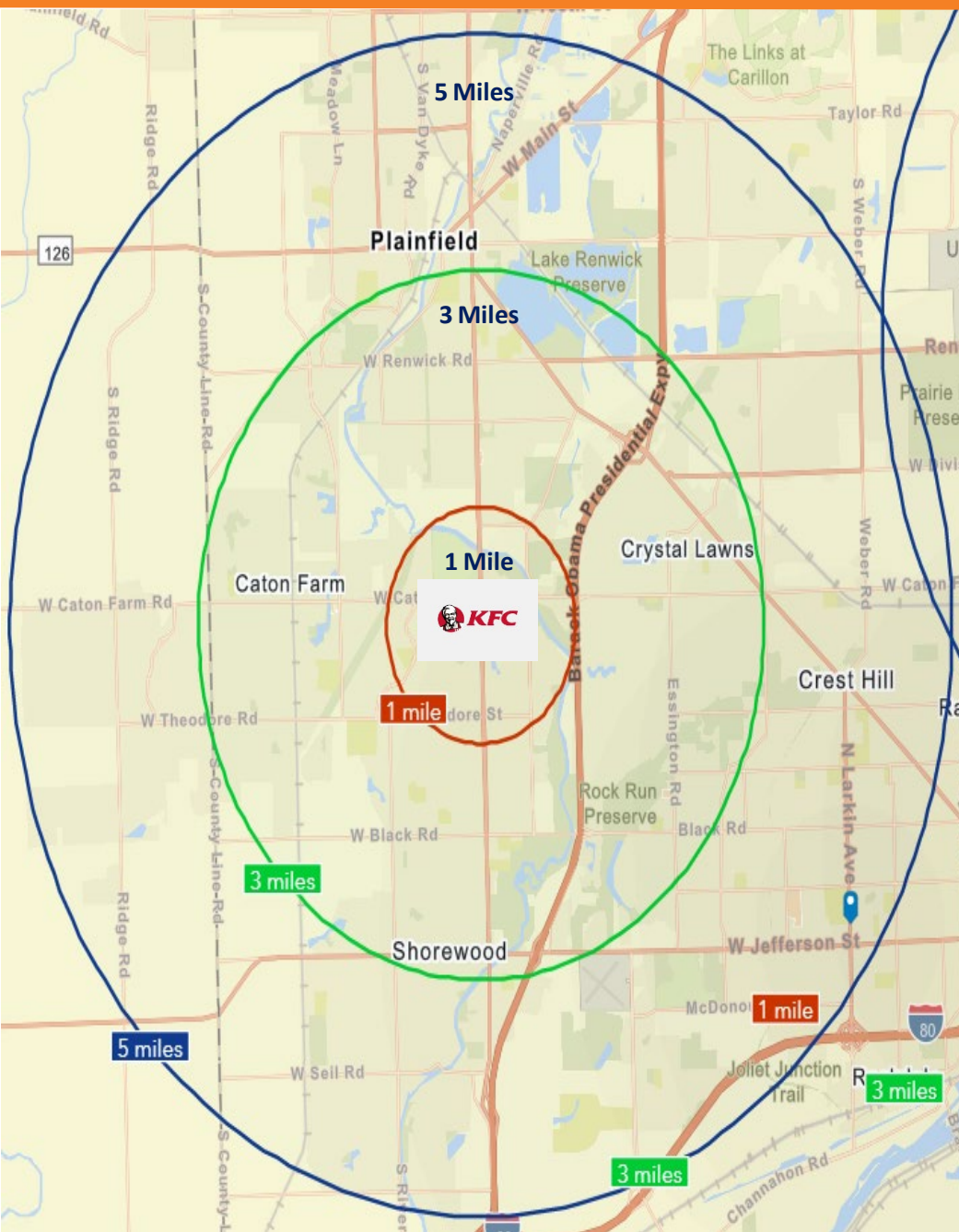




## Traffic Counts and Demographics

The subject property is positioned just west of Interstate-55, which connects the St. Louis, MI and Chicago, IL MSA's. Interstate-55 has very strong traffic counts of more than 87,000 vehicles per day while Caton Farms Rd has 55,000 vehicles that drive by this KFC everyday.

Within a five-mile radius, this property has access to a population of more than 167,000 people and over 75,000 people within three miles. In addition, the population has an above average household income of roughly \$120,000 within one mile. This KFC offers excellent visibility and is surrounded by dozens of traffic drivers who lead patrons towards this KFC on a daily basis.



	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2026 Projection	10,540	76,778	172,750
2021 Projection	10,485	75,011	167,793
2010 Census	10,598	72,823	159,579
<b>INCOME</b>			
Average	\$120,831	\$111,669	\$102,997
Median	\$106,756	\$100,749	\$88,384
Per Capita	\$36,997	\$35,731	\$34,928
<b>HOUSEHOLDS</b>			
2026 Projection	3,556	41,230	118,475
2021 Projection	3,464	40,450	115,040
2010 Census	3,215	39,221	107,757
<b>HOUSING</b>			
2021 Median Value	\$230,905	\$228,353	\$226,965

KFC | Plainfield, Illinois





**5-Mile  
Population**

**167,793**



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