

ABSOLUTE NNN LEASE

LARGEST KFC FRANCHISEE IN THE U.S.

Kentucky Fried Chicken

3945 Red Bank Rd | Cincinnati, OH 45227

Exclusively Listed By

PRIMARY CONTACT

STEVEN DAVIS

Managing Partner AZ Lic: BR101032000

602.625.8338

steven@retail1031.com

MARK McLOONE

Managing Partner
AZ Lic: BR673250000

602.790.1526

mark@retail1031.com

BROKER OF RECORD

Brian Brockman

OH Lic: 2009000214



Introduction

Retail Investment Group is pleased to be the exclusive listing brokerage for this **KFC** in **Cincinnati, Ohio**. Guarantee from or FQSR, LLC, the **largest KFC Franchisee in the United States** with ±850 units in ±27 states.

This $\pm 2,200$ square foot building sits on a $\pm 36,590$ square foot lot. Built in 2018, it features a drive-thru and is situated at a busy, signalized intersection - with over 23,000 vehicles per day along Red Bank Road.

\$2,357,894 PRICE

4.75% CAP

\$112,000NOI

±2,200 SF BUILDING SIZE

±36,590 SFLOT SIZE

2018YEAR BUILT



Executive Summary

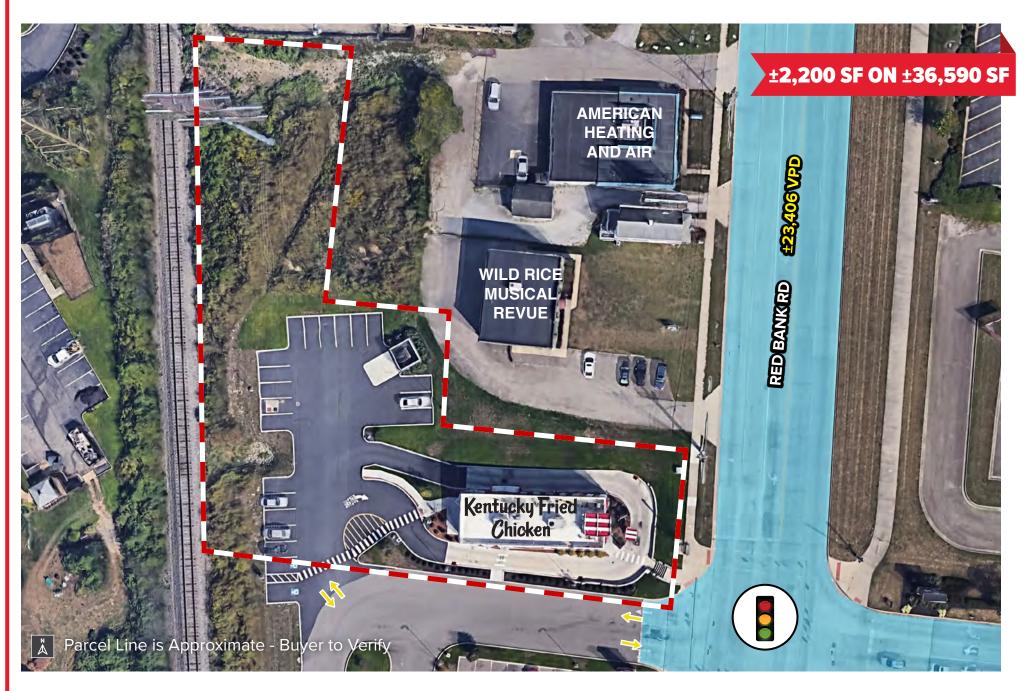
ADDRESS	3945 Red Bank Rd Cincinnati, OH 45227
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	12/23/2038 (16+ Years)
LESSEE	FQSR, LLC dba KBP Foods
GUARANTOR	FQSR, LLC
OPTIONS	(5) 5-Year Options
INCREASES	10% Every 5 years
ROFR	Yes

Property Highlights

- Largest KFC franchisee in the U.S., with ±850 locations in ±27 states
- Absolute NNN lease with ZERO landlord obligations
- Long-term lease with over 16 years remaining
- Newer KFC built in 2018 with a drive-thru
- Located at a signalized intersection with over 23,000 vehicles per day along Red Bank Road
- Population exceeds 210,000 within a 5 mile radius
- Daytime employment of over 108,000 within 5-miles
- Located across the street from Walmart Supercenter













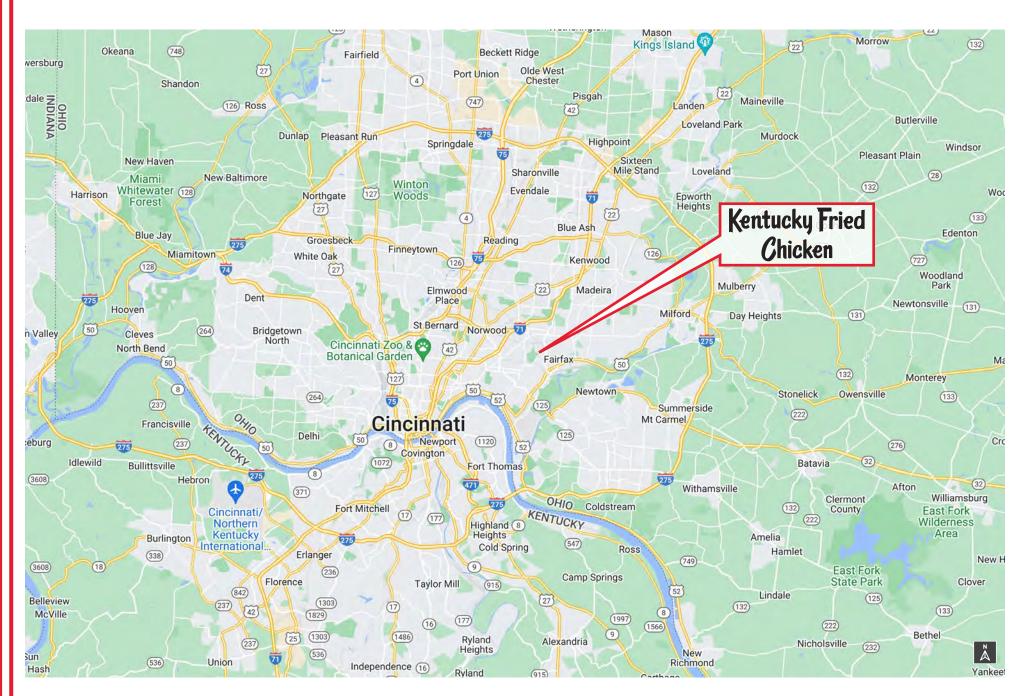


Retail Investment Group











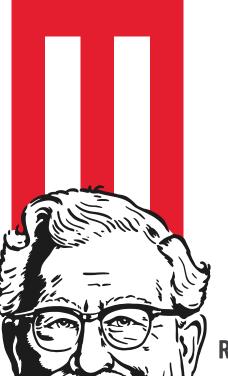
1952KFC FOUNDED

+24,000KFC LOCATIONS

+145KFC COUNTRIES
& TERRITORIES

LOUISVILLE, KYKFC HEADQUARTERS

"YUM" NYSE



Tenant Profile

±309,317 2020 POPULATION

HAMILTON COUNTY

±79.56 SQ MI AREA

Area Overview

Cincinnati is a city in the U.S. state of Ohio and the county seat of Hamilton County. Settled in 1788, the city is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky. The city is the economic and cultural hub of the Cincinnati metropolitan area. With an estimated population of 2,256,884, it is Ohio's largest metropolitan area and the nation's 30th-largest, and with a city population of 309,317, Cincinnati is the third-largest city in Ohio and 64th in the United States. Throughout much of the 19th century, it was among the top 10 U.S. cities by population, surpassed only by New Orleans and the older, established settlements of the United States eastern seaboard, as well as being the sixth-most populous city from 1840 until 1860.





POPULATION
OF
±210,251
WITHIN 5-MILES



AVERAGE HOUSEHOLD INCOME OF ±\$93,717
WITHIN 5-MILES



FOOD AWAY FROM HOME SPENDING OF ±\$314,729,467

WITHIN 5-MILES

Demographics



POPULATION	1 Mile	3 Miles	5 Miles
2022 Est Population	10,736	76,607	210,261
2022 Median Age	39.0	38.5	38.7



INCOME	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$94,318	\$106,423	\$93,717
2022 Med HH Income	\$67,241	\$76,946	\$63,406



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Est Households	5,641	36,418	94,134
2022 Avg HH Size	1.9	2.1	2.2



DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
2022 Employees	10,817	48,425	108,460
2022 Businesses	721	4,302	11,170

Traffic Counts



Red Bank Rd @ Fair Ln Red Bank Rd @ Erie Ave N

Costar 2022

±23,571 VPD ±23,406 VPD

Exclusively Listed By

PRIMARY CONTACT

STEVEN DAVIS

Managing Partner AZ Lic: BR101032000

602.625.8338

steven@retail1031.com

MARK McLOONE

Managing Partner
AZ Lic: BR673250000

602,790,1526

mark@retail1031.com

BROKER OF RECORD

Brian Brockman

OH Lic: 2009000214



480.429.4580 | retail1031.com

CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

