



TAKEN AUGUST 2022



Kentucky Fried Chicken

ABSOLUTE NNN LEASE
LARGEST KFC FRANCHISEE IN THE U.S.

4023 W Third St | Dayton, OH 45417

Exclusively Listed By

PRIMARY CONTACT

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BROKER OF RECORD

Brian Brockman
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Introduction

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

This $\pm 2,243$ square foot building sits on a $\pm 19,602$ square foot lot. Built in 2017, it features a drive-thru and is situated at hard corner, signalized intersection - with $\pm 25,000$ vehicles per day at the intersection.

Kentucky Fried Chicken

DAYTON, OH

\$2,438,095
PRICE

5.25%
CAP

\$128,000
NOI

±2,243 SF
BUILDING SIZE

±19,647 SF
LOT SIZE

2017
YEAR BUILT

Executive Summary

ADDRESS	4023 W Third St Dayton, OH 45417
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	8/14/2038 (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 16 years remaining
- Scraped and rebuilt new KFC in 2017 with drive-thru
- Hard corner, signalized location with approximately 25,000 vehicles per day at the intersection
- Population exceeds 149,000 within a 5 mile radius
- Daytime employment of approximately 104,000 within 5-miles



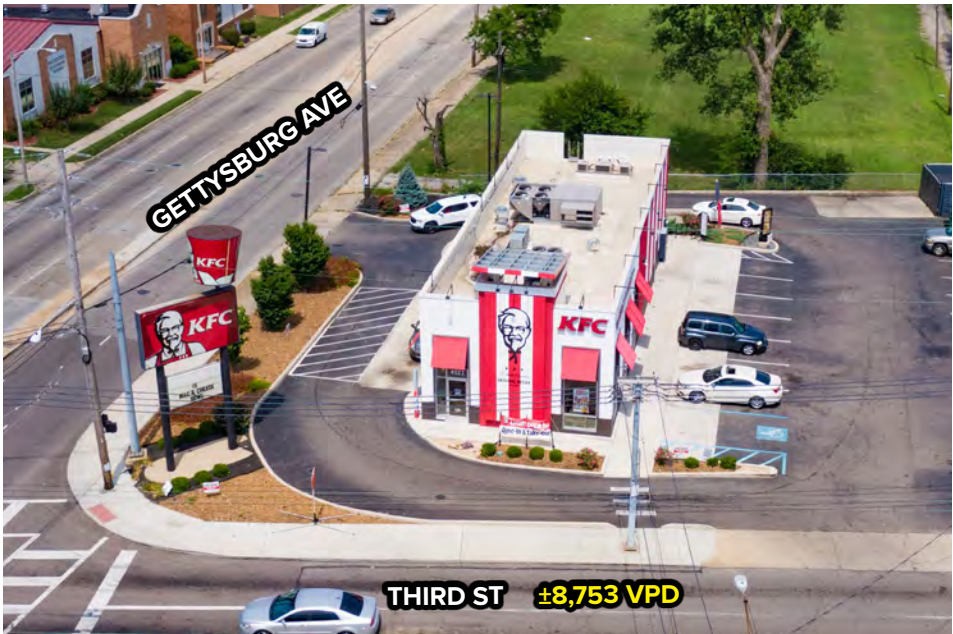
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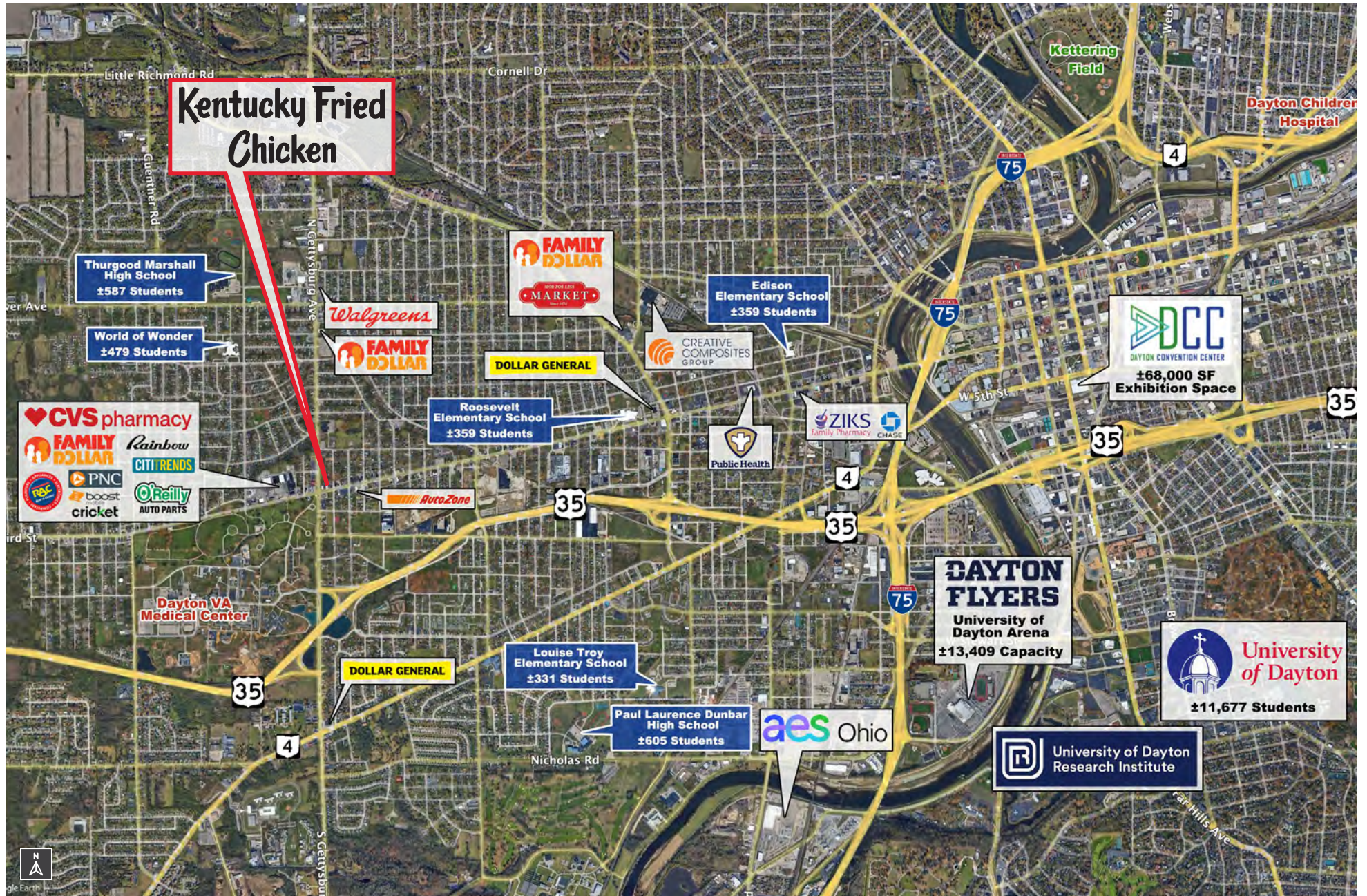


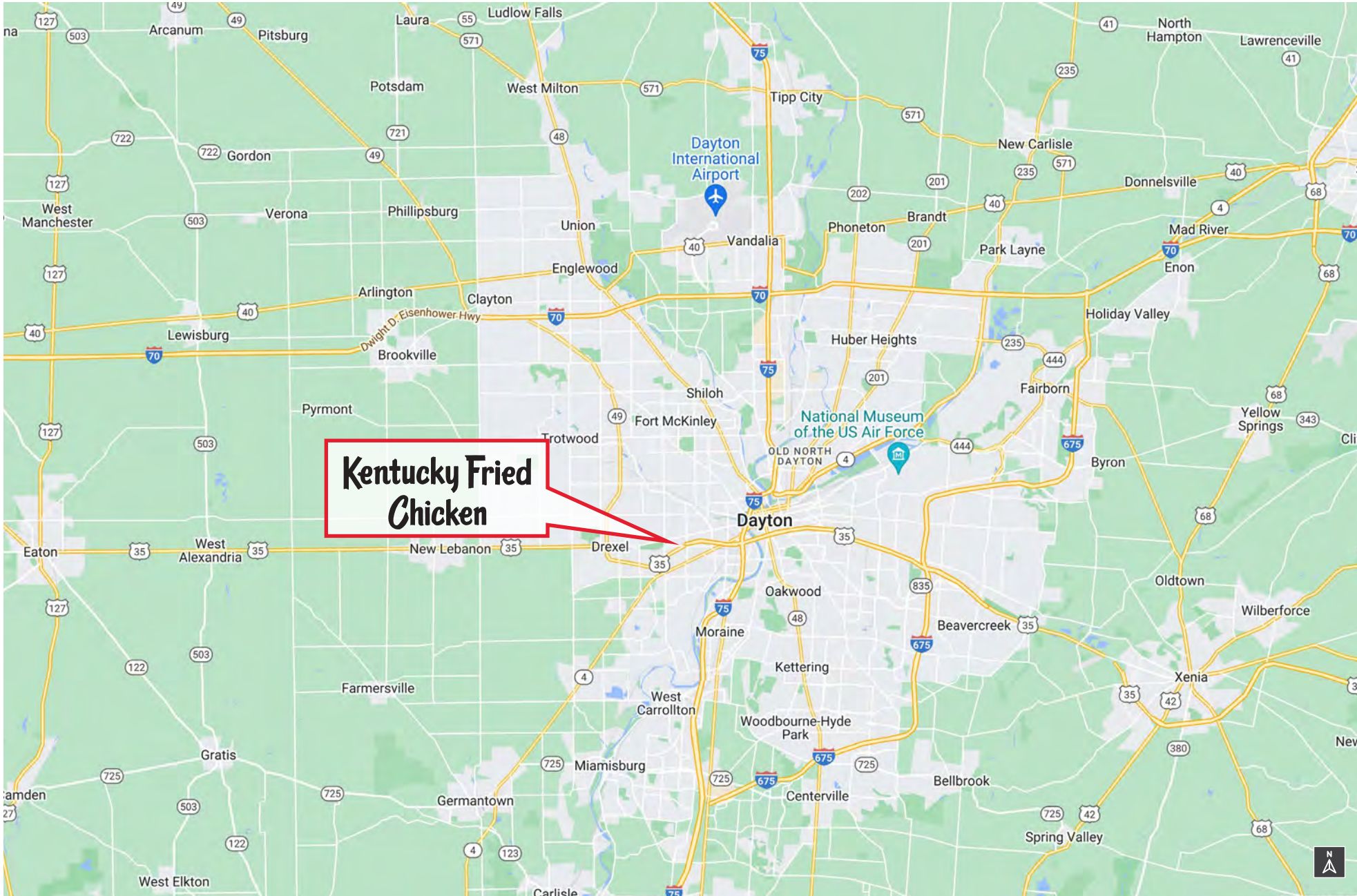
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DAYTON, OH







DAYTON, OH

Kentucky Fried Chicken

Tenant Profile

1952

KFC FOUNDED

+24,000

KFC LOCATIONS

+145

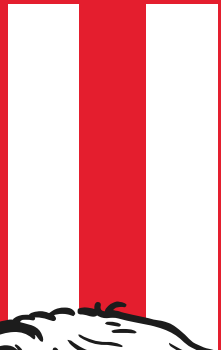
KFC COUNTRIES
& TERRITORIES

LOUISVILLE, KY

KFC HEADQUARTERS

“YUM”

NYSE



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±137,644
2020 POPULATION

MONTGOMERY
COUNTY

±814,049
2020 POPULATION
GREATER DAYTON

±56.55 SQ MI
AREA

Area Overview

Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2020 U.S. census estimate put the city population at 137,644, while Greater Dayton was estimated to be at 814,049 residents. The Combined Statistical Area (CSA) was 1,086,512. This makes Dayton the fourth-largest metropolitan area in Ohio and 73rd in the United States. Dayton is within Ohio's Miami Valley region, 50 miles north of the Greater Cincinnati area.

Ohio's borders are within 500 miles of roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. With the decline of heavy manufacturing, Dayton's businesses have





POPULATION
OF
±148,899
WITHIN 5-MILES



DAYTIME EMPLOYMENT
OF
±103,955
WITHIN 5-MILES



FOOD AWAY FROM HOME
SPENDING OF
±\$131,282,754
WITHIN 5-MILES

Demographics



POPULATION

2022 Est Population
2022 Median Age

1 Mile

9,714
37.7

3 Miles

59,891
37.2

5 Miles

148,899
37.2



INCOME

2022 Avg HH Income
2022 Med HH Income

1 Mile

\$34,678
\$26,288

3 Miles

\$39,623
\$27,684

5 Miles

\$51,247
\$34,665



HOUSEHOLDS

2022 Est Households
2022 Avg HH Size

1 Mile

4,235
2.3

3 Miles

24,487
2.3

5 Miles

60,227
2.3



DAYTIME DEMOS

2022 Employees
2022 Businesses

1 Mile

2,131
319

3 Miles

22,373
2,144

5 Miles

103,955
8,889

Traffic Counts



3rd St @ Melwood Ave E
Gettysburg Ave @ Maywood Ave S
Pennsylvania Ave @ W 3rd St NE

Costar 2022

±11,196 VPD
±20,490 VPD
±8,753 VPD

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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.

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