

Taco Bell / KFC

6607 Prospect Avenue
Kansas City, Missouri

NNN Lease, 11+ Years Remaining on Primary Term
Kansas City, Missouri



Location: 6607 Prospect Avenue
Kansas City, Missouri 64132

Tenant: FQSR, LLC dba KBP Brands. The company currently operates approximately 800 KFC, Taco Bell, Pizza Hut, and Arby's restaurants in 28 states.

Lease Term: Original 23 years commencing April 1, 2001. Expiring March 31, 2034.

Lease Type: Absolute NNN

Current Rental: \$104,936 per year

Sale Price: \$1,910,000 (5.49% Cap)

Increases: 10% every 5 years

Area: High density, high activity area with close proximity to State Highway 71. The site adjoins the Research College of Nursing, 420 students, and is across the street from major medical complex anchored by Research Medical Center, a full service hospital established in 1886, with approximately 590 beds. The site is close to other major attractions including the Kansas City Zoo, Swope Park, and multiple schools and high schools. Other major retailers in the area include CVS, Walgreen's, Wendy's, McDonald's, Aldi, Popeye's, Auto Zone, Bank of America, US Bank, etc.

Next Increase: April 1, 2024

Land Area: Approximately 33,188 Sq Ft

Building Size: Approximately 2,714 Sq Ft plus drive thru

For More Information Please Contact:

**DIAMOND
PROPERTIES, INC.**
Commercial real estate brokerage

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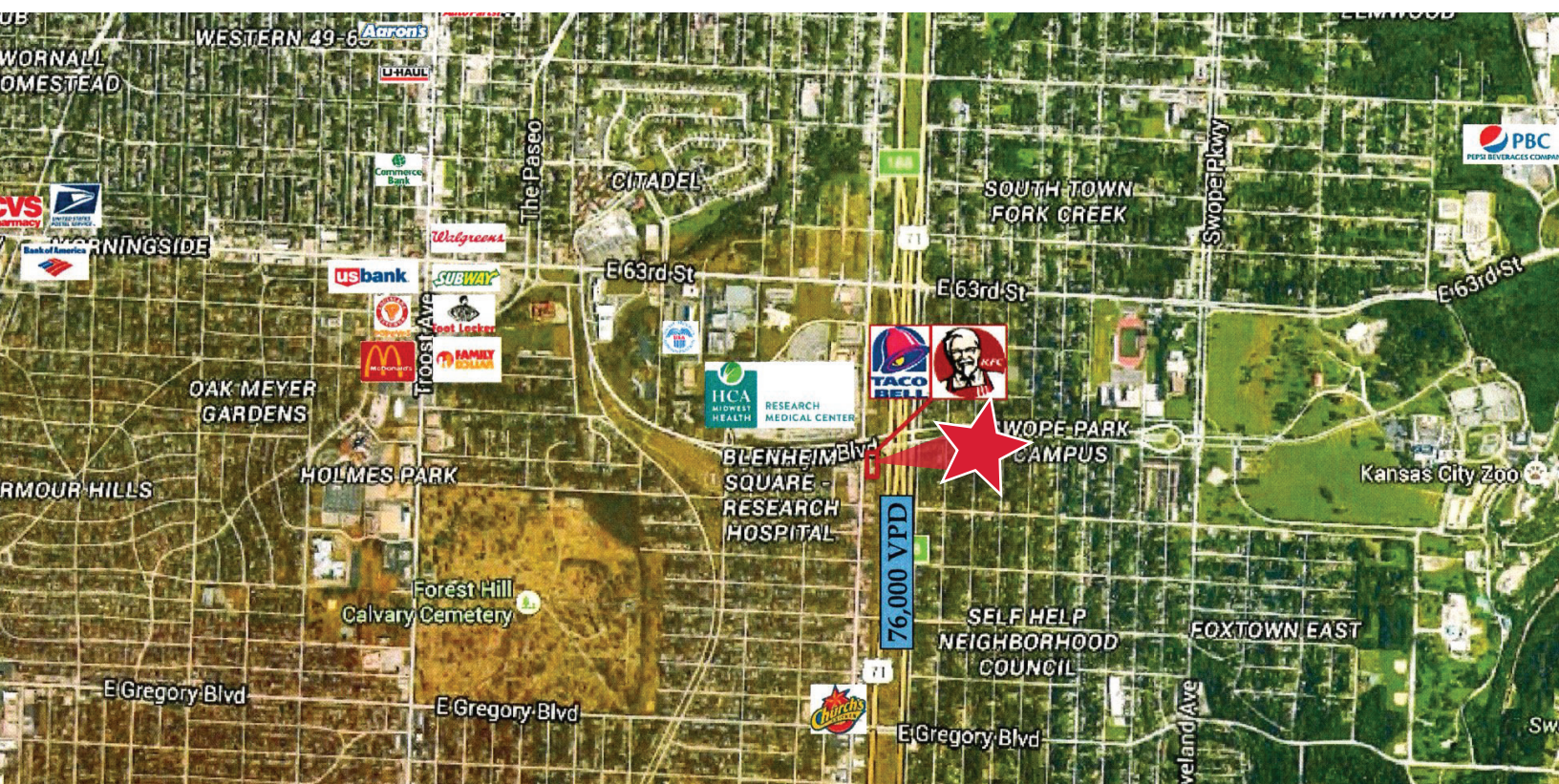
Broker of Record is:
Brian Brockman
Bang Realty-Missouri, Inc.

INVESTMENT OPPORTUNITY

Taco Bell / KFC

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Excellent opportunity to acquire established NNN leased income property, at very reasonable price and terms, in very desirable area.



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This offering is subject to change, prior sale, prior lease or withdrawal from the market without notice. The above information was furnished to us either directly by the Owner or his Agent or through a Co-Broker and therefor is herewith submitted without any guarantee on our part, and while we do not guarantee it and assume no liability for error or omissions, we believe it to be correct. The information is given with the understanding that all the negotiations relative to purchase, sale, exchange or leasing of the property herein described will be conducted through Diamond Properties, Inc.

Aerial Photo



Location Map

