NNN INVESTMENT FOR SALE KENTUCKY FRIED CHICKEN (KFC) 980 N MILITARY TRAIL, WEST PALM BEACH, FL 33415



INVESTMENT SUMMARY

NOI: \$202,788 Offering Price: \$4,771,482

CAP Rate: 4.25%

Base Term: 20 Year Lease

Increases: 10% increases every 5 years

Option Terms: Five (5) five (5) year options

Commencement: Commenced 7/2/2019

Tenant is Fulenwider Enterprises dba KFC who currently operates 170+ KFC units in the Southeastern US



ABOUT THE LOCATION

Kentucky Fried Chicken (KFC)



980 N Military Trail
West Palm Beach, Florida 33415

Building #1: 2,306 SF fast food restaurant Building #2: 6,606 SF warehouse building

Square Feet: 8,912 SF (Total)

Acres: 0.84

Zoning: CC – Community Commercial

(00 – Unincorporated)

Parcel ID: 00-42-43-36-11-000-0011



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ABOUT THE TENANT

Fulenwider Enterprises dba KFC (www.fulenwider.net)

Fulenwider Enterprises started from a single Kentucky Fried Chicken (KFC) franchise in 1965 to 170+ restaurants and counting in 2022. Fulenwider Enterprises, Inc. has a long history of service, quality and integrity in business. The family– owned and operated company celebrated its 50-year anniversary in 2015. Fulenwider has two offices, one in Morganton, NC and the other in Charlotte, NC.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	13,564	109,574	297,005
HOUSEHOLDS	4,109	41,066	116,702
AVG HH INCOME	\$53,361	\$62,567	\$69,758

TRAFFIC COUNTS

Military Trail | 40,000 AADT

Belvedere Rd | 23,500 AADT

980 N MILITARY TRAIL, WEST PALM BEACH, FL 33415 | TENANT BIO & DEMO'S

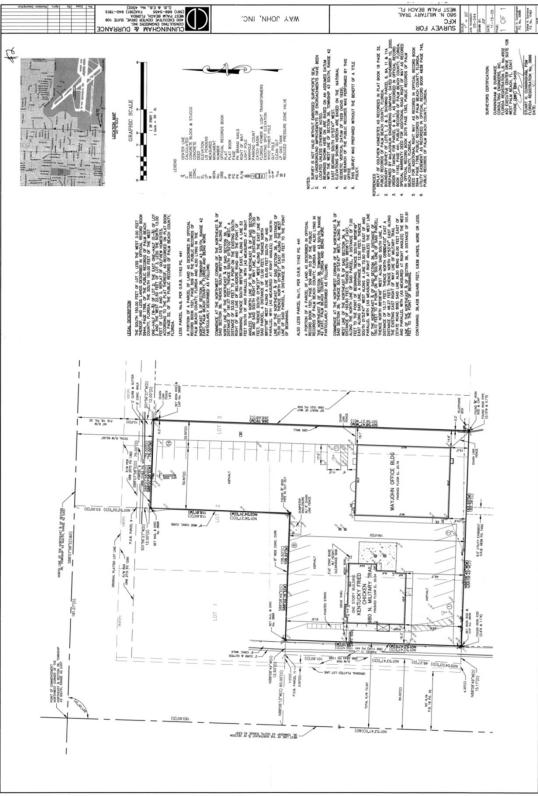
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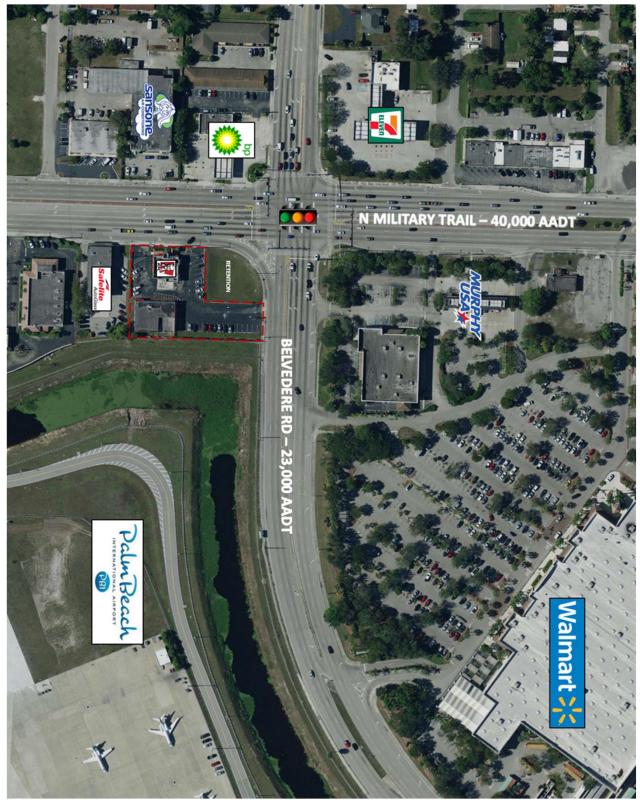
LINDSEY MEYERS PRINCIPAL | BROKER 404.556.4960 LINDSEY@SRACRE.COM

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