

## 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

# SRA

SOUTHEAST  
RETAIL  
ADVISORS

LINDSEY MEYERS  
PRINCIPAL | BROKER  
404.556.4960  
LINDSEY@SRACRE.COM

## NNN INVESTMENT FOR SALE

# KENTUCKY FRIED CHICKEN (KFC)

980 N MILITARY TRAIL, WEST PALM BEACH, FL 33415

## ABOUT THE TENANT

Fulenwider Enterprises dba KFC ([www.fulenwider.net](http://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

\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective buyer or tenant

# SRA

SOUTHEAST  
RETAIL  
ADVISORS

LINDSEY MEYERS  
PRINCIPAL | BROKER  
404.556.4960  
LINDSEY@SRACRE.COM

# SURVEY





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

AERIAL



\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective buyer or tenant

**SRA**

SOUTHEAST  
RETAIL  
ADVISORS

LINDSEY MEYERS  
PRINCIPAL | BROKER  
404.556.4960  
LINDSEY@SRACRE.COM