



KFC

3212 Leitchfield Road - Owensboro, KY 42303

KFC - OWENSBORO, KY

EXCLUSIVELY MARKETED BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,120 SF KFC Located at 3212 Leitchfield Road in Owensboro, KY. This Deal Includes a 20-Year Absolute NNN Lease, Passive Income, and an Experienced Operator and the Lease Features 1.5% Annual Rental Increases, Starting in Year 6, Throughout the Initial Term and in the Option Periods, Steadily Increasing NOI and Hedging Against Inflation, Providing For a Secured Investment.

Sale Price	\$1,885,250
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OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$113,115
Price / SF:	\$604.25
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	3212 Leitchfield Rd
City, State, Zip:	Owensboro, KY 42303
County:	Daviess
Building Size:	3,120 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS

20-Year Absolute NNN | Scheduled Rent Increases & Options | Experienced Operator:

- **Strong 161-Unit Corporate Guarantee From Tasty Chick'n, LLC:** A Subsidiary of Tasty Restaurant Group (TRG), a Premier Franchise Operator Managing Over 400 Restaurants Across Top-Tier Brands, Including KFC, Pizza Hut, Burger King, Dunkin' and Taco Bell; TRG is an Affiliate of Triton Pacific Capital Partners
- **Brand Strength:** Operating Under the Globally Recognized KFC Brand, This Location Benefits From TRG's Extensive Experience and Market Presence; With 161 KFC Locations Under Their Management, the Combined Strength of Tasty Restaurant Group and KFC Provides Unparalleled Stability, Making This an Attractive and Secure Investment
- **Rent Increases & Options:** The Lease Features 1.5% Annual Rental Increases Starting in Year 6, Throughout the Initial Term, and in the Option Periods, Steadily Increasing NOI and Hedging Against Inflation

Prime Owensboro, KY Location | Surrounded By Major Economic Drivers:

- **Strategic Owensboro, KY Location:** Located on Leitchfield Rd., This KFC Benefits From High Visibility and Significant Traffic, With Over 20,000 Vehicles Passing Daily; The Property is Well-Positioned in a Growing Area of Owensboro, Ensuring a Consistent Flow of Customers and Reinforcing its Value as a Dependable Investment

- **Proximity to Major Economic Drivers:** The Property is Strategically Located Near Owensboro Health Regional Hospital, Which Employs Over 4,300 Healthcare Professionals, Contributing to a Stable Customer Base; Additionally, The Area is Supported By Other Major Employers Like Tyson Foods, Which Has Over 1,400 Employees, Further Enhancing the Property's Attractiveness and Ensuring Steady Business
- **Robust Retail Environment:** The Location is Part of a Thriving Commercial Corridor, Surrounded By National and Regional Retailers Such as Walmart, Lowe's, and Kroger, Driving Significant Foot Traffic to the Area; This Established Retail Environment Ensures Sustained Visibility and Customer Engagement

Strong Demographics | Affluent Population | Proven Market Performance:

- **Strong Local Demographics:** The Owensboro Area Boasts a Population of Over 73,000 Residents Within a 5-Mile Radius, With an Average Household Income of Approximately \$76,000; These Strong Demographics Support Sustained Demand and Long-Term Stability For the Tenant
- **Established Success and Community Presence:** This KFC Location Has Become a Trusted and Recognized Establishment Within the Owensboro Community; the Strong Sales Performance and Long-Standing Presence Make This Property a Proven and Secure Investment



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

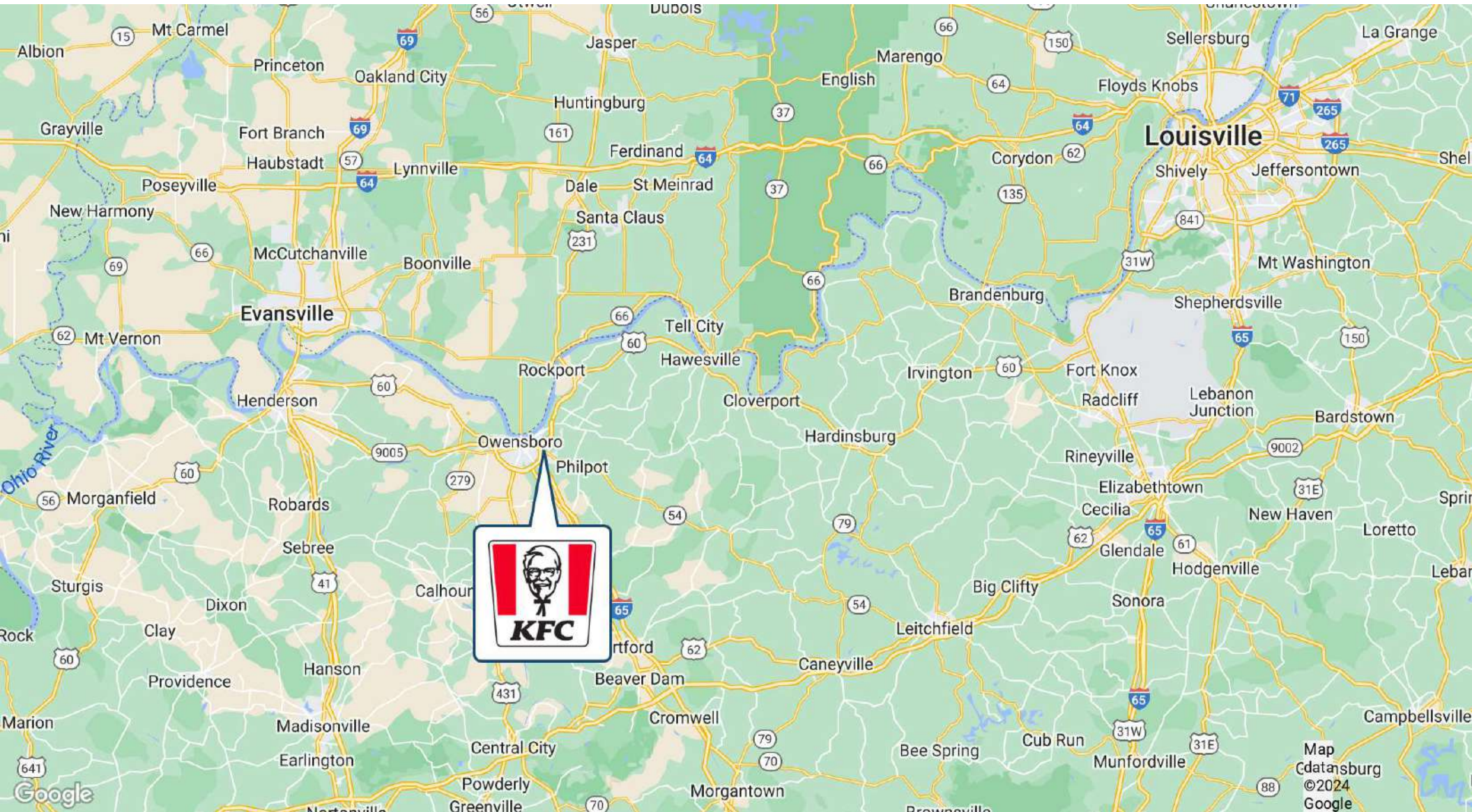
Tenant:	Tasty Chick'n, LLC
Premises:	3,120 SF
Base Rent:	\$113,115
Rent Per SF:	\$36.25
Lease Commencement:	09/27/2024
Rent Commencement:	10/01/2024
Lease Expiration:	09/30/2044
Lease Term:	20 Years Remaining
Renewal Options:	4 x 5 Years Options
Rent Increases:	1.5% Annually, Starting in Year 6
Lease Type:	Absolute Net
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



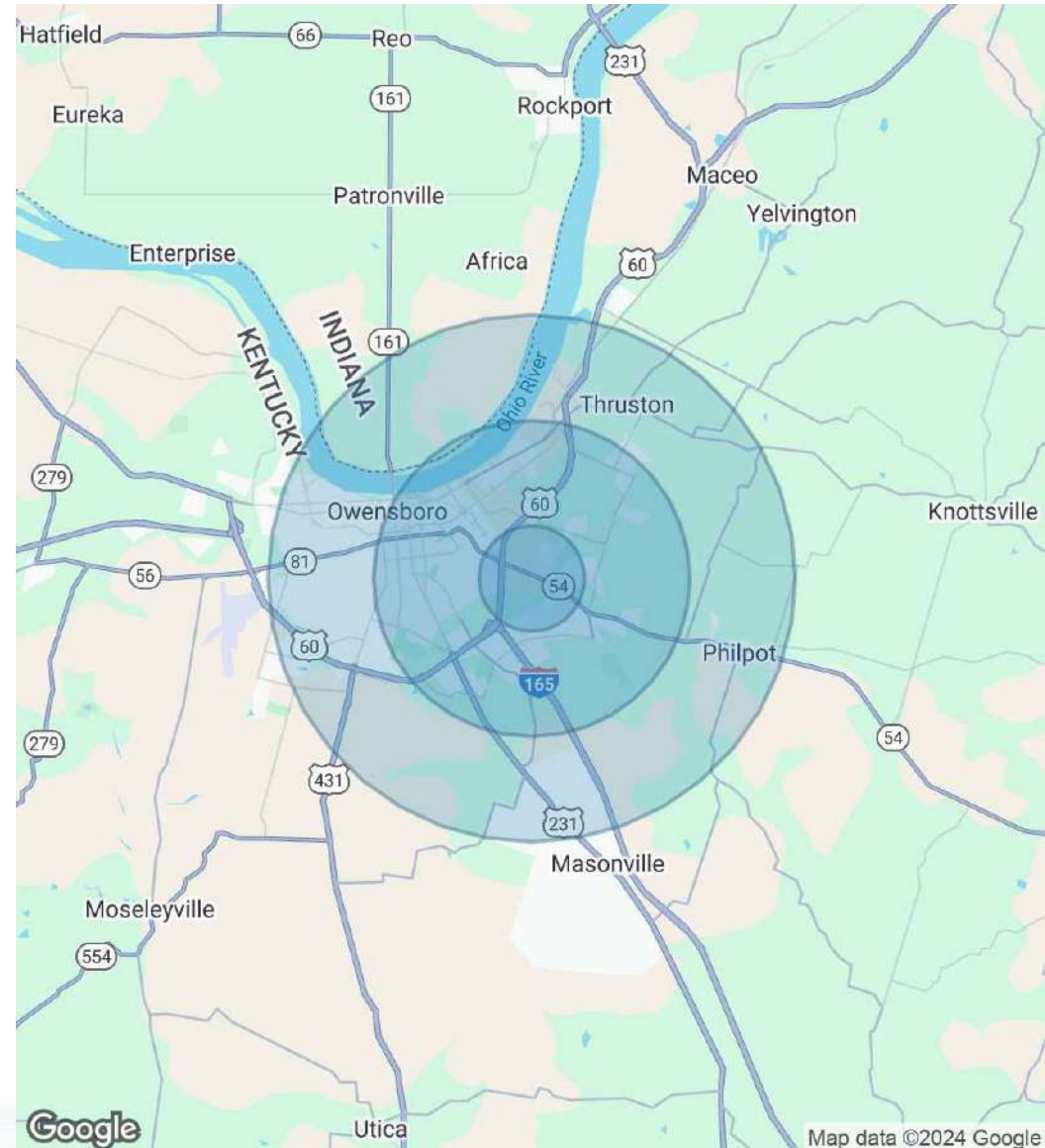
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,965	36,640	73,906
Average Age	43	42	41
Average Age (Male)	41	41	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,968	14,750	29,943
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$108,070	\$80,240	\$76,236
Average House Value	\$205,424	\$181,166	\$165,334

TRAFFIC COUNTS

Leitchfield Rd	31,947 VPD
U.S Hwy 60	38,108 VPD
Fairview Dr	7,212 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Owensboro, KY



Owensboro Health Regional Hospital

OWENSBORO, KY

Owensboro is the county seat of Daviess County. Owensboro is located on U.S. Route 60 and is the principal city of the Owensboro, Kentucky, Metropolitan Statistical Area. Owensboro lies on the southern banks of the Ohio River, one of the nation's major waterways in the Western Kentucky Coal Field Region. Owensboro is located 32 miles southeast of Evansville, Indiana, 123 miles north of Nashville, Tennessee, and 109 miles southwest of Louisville, Kentucky. The city incorporated in 1817, located in the western part of the state occupies 20.9 square miles. The City of Owensboro is the 5th largest city in Kentucky with a population of 61,026 as of July 1, 2024.

Owensboro has a strong economic climate and diverse industry base, which give our businesses the opportunity to grow and expand. Owensboro is the industrial, medical, retail and cultural hub of western Kentucky. Major industries located within the government's boundaries include healthcare, banking, manufacturing and retail. The region is a unique place that is made up of skilled people who work with pride and precision and are dedicated to quality of life and work. Daviess County hosts one of the largest river ports in the state. Owensboro Riverport Authority provides opportunity to deliver goods and materials to 50% of the nation's population within one day's travel time. The Owensboro-Daviess County Airport is a full-service towered facility with over 34,000 aircraft operations annually. Major employers include Owensboro Health Regional Hospital, US Bank Home Mortgage, Owensboro Public Schools and Speciality Food Group among the top.

Owensboro offers a wide range of recreational and cultural activities. The city has everything from fishing on a nearby lake to live performances of the Owensboro Symphony Orchestra, one of the finest in the state. Municipal parks provide areas for picnicking, golf, tennis, softball, football and relaxing. Water sport activities may be enjoyed on the Ohio River. Owensboro is host to the only municipal ice arena in Kentucky, Edge Ice Center. The Smothers Park on the riverfront features an all-access Lazy-Dayz playground with a spraypark, concessions, music and signature fountains. Owensboro RiverPark Center, a performing arts and civic center, boasts a 1,500 seat multi-purpose auditorium and experimental theatre, a riverfront plaza, an open-air courtyard, meeting/reception rooms, and the International Bluegrass Music Museum. The city is also home to the Owensboro Museum of Fine Art and the Owensboro Museum of Science and History. The International Bar-B-Q Festival is held each year and sees tens of thousands of people visit the "Bar-B-Q Capital of the World".



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Tasty Restaurant Group LLC (TRG)
Founded:	2018
Locations:	400+
Headquarters:	Plano, TX
Website:	tastyrg.com

TASTY RESTAURANT GROUP LLC

Tasty Restaurant Group, LLC (TRG), an affiliate of Triton Pacific Capital Partners, is based in Dallas, TX, and manages over 400 restaurants under well-known brands such as Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken, and Taco Bell. TRG was founded on the belief that strong teams are essential to building great brands, delivering outstanding service, and ensuring high-quality guest experiences. The company is dedicated to every detail that contributes to a brand's long-term success and growth. With a singular focus on providing exceptional service, care, and added value, TRG continuously enhances its current restaurants, develops new ones, and expands through acquisitions. By prioritizing talent development, fostering positive guest experiences, and engaging with communities, TRG supports its restaurants in achieving excellence while meeting both operational and financial goals.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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