

LARGEST KFC FRANCHISEE IN THE U.S.

WADESBORO, NORTH CAROLINA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



FILE PHOTO

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HIGHLIGHTS



Kentucky Fried Chicken

PRICE

\$2,683,000

CAP RATE

6.00%

NOI

\$161,000



POINTS OF INTEREST

Retailers | Entertainment: Retailers in Wadesboro include Food Lion, IGA, Roses Discount Store, Do It Best, Tractor Supply Co., Hibbett Sports, Badcock Home Furniture, Dollar Tree, Dollar General, Family Dollar, Habitat for Humanity, CVS, Advance Auto Parts, O'Reilly's, AutoZone, NAPA Auto Parts, T-Mobile, AT&T; Dining options include Arby's, Wendy's, Popeyes, Taco Bell, Sonic Drive-In, Captain D's, Subway, McDonald's, Burger King, Pizza Hut, Dunkin', Baskin Robbins, Bojangles

Public Education: Wadesboro has **4 public schools** within the 3-mile vicinity with total enrollment of 1,770

Healthcare: 2½ miles from **Atrium Health Anson** - a 24/7 emergency department, a 15-bed hospital & a primary care physician's office offering a full range of services such as Behavioral Health, Cardiology, OB/GYN, Orthopedics & Sports Medicine, Rehabilitation Services, Surgery, Urology, Outpatient Lab Services, and much more



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.00% rental escalations every 5 years with two 5-year options to renew



OPERATOR | TENANT

Parent Company of KBP Foods operates **±1,090 locations across 4 brands in 32 states**. Tenant - **FQSR, LLC** (the largest KFC franchisee in the U.S.) **encompasses ±832 locations** (+20% of KFC locations in the U.S. system) with anticipated sales in excess of \$1.1 billion in 2024 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)



SEASONED LOCATION

Successfully open & operating since 2018 with an **attractive 8.22% rent to sales ratio (sales well above national average)**! Slated for remodel by YE 2028 - showing Tenant's commitment to this location!



LARGE PARCEL | TRAFFIC COUNTS

This parcel sits on a **LARGE ±2.078-ACRE** lot - well-positioned in Downtown Wadesboro - close proximity to Food Lion & Tractor Supply Co. with excellent visibility/access on US-52 & US-74 with **traffic counts of 32,364 CPD!**



2024 DEMOGRAPHICS (5-MILE)

Population	9,260
Households	3,724
Average Household Income	\$60,044

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	212 North Washington Street Wadesboro, North Carolina 28170
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,284 SF
LOT SIZE	±2.078 acres
YEAR BUILT	2018
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	7.0% every 5 years
RENT COMMENCEMENT DATE	July 23, 2024
EXPIRATION DATE	July 31, 2044
OPTIONS	Two 5-Year Renewal Options



Kentucky Fried Chicken



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	7/23/24 to 7/31/29	\$161,000	6.00%
Years 6-10	8/01/29 to 7/31/34	\$172,270	6.42%
Years 11-15	8/01/34 to 7/31/39	\$184,329	6.87%
Years 16-20	8/01/39 to 7/31/44	\$197,232	7.35%

AVG ANNUAL RETURN 6.66%

RENEWAL OPTIONS

1st Option	8/01/44 to 7/31/49	\$211,038
2nd Option	8/01/49 to 7/31/54	\$225,811

TENANT PROFILE



KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

±1,090 Restaurants **32 States** **20,000+ Employees**

INDUSTRY ACCOLADES

#3
Top 100 Growth in U.S. Food Service Revenue
by Nation's Restaurant News

#76
Top 100 U.S. Food Service Revenue
by Nation's Restaurant News

#5
The 2021 Mega 99 Rankings
by Multi-Unit Franchisee Magazine & FRANData

#4
Franchise Times'
Restaurant 200

#11
Franchise Times' list of
Top 200 Franchisees in the U.S.

GROWTH ACCOLADES

Named as one of Ingram's
Top 100 Fastest Growing Companies
for 8 Consecutive Years

Named a
Top Private Employer in 2017, 2018, 2019 & 2020
by the Kansas City Business Journal

Ranked as one of the
Top 100 Privately Held Companies
by Ingram's for 7 Consecutive Years

Consistently ranked among the
10 Fastest Growing Restaurant Companies
in the country

KBP named one of Franchise Times'
2017 Dealmakers of the Year
which recognizes the boldest players driving mergers and acquisitions in franchising

Recognized as one of the
Top 50 Fastest Growing Companies in Kansas City for 5 Consecutive Years
by the Kansas City Business Journal



FQSR, LLC (the largest KFC franchisee in the U.S.) operates ±832 locations in 28 states.

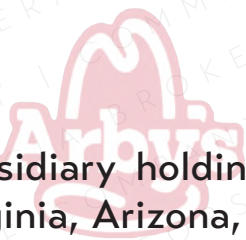
*** Tenant on lease is FQSR, LLC and encompasses all ±832 KFC restaurant locations!**



OTHER BRANDS OF KBP



KBP Inspired, LLC is a 118-unit Arby's entity (subsidiary holding of KBP Brands) with locations in North Carolina, Florida, Virginia, Arizona, Maryland & New Mexico.



KBP Drive In, LLC is an 85-unit Sonic entity (subsidiary holding of KBP Brands) with locations in North Carolina, Virginia, Georgia, South Carolina, Kentucky & Delaware.



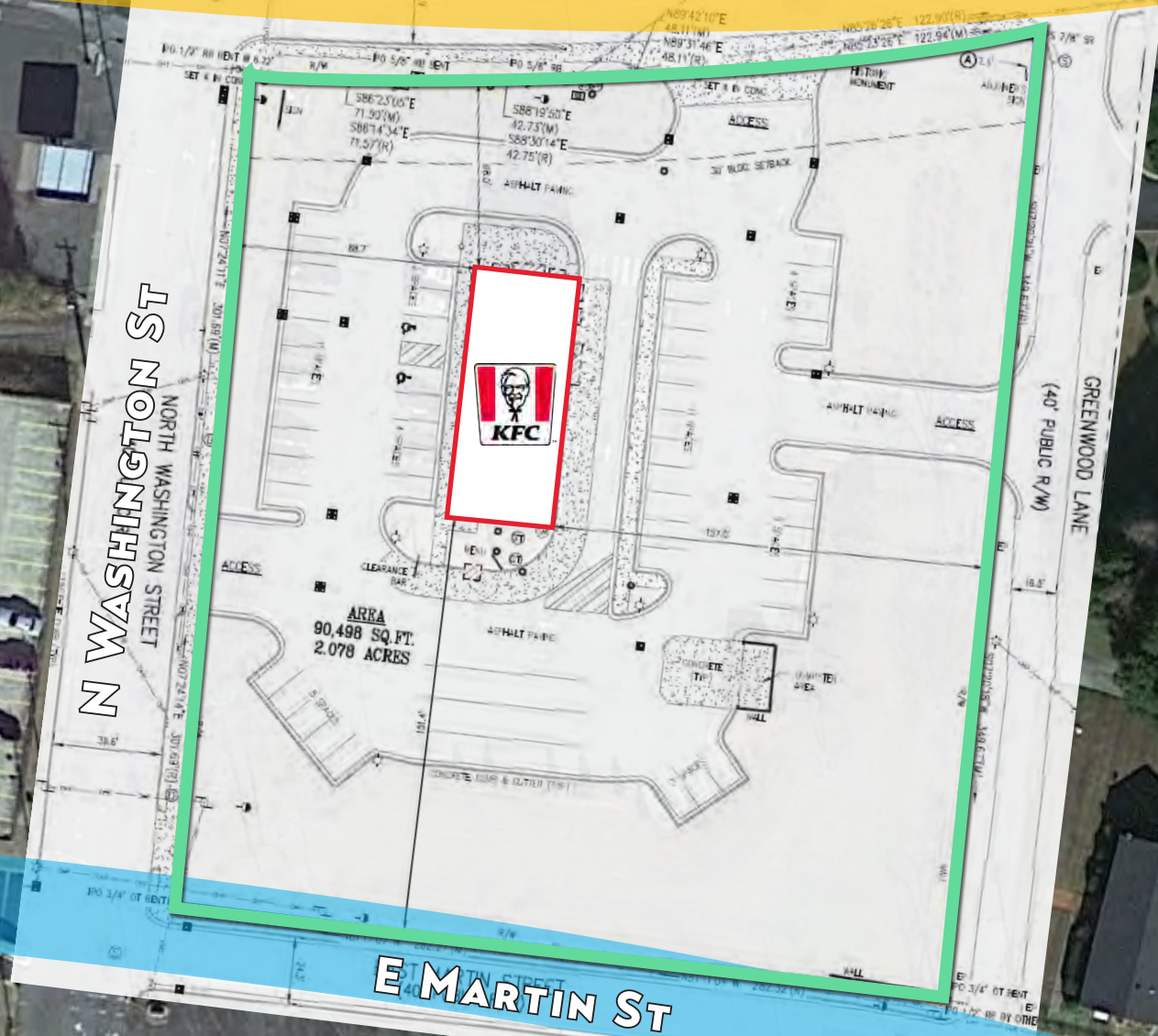
KBP Bells, LLC is a 55-unit Taco Bell entity (subsidiary holding of KBP Brands) with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa, New Mexico.



SITE PLAN



ANDREW JACKSON HWY | 32,364 CPD



LOT SIZE ±2.078 Acres

GLA ±3,284 SF

WADESBORO



**WADESBORO
ELEMENTARY**
141 STUDENTS

CITY VIEW



74

Loba
On Top!
WAKOL
Adhesive Compounds

Leading Suppliers for Adhesives
& Finishes Within the Wood &
Resilient Flooring Industry

Feed My Lambs INC.
John 21:15

Thrift Store & Food
Distribution Center

Davita
Kidney Care
DOLLAR TREE
HIBBETT



DOLLAR GENERAL

ANSON MIDDLE SCHOOL
726 STUDENTS

SP SOUTH
PIEDMONT
COMMUNITY COLLEGE
LOCKHART-TAYLOR
CENTER

Med Spec
Manufactures
Orthopedic &
Sports Medicine
Bracing

FOOD LION **TSC** **TRACTOR SUPPLY CO.** **ROSES**

FRESENIUS
KIDNEY CARE

AtriumHealth
ANSON
15 BEDS

ANSON HIGH SCHOOL
635 STUDENTS

MARTIN
FURNITURE CO.

Town of
WADESBORO

Greenscape
Plant Nursery

Wadesboro
Solar Farm

DOLLAR GENERAL

WADE
MFG
CO

74

WADESBORO
ELEMENTARY
141 STUDENTS

IGA

CAROLINA APPAREL GROUP, INC.
Manufacturer of "Body-Size" Circular
Knit Fabrics & Thermal Underwear

CACO
INTELLIGENT MOTION
Columbus McKinnon

Manufacturer & Marketer of
Material Handling Products,
Technologies & Services

WIRE & PLASTIC
MACHINERY CORP.

A Global Equipment Supplier
Offering High Quality Solutions
for Wire, Cable & Optical Fiber

KFC

WADESBORO
PRIMARY
268 STUDENTS

Cobb
COBB-VANTRESS
CHICKEN FARM

NOVIPAX
Leading Producer of
Absorbent Pads &
Polystyrene Foam Trays

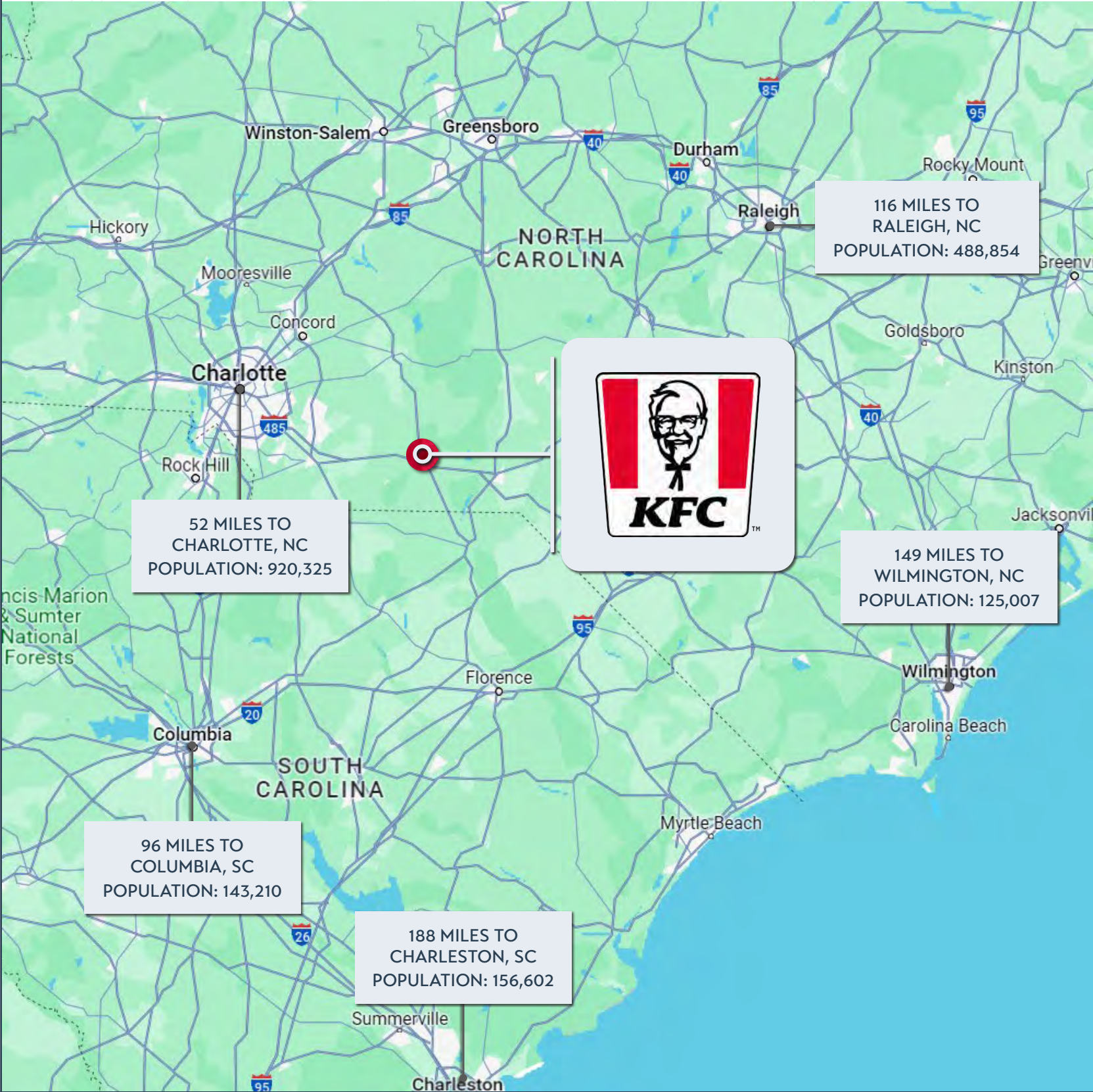
WADESBORO SYNOPSIS

Wadesboro is the county seat of North Carolina's Anson County, it is 55 miles west from Charlotte, North Carolina. Wadesboro is a small town with a rich history, known for four Historic Architecture - The Anson County Arts Council maintains The Boggan-Hammond House, The Alexander Little Wing, The Leavitt House & The Ashe-Covington Medical Museum.

Companies in Wadesboro include: **Loba-Wakol** (leading suppliers for adhesives & finishes within the wood & resilient flooring industry); **Med Spec** (manufactures orthopedic & sports medicine bracing); **Carolina Apparel Group, Inc.** (manufactures "body-size" circular knit fabrics & thermal underwear; **Wire & Plastic Machinery Group** (a global equipment supplier offering high quality solutions for wire, cable & optical fiber); **Novipax** (leading producer of absorbent pads & polystyrene foam trays); and **Columbus McKinnon** (manufactures material handling products, technologies & services).

2024 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	2,823	6,575	9,260
Households	1,162	2,638	3,724
Labor Population Age 16+	2,303	5,363	7,566
Median Age	41.0	40.8	41.0
Average Household Income	\$55,148	\$58,666	\$60,044



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FOR MORE INFORMATION:

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