



KFC & TACO BELL

Long Term Tenancy | Abs. Net Lease | Main Traffic Thoroughfare

30019 TN-110, Ardmore, TN 38449

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TENANT SUMMARY // KFC & TACO BELL



It all began with the legend himself. In 1930, in a humble service station in Corbin, Kentucky, 40-year old Harland Sanders began feeding hungry travelers. Sanders spent the next nine years perfecting his secret blend of 11 herbs and spices, as well as the basic cooking technique we still use today. There are now over 32,000 KFC outlets in more than 145 countries and territories around the world.

It is the world's second-largest restaurant chain as measured by sales. The chain is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut and Taco Bell chains. KFC was one of the first American fast-food chains to expand internationally, opening outlets in Canada, the United Kingdom, Mexico and Jamaica by the mid-1960s.

32,000+
LOCATIONS

\$7.5B
2024 REVENUE

820,000+
EMPLOYEES



Taco Bell is an American multinational chain of fast food restaurants founded in 1962 by Glen Bell in Downey, California. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, including tacos, burritos, quesadillas, nachos, novelty, and speciality items, and a variety of “value menu” items. As of 2024, Taco Bell serves over two billion customers each year, at 8,500 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees. PepsiCo purchased Taco Bell in 1978, and later spun off its restaurants division as Tricon Global Restaurants, which later changed its name to Yum! Brands.

In 2016, Yum! had 43,617 restaurants, including 2,859 that were company-owned and 40,758 that were franchised, in 135 nations and territories worldwide.

8,500+
LOCATIONS

\$8B
2024 REVENUE

250,000+
EMPLOYEES



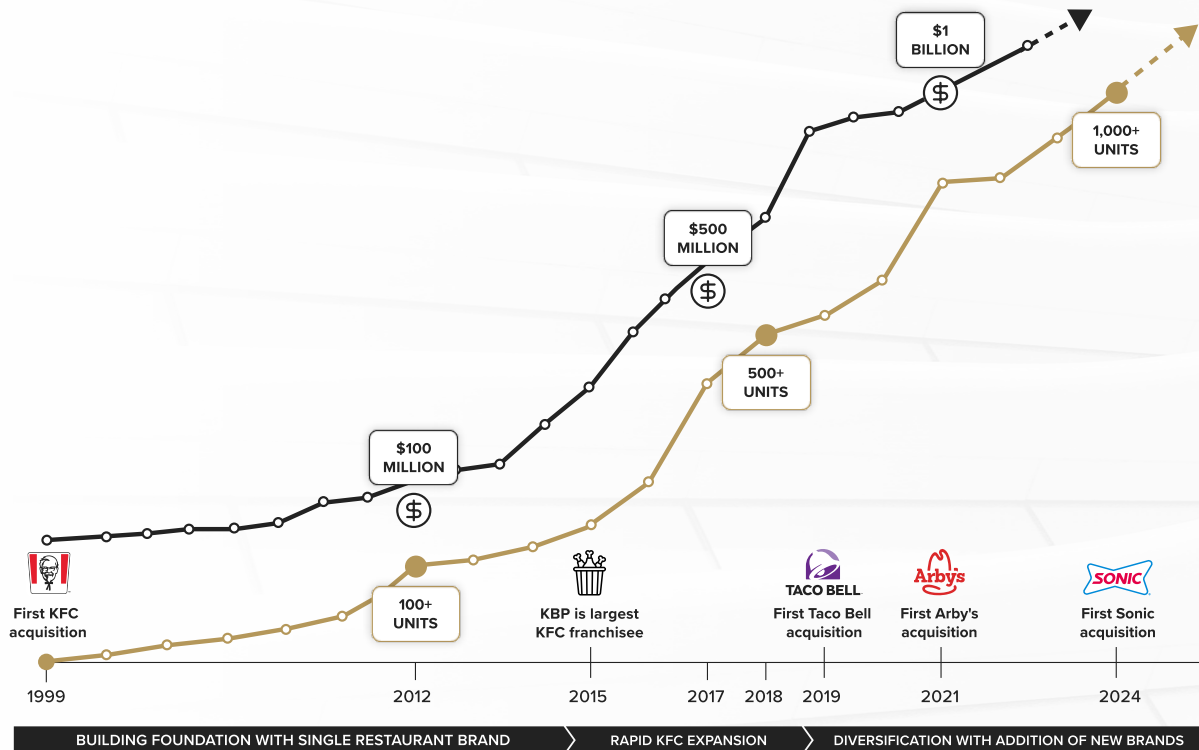
FRANCHISEE SUMMARY // KBP BRANDS



KBP Brands is a leading restaurant franchise group with a clear vision: to create a great place to work, a great place to eat and a great place to own. At KBP Brands, they are guided by our mission to maintain a passion for excellence in all that we do. They acknowledge the threat of mediocrity faced by growing organizations, and combat this with an insurgency, a never ending fight for greatness.

KBP Brands won a Franchise Times Dealmakers Award in 2017 for its purchase of 91 KFC and Taco Bell restaurants in Michigan, New York, New Jersey, Maryland and Florida, it was operating more than 360 restaurants in 14 states. Since then, it's more than doubled in size. KBP Brands, the Overland Park, Kansas-based franchisee this year hit an annual revenue milestone of \$1 billion on the heels of an additional \$62 million in sales in 2020.

KBP is one of America's largest franchise operators with over 1,110 restaurants across 32 states. After 20 years of consistent growth with KFC operations, they expanded to another Yum! Brands franchise, Taco Bell in 2019 and have continued diversification with multiple brands such as Arby's and Sonic in the following years. [READ MORE](#)



Franchise Times Restaurant 200
#4 KBP Brands
 Leawood, KS

- \$1,349,000,000
- 642 KFC
- 117 Arby's
- 54 Taco Bell
- 149 YUM! Multi

PROPERTY PHOTOS // KFC & TACO BELL



HIGHLIGHTS // KFC & TACO BELL

- **LONG-TERM TENANT:** KFC/Taco Bell has operated at this location for nearly 20 years, backed by the largest KFC franchisee in the US.
- **11+ YEARS OF LEASE TERM REMAINING:** Tenant has just under 12 years remaining after a 20 year lease extension, extending the term through 2038.
- **INFLATION-HEDGE RENT GROWTH:** The lease features 2% annual increases for the remaining lease term and in each of two, 5-year renewal options.
- **ABSOLUTE NET LEASE:** No landlord responsibilities. Tenant is responsible for everything including roof and structure.
- **STRONG GUARANTOR:** Lease is fully guaranteed by KBP Foods, a major 1,110+ unit operator and the largest KFC franchisee in the US.
- **HIGH-TRAFFIC CORRIDOR:** High visibility with 3 Points of ingress/egress. Situated on TN State Route 110/53 along the Tennessee-Alabama border with exposure to over 10,100 vehicles per day (VPD) connecting to downtown Huntsville, AL. The site also benefits from being positioned 2.5 miles from the I-65 exit 1 ramp.
- **PROXIMITY TO REGIONAL RETAIL AND MAJOR EMPLOYERS:** Located near multiple national retail tenants such as McDonald's, Shell, O'Reilly Auto Parts, Sonic, Burger King, Piggly Wiggly, Pizza Hut, Dollar General, Subway, Domino's, and more. 0.5 miles from Ardmore High School with 990 students, and 1 mile from the Tennessee Welcome Center along I-65 Seeing 24,100 vehicles per day.
- **STABLE LOCAL DEMOGRAPHICS:** 15 mile population exceeds 112,500 and is projected to increase by 2028. Average household incomes within 20 miles exceed \$110,300. Unemployment is below 2% within 10 miles.
- **STRATEGIC REGIONAL CONNECTIVITY:** Centrally located within the Huntsville-Decatur metro area, the property is just 30 minutes from downtown Huntsville and approximately one hour from Knoxville, TN. Interstate 65 is a major north-south interstate highway connecting Chicago, IL to Mobile, AL. Huntsville is a major aerospace and defense contractor hub, employing 260,000+ workers and contributing \$50 billion to the local economy every year.

OFFERING SUMMARY // KFC & TACO BELL

\$1,947,000
LIST PRICE

6.50%
CAP RATE

\$539
PRICE/SF

PROPERTY DESCRIPTION

Address	30019 TN-110, Ardmore, TN 38449
Year Built:	2007
Lot Size:	+/-1.39-Acres
GLA:	3,611-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel No.:	181L-A-008.00

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Increase
3/1/2026	2/28/2027	\$126,539	\$10,544.93	\$35.04	-
3/1/2027	2/28/2028	\$129,070	\$10,755.83	\$35.74	2.00%
3/1/2028	2/29/2029	\$131,651	\$10,970.95	\$36.46	2.00%
3/1/2029	2/28/2030	\$134,284	\$11,190.37	\$37.19	2.00%
3/1/2030	2/28/2031	\$136,970	\$11,414.18	\$37.93	2.00%
3/1/2031	2/28/2032	\$139,710	\$11,642.46	\$38.69	2.00%
3/1/2032	2/29/2033	\$142,504	\$11,875.31	\$39.46	2.00%
3/1/2033	2/28/2034	\$145,354	\$12,112.81	\$40.25	2.00%
3/1/2034	2/28/2035	\$148,261	\$12,355.07	\$41.06	2.00%
3/1/2035	2/28/2036	\$151,226	\$12,602.17	\$41.88	2.00%
3/1/2036	2/29/2037	\$154,251	\$12,854.22	\$42.72	2.00%
3/1/2037	2/28/2038	\$157,336	\$13,111.30	\$43.57	2.00%

LEASE ABSTRACT

Tenant:	KFC / Taco Bell
Lease Type:	Absolute Net
Lease Commencement:	3/1/2018
Lease Expiration:	2/28/2038
Lease Term Remaining:	11+ Years
Option Terms:	Two, 5-Year Options
Rental Increases:	2% Annually
LL Responsibility:	None
Tenant Responsibility:	All Including Roof and Structure
Guarantor:	KBP Brands (800+ Unit Operator)

AERIAL // WEST VIEW



AERIAL // EAST VIEW



G&S Self Storage

G&S Self Storage

Car Wash

Admore Senior Center

Admore Town Park



TN-110 (1,919 VPD)

TN-53/Main St (11,427 VPD)

McDonald's



SUBJECT PROPERTY



Admore Water Dept.

DEMOGRAPHIC REPORT // ARDMORE, TN

POPULATION	10 Miles	15 Miles	20 Miles
2028 Projection	32,970	116,813	317,037
2023 Estimate	32,433	112,589	300,679
2020 Census	31,274	105,116	271,207
2010 Census	30,058	94,218	231,716
2023 Daytime Population	16,884	67,331	250,577
HOUSEHOLD INCOME	10 Miles	15 Miles	20 Miles
Average	\$91,083	\$107,151	\$110,318
Median	\$72,139	\$88,546	\$91,599
Per Capita	\$36,272	\$41,509	\$43,311
HOUSEHOLDS	10 Miles	15 Miles	20 Miles
2028 Projection	13,335	45,341	126,748
2023 Estimate	13,005	43,396	119,349
2020 Census	12,372	39,667	105,179
2010 Census	11,497	34,728	87,870
HOUSING	10 Miles	15 Miles	20 Miles
Median Home Value	\$230,495	\$275,412	\$290,942
EMPLOYMENT	10 Miles	15 Miles	20 Miles
2023 Unemployment	1.72%	1.70%	1.73%
Avg. Time Traveled <30 Min.	33	30	28
POPULATION PROFILE	10 Miles	15 Miles	20 Miles
High School Graduate	2.62%	1.88%	1.54%
Some College, No Degree	42.51%	36.68%	32.27%
Associate Degree	13.30%	14.04%	13.16%
Bachelor's Degree	9.45%	8.79%	8.54%
Advanced Degree	21.15%	28.69%	35.51%

MAJOR EMPLOYERS	EMPLOYEES
1 Office of The Secretary of Defense	32,970
2 Dynetics Inc	1,623
3 Madison Hospital	1,239
4 Sonic Drive-In	665
5 Hudson Hospital	640
6 Athens-Limestone Hospital	582
7 Huntsville Hospital Fayetteville Municipal Airport	550
8 Pinnacle Solutions LLC	500
9 Saargummi Tennessee Inc	401
10 Y-Tech Services Inc	393
11 Valley View Nursing Rehabilitation Center	392
12 Oakwood University Inc	368
13 Sunbrdge Healthcare Rehab Fayetteville	346
14 Defense Intelligence Agency	345
15 Afc-Bpi Inc	325
16 Lincoln Health Sys Foundation	309
17 Publix Super Markets Inc-00573	305
18 County of Giles-Health Dept	297
19 Ardmore Retirement Center	293
20 TMD Tennessee LLC	280
21 Tennessee Valley Coop Inc	274
22 Fayetteville Retirement Center	269
23 Publix Super Markets Inc	267
24 Madison Security Group Inc	262
25 Federal-Mogul Powertrain LLC	250

MARKET SUMMARY // ARDMORE, TN

ARDMORE, TENNESSEE

Ardmore is a city in Giles and Lincoln counties, Tennessee. Ardmore is the site of a Tennessee Department of Tourist Development Welcome Center. It borders its sister city, Ardmore, Alabama which is included in the Huntsville-Decatur Metropolitan Area, the most populated sub-region of Northern Alabama with a total population of over 879,000.

The town is concentrated along Alabama State Route 53, which runs south to north along Ardmore Avenue before veering east along the state line, where it runs congruent with Tennessee State Route 7 on Main Street. Interstate 65, which connects Nashville and Birmingham, passes just west of Ardmore.

The City of Ardmore, TN, is a fast-growing residential and business community embracing small-town values and a neighborly atmosphere. Nestled directly on the Tennessee and Alabama state lines, Interstate I-65, and the CSX Railroad, Ardmore is a great place for businesses needing easy access to transportation and for families who like to travel.

KEY HIGHLIGHTS:

- The economy of the Huntsville-Decatur Area has significant technical, aerospace, manufacturing, and defensive components. Huntsville is also home to the second largest research park in the country, Cummings Research Park
- The Huntsville–Decatur Metro Area is the second fastest growing region/metro area in the state of Alabama because of the ample job opportunities being instilled in the area
- Both ports in the metro area are two of the busiest in the state. Huntsville International Airport is the second busiest in Alabama, and still growing
- The Port of Decatur, along the Tennessee River, has grown to be the largest/ busiest along the Tennessee River)



MARKET SUMMARY // HUNTSVILLE, AL MSA

HUNTSVILLE

Known for its aerospace, defense and auto manufacturing industries, Huntsville's economy has been steadily expanding as new companies and residents relocate to the region. The cost of living in the Huntsville metro remains below that of many other nearby residential hubs, attracting new households and allowing roughly 64 percent of residents to own their home. The Huntsville metro, encompassing Limestone and Madison counties, is located roughly 100 miles north of Birmingham and 110 miles south of Nashville. The city of Huntsville itself contains about 227,000 individuals.

ECONOMY

- Government contractors — including Boeing, Northrop Grumman, Lockheed Martin and Raytheon Technologies — are leading employers, supporting the area's aerospace and defense industry.
- Huntsville has a growing STEM workforce, driven by employers such as the HudsonAlpha Institute for Biotechnology and the U.S. Army's Redstone Arsenal.
- The metro is being reinvented as a tech center, with many buildings currently being redeveloped to attract new companies and workers to the area. The number of business and professional services jobs in the metro has increased 18 percent over the past five years, more than double the national pace.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION
529K
Growth 2024-2029*
5.5%



HOUSEHOLDS
215K
Growth 2024-2029*
6.1%



MEDIAN AGE
39.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$91,400
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



U.S. ARMY – REDSTONE ARSENAL

Roughly 50,000 civilian and contract employees are located at the facility to support the Army's advanced missile programs.



NASA

Marshall Space Flight Center, known for developing the most powerful rocket ever designed, maintains a workforce of roughly 7,000.



HIGHER EDUCATION

The University of Alabama in Huntsville has nearly 10,000 students, with engineering being the largest program. The number of individuals employed by the university totals nearly 1,600.

KFC & TACO BELL

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