

**Largest KFC Franchisee in the U.S.**  
**New 20-Year Absolute NNN Lease**



**KFC**

197 SAWMILL DRIVE  
ARCADE | NEW YORK 14009



FILE PHOTO

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# Highlights



## Kentucky Fried Chicken

### PRICE

\$1,856,000

### CAP RATE

6.25%

### NOI

\$116,000



### POINTS OF INTEREST

**Retailers | Entertainment:** Retailers in the area include Tops Friendly Markets, Tractor Supply Co., Valu Home Center, Save A Lot, AutoZone, Advance Auto Parts, NAPA Auto Parts, Rent-A-Center, Walgreens; Dining options include McDonald's, Tim Horton's, Subway

**Higher Education:** Close proximity to **Genesee Community College Arcade Campus Center** - The facility features convenient hours and a location close to home, along with state-of-the-art instructional resources including two computer labs, a science lab, and an art studio. It also offers a variety of non-credit and community development programs.



### TRAFFIC COUNTS

Positioned just north of W Main St, market's primary east/west corridor, with traffic counts of 13,678 CPD!



### 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 **±1,050 locations across 4 brands in 32 states**. Tenant - **FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses **±800 locations** (+20% of KFC locations in the U.S. system) with anticipated sales in excess of \$1 billion in 2026 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations).



### TOP SALES PERFORMANCE

Nearby tenants rank towards the top sales performers nationally per Placer.ai - McDonald's (top 92% nationally) - Burger King (top 96% nationally) - Tops Friendly Market/Grocery (top 74% nationally)!



### BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of KFC's newest prototype with a 10-car stack in drive-thru - opened for business December 2025



### 2025 DEMOGRAPHICS (5-MI)

Population	8,780
Households	8,518
Average Household Income	\$81,180

# Financial Analysis

<b>SITE ADDRESS</b>	197 Sawmill Drive Arcade, New York 14009
<b>TENANT</b>	<b>FQSR, LLC dba. KBP FOODS</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±1,600 SF
<b>LOT SIZE</b>	±0.519 acre
<b>YEAR BUILT</b>	December 2025
<b>OWNERSHIP</b>	Fee Simple (Building & Land)
<b>EXPENSE REIMBURSEMENT</b>	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
<b>LEASE TERM</b>	20 years (new)
<b>RENTAL INCREASES</b>	7% every 5 years (including options)
<b>RENT COMMENCEMENT DATE</b>	December 16, 2025
<b>EXPIRATION DATE</b>	December 31, 2045
<b>OPTIONS</b>	Two 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.



## Rent Roll

	<b>TERM</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>	
	Years 1-5	<b>12/16/25</b> to 12/31/30	\$116,000	6.25%
	Years 6-10	01/01/31 to 12/31/35	\$124,120	6.69%
	Years 11-15	01/01/36 to 12/31/40	\$132,808	7.16%
	Years 16-20	01/01/41 to <b>12/31/45</b>	\$142,105	7.66%
		<b>AVG ANNUAL RETURN</b>	<b>6.94%</b>	

### RENEWAL OPTIONS

1st Option	01/01/46 to 12/31/50	\$152,052
2nd Option	01/01/51 to 12/31/55	\$162,696



**Kentucky Fried Chicken**

# Tenant Profile

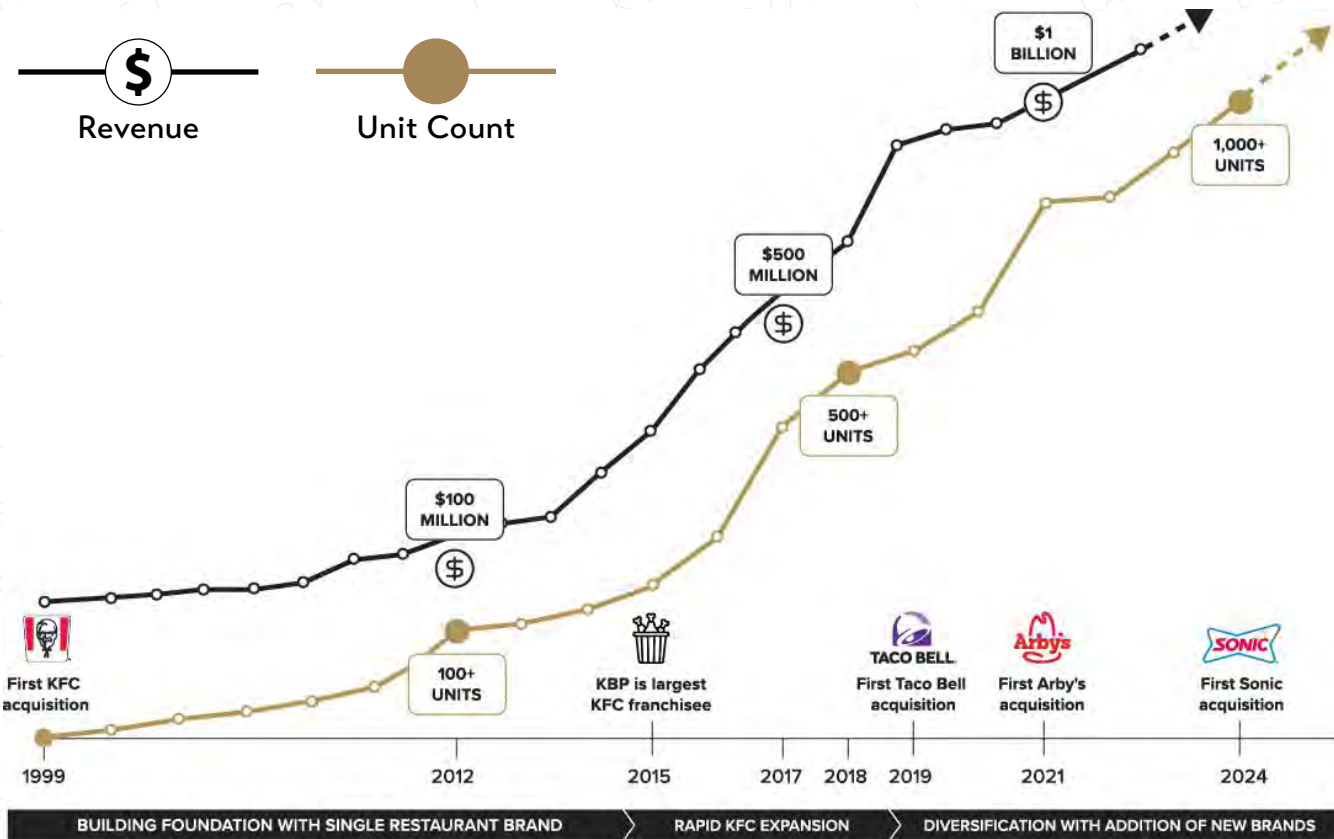


**KBP Brands** is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,050 Restaurants**

**32 States**

**21,000+ Employees**



**FQSR, LLC** (the largest KFC franchisee in the U.S.) operates ±800 locations in 28 states.

\* Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!



## ADDITIONAL KBP BRANDS



**KBP Inspired, LLC** is a ±110-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 ±50-unit Taco Bell entity (subsidiary holding of KBP Brands) with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa, New Mexico.

# Site Plan



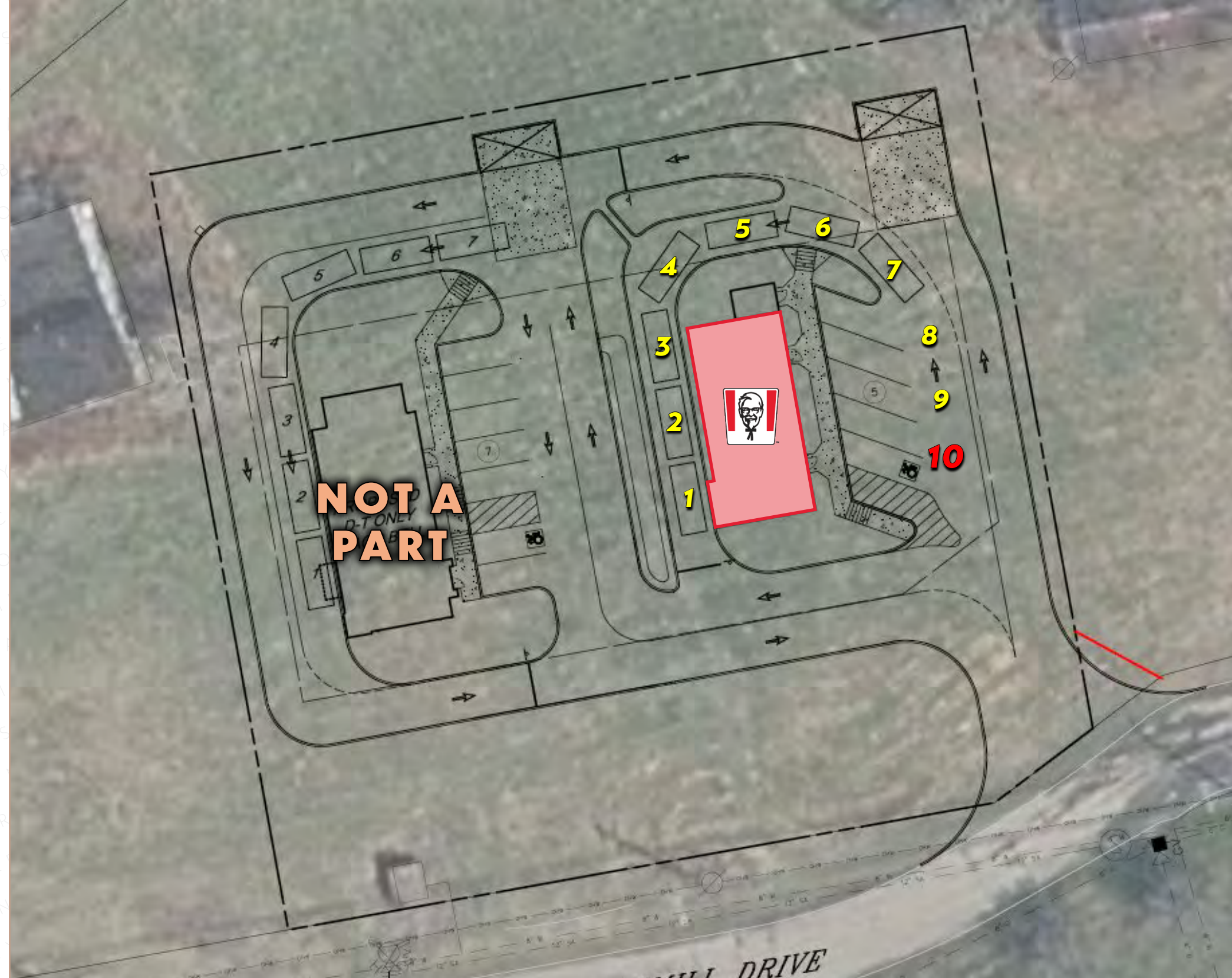
Featuring a 10-car stack drive-thru



GLA: ±1,600 SF



Lot Size: ±0.519 acre



# Arcade Synopsis

**Arcade** is a town in New York's Wyoming County. Arcade is located in the southwestern corner of Wyoming County in western New York, near the borders of Erie & Cattaraugus counties. It is about 40 miles southeast of Buffalo, near routes 39, 98 & 16.

The **Arcade & Attica Railroad** is the only steam engine train in New York State. The railroad is a significant draw for tourism in the Village of Arcade, offering scenic excursions that attract 35,000 visitors annually from the surrounding region.



## 2025 Demographics

	1-MI	3-MI	5-MI
Population	967	5,278	8,780
Households	460	2,354	3,804
Daytime Demogr. Age 16+	1,858	5,513	7,077
Median Age	42.0	42.7	42.6
Average Household Income	\$74,673	\$79,217	\$81,180

# City View



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## FOR MORE INFORMATION:

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