

# TACO BELL

197 SAWMILL DRIVE  
ARCADE | NEW YORK 14009

**Brand New Construction**  
**20-Year Absolute NNN Lease**



FILE PHOTO

# ADVISORY TEAM

**JUSTIN ZAHN**  
Vice President

justin@ciadvisor.com  
480.718.5555 - direct  
402.730.6021 - cell

**BRIAN BROCKMAN**  
In-State Broker

Bang Realty-New York, Inc.  
LIC # 10311208985  
513.898.1551 - office  
bor@bangrealty.com



**COMMERCIAL INVESTMENT ADVISORS**  
**CIA BROKERAGE COMPANY**  
9383 East Bahia Drive, Suite 130  
Scottsdale, Arizona 85260  
480.214.5088  
www.ciadvisor.com





## PRICE

\$1,933,000

## CAP RATE

6.00%

## 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

**KBP Brands (Parent Company of KBP Bells, LLC) operates ±1,100 locations across 4 brands in 32 states. KBP Bells, LLC (Tenant) is a ±50-unit Taco Bell entity with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa & New Mexico.**

## 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 Taco Bell's newest prototype with a 7-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>KBP BELLS, LLC</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±1,800 SF
<b>LOT SIZE</b>	±0.558 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 19, 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>12/19/25</b> to 12/31/30	\$116,000	6.00%
	Years 6-10	01/01/31 to 12/31/35	\$124,120	6.42%
	Years 11-15	01/01/36 to 12/31/40	\$132,808	6.87%
	Years 16-20	01/01/41 to <b>12/31/45</b>	\$142,105	7.35%
		<b>AVG ANNUAL RETURN</b>	<b>6.66%</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



# Tenant Profile

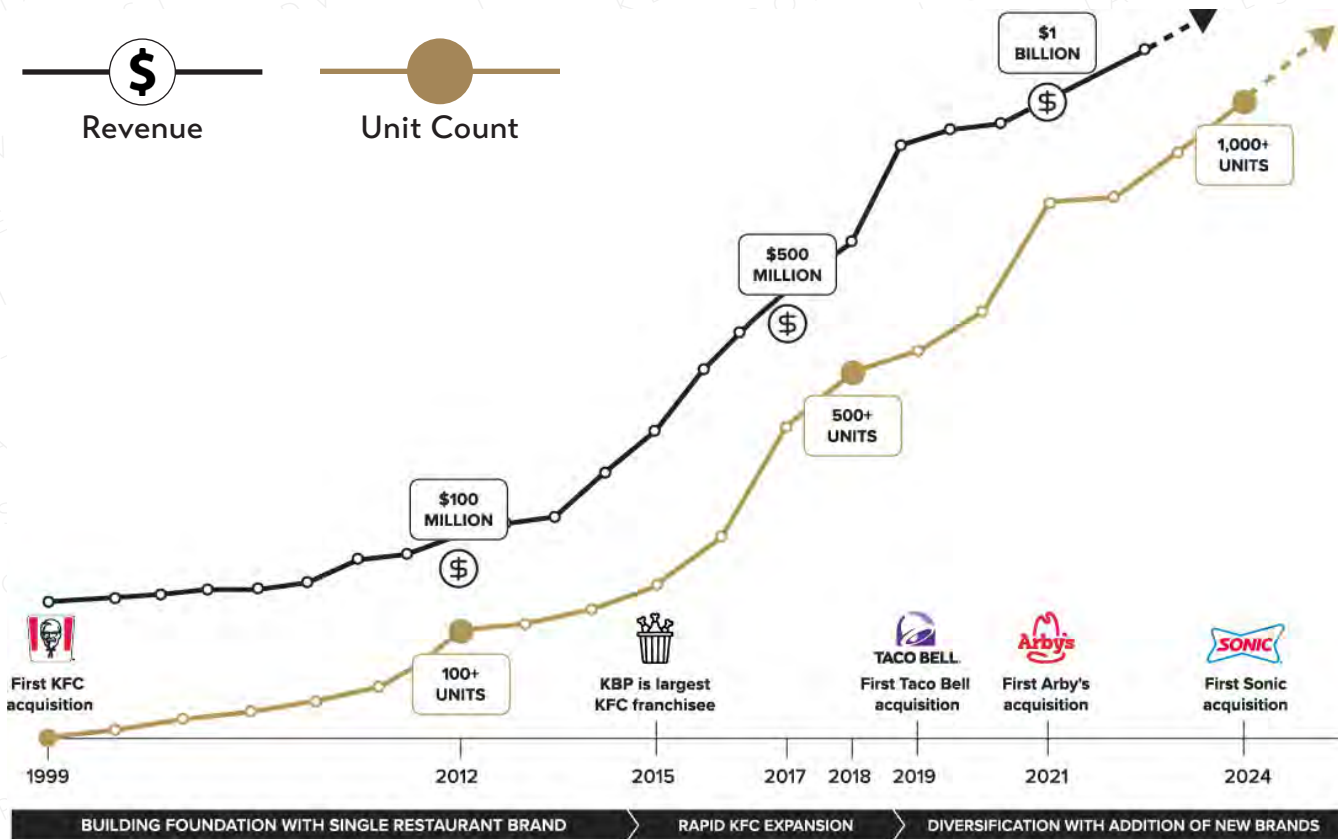


**KBP Brands** is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,100  
Restaurants**

**32  
States**

**21,000+  
Employees**



**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.

## 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.



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



# Site Plan



Featuring a 7-car stack drive-thru



GLA: ±1,800 SF



Lot Size: ±0.558 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



# CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

**JUSTIN ZAHN**  
**Vice President**

justin@ciadvisor.com  
480.718.5555 - direct  
402.730.6021 - cell

**BRIAN BROCKMAN**  
**In-State Broker**

Bang Realty-New York, Inc.  
LIC # 10311208985  
bor@bangrealty.com  
513.898.1551 - office

