



Moberly, MO

KFC

Corporate QSR | Absolute
NNN with 14+ Years
Remaining



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Missouri Broker #2019035835



Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Rachel Kram

rkram@cppcre.com

PH: 415.274.7392

CA DRE# 02021048

David Kram

dkram@cppcre.com

PH: 415.274.2712

CA DRE# 01848816

Scott Reid

ParaSell, Inc.

scott@parasellinc.com

PH: 949.942.6585

MO LIC# 2019024102

In Association with ParaSell, Inc.

A Licensed Missouri Broker

#2019035835



KFC

533 US-24, Moberly, MO 65270 ➔

PRICE: **\$1,743,000**

CAP RATE: **7.00%**

NOI	\$121,980
OPERATOR	KBP Brands
OWNERSHIP	Fee Simple
BUILDING SIZE	2,100 SF
LAND AREA	1.01 AC
YEAR BUILT	2019

KFC Portfolio

Available for individual purchase or as a portfolio.

PORTFOLIO PRICE:

\$5,312,000

PORTFOLIO CAP RATE:

7.00%

NOI	\$371,825
PRICE/SF	\$774
TOTAL SF	6,862 SF

DALLAS, GA

VIEW OM

PRICE: \$1,950,000CAP RATE: 6.75%

LONGVIEW, TX

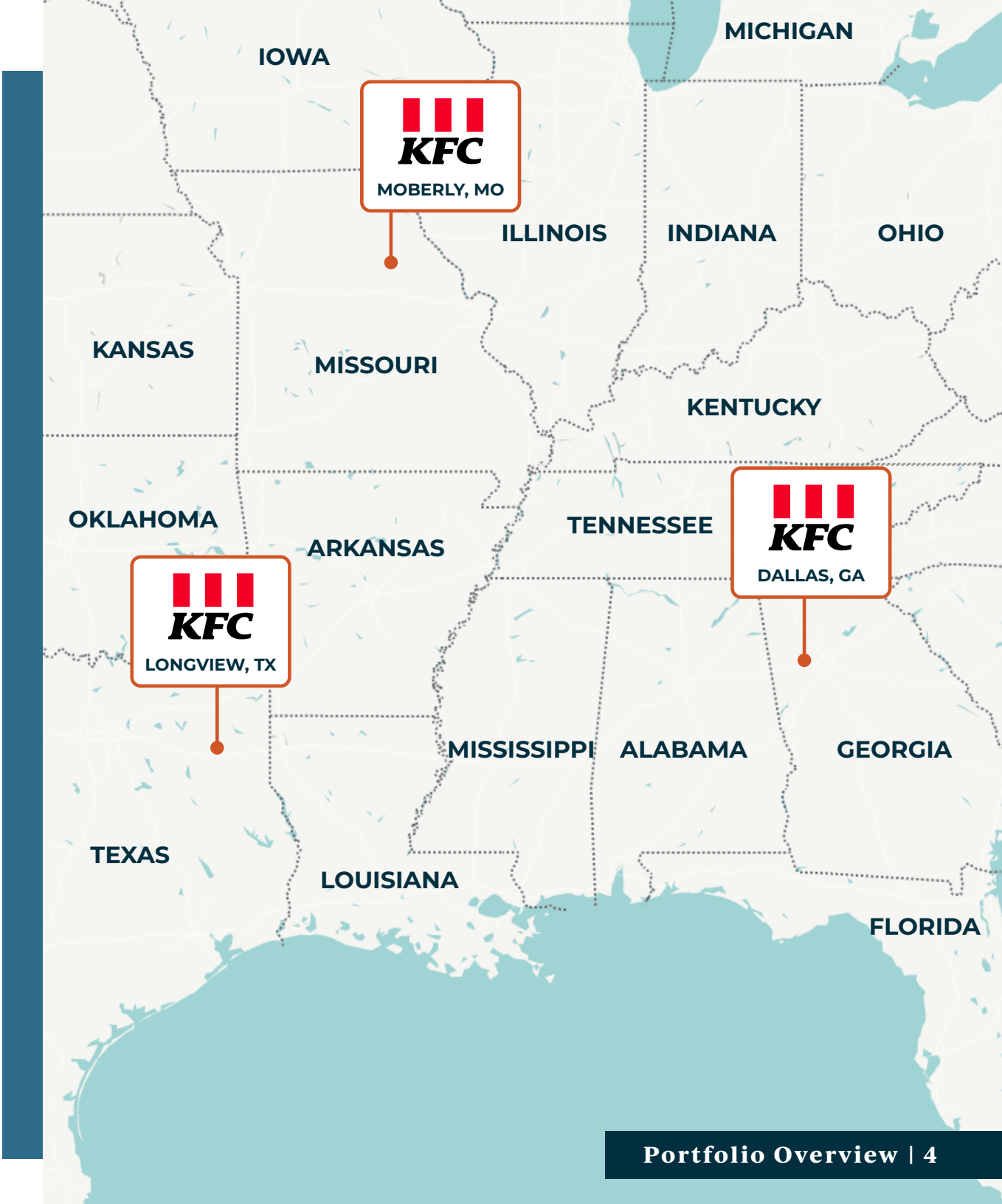
VIEW OM

PRICE: \$1,819,000CAP RATE: 6.50%

MOBERLY, MO

VIEW OM

PRICE: \$1,743,000CAP RATE: 7.00%





The largest KFC franchisee in the U.S. by unit count operates this location under an absolute NNN lease, with rental increases scheduled across five-year periods through 2040 and options through 2050

This offering presents a freestanding absolute NNN QSR asset positioned on the **primary commercial corridor** of Moberly, MO, with frontage on U.S. Route 24 East. The property is leased to KBP Foods, **the largest KFC franchisee in the U.S. by unit count**, operating approximately 832 KFC locations across 28 states and ranked #4 on the Franchise Times Restaurant 200 with \$1.34B in 2023 sales.

The lease commenced June 1, 2020, with a 20-year base term and two successive 5-year renewal options with rental increases, delivering structured income growth alongside zero landlord maintenance or expense responsibilities.



Absolute NNN Lease Structure

- Zero landlord maintenance or expense responsibilities, with all property-level costs the obligation of the tenant
- Rental increases are structured at five-year periods within the base term, eliminating CPI exposure and providing a predictable, scheduled income trajectory
- Two successive 5-year renewal options extend potential lease term through 2050, with rollover unless tenant provides written notice of non-renewal at least six months prior to expiration

Corridor Positioning & Visibility

- The subject property fronts U.S. Route 24 East, which runs intersects with U.S. Route 63 0.2 miles away, forming the center of Moberly's commercial node
- Immediately adjacent to an Arby's, with a Walmart Supercenter and Lowe's Home Improvement on the opposite side of U.S. Route 63
- KFC is the only nationally branded fried chicken QSR concept identified in the Moberly market, with no Popeyes, Chick-fil-A, Raising Cane's, Wingstop, or comparable chicken-focused competitor present

Moberly Market Fundamentals

- The local employment base is anchored by Moberly Regional Medical Center (99 beds, 420+ healthcare professionals), Moberly Area Community College (~5,384 students system-wide), and a manufacturing and distribution sector that includes JBS Prepared Foods, Everlast Worldwide, and a Walmart Perishable Food Distribution Center
- A \$3.14M infrastructure project completed at the Moberly Area Industrial Park in June 2026, funded through a multi-agency public partnership, improved roadway access and connectivity to major highways, supporting existing industrial tenants and future recruitment activity

		CURRENT
Price		\$1,743,000
Capitalization Rate		7.00%
Building Size (SF)		2,100
Lot Size (AC)		1.01
Stabilized Income	\$/SF	
Scheduled Rent	\$58.09	\$121,980
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Maintenance / CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$121,980



Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
KFC	2,100	7/1/2025	6/30/2030	\$10,165	\$121,980	\$4.84	\$58.09
		7/1/2030	6/30/2035	\$10,877	\$130,519	\$5.18	\$62.15
		7/1/2035	6/30/2040	\$11,638	\$139,655	\$5.54	\$66.50
		Option 1 7/1/2040	6/30/2045	\$12,453	\$149,431	\$5.93	\$71.16
		Option 2 7/1/2045	6/30/2050	\$13,324	\$159,891	\$6.34	\$76.14
TOTALS:	2,100			\$10,165	\$121,980	\$4.84	\$58.09

Premises & Term

Tenant	KFC (Kentucky Fried Chicken)
Lease Signatory	FQSR, LLC d/b/a KBP Foods
Lease Type	NNN (Absolute)
Lease Term	6/1/2020 – 6/30/2040
Rent Commencement	6/1/2020
Options	2 × 5-Year Options (auto-exercise)
Year Built	2019

Expenses

CAM	Tenant
Property Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
HVAC	Tenant
Repairs & Maintenance	Tenant
Roof & Structure	Tenant

Additional Lease Provisions

Assignment	Yes
ROFR	Yes (10 days)
Estoppels	Yes (20 days)



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND

Property
Boundary

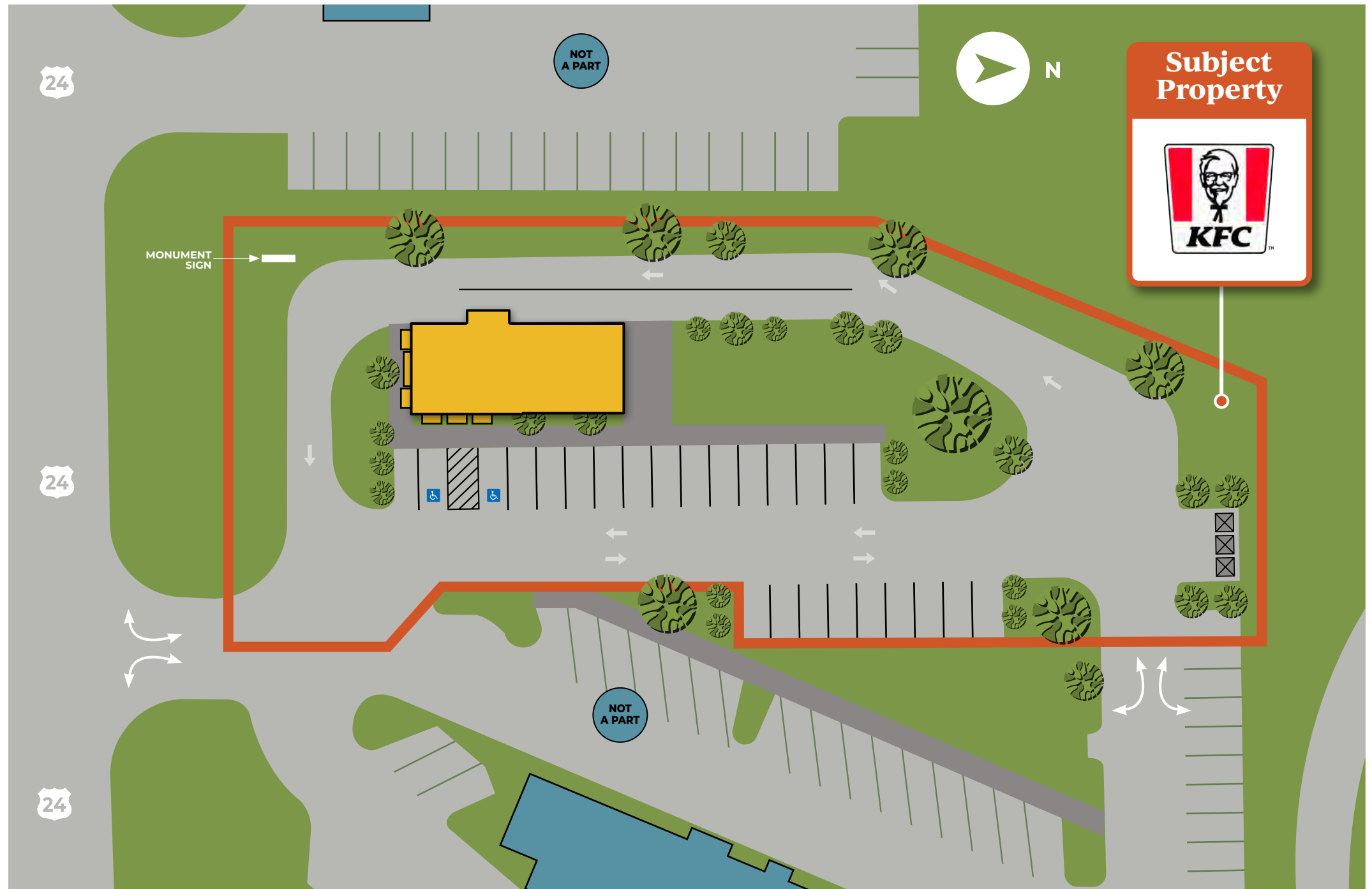
2,100
Rentable SF

1.01
Acres

25
Parking Spaces



Egress





\$36.43 Billion

TOTAL SYSTEM
SALES (2026)

33,000+

RESTAURANTS WORLDWIDE

The World's Largest and Most Recognizable Fried Chicken Franchise

Overview

- KFC (Kentucky Fried Chicken), based in Louisville, Kentucky, is a globally renowned fried chicken chain
- Founded by Colonel Harland Sanders in 1952, KFC has grown from a single roadside restaurant to more than 30,000 restaurants in over 145 countries and territories

About the Operator (KBP Brands)

- One of America's largest franchise operators with 20,000+ employees at 1,100+ restaurants in 32 states
- KBP started with their first KFC acquisition in 1999, with a rapid expansion from 2015-2019
- KBP has a ~20% market share of all domestic KFC locations

ENTITY NAME	KBP Brands
HEADQUARTERS	Overland Park (Leawood), KS
FOUNDING YEAR	1999
TOTAL LOCATIONS (ALL BRANDS)	1,100+
KFC LOCATIONS	~830+ KFC units in 28+ states
ANNUAL SYSTEM REVENUE (2023)	\$1.37 Billion

[TENANT WEBSITE](#) ➔



Located
along the
same Hwy
24 corridor
as Walmart
Supercenter
and Lowe's

0.6 miles

TO WALMART SUPERCENTER &
LOWE'S (DRIVING)

2.2M visits

TO WALMART SUPERCENTER
IN THE LAST 12 MONTHS

Immediate Trade Area | 12



15,862 VPD



Subject Property

11,544 VPD

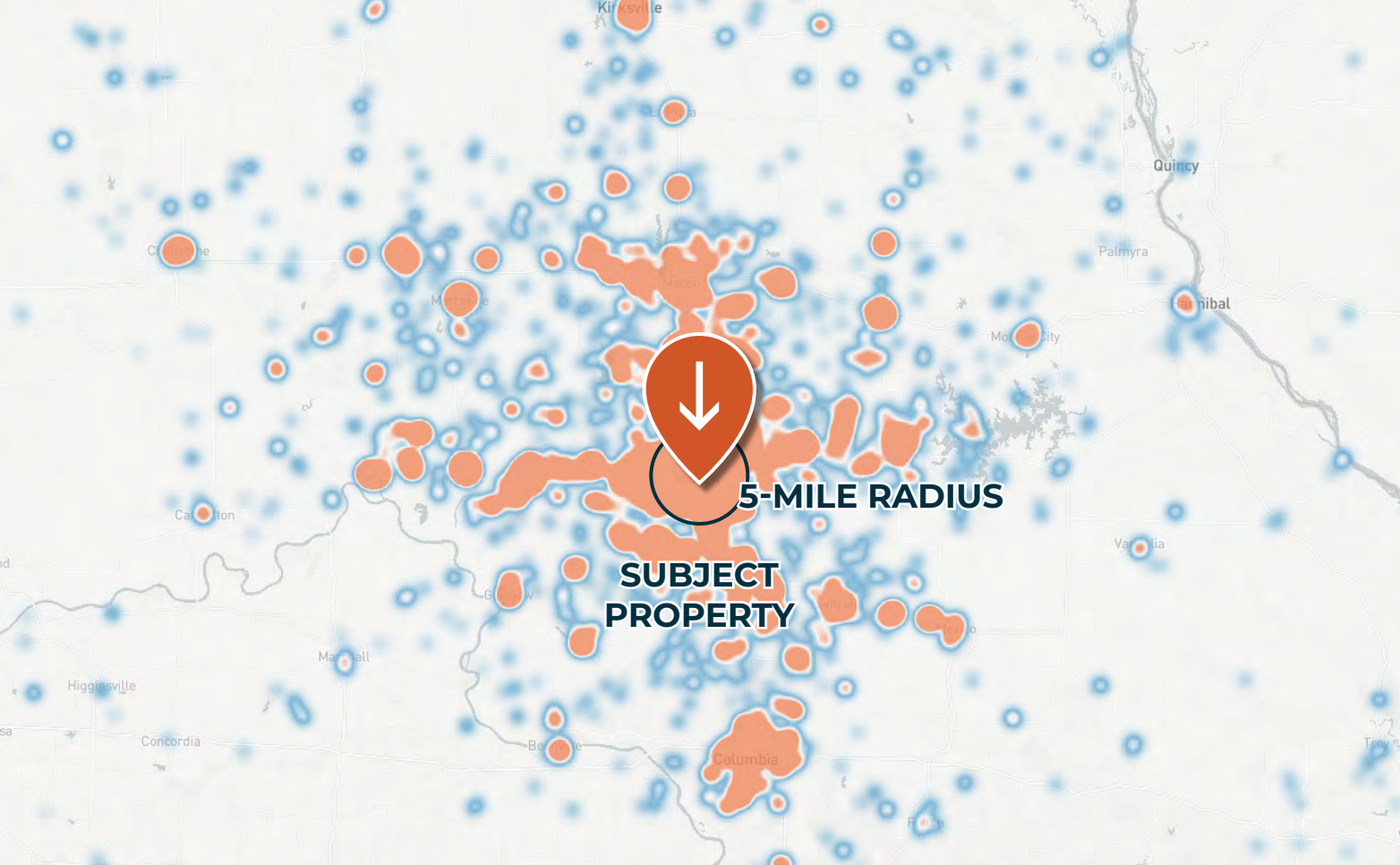
DOWNTOWN MOBERLY
(2.4 MILES FROM SUBJECT PROPERTY)

14,576 VPD

10,478 VPD

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

92.3K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

15 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	1,779	11,088	15,600

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$33,052	\$63,380	\$70,137
MEDIAN	\$23,332	\$47,169	\$53,484

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



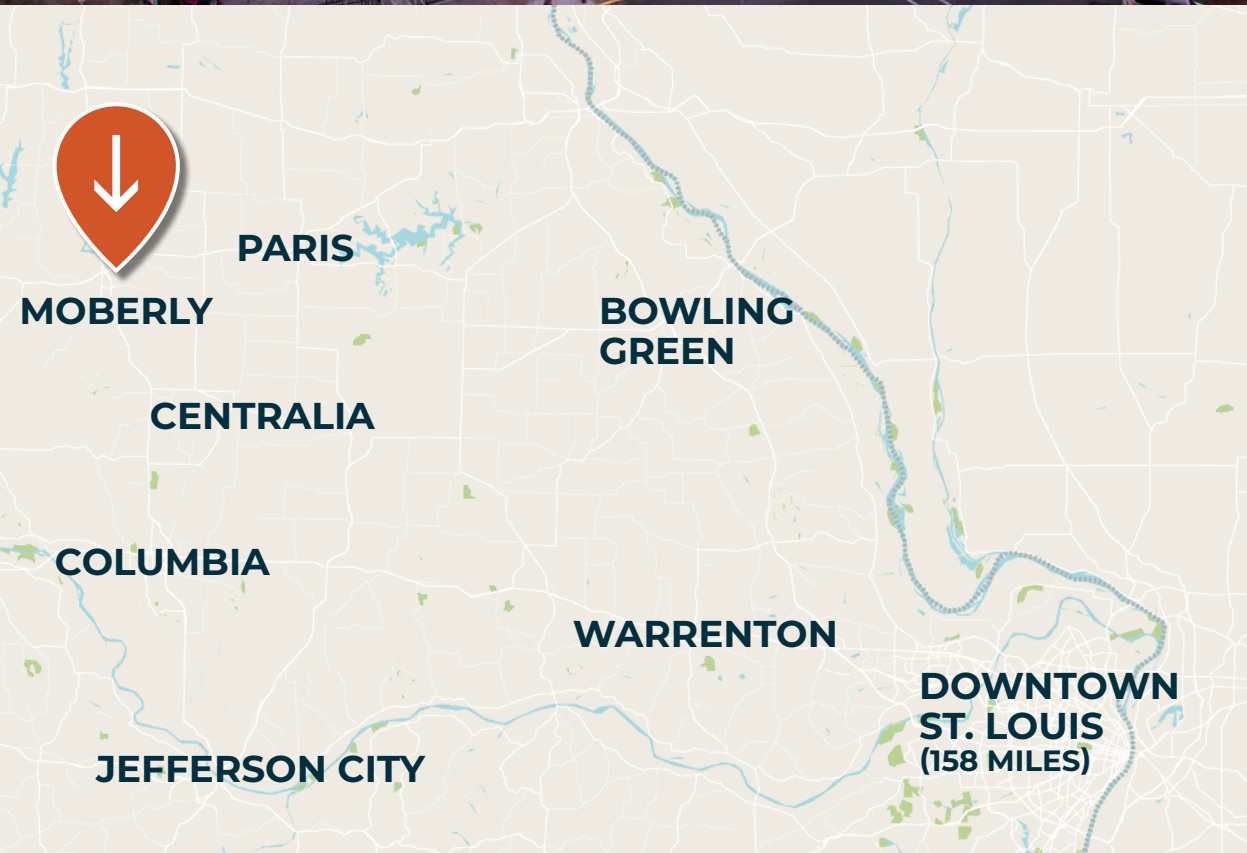
Moberly, MO



Rail Legacy, Modern Opportunity

About Moberly

- A city in Randolph County, part of the Columbia metropolitan area
- Located along U.S. Highway 63, providing direct access to Columbia (~35 miles south) and Kirksville (~60 miles north)
- Proximity to Interstate 70 enhances east-west connectivity
- Home to Moberly Area Community College (MAC), a key workforce driver



Economy & Employment

- Historically rooted in railroads, still a key economic driver
- Diverse employment base including: manufacturing (railcar repair, industrial production), healthcare (Moberly Regional Medical Center), education (Moberly Area Community College), and retail

219,000

COLUMBIA METRO ESTIMATED
POPULATION (2025)

\$13.6 Billion

COLUMBIA METRO GDP

Location Overview | 15



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Rachel Kram

rkram@cppcre.com

PH: 415.274.7392

CA DRE# 02021048

David Kram

dkram@cppcre.com

PH: 415.274.2712

CA DRE# 01848816

Scott Reid

ParaSell, Inc.

scott@parasellinc.com

PH: 949.942.6585

MO LIC# 2019024102

In Association with ParaSell, Inc.

A Licensed Missouri Broker

#2019035835