

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



KFC

**197 SAWMILL DRIVE
ARCADE | NEW YORK 14009**



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



Highlights



Kentucky Fried Chicken

PRICE

\$1,639,000

CAP RATE

6.10%

NOI

\$100,000



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

SITE ADDRESS	197 Sawmill Drive Arcade, New York 14009
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±1,600 SF
LOT SIZE	±0.519 acre
YEAR BUILT	December 2025
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% every 5 years (including options)
RENT COMMENCEMENT DATE	December 16, 2025
EXPIRATION DATE	December 31, 2045
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 1-5	12/16/25 to 12/31/30	\$100,000	6.10%
	Years 6-10	01/01/31 to 12/31/35	\$107,000	6.53%
	Years 11-15	01/01/36 to 12/31/40	\$114,490	6.99%
	Years 16-20	01/01/41 to 12/31/45	\$122,504	7.47%
AVG ANNUAL RETURN			6.77%	

RENEWAL OPTIONS

1st Option	01/01/46 to 12/31/50	\$131,080
2nd Option	01/01/51 to 12/31/55	\$140,255



Kentucky Fried Chicken

Tenant Profile

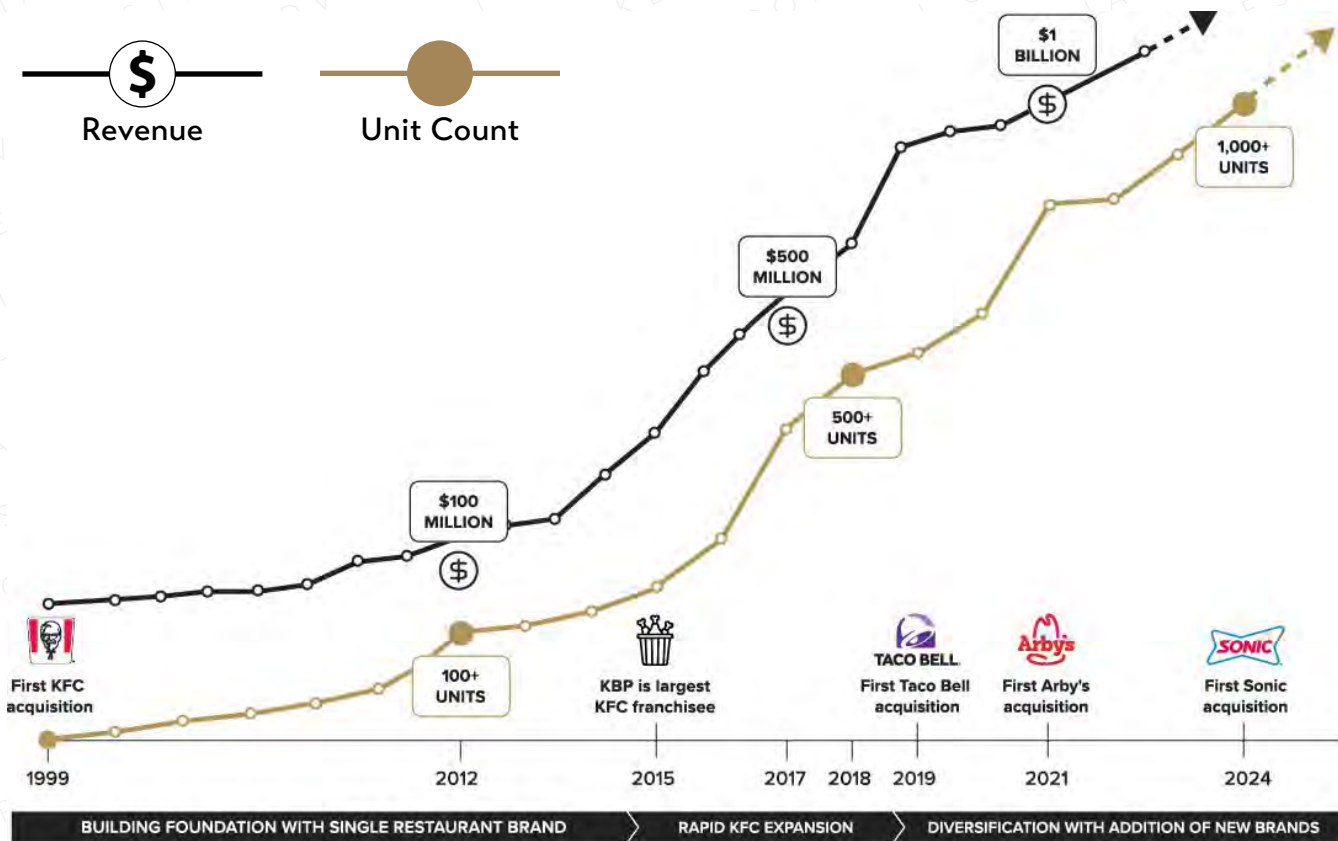


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

±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



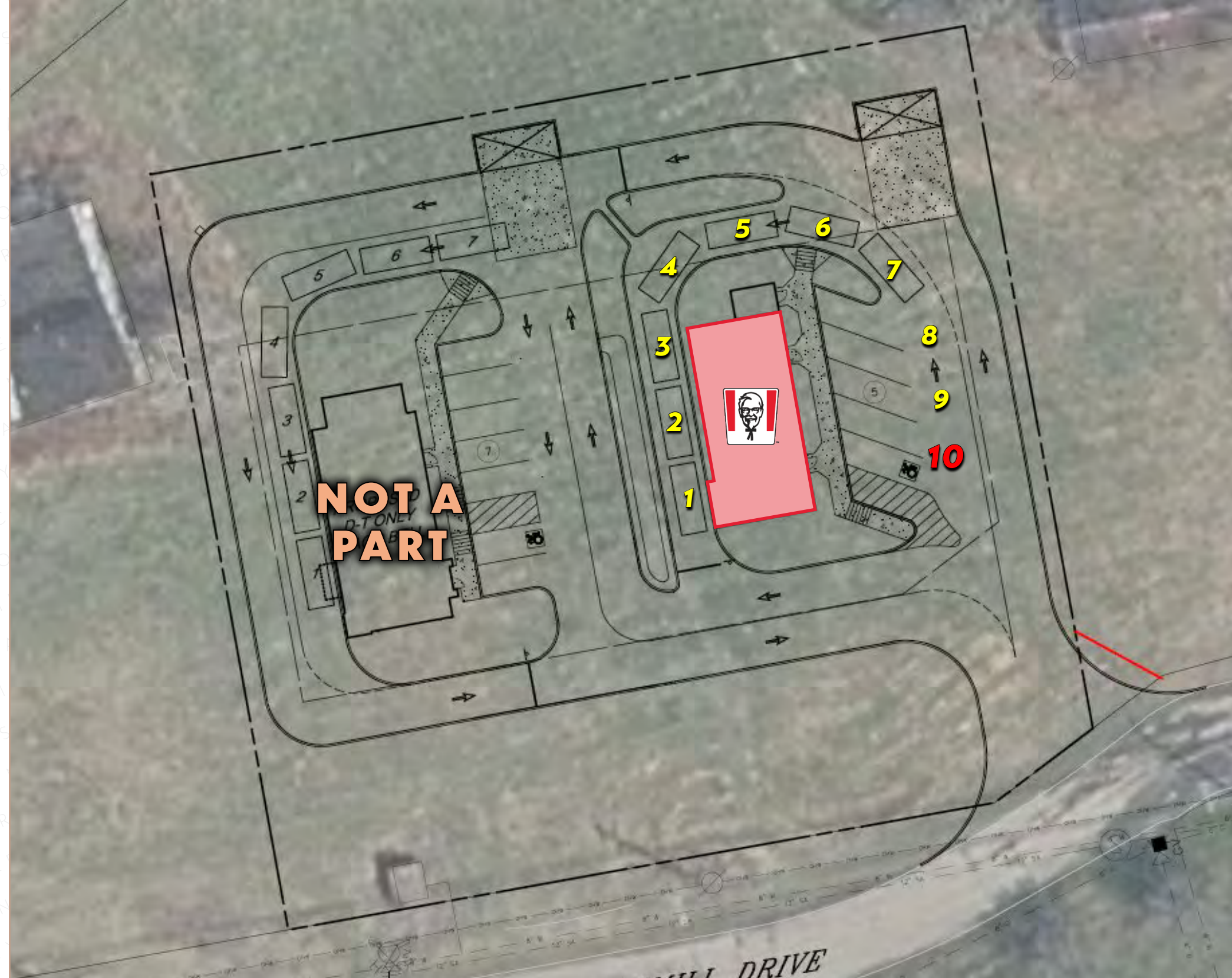
Featuring a 10-car stack drive-thru



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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Vice President

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