



**KFC - ABSOLUTE NNN**  
**\$954,062 - 6.0% CAP**  
**7 YEARS REMAINING**

*In Association with ParaSell Inc.*  
*A Licensed Oklahoma Real*  
*Estate Broker # 183645*

**206 N Wilson Avenue,**  
**Sand Springs, OK 74063**

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## **ABSOLUTE NNN KFC WITH DRIVE THRU**

ParaSell Inc. and ALIVE Commercial Real Estate are pleased to offer this Absolute NNN KFC with drive-thru located in Sand Springs, OK. The property is being offered at a list price of \$950,000 which is reflective of a 6.0% Cap Rate. Current ownership purchased the property as a 15 year sale leaseback in 2018 and there are just over 7 years of primary term remaining on the lease with 2, 5 year options to follow. There is a scheduled 7.5% rental increase which will take place in July 2028 as well as in each of the options periods should the tenant elect to extend the lease. In 2021 the lease was assigned to Silver Chicken Food Group which is a franchisee owned by MBN Brands. The KFC is located at a signalized intersection with exposure to 14K plus vehicles per day (per CoStar). Public records indicate the building is comprised of 3,498 SF situated on a 0.43 acre parcel. KFC is situated just north of the Sand Springs Expressway in an area with a substantial amount of retail tenants, including: Walmart, CVS, O'Reilly Auto Parts, Advance Auto Parts, ALDI, Planet Fitness as well as many others. Please contact Patrick Follett directly at 916.871.2269 to discuss further details of this low price point Absolute NNN KFC with a proven track record.

# PROPERTY SUMMARY

<b>KFC - Absolute NNN Drive - Thru</b>	<b>206 N WILSON AVENUE SAND SPRINGS, OK 74063</b>
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## ABOUT THE OFFERING

List Price	\$954,062
Cap Rate	6.0%
Net Operating Income (NOI)	\$57,243.75
Lease Type	Absolute NNN
Building Size (public records)	3,498 SF
Year Built/Remodeled (public records)	1979 / 1995
Parcel Size	0.43 Acres
Lease Expiration	June 30, 2033
Term Remaining	Approximately 7 Years

## ABOUT THE OFFERING (CONTINUED)

Rental Increases	7.5% Increase in July 2028
Options	2, 5 Year Options
Option Rental Increases	7.5% in Each Option
Traffic Counts	14,960 VPD (per CoStar)
Parking	16 Spaces (per CoStar)
Drive - Thru	Yes
APN	63150-91-11-16230
Right of First Refusal	No
Tenant	Franchisee - MBN Brands

### NOTES:

Buyer to independently verify all information



# PDF WITH HEADER/FOOTER

Tenant	Bldg Size	Lease Start	Lease Expiration	Annual Rent	Rent PSF / Year	Options	Rental Increases
KFC (Franchisee)	3,498 SF	June 8, 2018	June 30, 2033	\$57,243.75	\$1.86	2, 5 Year	7.5% every 5 Years
Right of First Refusal (ROFR) - No							

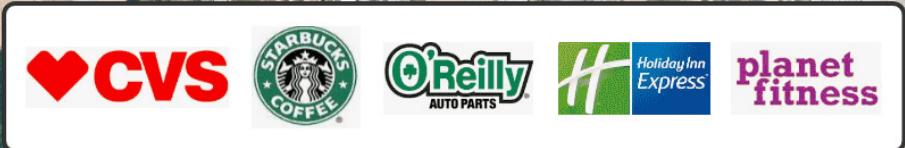
Notes: \*\*\* Section 6.1 of the Lease states "It is the intention and purpose of the parties hereto to create this instrument a Lease of the kind commonly known as "Net, Net, Net, Bond Type" Lease. \*\*\*

\*\*\* On September 13, 2021, the Lease was assigned to SC Food Group, LLC which is owned by MBN Brands. At the time of the assignment, SC Food Group, LLC acquired 13 locations from the previous KFC operator. \*\*\*

# RETAILER MAP

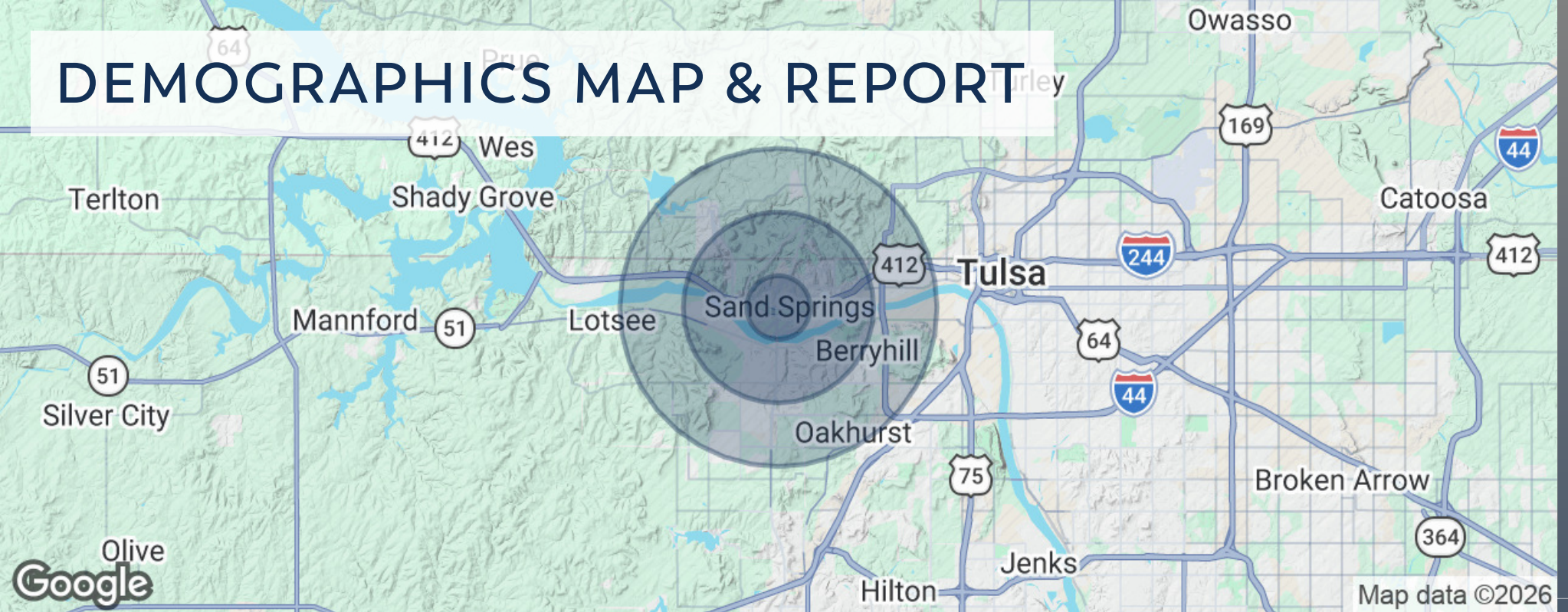
Charles Page High School

Case Community Center



Arkansas River

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,868	18,126	34,686
Average Age	38.1	38.8	40.3
Average Age (Male)	38.1	37.1	38.8
Average Age (Female)	37.6	40.0	40.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,258	7,123	13,602
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$64,220	\$83,632	\$81,299
Average House Value	\$108,932	\$202,713	\$189,798

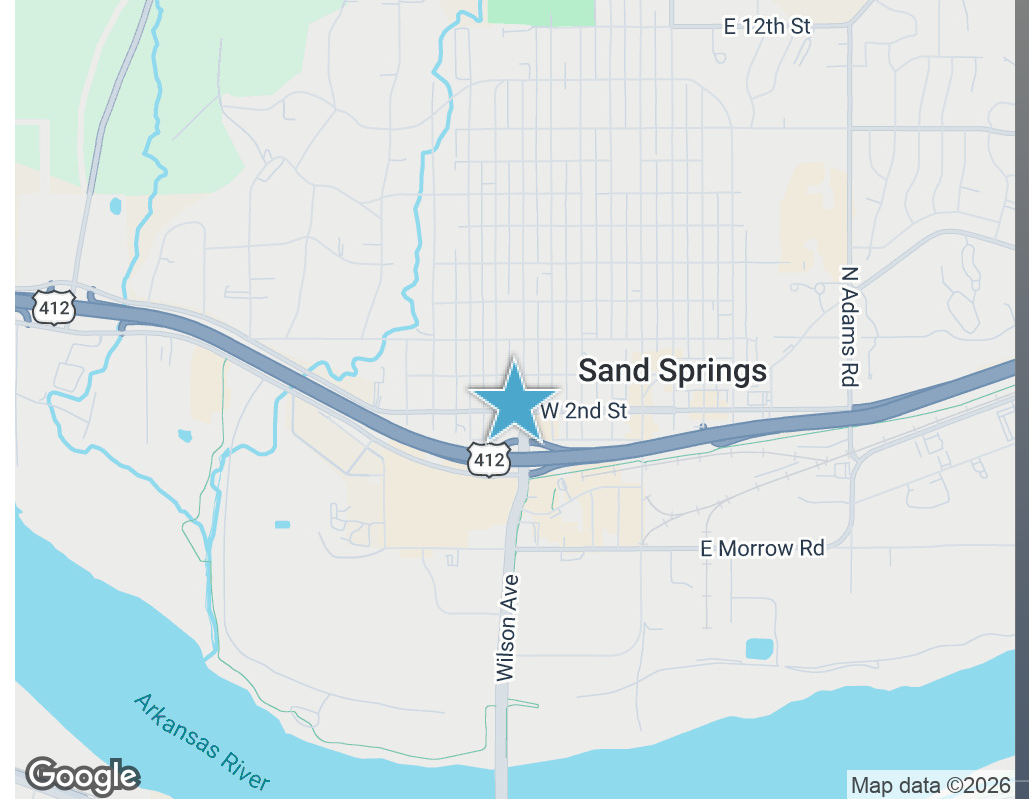
2023 American Community Survey (ACS)

# SAND SPRINGS, OK

## POPULATION - INCOME - HOME VALUES

	3 MILES	5 MILES
Total Population	18,126	34,686
Total Households	7,123	13,602
Average Household Income	\$83,632	\$81,299
Average Home Value	\$202,713	\$189,798
Average Age	39	40

SOURCE: 2023 ACS



## SAND SPRINGS - FAST FACTS

- Sand Springs is a suburban city in Osage and Tulsa counties in northeastern Oklahoma
- Located just west (approximately 10 miles) of Tulsa along the Arkansas River
- Significant recent retail development in the immediate area and continued infrastructure improvement
- Located near major highways (US-64/412, US-97) providing access to nearby larger markets
- Highly affordable, small-town lifestyle with big-city convenience, as the cost of living and housing prices are roughly 38-42% below the national average



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