



LARGEST KFC FANCHISEE IN THE U.S.
KENNESAW (ATLANTA MSA), GEORGIA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

1970 COBB PARKWAY NORTH | KENNESAW (ATLANTA MSA), GEORGIA 30152

ADVISORY TEAM

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PRINCIPAL BROKER

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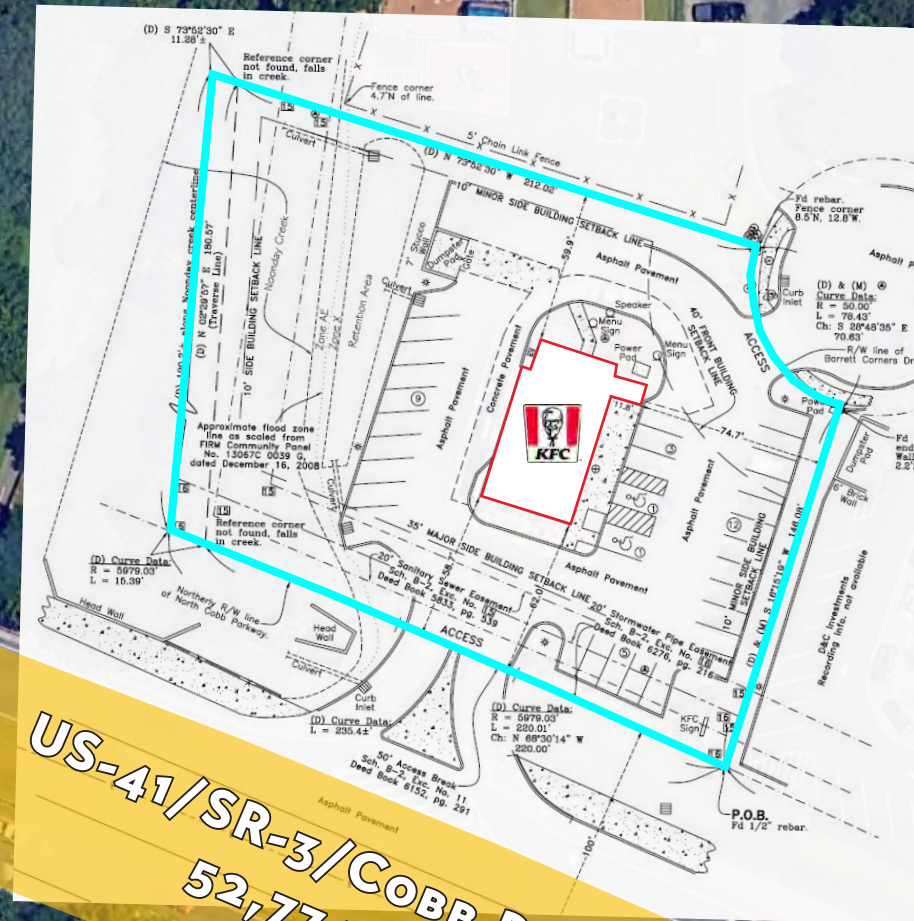
Summit Real Estate
LIC # 234538



COMMERCIAL INVESTMENT ADVISORS

CIA BROKERAGE COMPANY

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US-41/SR-3/COBB PKWY N
52,774 CPD



VAUGHN RD NW | 8,394 CPD



HIGHLIGHTS



Kentucky Fried Chicken

PRICE

\$1,515,000

CAP RATE

5.75%

NOI

\$87,120



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Target, Walmart, Costo, Home Depot, Hobby Lobby, Hobby Town, Academy Sports + Outdoors, Old Navy, T.J. Maxx, Marshalls, Nordstrom Rack, Duluth Trading Co., REI, DSW, Shoe Carnival, Ulta Beauty, Sally Beauty, ALDI, Whole Foods Market, World Market, Michaels, Joann Fabrics, Five Below, PetSmart, Petco, Petland, HomeGoods, Kirkland's, Floor & Decor, Best Buy, La-Z-Boy, Ashley Store, Bassett Furniture, Rooms To Go, American Signature Furniture, Guitar Center, etc.

Higher Education: 3 miles from **Kennesaw State University (KSU)** - a comprehensive university located on 2 suburban campuses in Kennesaw & Marietta, as the 3rd largest university in Georgia, KSU has 45,152 students enrolled (Fall 2023) in over 180 undergraduate, master's, doctoral degree & certificate programs

Healthcare: Less than 4 miles from **WellStar Kennestone Regional Medical Center Marietta** - As one of the Top 100 hospitals, Wellstar Kennestone offers the most advanced care available for surgical, medical, rehabilitative & emergency care needs with 662 beds



ABSOLUTE NNN LEASE

8 years remaining on initial 20-year Absolute NNN lease with attractive 10% rental escalations every 5 years!



TENANT

KBP Foods (the largest KFC franchisee in the U.S.) **operates ±840 locations in 28 states** (+20% of KFC locations in the U.S. system) and will generate sales in excess of \$1 billion in 2023 (FQSR, LLC is the tenant on the lease, encompasses all restaurant locations)



SEASONED LOCATION | REMODELED STORE

Successfully open & operating for decades with an attractive 8.38% rent to sales ratio! Fully remodeled to the latest American Showman prototype in 2016 - showing tenant's commitment to this location!



DOMINANT RETAIL LOCATION

Well positioned in affluent trade area of Kennesaw - across the street from a Whole Foods Anchored Retail Center, Hobby Lobby, Academy Sports + Outdoors, etc.



TRAFFIC COUNTS

Positioned on a ±0.97-acre lot, just off a signalized, hard corner with excellent visibility/access on Cobb Pkwy NW (main North/South thoroughfare) where traffic counts exceed 61,160 CPD!



2023 AFFLUENT DEMOGRAPHICS (5-MI)

2023 Population	172,067
2028 Projected Population	180,565
2023 Households	66,522
2028 Projected Households	69,605

2023 Average Household Income

\$134,400

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	1970 Cobb Parkway North Kennesaw, GA 30152
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,407 SF
LOT SIZE	±0.97 acre
YEAR BUILT REMODELED	1989 2016
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	8 years remaining on initial 20-year term
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	February 2, 2012
EXPIRATION DATE	February 29, 2032
OPTIONS	Two 5-Year Renewal Options



ACTUAL SITE

RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 13-15	03/01/24 to 02/28/27	\$87,120	5.75%
Years 16-20	03/01/27 to 02/29/32	\$95,832	6.33%
6.11% AVG ANNUAL RETURN			
RENEWAL OPTIONS			
1st Option	03/01/32 to 02/28/37	\$105,415	
2nd Option	03/01/37 to 02/28/42	\$115,957	



Kentucky Fried Chicken

TENANT PROFILE



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

1,000+
Restaurants

25+
States

15,000+
Employees

INDUSTRY ACCOLADES

#3
Top 100 Growth
in U.S. Food
Service Revenue
by Nation's Restaurant News

#76
Top 100 U.S.
Food Service
Revenue
by Nation's Restaurant News

#5
The 2021 Mega
99 Rankings
by Multi-Unit Franchisee
Magazine & FRANdata

#4
Franchise Times'
Restaurant 200

#11
Franchise Times' list of
Top 200 Franchisees
in the U.S.

GROWTH ACCOLADES

Named as one of Ingram's
**Top 100 Fastest
Growing
Companies**
for 8 Consecutive Years

Ranked as one of the
**Top 100
Privately
Held Companies**
by Ingram's for
7 Consecutive Years

KBP named one of
Franchise Times'
**2017 Dealmakers
of the Year**
which recognizes the boldest
players driving mergers
and acquisitions in franchising

Named a
**Top Private
Employer in 2017,
2018, 2019 & 2020**
by the Kansas City
Business Journal

Consistently ranked among the
**10 Fastest
Growing
Restaurant
Companies**
in the country

Recognized as one of the
**Top 50
Fastest Growing
Companies in
Kansas City for 5
Consecutive Years**
by the Kansas City
Business Journal



FQSR, LLC (the largest KFC franchisee in the U.S.) operates ±840 locations in 28 states.

<https://kbp-foods.com/>

* Tenant on lease is FQSR, LLC and encompasses all ±840 KFC restaurant locations!

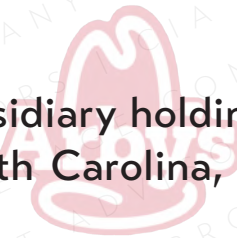


OTHER BRANDS OF KBP



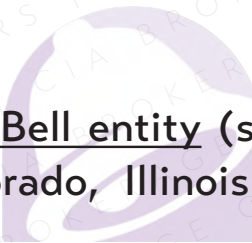
KBP Inspired, LLC is a 117-unit Arby's entity (subsidiary holding of KBP Brands) with locations in Maryland, Virginia, North Carolina, Florida & Arizona.

<https://kbpinspired.com/>



KBP Bells, LLC is a 47-unit (and growing) Taco Bell entity (subsidiary holding of KBP Brands) with locations in Colorado, Illinois, Kansas, Missouri, New Mexico & New York.

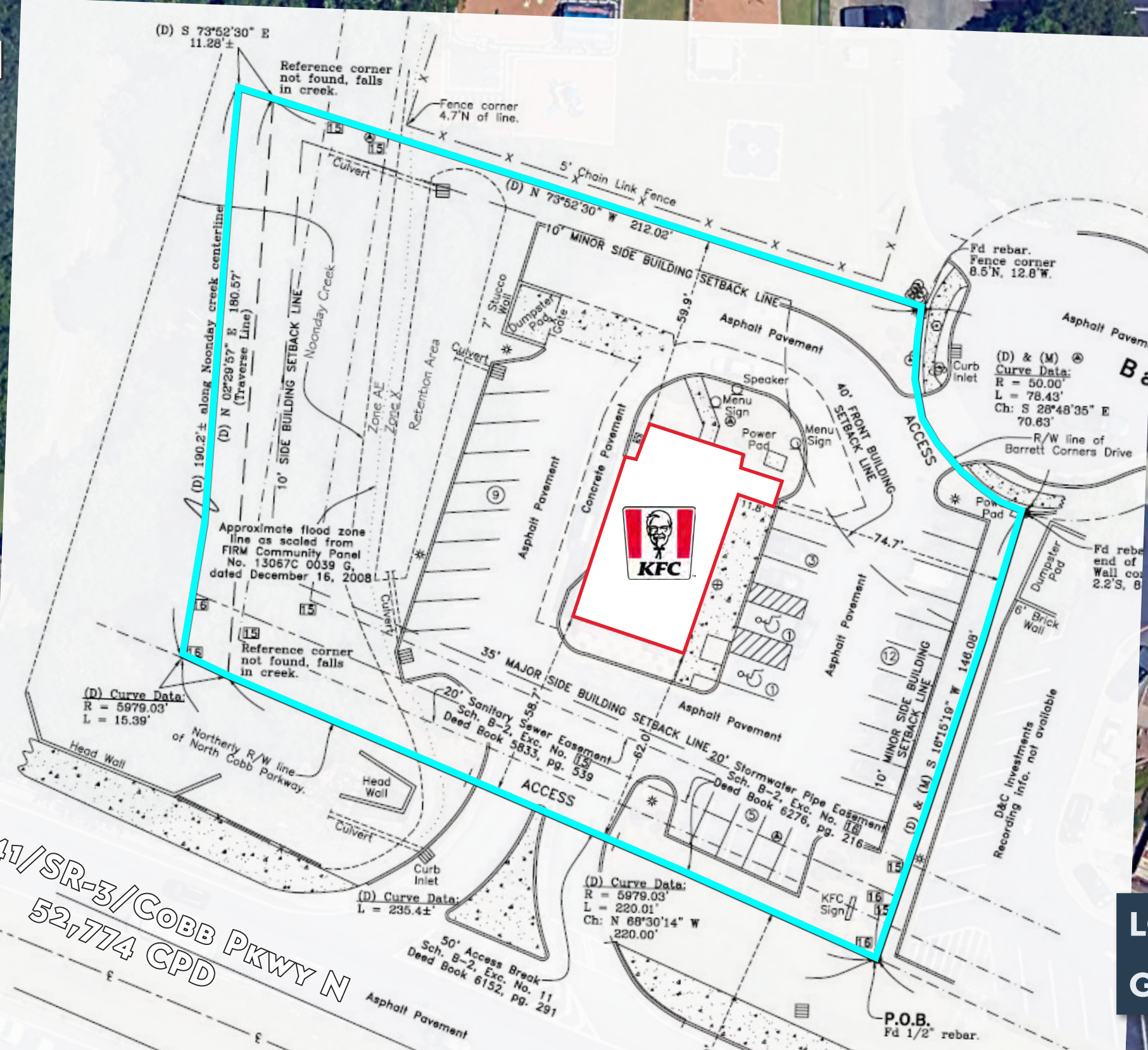
<https://kbpbells.com/>



<https://kbpbrands.com/our-brands/>

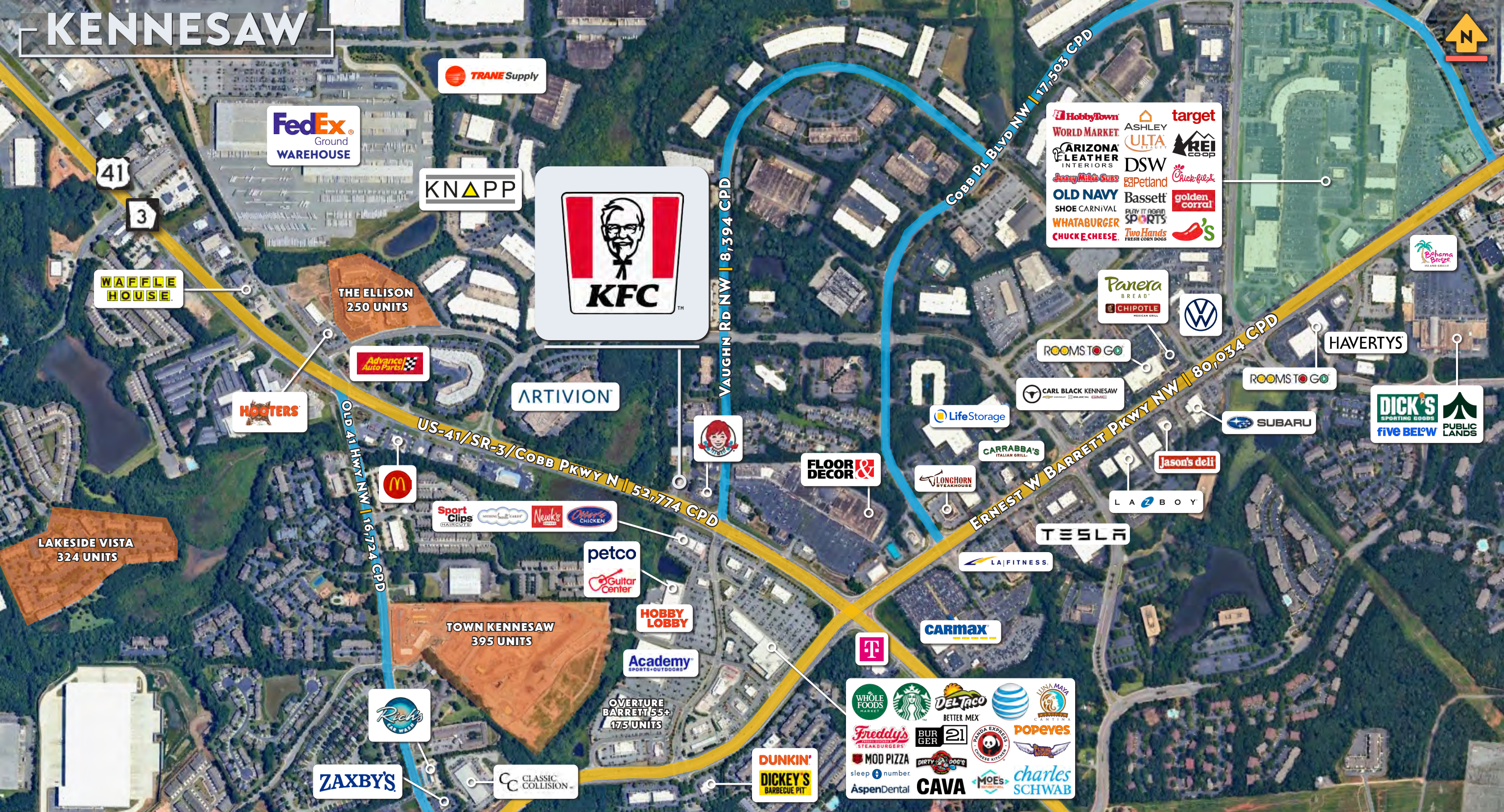
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US-41/SR-3/COBB PKWY N
52,774 CPD



LOT SIZE ±0.97 Acre
GLA ±2.407 SF

KENNESAW



ZOOMED OUT



CITY VIEW



ATLANTA METRO



City of
POWDER SPRINGS



NORTHSIDE HOSPITAL
621 BEDS

EMORY SAINT JOSEPH'S HOSPITAL
410 BEDS

Children's Healthcare of Atlanta
330 BEDS

City of
DULUTH



WINNETT COUNTY AIRPORT

Gwinnett Village

City of
DORAVILLE

TRUIST PARK
Home of the Atlanta Braves

City of
SNELLVILLE

Mercedes-Benz STADIUM
Home of the Atlanta Falcons

Georgia Tech
47,961 STUDENTS

State Farm ARENA
Home of the Atlanta Hawks



EMORY UNIVERSITY
16,019 STUDENTS

City of
DOUGLASVILLE



CLARK ATLANTA UNIVERSITY
4,135 STUDENTS

City of
ATLANTA

Spelman College
2,588 STUDENTS

Grady
953 BEDS

Marshalls
DISTR CTR

THE HOME DEPOT
DISTR CTR

Hartsfield-Jackson Atlanta International Airport®
This airport is the primary hub for Delta Airlines and it sits on 4,700 acres with 5 runways. Airlines servicing ATL include American, Southwest, United, Alaska, British Airways, KLM. Korean Air, Lufthansa, Qatar, Virgin Atlantic, etc. ATL had a total of 104.7 passengers in 2023, making it one of the busiest airports in the world.



KENNESAW SYNOPSIS

Kennesaw is a suburban city northwest of Atlanta in Cobb County, located within the Greater Atlanta Metropolitan Area. The Southern Museum of Civil War and Locomotive History displays weapons and steam locomotives. To the southeast, Kennesaw Mountain National Battlefield Park has Civil War monuments and trails. Swift-Cantrell Park includes a skate park and playgrounds. To the northwest, forested Red Top Mountain State Park juts into Lake Allatoona, and offers trails and a beach.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It is the seat of Fulton County, and a portion of the city extends into neighboring DeKalb County. Atlanta is the eighth most populous city in the Southeast and 38th most populous city in the United States.

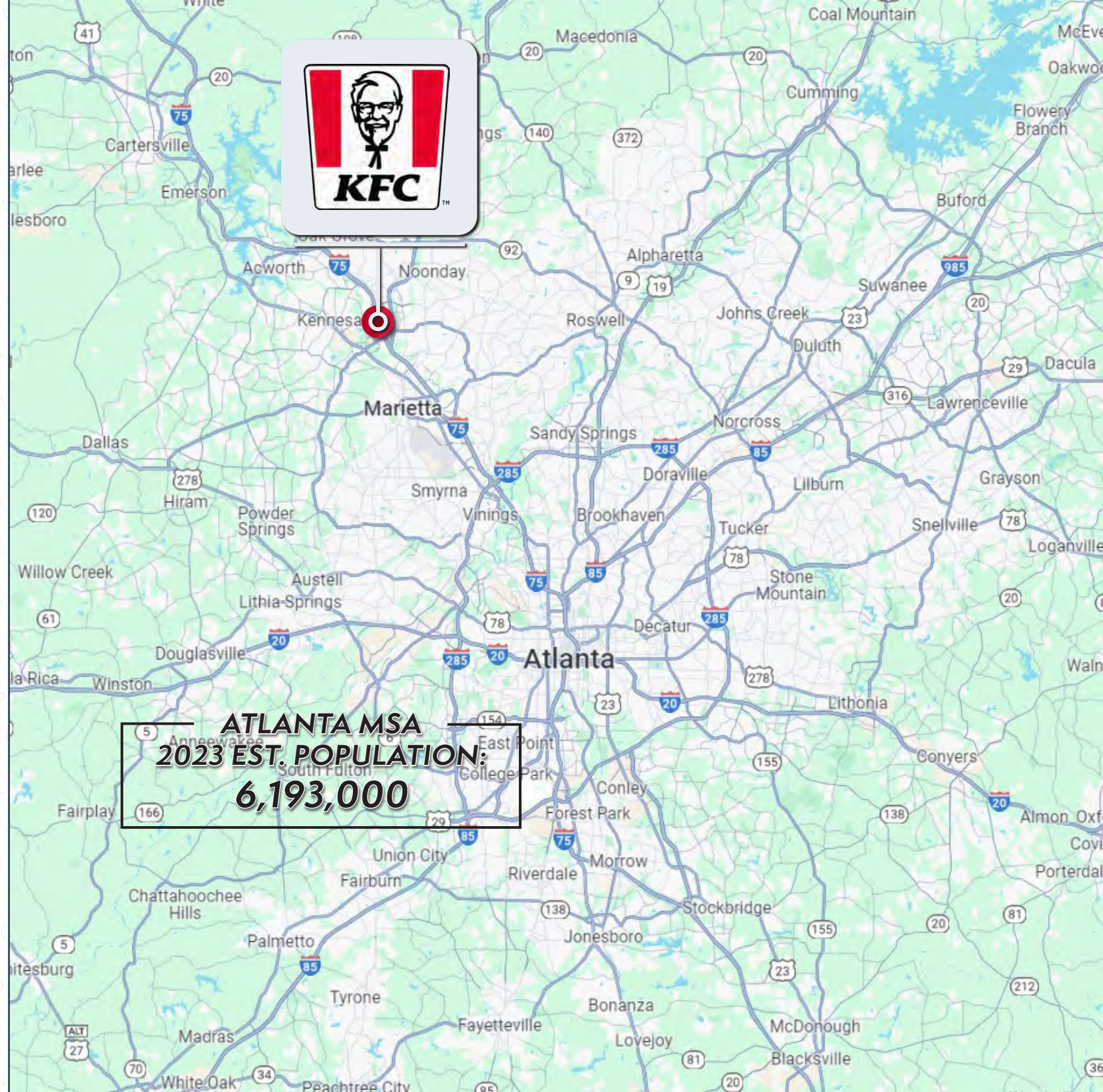
Corporate operations play a major role in Atlanta’s economy, as the city claims the nation’s third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of several corporations such as **The Coca-Cola Company, The Home Depot, Delta Air Lines, Arby’s, AT&T Mobility, Georgia-Pacific, Chick-fil-A, Church’s Chicken, Dunkin Donuts, Norfolk Southern Railway, Mercedes-Benz USA, NAPA Auto Parts, Papa Johns, Porsche AG, Newell Brands, Rollins, Inc., Marble Slab Creamery, and UPS.**

Media is also an important aspect of Atlanta’s economy. In the 1980s, media mogul Ted Turner founded the **Cable News Network (CNN), Turner Network Television (TNT), HLN (HLN), Turner Classic Movies (TCM), and The Cartoon Network, Inc.** Notable sports networks headquartered in Atlanta include **Warner Bros. Discovery Sports, NBA TV, Bally Sports South, and Bally Sports Southeast.**

Atlanta is home to the Atlanta Braves, their MLB team, The Atlanta Falcons, their NFL Team and The Atlanta Hawks their NBA team.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	8,679	55,679	172,067
2028 Projected Population	9,800	59,797	180,565
Daytime Demographics Age 16+	14,607	60,188	159,791
Median Age	32.8	35.6	38.1
Average Household Income	\$79,254	\$130,111	\$134,400



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