

# OFFERING MEMORANDUM

**FLAGSHIP KFC PROTOTYPE WITH  
TOP 5% STORE SALES NATIONWIDE**



**514 S COMMERCIAL ST**  
Harrisburg, IL 62946

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NEW SAUCY NUGGETS  
10 PC FOR \$5.99  
OPEN  
10AM TO 10PM

REAL MEALS TO GO  
SINCE 1940



# executive summary

## THE OFFERING

CBRE is pleased to present KFC for sale located at 514 S Commercial St in Harrisburg, IL. This “Flagship” KFC property includes a 7,101 SF building on a 1.39 ACRE parcel and benefits from being situated on the signalized hard corner of Commercial Street and Sloan Street which sees over 22,000 vehicles per day. The tenant has shown incredible commitment to the location and market by signing a brand new 20-year lease in October 2024. This is an elite performing KFC and among the top 5% locations nationwide. The property underwent a significant remodel in 2018, with another renovation scheduled for 2028, further demonstrating the tenant’s dedication to the site.

The Lease is backed by Tasty Restaurant Group (TRG), which operates 470+ restaurants across 22 states. The Absolute NNN Lease calls for zero landlord responsibilities whatsoever and contains 1.5% rental increases annually with 4-Five Year Options, providing a strong hedge against inflation. The asset is situated in the town’s main retail corridor and adjacent to a Walmart Supercenter that sees over 2 million annual visitors.





## INVESTMENT HIGHLIGHTS



**Flagship KFC Prototype** | High profile KFC which is among the top-performing stores in the nation and showcases the brand's latest prototype design and operational excellence



**Brand New Lease** | The tenant recently signed a brand new 20-year lease in October 2024 showing incredible commitment to the location and market



**Recent and Upcoming Remodels** | The property underwent a significant remodel in 2018, with another renovation scheduled for 2028, further demonstrating the tenant's confidence in this high performing site



**Absolute NNN Lease from Top Operator** | Tasty Restaurant Group operates over 470 restaurants in 22 states



**Signalized Hard Corner** | Prominent location at Commercial Street and Sloan Street with combined traffic counts exceeding 22,000 vehicles per day



**Strategic Location** | Adjacent to a Walmart Supercenter with over 2 million annual visitors



**Fee Simple Ownership (Land and Building)** | Depreciable asset providing strong tax advantages



**Recession-Resilient Asset** | Drive-thru equipped property built for long-term stability

# FLAGSHIP KFC PROTOTYPE

## TOP SALES & PERFORMANCE

*Among the highest-grossing stores in the KFC system, often ranking in the top tier nationwide.*

## PREMIER LOCATION

*Chosen for high-visibility, strong traffic counts, and strategic market positioning.*

## CORPORATE FOCUS

*Typically operated or supported by a leading franchisee or KFC corporate itself, reflecting long-term brand investment.*

## SHOWCASE DESIGN & UPGRADES

*Features the latest KFC prototype design, technology, and customer experience updates.*

## LONG-TERM STABILITY

*Flagship stores are rarely relocated or closed, showing strong operational confidence.*



# property description

## OFFERING

|                           |                    |
|---------------------------|--------------------|
| Price                     | \$2,907,716        |
| Annual NOI                | \$178,640          |
| Billboard NOI             | \$6,000            |
| Total NOI                 | \$184,640          |
| Cap Rate                  | 6.35%              |
| Tenant                    | KFC                |
| Lease Type                | Absolute NNN       |
| Lease Guarantor           | Tasty Midwest, LLC |
| Landlord Responsibilities | None               |

## PROPERTY SPECIFICATIONS

|               |                         |
|---------------|-------------------------|
| Address       | 514 S Commercial St     |
| Building Size | 7,101 SF                |
| Lot Size      | 1.39 AC                 |
| Remodeled     | 2018   2028 (Scheduled) |
| Occupancy     | 100%                    |
| Ownership     | Fee Simple              |





# property photos



# tenant profile



KFC Corporation, headquartered in Louisville, Kentucky, is one of the most iconic fast-food brands in the world, with a legacy spanning over 70 years. Founded by Colonel Harland Sanders, KFC began in the 1930s when Sanders developed his signature blend of 11 herbs and spices, creating the famous Original Recipe® chicken. His commitment to quality and consistency helped KFC grow into a global powerhouse, recognized for its fried chicken, homestyle sides, and commitment to freshly prepared meals.

As of 2024, KFC operates over 24,000 locations across more than 145 countries and territories, making it one of the largest quick-service restaurant chains worldwide. The brand continues to experience strong growth, driven by international expansion, digital innovation, and evolving menu offerings. KFC remains a dominant player in the fast-food industry, consistently delivering affordable, high-quality meals to millions of customers daily.

## COMPANY FAST FACTS

|                            |                |
|----------------------------|----------------|
| <b>Company Type</b>        | KFC            |
| <b>Website</b>             | www.kfc.com    |
| <b>U.S. Headquarters</b>   | Louisville, KY |
| <b>Founded</b>             | 1952           |
| <b>Number of Employees</b> | 800,000        |
| <b>Locations</b>           | 24,000+        |

## RENT TABLE

| Lease Year            | Annual NOI | Billboard NOI | Total NOI |
|-----------------------|------------|---------------|-----------|
| 10/1/2025 – 9/30/2026 | \$178,640  | \$6,000       | \$184,640 |
| 10/1/2026 – 9/30/2027 | \$181,320  | \$6,000       | \$187,320 |
| 10/1/2027 – 9/30/2028 | \$184,039  | \$6,000       | \$190,039 |
| 10/1/2028 – 9/30/2029 | \$186,800  | \$6,000       | \$192,800 |
| 10/1/2029 – 9/30/2030 | \$189,602  | \$6,000       | \$195,602 |
| 10/1/2030 – 9/30/2031 | \$192,446  | \$6,600       | \$199,046 |
| 10/1/2031 – 9/30/2032 | \$195,333  | \$6,600       | \$201,933 |
| 10/1/2032 – 9/30/2033 | \$198,263  | \$6,600       | \$204,863 |
| 10/1/2033 – 9/30/2034 | \$201,237  | \$6,600       | \$207,837 |
| 10/1/2034 – 9/30/2035 | \$204,255  | \$6,600       | \$210,855 |
| 10/1/2035 – 9/30/2036 | \$207,319  | \$7,260       | \$214,579 |
| 10/1/2036 – 9/30/2037 | \$210,429  | \$7,260       | \$217,689 |
| 10/1/2037 – 9/30/2038 | \$213,585  | \$7,260       | \$220,845 |
| 10/1/2038 – 9/30/2039 | \$216,789  | \$7,260       | \$224,049 |
| 10/1/2039 – 9/30/2040 | \$220,041  | \$7,260       | \$227,301 |
| 10/1/2040 – 9/30/2041 | \$223,341  | \$7,980       | \$231,321 |
| 10/1/2041 – 9/30/2042 | \$226,692  | \$7,980       | \$234,672 |
| 10/1/2042 – 9/30/2043 | \$230,092  | \$7,980       | \$238,072 |
| 10/1/2043 – 9/30/2044 | \$233,543  | \$7,980       | \$241,523 |

*\*Four 5-Year Options with 1.50% Annual Rental Increases*

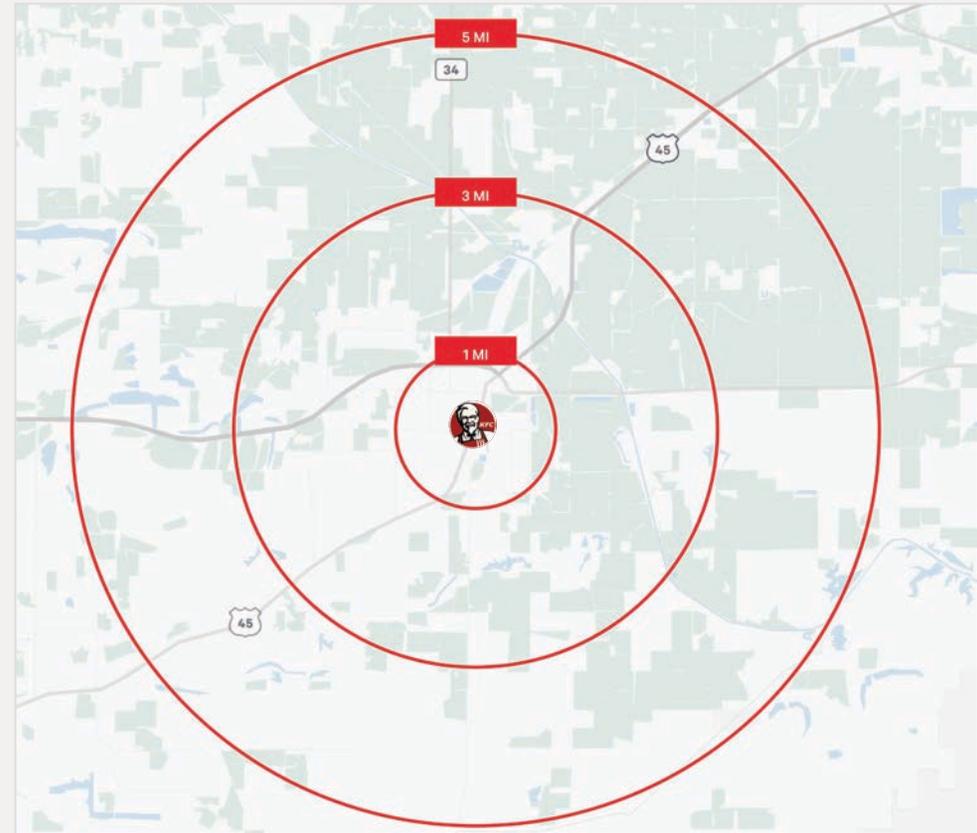
# market overview

Harrisburg, Illinois is a city nestled in the heart of Saline County in southeastern Illinois, approximately 120 miles southeast of St. Louis and 200 miles south of Chicago. Known as the “Gateway to the Shawnee National Forest,” Harrisburg offers a unique blend of rural charm, natural beauty, and regional commerce. With a population of around 8,600 residents, the city serves as a commercial and healthcare hub for surrounding communities in southern Illinois.

The city’s commercial activity is concentrated along key corridors such as Poplar Street and Commercial Street, which connect residential neighborhoods to local businesses, schools, and regional medical facilities. These corridors feature a mix of retail, dining, and service-oriented establishments, supported by steady local traffic and proximity to major employers like the Harrisburg Medical Center and educational institutions.

Harrisburg’s economy is anchored by healthcare, education, retail, and public administration, with additional support from agriculture and small-scale manufacturing. Residents of Harrisburg enjoy access to outdoor recreation, including hiking, camping, and fishing in the nearby Shawnee National Forest and Garden of the Gods. The city also offers community amenities such as parks, local eateries, and seasonal events that foster a strong sense of local identity. Harrisburg’s strategic location, regional significance, and affordable real estate make it an appealing option for retail and service tenants seeking visibility and access to a loyal customer base in southern Illinois.

## DEMOGRAPHICS MAP



| DEMOGRAPHICS             | 1 MILE   | 3 MILES  |
|--------------------------|----------|----------|
| 2024 Population          | 5,594    | 9,296    |
| Median Age               | 41.1     | 42.7     |
| Average Household Income | \$55,365 | \$59,712 |
| Median Household Income  | \$40,493 | \$40,989 |
| Employees                | 3,999    | 5,716    |
| 2024 Households          | 2,403    | 4,003    |



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