

KFC

18 TENSURRY DRIVE
MARTINSVILLE | VIRGINIA 24112

**LARGEST KFC FRANCHISEE
IN THE U.S.**



ACTUAL SITE

BANG
REALTY

OFFERING MEMORANDUM

ADVISORY TEAM

BRIAN BROCKMAN
BROKER

LIC # 225245999

BANG REALTY, INC

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Highlights



Kentucky Fried Chicken

PRICE

\$1,894,000

CAP RATE

5.65%

NOI

\$107,000



POINTS OF INTEREST

Retailers | Entertainment: Major retailers within 5-mile vicinity include Walmart, Lowe's, Marshalls, Belk, Dunham's Sports, CitiTrends, Roses Discout Store, Maurices, Shoe Dept., Rack Room Shoes, Big Lots, Dollar Tree, Dollar General, Family Dollar, Ollie's Bargain Outlet, Goodwill, Petsense, Kroger, Food Lion, Aldi, Rural King, Tractor Supply, Harbor Freight Tools, Carpetland, O'Reilly Auto Parts, AutoZone, NAPA Auto Parts, Walgreens, CVS, Planet Fitness, etc.

Higher Education: 7 miles from **Patrick & Henry Community College Martinsville** - a comprehensive community college offering various degrees & programs serving over 1,930 students

Healthcare: 4 miles from **Sovah Health Martinsville** - a full-service, acute-care hospital with 220 beds



LONG TERM ABSOLUTE NNN LEASE

Over 15 years remaining on 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 \pm 1,100 locations across 4 brands in 32 states. **Tenant - FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses \pm 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)



SEASONED LOCATION

Successfully open & operating for decades with an attractive 8.42% Rent-to-Sales ratio (YE 2025)!



TRAFFIC COUNTS

Well-positioned on a large \pm 1.05-acre lot with excellent visibility from Greensboro Rd (main north/south thoroughfare) with traffic counts of 14,321 CPD!



2025 DEMOGRAPHICS

Population (5-mi)	30,964
Households (5-mi)	12,922
Average Household Income (3-mi)	\$76,079

Financial Analysis

SITE ADDRESS	18 Tensbury Drive Martinsville Virginia 24112
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,249 SF
LOT SIZE	±1.05 acres
YEAR BUILT REMODELED	1985 2013*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	15+ years remaining
RENTAL INCREASES	7% every 5 years (including options)
RENT COMMENCEMENT DATE	November 2, 2021
EXPIRATION DATE	November 30, 2041
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Henry County Assessor



Kentucky Fried Chicken



ACTUAL SITE

Rent Roll

TERM*	ANNUAL RENT	CAP RATE
Years 6-10 11/01/26 to 10/31/31	\$107,000	5.65%
Years 11-15 11/01/31 to 10/31/36	\$114,490	6.04%
Years 16-20 11/01/36 to 10/31/41	\$122,504	6.47%
AVG ANNUAL RETURN		6.05%

RENEWAL OPTIONS

1st Option	11/01/41 to 10/31/46	\$131,080
2nd Option	11/01/46 to 10/31/51	\$140,255

* Current Rent is \$100,000 until October 31, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.

Tenant Profile

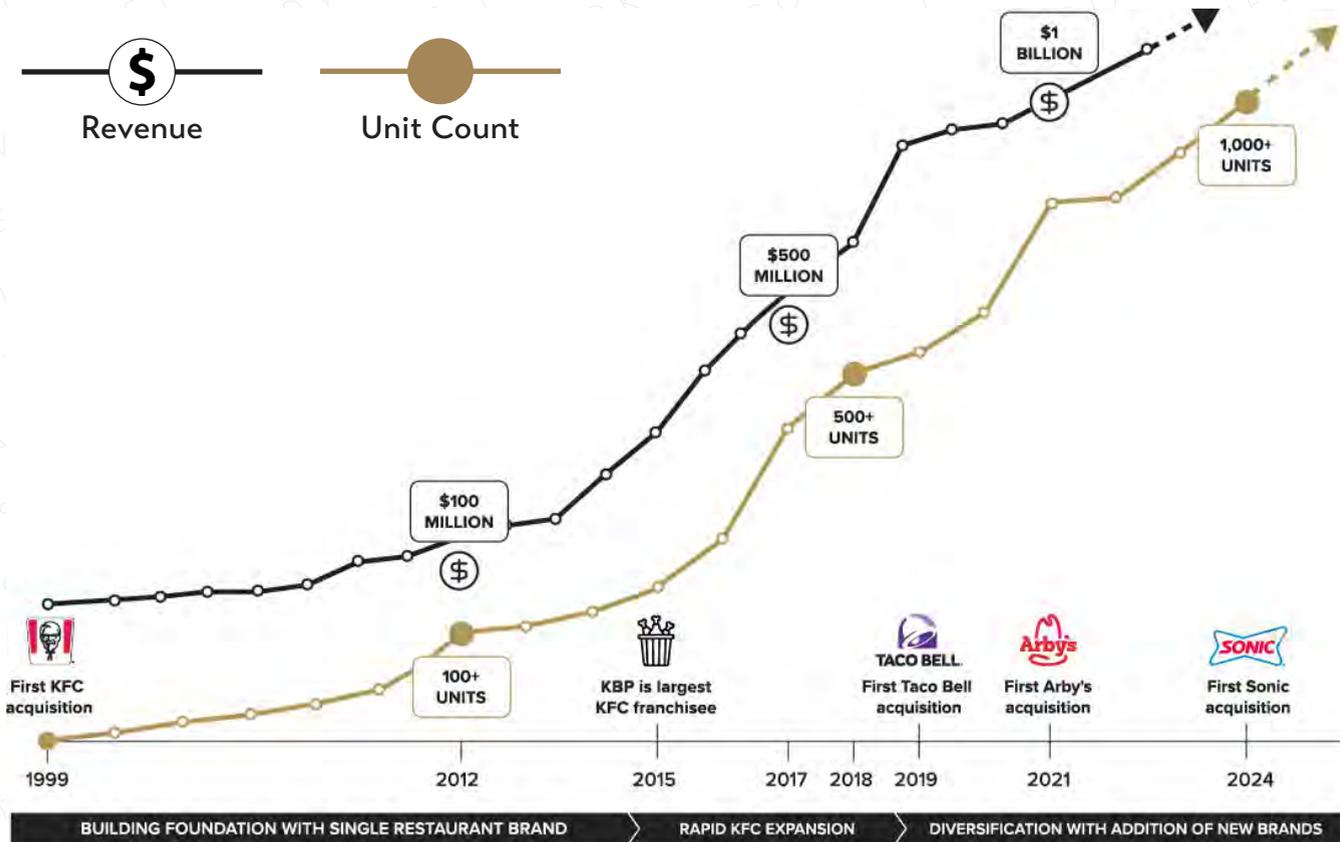


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,100
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.



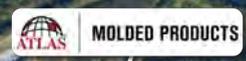
KBP Bells, LLC is a ±50-unit Taco Bell entity (subsidiary holding of KBP Brands) with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa & New Mexico.



Property Specifications	
Lot Size	±1.05 Acres
GLA	±3,249 SF
Parking Stalls	
Regular	47
Handicap	2



Martinsville



GREENSBORO RD | 14,321 CPD



HENRY COUNTY ADULT DETENTION CENTER



BIG LOTS! boost mobile
DOLLAR GENERAL H&R BLOCK
DOLLAR TREE
ADVANCE AUTO PARTS planet fitness

RICH ACRES ELEMENTARY
270 STUDENTS



Diversified Distribution



WILLIAM F. STONE HWY | 16,681 CPD



Martinsville Synopsis

Martinsville is an independent city in the Commonwealth of Virginia. It is the county seat of Henry County, although the two are separate jurisdictions. The Bureau of Economic Analysis combines the city of Martinsville with Henry County for statistical purposes. The city has a total area of 11.0 square miles.

The cost of living in Martinsville-Henry County is significantly lower than the national average, with housing costs roughly 27% below the national average.

Home to a Smithsonian affiliated Natural History, a community theatre, a college theatre, a first-class art museum & an emerging artisan center, Martinsville-Henry County offers an array of artistic & cultural entertainment.

Business in Martinsville-Henry County, Virginia thrives on a community built on a strong work ethic. Perhaps best known for its high-energy, heart racing NASCAR speedway - **Martinsville Speedway**. At .526 miles in length, Martinsville is the shortest track on the NASCAR Cup Series circuit. Other companies in Martinsville-Henry County includes **Nautica Warehouse** (part of the clothing stores industry); **Monogram Foods** (produces jerky, meat sticks, pickled protein snacks & portable snacks); **Bassett Furniture** (manufacture, marketing & retail home furnishings in the U.S. & internationally); **Eastman Performance Films** (produces window film for automotive & architectural structure use), etc.

2025 Demographics

	1-MI	3-MI	5-MI
Population	1,421	15,548	30,964
Households	607	6,240	12,922
Daytime Demo Age 16+	1,131	18,865	30,543
Median Age	40.6	38.3	40.8
Average Household Income	\$70,408	\$76,079	\$72,190



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FOR MORE INFORMATION:

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