

# SINGLE TENANT QSR W/DRIVE-THRU

Investment Opportunity



18+ Years of Term | Absolute NNN Leases | Top 91st Percentile of KFC's Nationwide (placer.ai)



675 Nashville Pike | Gallatin, Tennessee

**NASHVILLE** MSA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



### **WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920

### **JARRETT SLEAR**

**Vice President  
National Net Lease**

jarrett.slear@srsre.com  
D: 813.683.5115 | M: 610.306.3213  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3602815

### **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739

### **MICHAEL BERK**

**Vice President  
National Net Lease**

michael.berk@srsre.com  
D: 770.402.3432  
3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
GA License No. 385824



NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371



HARBOR FREIGHT  
 enterprise  
 SUBWAY  
 McDonald's  
 WAFFLE HOUSE

Firestone COMPLETE AUTO CARE  
 Krystal  
 Wendy's

DOLLAR GENERAL

DOLLAR GENERAL  
 Advance Auto Parts  
 AutoZone

RAC  
 Little Caesars

save a lot  
 FOOD LION  
 FAMILY DOLLAR



CVS pharmacy

Domino's Pizza



USPS.COM



Orange Theory Fitness

US bank

WAFFLE HOUSE



WASH n ROLL

FIRST HORIZON

RIPPY DENTAL

NASHVILLE PIKE 22,000 YPD

OSCAR SMITH DR



Gallatin High School  
 1,677 Students



POPEYES



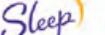

  










Volunteer State Community College









Gallatin High School  
1,677 Students


Macon Bank & Trust Company




35,600 VPD

Valvoline

UTENCU

BIG LOTS!

BAYMONT

Shell

POPEYES

DQ

NASHVILLE PIKE 22,000 VPD



# SITE OVERVIEW



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$2,920,000
<b>Net Operating Income</b>	\$167,856
<b>Cap Rate</b>	5.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	675 Nashville Pike, Gallatin, Tennessee 37066
<b>Rentable Area</b>	4,584 SF
<b>Land Area</b>	1.259 AC
<b>Year Built</b>	2006
<b>Tenant</b>	KFC
<b>Operator</b>	Tasty Restaurant Group ( <a href="https://tastyrg.com">https://tastyrg.com</a> )
<b>Guaranty <sup>(1)</sup></b>	Tasty Chick'n Southeast (70+ units)
<b>Lease Signature <sup>(2)</sup></b>	Tasty Chick'n Midwest (70+ units)
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	18+ Years
<b>Increases</b>	1.50% Annual Increases
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	May 16, 2024
<b>Lease Expiration</b>	May 31, 2044

<sup>(1)</sup> Tasty Chick'n Southeast, LLC - operates 71 units (per Tasty RG, as of 1/7/2026)

<sup>(2)</sup> Tasty Chick'n Midwest, LLC - operates 74 units (per Tasty RG, as of 1/7/2026)

# RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
<b>KFC</b>		5/16/2024	5/31/2044	Current	-	\$13,988	\$167,856	5.75%	3 (5-Year)
(Franchisee Guaranty)				Jun-27	1.50%	\$14,198	\$170,374	5.83%	
				Jun-28	1.50%	\$14,412	\$172,930	5.92%	
				Jun-29	1.50%	\$14,627	\$175,524	6.01%	
				Jun-30	1.50%	\$14,846	\$178,156	6.10%	
				Jun-31	1.50%	\$15,069	\$180,829	6.19%	
				Jun-32	1.50%	\$15,295	\$183,541	6.29%	
				Jun-33	1.50%	\$15,525	\$186,294	6.38%	
				Jun-34	1.50%	\$15,757	\$189,089	6.48%	
				Jun-35	1.50%	\$15,994	\$191,925	6.57%	
				Jun-36	1.50%	\$16,234	\$194,804	6.67%	
				Jun-37	1.50%	\$16,477	\$197,726	6.77%	
				Jun-38	1.50%	\$16,724	\$200,692	6.87%	
				Jun-39	1.50%	\$16,975	\$203,702	6.98%	
				Jun-40	1.50%	\$17,230	\$206,758	7.08%	
				Jun-41	1.50%	\$17,488	\$209,859	7.19%	
				Jun-42	1.50%	\$17,751	\$213,007	7.29%	
				Jun-43	1.50%	\$18,017	\$216,202	7.40%	
<b>Blended Cap Rate</b>								<b>6.46%</b>	
1.50% Annual Increases Throughout Options									



## **18+ Years Remaining | Annual Rental Increases | Established Brand | KFC - \$8.2B in Revenue (2025)**

- The tenant, KFC, currently has 18+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- There are over 32,000 KFC restaurants in 150 countries and territories around the world
- The operator, Tasty Restaurant Group, manages 400+ units nationwide across multiple QSR brands (KFC, Burger King, Pizza Hut, Dunkin, and Taco Bell)
- There are over 140 units encompassed by the lease signature (Tasty Chick'n Midwest) and the lease guarantor (Tasty Chick'n Southeast)

## **Absolute NNN Lease | Fee Simple Ownership | Land & Building| Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## **Local Demographics & 5 Mile Trade Area**

- More than 60,000 residents and 21,000 employees support the trade area
- \$116,116 average household income

## **Across Gallatin High School | Dense Retail Corridor | Strong National/Credit Tenant Presence**

- The KFC is located directly across from Gallatin High School, which has over 1,600 students, creating a consistent flow of consumer traffic from students, faculty, and staff to the site
- The site is ideally situated within a dense retail corridor, surrounded by numerous national and credit tenants including Walmart Supercenter, Kroger, Aldi, Bealls, Whataburger, Chili's, Panera Bread, CVS Pharmacy, Dollar Tree, and others
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

## **Highly Trafficked Corridor | Excellent Visibility & Access**

- The asset benefits from excellent frontage visibility along Nashville Pike, which sees approximately 22,000 vehicles per day
- The site is located in a highly trafficked corridor, with Highway 109 seeing approximately 45,600 vehicles per day and Highway 174 averaging 40,700 vehicles per day
- Multiple points of ingress/egress

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# BRAND PROFILE



## KFC

**kfc.com**

**Company Type:** Subsidiary

**Locations:** 30,000+

**Parent:** Yum! Brands

**2024 Employees:** 40,000

**2024 Revenue:** \$7.55 Billion

**2024 Net Income:** \$1.49 Billion

**2024 Assets:** \$6.72 Billion

**Credit Rating: S&P:** BB+

KFC Corporation, based in Louisville, Ky., has been serving up Finger Lickin' Good Original Recipe fried chicken since 1952, including chicken on the bone, nuggets and tenders. Beyond the top secret 11 herbs & spices, KFC specialties include the KFC Chicken Sandwich, Extra Crispy chicken, KFC Famous Bowls, Pot Pies, Secret Recipe Fries, biscuits and homestyle sides. There are over 30,000 KFC restaurants in 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

## TASTY RESTAURANT GROUP

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants. Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 400 restaurants under the Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

Source: [global.kfc.com](http://global.kfc.com), [finance.yahoo.com](http://finance.yahoo.com), [tastyrg.com](http://tastyrg.com)

# PROPERTY OVERVIEW



## LOCATION



Gallatin, Tennessee  
Sumner County  
Nashville-Davidson--Murfreesboro--Franklin MSA

## ACCESS



Nashville Pike/State Highway 6: 2 Access Points

## TRAFFIC COUNTS



Nashville Pike/State Highway 6: 22,000 VPD  
State Highway 109: 35,600 VPD

## IMPROVEMENTS



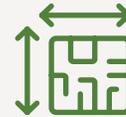
There is approximately 4,584 SF of existing building area

## PARKING



There are approximately 57 parking spaces on the owned parcel.  
The parking ratio is approximately 12.28 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 126G C 01500  
Acres: 1.259  
Square Feet: 54,838

## CONSTRUCTION



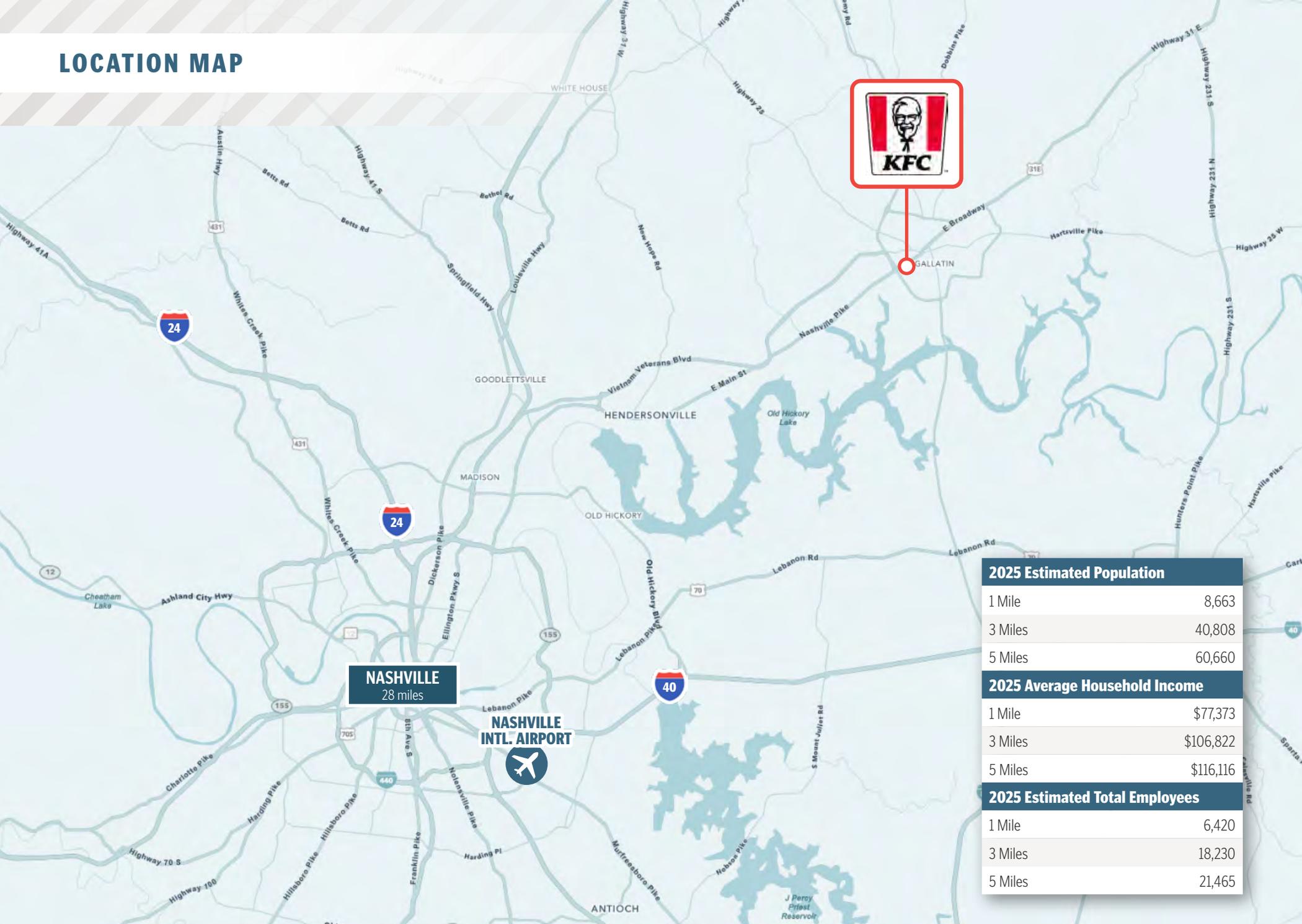
Year Built: 2006

## ZONING



PNC - Planned Neighborhood Commer

# LOCATION MAP



**NASHVILLE**  
28 miles

**NASHVILLE  
INTL. AIRPORT**



GALLATIN

2025 Estimated Population	
1 Mile	8,663
3 Miles	40,808
5 Miles	60,660
2025 Average Household Income	
1 Mile	\$77,373
3 Miles	\$106,822
5 Miles	\$116,116
2025 Estimated Total Employees	
1 Mile	6,420
3 Miles	18,230
5 Miles	21,465





# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	8,663	40,808	60,660
2030 Projected Population	9,288	45,349	69,167
2025 Median Age	35.2	38.7	39.6
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,157	16,603	24,672
2030 Projected Households	3,421	18,772	28,644
<b>Income</b>			
2025 Estimated Average Household Income	\$77,373	\$106,822	\$116,116
2025 Estimated Median Household Income	\$59,954	\$76,331	\$83,462
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	547	1,439	1,721
2025 Estimated Total Employees	6,420	18,230	21,465



## GALLATIN, TENNESSEE

Gallatin is a city in Sumner County, Tennessee, on the banks of the Cumberland River. It is approximately 30 miles northeast of downtown Nashville and is served by numerous major highways including U.S. 31-E, State Route 386, State Route 109, and State Route 25. Gallatin has a 2026 population of 56,321.

Gallatin is going up across the board: population, economy, and investment. It is truly a city that invests in itself. Gallatin’s mission is a resilient and diverse economy. Recognized as one of the top “power suburbs” in the United States, Gallatin boasts high-paying jobs and low taxes. Economic health, rich in education excellence, a thriving arts scene, and a vibrant retail environment make Gallatin a hub for family life. Gallatin has the only lakefront sites for corporate headquarters in Middle Tennessee and several other sites for offices, research & development, and tech industry companies. Gallatin is a city filling with young professionals and big-name businesses like Amazon, AllianceBernstein, Ernst & Young, Lyft, Warby Parker. The top four major employers in Gallatin, in order, are GAP, Inc., Sumner Regional Medical Center, Volunteer State Community College, and RR Donnelley.

Gallatin offers a variety of attractions centered around outdoor recreation, history, and community events. Old Hickory Lake is a major highlight, providing opportunities for boating, fishing, and waterfront activities. Visitors can explore historic sites such as the Cragfont State Historic Site and Bledsoe Creek State Park, which features hiking trails, camping, and scenic lake views. Gallatin offers a charming mix of history and outdoor recreation, featuring Bledsoe Creek State Park, Triple Creek Park, and Old Hickory Lake for boating and fishing. Visitors can explore Historic Rose Mont, the Sumner County Museum, and the historic downtown square.



# THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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