

KFC

604 MEMORIAL DRIVE
DANVILLE | VIRGINIA 24541



ACTUAL SITE

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VA-413/MEMORIAL DR
11,629 CPD

Highlights



Kentucky Fried Chicken

PRICE

\$2,195,000

CAP RATE

5.85%

NOI

\$128,400*

* Current Rent is \$120,000 until November 30, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.



POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Danville include Walmart, Target, Sam's Club, Home Depot, Lowe's, Hobby Lobby, Old Navy, Marshalls, Dunham's Sports, Citi Trends, Belk, Shoe Carnival, PetSmart, Ashley Store, Schewels Home, Tractor Supply Co., True Value, Harbor Freight Tools, Ollie's Bargain Outlet, Goodwill, Aldi, Food Lion, Piggly Wiggly, Planet Fitness, etc.

Higher Education: 2 miles from **Danville Community College** - a public community college offering various degrees & programs serving 3,141 students; 2 miles from **Averett University** - a four-year, private Baptist college offering 30+ majors, minors & special programs with nearly 1,500 students

Healthcare: Less than 2 miles from **Sovah Health Danville** - a 250-bed academic community hospital with the region's only designated Chest Pain Center & Certified Advanced Primary Stroke Center, serving the community and region for more than 120 years



LONG-TERM ABSOLUTE NNN LEASE

Over 15 years remaining on initial 20-year Absolute NNN lease with attractive 7% rental escalations every 5 years!



OPERATOR | TENANT

Parent Company of KBP Foods operates **±1,050 locations across 4 brands in 32 states**. Tenant - **FQSR, LLC** (the largest KFC franchisee in the U.S.) **encompasses ±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 SALES LOCATION

Successfully open & operating for decades with an **attractive 8.68% Rent-to-Sales Ratio!**



TRAFFIC COUNTS

Well-positioned on a ±0.704 acre parcel with exceptional visibility/access on VA-413/Memorial Dr (main east/west thoroughfare) with **traffic counts of 13,800 CPD!**



2025 DEMOGRAPHICS (5-MI)

Population	80,449
Households	35,352
Average Household Income	\$71,048

Financial Analysis

SITE ADDRESS	604 Memorial Drive Danville Virginia 24541
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,267 SF
LOT SIZE	±0.704 acre
YEAR BUILT	1983
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	Over 15 years remaining
RENTAL INCREASES	7% every 5 years
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.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 6-10	12/01/26 to 11/30/31	\$128,400*	5.85%
Years 11-15	12/01/31 to 11/30/36	\$137,388	6.26%
Years 16-20	12/01/36 to 11/30/41	\$147,005	6.70%
		AVG ANNUAL RETURN	6.27%

RENEWAL OPTIONS

1st Option	12/01/41 to 11/30/46	\$157,296
2nd Option	12/01/46 to 11/30/51	\$168,306

* Current Rent is \$120,000 until November 30, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.



Tenant Profile

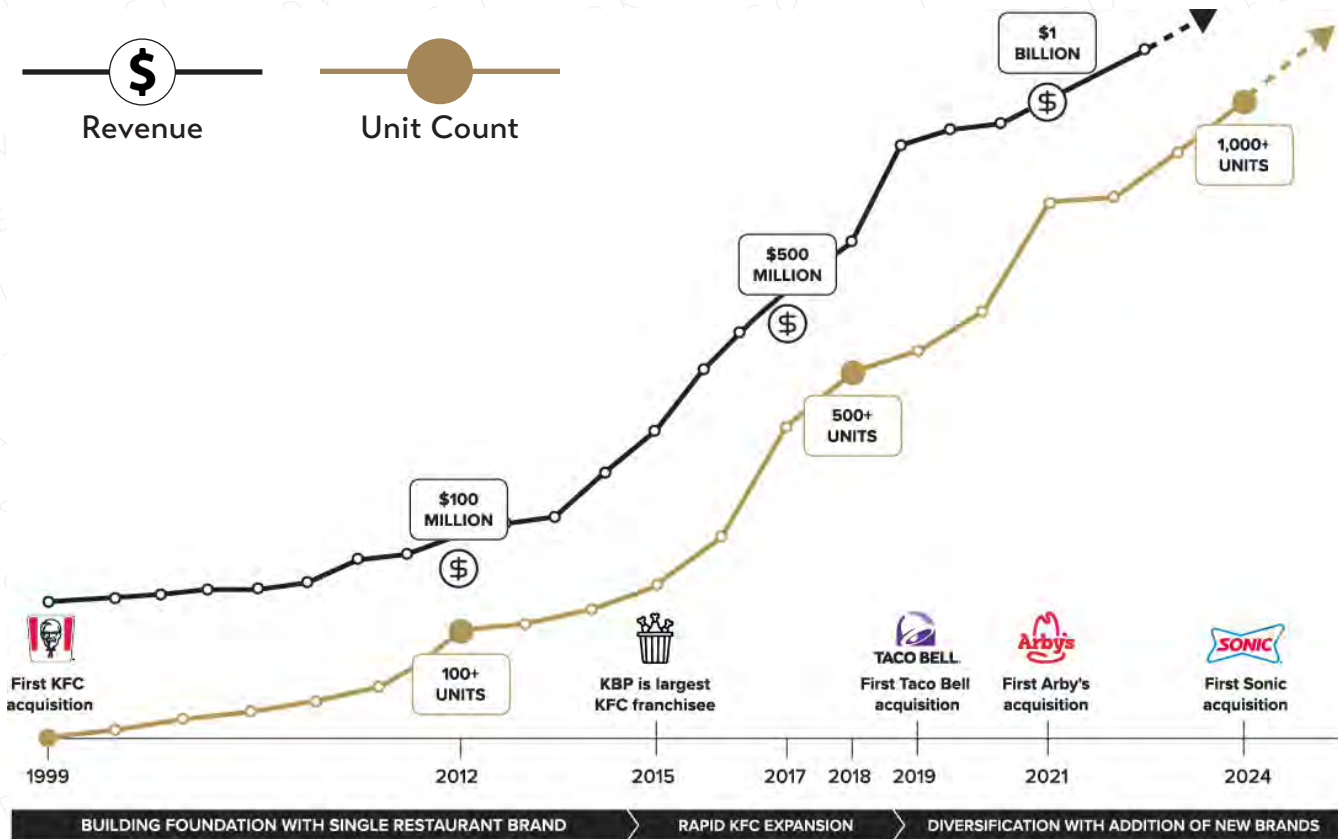


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

±1,050 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.

Site Plan

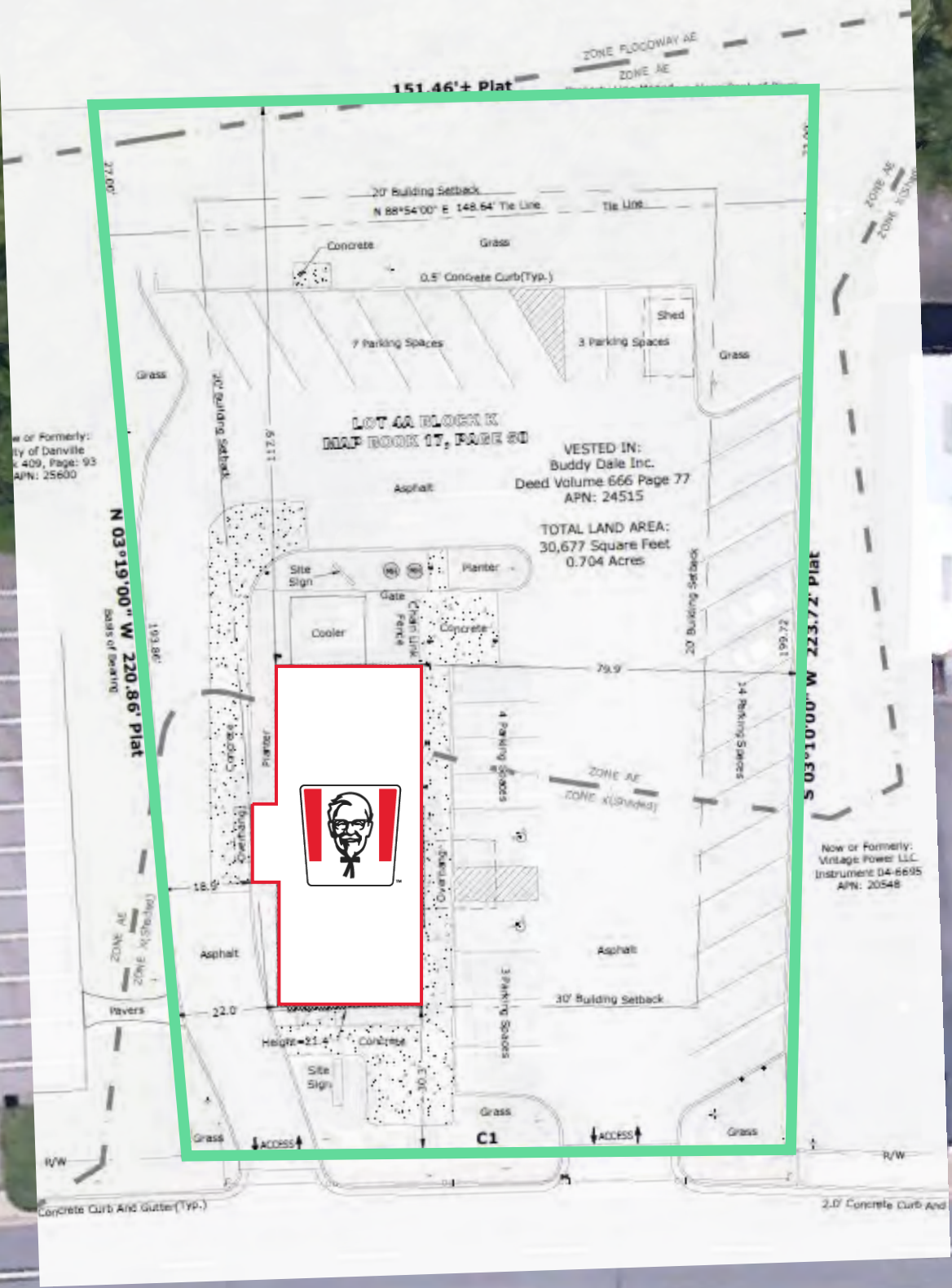


Property Specifications

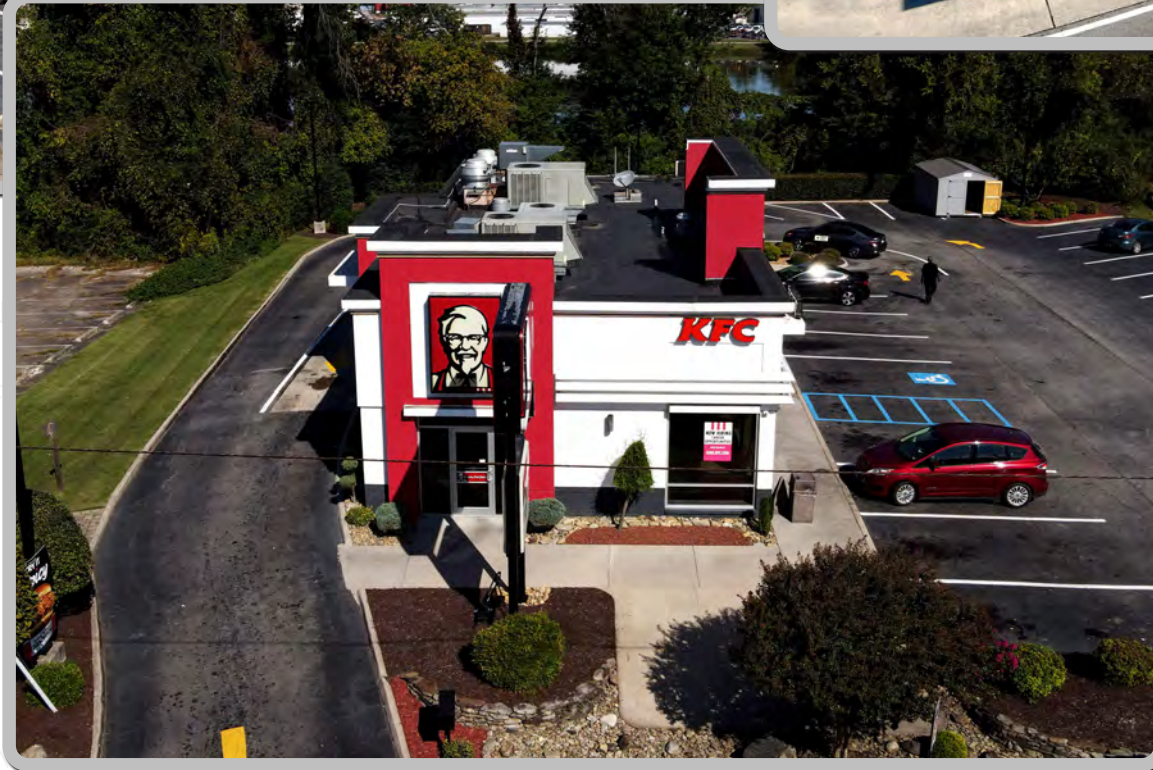
Parcel #	24515
Lot Size	±0.704 Acre
GLA	±2,267 SF

Parking Stalls

Regular	31
Handicap	2



Actual Site Photos





Historic Dan River Mills

- Shaby Chic Treasures
- Dan River Antiques

Main Market



Sunrise Gas Station

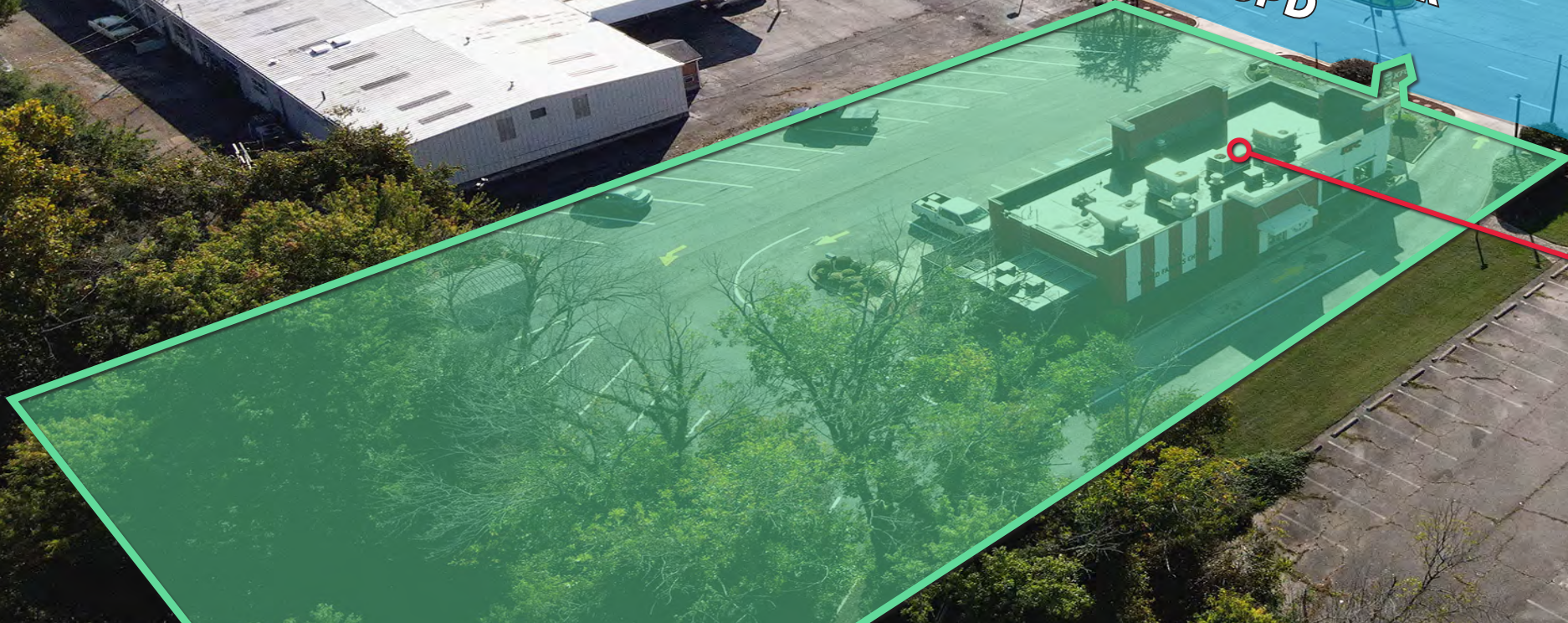
- All-N-One Barber & Beauty Salon
- E-Z Stop Market #2

Quick n Plenty C-Store

N RIDGE ST
2,171 CPD



VA-413/MEMORIAL DR
11,629 CPD



**SOVAH
HEALTH**
DANVILLE
250 BEDS

**LOYAL BAPTIST
CHURCH**



**AVERETT
UNIVERSITY**
SINCE 1859
1,500 STUDENTS

**GEORGE WASHINGTON
HIGH SCHOOL**
1,288 STUDENTS

**GALILEO MAGNET
HIGH SCHOOL**
279 STUDENTS

**UNION STREET
MISSIONARY**



N RIDGE ST
2,171 CPD

VA-413/MEMORIAL DR
11,629 CPD

**Quick n Plenty
C-Store**



**PARTEE
RACING LLC**

OT BONNER MIDDLE SCHOOL
573 STUDENTS

WESTWOOD MIDDLE SCHOOL
554 STUDENTS



N RIDGE ST
2,171 CPD

VA-413/MEMORIAL DR
11,629 CPD



Danville



PIEDMONT DR | 16,634 CPD

RIVERSIDE DR | 28,252 CPD

CENTRAL BLVD | 25,021 CPD

MEMORIAL DR | 11,629 CPD



GALILEO MAGNET HIGH SCHOOL
279 STUDENTS

GEORGE WASHINGTON HIGH SCHOOL
1,288 STUDENTS



Danville Synopsis

Danville is an independent city in the Commonwealth of Virginia, it is located in the Southside Virginia region and on the fall line of Dan River.

While Danville is renowned throughout the U.S. for its manufacturing heritage and relaxed lifestyle, the region is also one of the top 25 locations in the country for business. From corporate headquarters, regional distribution centers, and product manufacturing to high-tech research, the City of Danville spans a dynamic economic spectrum. Business people from around the world are discovering the vast possibilities of Danville. In addition to being a world class city, the community is a premier business location and home to major corporations, including **The Goodyear Tire and Rubber Company** (manufactures aviation tires & conducting rubber mixing operations), **Essel Propack** (manufactures beauty & cosmetic plastic tube), **CIRC** (recycles global fashion waste back into textiles), **EBI** (designs & manufactures mattress & upholstered furniture), **JTI** (tobacco processing facility & leaf procurement office) and many others.

2025 Demographics

	1-MI	3-MI	5-MI
Population	7,500	34,524	49,481
Households	3,314	14,815	21,342
Daytime Demos Age 16+	8,752	33,667	42,776
Median Age	39.5	39.0	39.8
Average Household Income	\$65,382	\$67,527	\$71,048

City View



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FOR MORE INFORMATION:

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