



**480 Boston Post Road  
Orange, CT 06477**

Net Leased KFC

Colliers

Colliers Hartford is pleased to present the exclusive opportunity to acquire 480 Boston Post Road in Orange, Connecticut, a recently remodeled KFC restaurant leased to a proven franchisee under a long-term, triple-net lease. Situated along Route 1, a heavily trafficked regional retail corridor, the property enjoys strong visibility, excellent access, and an affluent trade area with above-average household incomes. The 2021 remodel underscores the tenant's commitment to the location, while the passive lease structure provides investors with reliable income and minimal management responsibilities in a sought-after suburban New Haven County market.

The property can be purchased individually or together with 325 Boston Avenue in Bridgeport, Connecticut.

480 Boston Post Road is offered for sale at a 6.25% cap rate or \$1,486,384.



## Investment Highlights

- **Global QSR Brand – KFC**
- **Tenant Commitment**
- **Affluent Trade Area and Strong Demographics**
- **Prime Retail Corridor with Excellent Visibility**
- **Long-Term NNN Lease with Escalations**
- **Passive, Management-Free Investment**

## Property Summary

Price:	\$1,486,384
Building Size:	±2,521 SF
Lot Size:	±0.94 acres
Year Built	1974; Ren 2021
Zoning:	C-2
Use:	Fast Food Restaurant; No other use without consent

Exclusively Listed By:

**IAN HUNT**

Director

860 616 4020

[Ian.Hunt@colliers.com](mailto:Ian.Hunt@colliers.com)

**JOHN J. CAFASSO, CCIM, SIOR**

Principal

860 616 4013

[John.Cafasso@ct.colliers.com](mailto:John.Cafasso@ct.colliers.com)

**Colliers**