



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:

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