



225 Pinola Dr | Magee, MS 39111
\$925,000 | 8% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Annual Rent:	\$73,989
Lease Expiration:	June 2030
Options:	3 @ 5 Years
Increases:	7% @ 5 Years
Building Size:	2,550 SF
Lot Size:	1.14 Acres
Lease Type:	Absolute NNN
Franchisee:	FMI (400+ Locations)
Price:	\$925,000 8% CAP



Highlights

- Franchise Management Inc. (FMI) is one of the largest Pizza Hut, KFC and Taco Bell franchise operators in North America and owns and operates more than 400 locations across Canada and the United States.
- Long term operating history and complete store remodel (within the last 10 years) shows their commitment to this location.
- Absolute NNN - Zero Landlord Responsibilities.
- Located just off of US Hwy 49 with 24,038 VPD.
- Low Rent.
- Situated on Pinola Dr with 5,003 VPD.
- Nearby Retailers Include: Dollar General, Circle K, Napa Auto Parts, AutoZone, Dairy Queen, McDonald's, etc.



Pinola Dr - 5,003 VPD

US Hwy 49 - 24,038 VPD





US Hwy 49 - 24,038 VPD

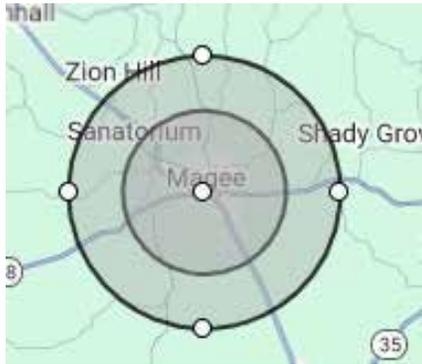


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DEMOGRAPHICS



POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	5,936	8,474	18,299
2024 POPULATION	5,885	8,448	18,219
2029 POPULATION PROJECTION	5,788	8,317	17,944

WHITE	3,012	4,542	10,611
BLACK	2,509	3,433	6,774
AMERICAN INDIAN/ALASKAN NATIVE	11	14	27
ASIAN	42	48	71
HAWAIIAN & PACIFIC ISLANDER	2	2	2
TWO OR MORE RACES	310	409	735
HISPANIC ORIGIN	180	228	350

2020 HOUSEHOLDS	2,239	3,223	7,064
2024 HOUSEHOLDS	2,224	3,220	7,040
2029 HOUSEHOLD PROJECTION	2,191	3,176	6,941
OWNER OCCUPIED HOUSEHOLDS	1,260	2,051	5,100
RENTER OCCUPIED HOUSEHOLDS	930	1,124	1,842
AVG HOUSEHOLD INCOME	\$59,010	\$62,519	\$67,234
MEDIAN HOUSEHOLD INCOME	\$37,091	\$39,733	\$43,399

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TENANT INFORMATION



KFC Corporation, doing business as Kentucky Fried Chicken (KFC), is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with 22,621 locations globally in 150 countries as of December 2019.

KFC was founded by Colonel Harland Sanders (1890–1980), an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky, during the Great Depression. Sanders identified the potential of the restaurant franchising concept and the first "Kentucky Fried Chicken" franchise opened in Salt Lake City, Utah, in 1952. KFC popularized chicken in the fast-food industry, diversifying the market by challenging the established dominance of the hamburger. By branding himself as "Colonel Sanders", Harland became a prominent figure of American cultural history and his image remains widely used in KFC advertising to this day.



Credit Rating
BBB+ (S&P)

Locations
25,000+

Revenue
\$2.793 Billion

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Magee is a city in Simpson County, Mississippi. According to the United States Census Bureau, the city has a total area of 4.9 square miles, all land. The Simpson County Development Foundation Industrial Park, located in Magee, is an ultramodern, 205-acre industrial park located on four-lane Highway 49.



Magee, MS



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FOR MORE INFORMATION

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