



# 325 Boston Avenue Bridgeport, CT 06610

Net Leased KFC    Sale Price **\$1,238,653** | Cap Rate **7.50%**



Colliers Hartford is pleased to present the exclusive opportunity to acquire 325/333 Boston Avenue in Bridgeport, Connecticut, a freestanding KFC restaurant leased to an established franchisee under a long-term, triple-net lease. The property was remodeled in 2021 to current KFC brand standards, reflecting the tenant's ongoing commitment to the location and reducing near-term capital expenditure risk for ownership. Positioned along Boston Avenue (Route 1), one of Bridgeport's primary thoroughfares, the property benefits from excellent visibility, steady traffic counts, and dense surrounding residential neighborhoods. With a lease structure that requires no landlord responsibilities, investors are offered stable cash flow and built-in rental growth in Connecticut's largest city.

KFC Bridgeport is now offered at an improved price of \$1,238,653 or a 7.50% cap rate.



## Investment Highlights

- **Global QSR Brand – KFC**
- **Tenant Commitment**
- **Dense Population Base**
- **High-Visibility, High-Traffic Corridor**
- **Long-Term NNN Lease with Escalations**
- **Passive, Management-Free Investment**

## Property Summary

Price:	\$1,238,653
Building Size:	±1,440 SF
Lot Size:	±0.34 acres
Year Built	1953; Ren 2021
Zoning:	ORS
Use:	Fast Food Restaurant; No other use without consent

Exclusively Listed By:

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