

# 1.49-ACRE MEIJER PAD SITE WITH DRIVE-THRU

VERY AFFLUENT DEMOGRAPHICS (TOLEDO MSA)



ACTUAL SITE

# ADVISORY TEAM

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**IN-STATE BROKER**

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10200 US-20 | Rossford, Ohio 43460

Lot Size: ±1.49 acres

GLA: ±3,059 SF



**FREMONT PIKE | 39,128 CPD**



## Kentucky Fried Chicken

### PRICE

\$2,760,000

### CAP RATE

7.60%

### NOI

\$209,730



### POINTS OF INTEREST

**Retailers | Entertainment:** Outparcel to Meijer, directly across from Lowe's, Kohl's, Hobby Lobby, Boot Barn, Dollar Tree, OfficeMax, and Goodwill; adjacent to Walmart, Target, Gabe's, Home Depot, T.J. Maxx, Ulta Beauty, Five Below, Pet Supplies Plus

**Higher Education:** 6 miles from **Owens Community College Perrysburg** - a 2-year, public institution serving 7,423 students with a focus on affordable education, career-focused technical training & transfer opportunities

**Healthcare:** 12 miles from **Mercy Health - St. Vincent Medical Center Toledo** - a major teaching hospital & Level I trauma center with 445 staffed beds; 13 miles from **ProMedica Toledo Hospital** - a major non-profit, academic tertiary care Level I trauma center that features 794 beds, including a dedicated 169-bed ProMedica Russell J. Ebeid Children's Hospital



### LONG-TERM ABSOLUTE NNN LEASE

Over 10 years remaining on Absolute NNN lease with rental escalations every 5 years - next 9.1% escalation 04/01/31



### 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)



### DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Large ±1.49-acre outparcel to Meijer, located in dominant retail corridor surrounded by national retailers including Walmart (adjacent), Lowe's, and Kohl's - located lot on US-20 (Rossford's main east/west retail artery), the site benefits from exceptional visibility & access with **traffic counts of 39,128 CPD!**



### AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	80,449
Households (5-mi)	35,352

<b>Average Household Income (3-mi)</b>	<b>\$123,961</b>
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# Financial Analysis

<b>SITE ADDRESS</b>	10200 US-20 Rossford   Ohio 43460 (Toledo MSA)
<b>TENANT</b>	<b>FQSR, LLC dba. KBP FOODS</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±3,059 SF
<b>LOT SIZE</b>	±1.49 acres
<b>YEAR BUILT</b>	2009
<b>OWNERSHIP</b>	Fee Simple (Building & Land)
<b>EXPENSE REIMBURSEMENT</b>	This is an <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
<b>LEASE TERM</b>	Over 10 years remaining
<b>RENTAL INCREASES</b>	9.1% increase in April 2031, 2% annual increases in options
<b>RENT COMMENCEMENT DATE</b>	April 1, 2016
<b>EXPIRATION DATE</b>	March 31, 2036
<b>OPTIONS</b>	Four 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.



## Rent Roll

	<b>TERM</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>
Years 11-15	<b>04/01/26</b> to 03/31/31	\$209,730	7.60%
Years 16-20	04/01/31 to <b>03/31/36</b>	\$229,114	8.30%
		<b>AVG ANNUAL RETURN</b>	<b>7.95%</b>

**RENEWAL OPTIONS:** Four 5-year options with 2% annual escalations



**Kentucky Fried Chicken**

# Tenant Profile

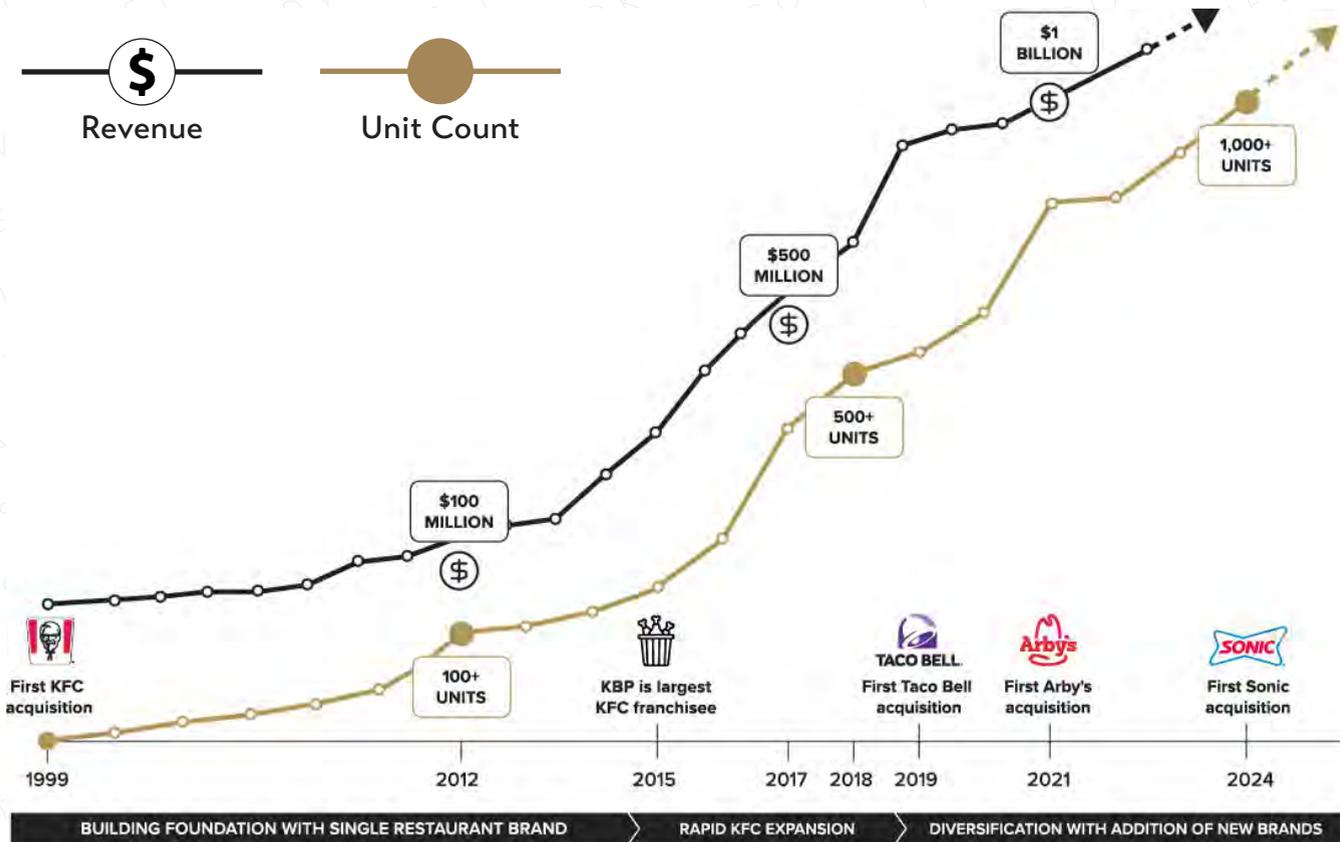


**KBP Brands** is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±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

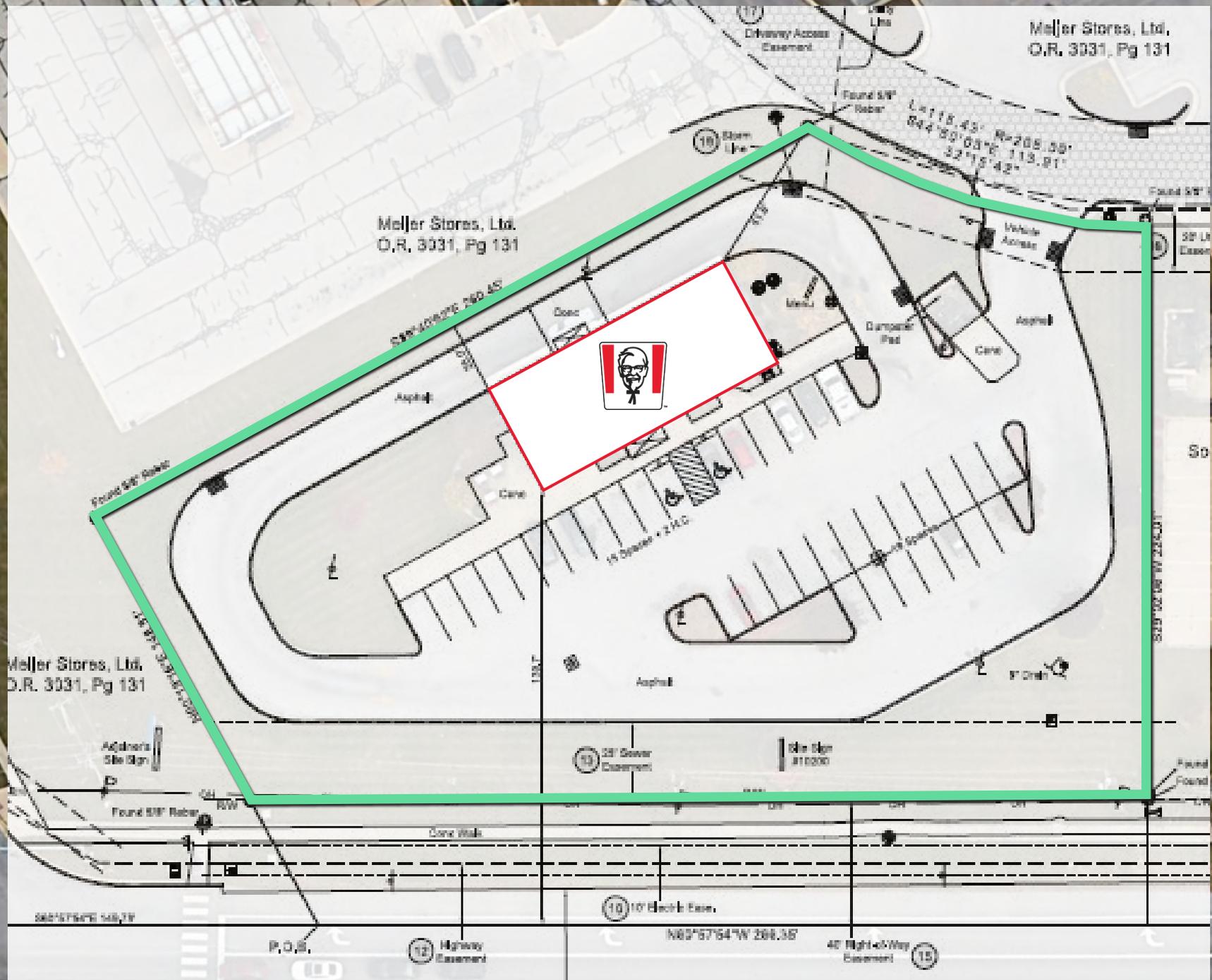
Lot Size ±1.49 Acres

GLA ±3,059 SF

## Parking Stalls

Regular 15

Handicap 2



# Actual Site Photos

As of March 2026



# Northeast

As of March 2026

**ROSSFORD  
ELEMENTARY  
817 STUDENTS**



**SIMMONS CROSSING  
(SENIOR 55+)  
119 UNITS**



**SIMMONS RD**

**US-20/US-23/FREMONT PIKE  
39,128 CPD**





Kirkland's Home



SIMMONS RD

SIMMONS RD

US-20 / US-23 / FREMONT PIKE  
39,128 CPD

# South

As of March 2026

2025 AVERAGE HOUSEHOLD INCOME (3-MI)  
**\$123,961**



OfficeMax



DOLLAR TREE

HOBBY LOBBY

BOOT BARN



LOWE'S

Walgreens

ubreakifix  
by asurion

Great Clips

JJ JIMMY JOHN'S

FIFTH THIRD BANK

Arby's



KOHL'S



20

23

US-20/US-23/FREMONT PIKE | 39,128 CPD

Jersey Mike's Subs  
tropical CAFE  
SMOOTHIE  
MATTRESS FIRM  
FIVE GUYS



SIMMONS RD

SIMMONS RD



meijer

## City of PERRYSBURG

**PERRYSBURG JUNIOR HIGH**  
834 STUDENTS

**WOODLAND ELEMENTARY**  
595 STUDENTS

I-75 | 83,870 CPD



US-20/US-23/FREMONT PIKE | 39,128 CPD



# Rossford



20

23

INTERSTATE  
75

INTERSTATE  
75

20

23

Waffle House

AutoZone

LA QUINTA  
BY WYNDHAM

PERRYSBURG  
JUNIOR HIGH  
834 STUDENTS

Once Upon a Child

Dominos

planet fitness

USPS.COM

Cane's  
Bundt  
Cracker Barrel  
T-Mobile  
Ficks  
FIRST WATCH  
Starbucks  
BURGER KING  
Valvoline  
Instant Oil Change  
Bob Evans

FULLER APARTMENTS  
216 UNITS

BAYMONT  
BY WYNDHAM

Walmart

CHIPOTLE  
MEXICAN BOWL

Quality  
INN & SUITES

Super 8  
BY WYNDHAM

CANDLEWOOD  
SUITES  
BY IHG

H  
Holiday Inn  
Express  
& Suites

Tuffy  
Tire & Auto  
Service

Gabe's  
Kroger  
SHERWIN  
WILLIAMS  
PET SUPPLIES PLUS

KOHL'S

LOWE'S

HOBBY LOBBY  
OfficeMax  
Walgreens  
Arbys  
BOOT BARN  
DOLLAR TREE  
Goodwill  
IHOP  
McDonald's  
JJ  
SEVEN BREW

KFC

TOCA  
SOCCER

ALDI

meijer

amazon  
WAREHOUSE

THE HOME DEPOT  
target  
MICHAEL'S  
SHOE CARNIVAL  
ASHLEY  
TJ-MAXX  
ASHLEY  
fIVE BEL'W  
SALLY.  
Red Robin  
sleep number.  
Kirkland's Home  
Bath & Body Works  
CHASE

PETSMART  
FIVE GUYS  
tropical CAFE  
DISCOUNT TIRE  
CALIBER  
PANDA  
PITA WAY  
THE VITAMIN SHOPPE





# City View



Walmart  
sam's club  
Target  
Michaels  
T.J. Maxx  
HomeGoods  
Dick's Best Buy  
Ashley

MENARDS

HOBBY LOBBY

THE HOME DEPOT  
Kohl's  
Burlington  
ULTA BEAUTY  
planet fitness  
HomeBuys  
OLD NAVY  
five BELOW  
SHOE CARNIVAL  
The Tile Shop

Walmart

TOLEDO ZOO & AQUARIUM

PILKINGTON GLASS MFG

HOLLYWOOD Casino TOLEDO

PROMEDICA BAY PARK 72 PRIVATE BEDS

ups TOLEDO HUB

amazon WAREHOUSE

at home

THE CITY OF ROSSFORD

FleetPride HEAVY DUTY PARTS & SERVICE

FedEx Freight WAREHOUSE

NTW NATIONAL TIRE WHOLESALE

Kroger

BEVERLY ELEMENTARY 553 STUDENTS

FedEx Ground



Red Bull DISTRIBUTION

MARCO'S PIZZA DISTRIB

meijer

CALVARY CHURCH

FedEx Ground

OWENS COMMUNITY COLLEGE PERRYSBURG 7,423 STUDENTS

CSX WALBRIDGE

THE SHOPS AT FALLEN TIMBERS  
A premier open-air lifestyle center, anchored by Dillard's, JCPenney & Cinemark, featuring Barnes & Noble, Victoria's Secret, Finish Line, Shoe Dept., Hallmark, Kay Jewelers, LensCrafters & Massage Envy



City of MAUMEE

Audobon Islands State Nature Preserve

City of PERRYSBURG

KFC

Goodwill WAREHOUSE

W WAREHOUSE

Toledo Executive Airport

First Solar

HULL PRAIRIE INTERMEDIATE 855 STUDENTS

SCHÜTZ PACKAGING SYSTEMS

PERRYSBURG HIGH SCHOOL 1,651 STUDENTS

CHRYSLER TOLEDO MACHINING

# Rossford Synopsis

**Rossford** is a city in Wood County, a charming small town located in northwestern Ohio near the Michigan border. Residents enjoy a quiet lifestyle with easy access to Toledo, the state's 4th largest city. Rossford is a strong manufacturing base in glass, plastics and automotive industries.

**Manufacturing companies** in the area include **Chrysler Toledo Machining** (produces torque converters to improve fuel efficiency & refinement and steering columns for Jeep, Chrysler & Dodge vehicles); **Pilkington North America** (produces float glass for the automotive & architectural sectors); **Beacon Industries** (an industrial coatings company specializing in powder coating & e-coating services, delivering metal finishing solutions for the automotive, agriculture & commercial sectors); **Norplas Industries** (manufactures automotive systems, specifically for vehicle assembly & customization, including battery enclosures & bumpers); **Fresh Products, LLC** (innovative leader in air fresheners, odor control, deodorizer & urinal screen products).

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	6,144	24,849	80,449
Households	2,828	10,834	35,352
Labor Population Age 16+	5,055	20,371	65,943
Median Age	40.0	40.4	39.8
<b>Average Household Income</b>	<b>\$96,431</b>	<b>\$123,961</b>	<b>\$115,153</b>

# Toledo Metro



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