

# OFFERING MEMORANDUM

Former Kentucky Fried Chicken

Former



ACTUAL PHOTO

105 SYLAMORE AVE, MOUNTAIN VIEW, AR 72560

Marcus & Millichap







### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Kentucky Fried Chicken Restaurant located at 105 Sylamore Avenue in Mountain View, Arkansas. This is an opportunity for an Owner-User Investor to take over a built-out business (KFC.) Mountain View is the largest city and the county seat of Stone County, Arkansas with a population over 2,877. Mountain View is located in the Ozark Mountains and is a city with a rich tradition of preserving folk music and culture. Mountain View was founded in 1873 and is known as the “Folk Music Capital of the World” and its economy largely based on tourism. Mountain View hosts annually the Arkansas Folk Festival each April, drawing thousand of tourists and visitors to the area. The Ozark Folk Center State Park also hosts various folk artists throughout the year, drawing hundreds to this city. Mountain View is also known for amazing outdoor recreation opportunities including Blanchard Springs Caverns and trout fishing on the White River and The Ozark National Forest.

Located nearby this Kentucky Fried Chicken property is The Stone County Iron Works, a nationally known company that produces iron furniture, fixtures and housewares.

Many hotels and motels surround this Kentucky Fried Chicken including The Parkwood Inn & Suites, Mountain View RV Park and Guest Motel, Days Inn by Wyndham, Quality Inn and Conference Center, Budget Inn, Best Western Hillside Inn, Holiday Inn Express and many, many more.

Also in close vicinity to this property is Ozarka University with 1,170 enrolled students, Arkansas State University with 8,486 enrolled students and University of Arkansas at Batesville with 1,459 enrolled students. Also a few minutes away is Stone County Medical Center.

KFC, also known as Kentucky Fried Chicken, is an American fast food restaurant chain that specializes in fried chicken, founded by Harland Sanders on March 20, 1930 in North Corbin, Kentucky. It is the world's second largest restaurant chain (as measured by sales) after McDonald's with almost 30,000 locations globally in 150 countries and territories as of April 2024.

### INVESTMENT HIGHLIGHTS

- Opportunity for an Owner-User Investor to Take Over a Built-Out Business (Kentucky Fried Chicken) Located in Mountain View, Arkansas (Population 2,877) and “Folk Music Capital of the World.”
- Mountain View Economy Based on Tourism and Hosts Thousands Each Year at Arkansas Folk Festival in April
- Kentucky Fried Chicken Located Nearby Ozarka University With 1,170 Enrolled Students, Arkansas State University With 8,486 Enrolled Students, and University of Arkansas-Batesville With 1,459 Enrolled Students
- KFC Located Nearby Stone County Medical Center
- Many Hotels & Motels in Close Vicinity to this Property Including Parkwood Inn, Days Inn by Wyndham, Quality Inn and Conference Center, Budget Inn, Holiday Inn Express
- Kentucky Fried Chicken is the World's Second Largest Restaurant Chain (as measured by sales) After McDonald's With 30,000 Locations Globally in 150 Countries and Territories as of April 2024

THE OFFERING

 **KFC (Vacant)**  
**105 Sylamore Avenue**  
**Mountain View, Arkansas 72560**



PROPERTY DETAILS

Lot Size	30,056 SF (0.69 Acres)
Rentable Square Feet	3,048 SF
Price/SF	\$164.04
Year Built	1980

FINANCIAL OVERVIEW

List Price	<b>\$500,000</b>
Down Payment	100% / \$500,000
Type of Ownership	Fee Simple

















ABOUT

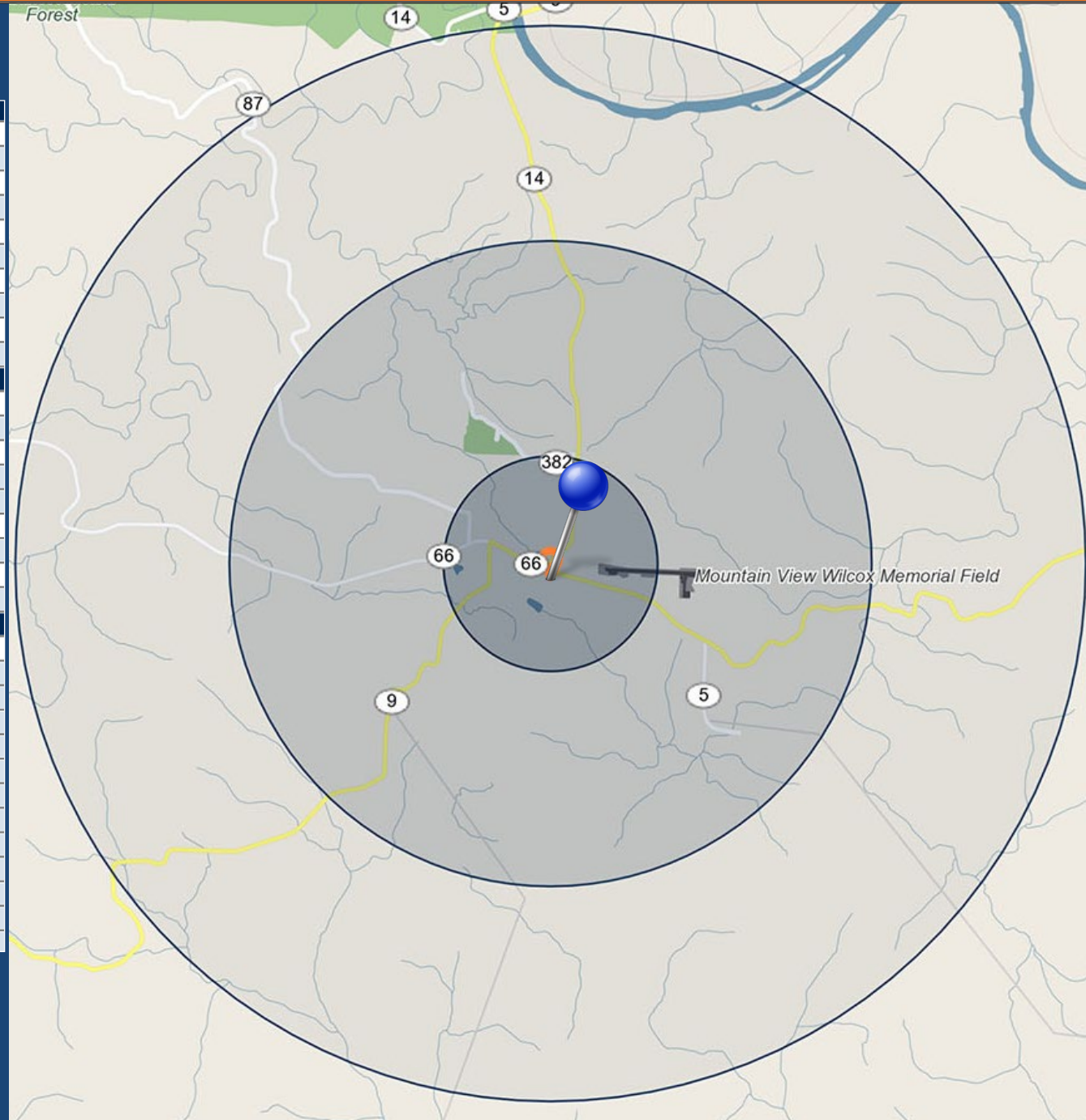
KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 29,900 KFC outlets in more than 136 countries and territories around the world. And you know what? There's still a cook in a kitchen in every last one of them, freshly preparing delicious, complete family meals at affordable prices owned stores.



NAME	Kenstucky Fried Chicken
HQ	Lousville, Kentucky
NUMBER OF LOCATIONS	29,900+ (2023)
WEBSITE	www.kfc.com



POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	1,408	3,869	5,915
<b>2023 Estimate</b>			
Total Population	1,401	3,853	5,889
<b>2020 Census</b>			
Total Population	1,411	3,862	5,864
<b>2010 Census</b>			
Total Population	1,409	3,811	5,742
<b>Daytime Population</b>			
2023 Estimate	2,064	4,686	6,399
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	655	1,686	2,589
<b>2023 Estimate</b>			
Total Households	649	1,674	2,569
Average (Mean) Household Size	2.3	2.2	2.2
<b>2020 Census</b>			
Total Households	643	1,660	2,549
<b>2010 Census</b>			
Total Households	653	1,665	2,531
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	1.1%	1.2%	1.4%
\$150,000-\$199,999	5.5%	4.2%	3.5%
\$100,000-\$149,999	6.4%	6.7%	7.2%
\$75,000-\$99,999	9.3%	9.3%	9.2%
\$50,000-\$74,999	15.8%	15.4%	15.6%
\$35,000-\$49,999	15.1%	15.8%	16.2%
\$25,000-\$34,999	14.2%	14.9%	14.7%
\$15,000-\$24,999	12.9%	12.5%	12.6%
Under \$15,000	19.8%	20.0%	19.7%
Average Household Income	\$54,070	\$52,938	\$53,064
Median Household Income	\$37,909	\$37,007	\$37,448
Per Capita Income	\$25,413	\$23,200	\$23,287





## GEOGRAPHY: 5 MILE



### POPULATION

In 2023, the population in your selected geography is 5,889. The population has changed by 2.56 since 2010. It is estimated that the population in your area will be 5,915 five years from now, which represents a change of 0.4 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 50.7, compared with the U.S. average, which is 38.7. The population density in your area is 75 people per square mile.



### HOUSEHOLDS

There are currently 2,569 households in your selected geography. The number of households has changed by 1.50 since 2010. It is estimated that the number of households in your area will be 2,589 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2023, the median household income for your selected geography is \$37,448, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 31.34 since 2010. It is estimated that the median household income in your area will be \$45,742 five years from now, which represents a change of 22.1 percent from the current year.

The current year per capita income in your area is \$23,287, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$53,064, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 2,090 people in your selected area were employed. The 2010 Census revealed that 55.8 percent of employees are in white-collar occupations in this geography, and 23 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 17.00 minutes.



### HOUSING

The median housing value in your area was \$135,621 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 1,855.00 owner-occupied housing units and 676.00 renter-occupied housing units in your area.



### EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 4.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.0 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 39.3 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.7 percent in the selected area compared with the 20.1 percent in the U.S.



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Marcus & Millichap

The Retail Real Estate Investment Leader

# Marcus & Millichap

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