

AVAILABLE LISTINGS

Commercial Investment Advisors, Inc. | CIA Brokerage Company | Bang Realty

PROPERTY	ADDRESS	CITY	ST	LIST PRICE	CAP	LEASE LENGTH	CURRENT ANNUAL RENT / NOI	PROPERTY STATUS	RENT INCREASES
KFC	520 W 2nd St	Lumberton	NC	\$1,851,000	6.25%	20 yrs	\$115,700	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Successfully open & operating since 2007 w/ an attractive 8.80% rent to sales ratio Slate to remodel by YE 2030 - showing Tenant's commitment to this location Positioned on a large 1.567-acre lot w/ excellent visibility/access on W5th St & NC-72 with traffic counts of 13,968 CP</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/08/kfc.lumberton.2ndst03_PKG.pdf</p>									
KFC	91 Premier Blvd	Roanoke Rapids	NC	\$2,640,000	6.25%	20 yrs	\$165,000	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Successfully open & operating for over a decade with sales well above the KFC systemwide average w/ an attractive 7.99% rent to sales ratio Slated for remodel by YE 2031 Well positioned in dominant retail corridor on a large 1.247-acre lot, adjacent to Walmart & across from Lowe's.</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/07/kfc.roanokerapids03_PKG.pdf</p>									
KFC	2108 Stone Rose Dr	Rocky Mount	NC	\$3,234,000	6.40%	20 yrs	\$207,000	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Sales well above the KFC systemwide average w/ an attractive 8.28% rent to sales ratio Positioned in dominant retail corridor - across the street from Sam's Club, minutes from Target, Walmart & Golden East Crossing Shopping Mall w/ traffic counts of 34,585 CPD.</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/07/kfc.rockymount04_PKG.pdf</p>									
KFC	212 N Washington St	Wadesboro	NC	\$2,576,000	6.25%	20 yrs	\$161,000	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Successfully open & operating since 2018 w/ an attractive 8.36% rent to sales ratio (sales well above national average) Slated for remodel by YE 2028 Parcel sits on a LARGE 2.078-ACRE LOT - well positioned in Downtown Wadesboro w/ traffic counts of 32,364 CPD.</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/07/kfc.wadesboro03_PKG.pdf</p>									
KFC	477 15-401 Bypass W	Bennettsville	SC	\$2,320,000	6.25%	20 yrs	\$145,000	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Sales well above the KFC systemwide average w/ an attractive 8.11% rent to sales ratio Built in 2023 Well positioned on a large 2.208-acre lot (hard corner/signalized intersection) w/ traffic counts: 24,662 CPD.</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/07/kfc.bennettsville03_PKG.pdf</p>									
KFC	1624 Church St	Conway	SC	\$2,750,000	6.40%	20 yrs	\$176,000	Available	7% / 5 yrs
<p><i>Additional Information: FQSR, LLC (the largest KFC franchisee in the US) operates 832 locations in 28 states Sales well above the KFC systemwide average & successfully open & operating since 2017 w/ an attractive 8.51% rent to sales ratio Slated for remodel by YE 2028 Well positioned in dominant retail corridor on a large 1.156-acre lot with traffic counts of 26,106 CPD.</i></p> <p>Link to Offering Memorandum: https://www.ciadvisor.com/wp-content/uploads/2024/07/kfc.conway03_PKG.pdf</p>									

**Please send any requests for additional information to marketing@ciadvisor.com.*