

TACO BELL

5802 SOUTH TRANSIT ROAD
LOCKPORT | NEW YORK 14094



FILE PHOTO

ADVISORY TEAM

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Highlights



PRICE	CAP RATE	NOI
\$3,058,000	5.50%	\$168,188

POINTS OF INTEREST

Retailers | Entertainment: Retailers in the area include Walmart, Home Depot, T.J. Maxx, Runnings, Shoe Dept., Five Below, PetSmart, Aldi, Tops Friendly Market, Tractor Supply, Harbor Freight, Dollar General, Dollar Tree, Family Dollar, Goodwill, Planet Fitness, YMCA

Higher Education: 10 miles from **SUNY Niagara Sanborn** - A public community college offering over 60 programs of study, serving over 5,500 students

Health Care: Less than 1 mile from **Lockport Memorial Campus of Mount St. Mary's Hospital** - The newly constructed, state-of-the-art “neighborhood hospital” features a fully-equipped 20-bed emergency department, a 10-bed inpatient medical unit (with an ability to expand to 20, if needed), serving more than 80,000 residents of eastern Niagara County.

LONG TERM ABSOLUTE NNN LEASE

13 years remaining on Absolute NNN lease with an **attractive 9.16% rental escalation** on April 1, 2031 and 10% every 5 years thereafter in option renewal periods

OPERATOR | TENANT

KBP Brands (Parent Company of KBP Bells, LLC) operates ±1,100 locations across 4 brands in 32 states. KBP Bells, LLC (Tenant) is a ±50-unit Taco Bell entity with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa & New Mexico

SEASONED SALES LOCATION

Successfully open & operating since 2011 **with attractive 8.98% Rent to Sales Ratio (YE 2025)**! Tenant agreed to an early lease extension in 2023 reaffirming their commitment to the location!

TRAFFIC COUNTS

Well-positioned on a large ±1.257-acre parcel lot with exceptional visibility/access on S Transit Rd, market’s primary north/south thoroughfare, with **traffic counts of 30,817 CPD**! One block from Walmart, Home Depot & T.J. Maxx

2025 DEMOGRAPHICS (5-MI)

Population	45,797
Households	19,886
Average Household Income	\$100,259

Financial Analysis

SITE ADDRESS	5802 South Transit Road Lockport, New York 14094
TENANT	KBP BELLS, LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,883 SF
LOT SIZE	±1.257 acres
YEAR BUILT	2011*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	13 years remaining
RENTAL INCREASES	10% every 5 years (in renewal options)
RENT COMMENCEMENT DATE	March 6, 2011
EXPIRATION DATE	December 31, 2039
OPTIONS	Three 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Niagara County Assessor



Rent Roll

TERM	ANNUAL RENT	CAP RATE
09/05/23 to 03/31/31	\$168,188	5.50%
04/01/31 to 12/31/39	\$183,600	6.00%
AVG ANNUAL RETURN		5.81%

RENEWAL OPTIONS	
01/01/40 to 12/31/44	\$201,960
01/01/45 to 12/31/49	\$222,156
01/01/50 to 12/31/54	\$244,372

Tenant Profile

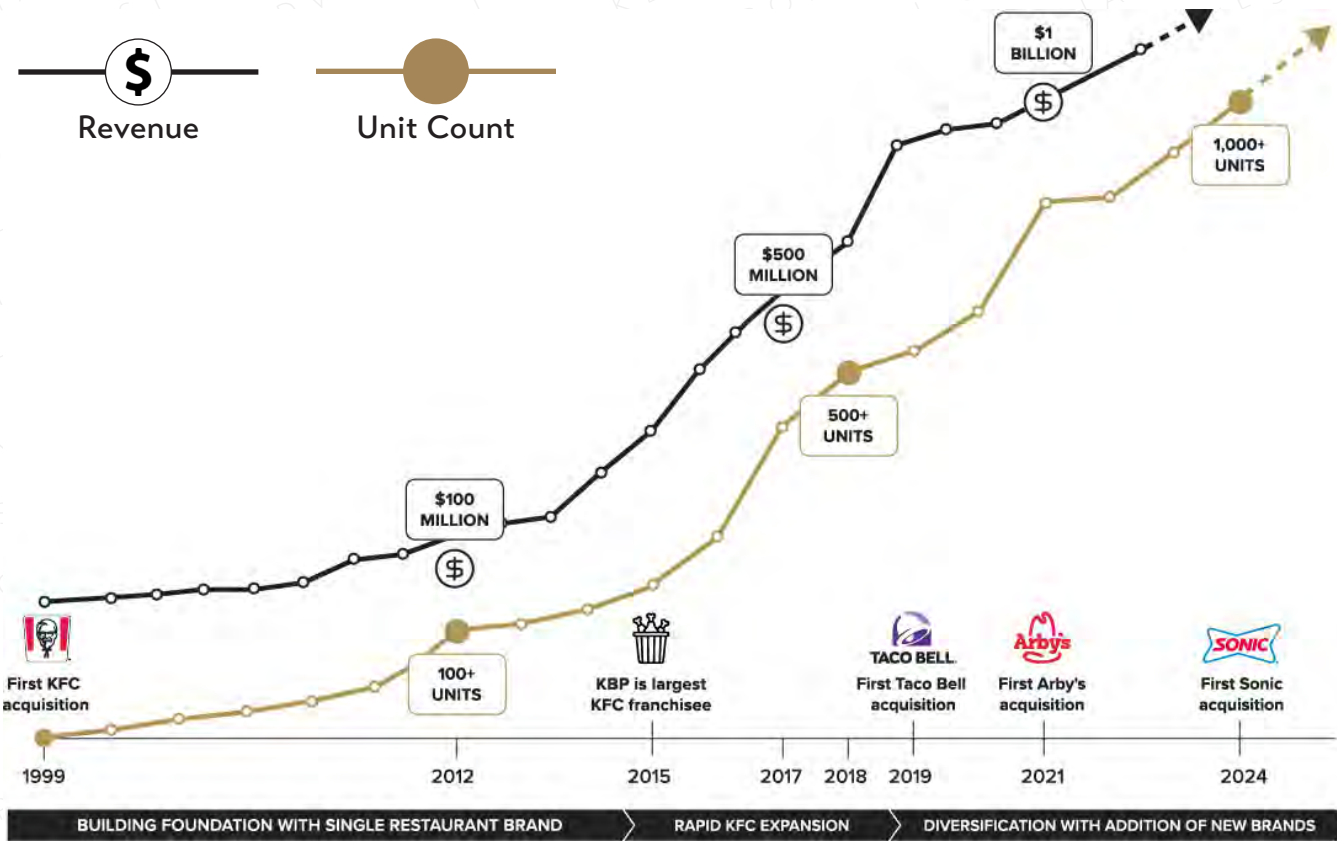


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,100
Restaurants**

**32
States**

**21,000+
Employees**



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.

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.



FQSR, LLC (the largest KFC franchisee in the U.S.) operates ±800 locations in 28 states.



Site Plan

Property Specifications

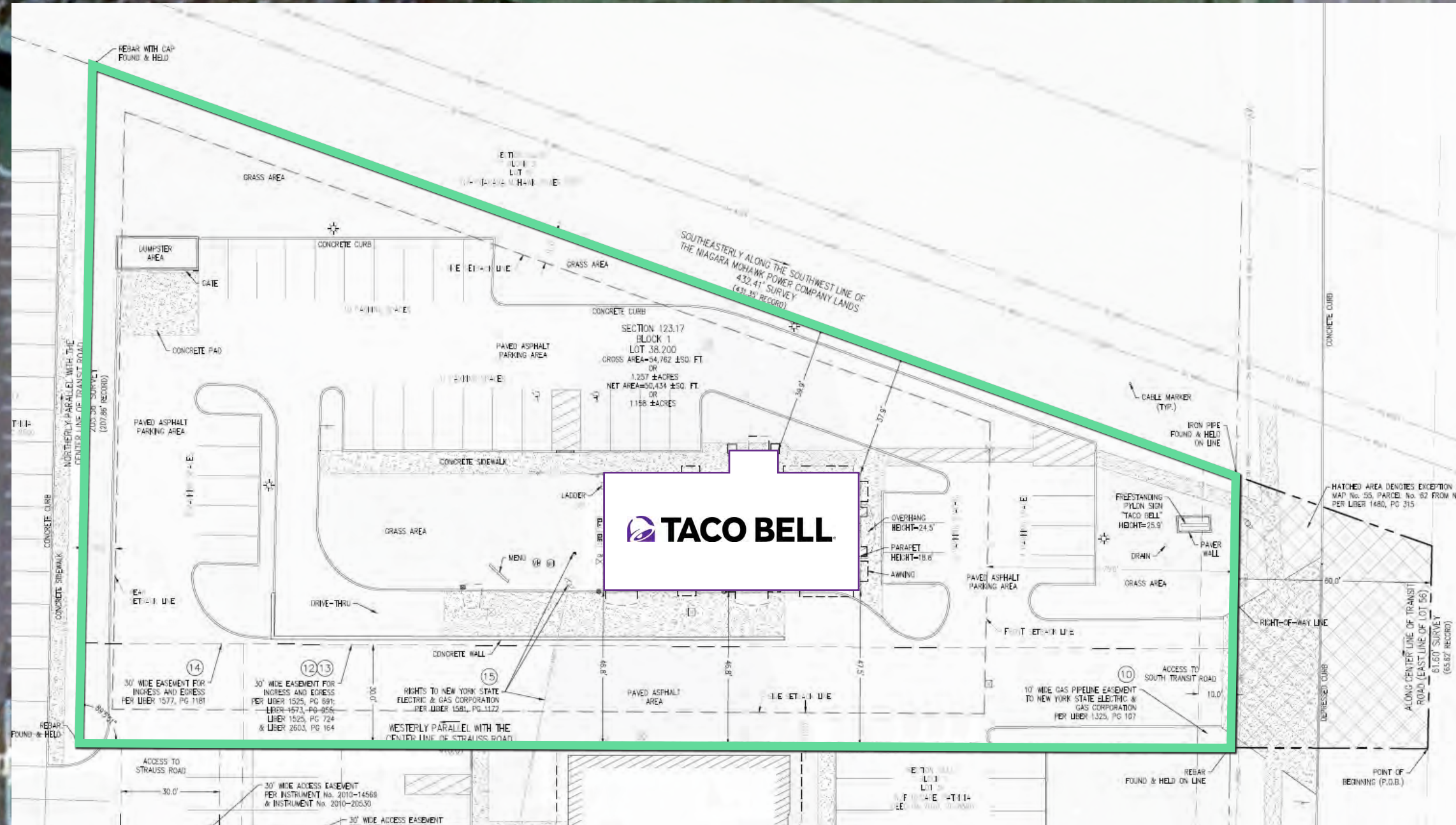
Lot Size ±1.257 Acres

GLA ±2,883 SF

Parking Stalls

Regular 31

Handicap 2



Lockport



**GEORGE M SOUTHARD
ELEMENTARY**
356 STUDENTS

2025 AVERAGE HOUSEHOLD
INCOME (5-MI)
\$100,259

**LOCKPORT
HIGH SCHOOL**
1,353 STUDENTS

PETSMART Great Clips®
verizon AT&T
FIVE GUYS Panera BREAD™
GameStop
BURGER KING Wendy's
Jersey Mike's Subs Denny's
POPEYES T-Mobile
Arby's

Walmart

wellnow
Urgent Care

TOPS

TJ-maxx **five BELOW**
maurices SHOE DEPT. ENCORE
SUPERCUTS

93

Quality INN
BY CHOICE HOTELS

ALDI

MATTRESS FIRM

planet fitness

DOLLAR GENERAL

Hampton
by Hilton

Little Caesars

Pep Boys
Auto Service & Tires

CUBE SMART
self storage

Runnings



Applebee's
GRILL + BAR



78

NY-78/S TRANSIT ST | 30,817 CPD

NY-93/ROBINSON RD | 18,827 CPD

O'Reilly
AUTO PARTS

spark
by Hilton™

CALIBER



FOXWOOD PLACE
164 UNITS



HARBOR FREIGHT

DOLLAR TREE

Tim Hortons



TACO BELL



HI-WAY
GARDEN CENTER

BUICK
GMC

Lockport Synopsis

Lockport is the county seat of New York's Niagara County, it is part of the Buffalo-Niagara Falls Metropolitan Area.

Lockport is home to the iconic **Flight of Five Locks** a 19th-century staircase of five connected canal locks built to lift boats nearly 60 feet over the Niagara Escarpment along the historic Erie Canal. Today, visitors can explore this remarkable engineering landmark along the Erie Barge Canal and enjoy nearby attractions such as the **Lockport Cave & Underground Boat Ride** and the **Lockport Locks & Erie Canal Cruises**.

General Motors Lockport Components produces radiators, condensers, oil coolers, HVAC modules, and evaporators for current GM trucks & SUVs.

Lockport is home to a major energy-efficient **Yahoo Data Center**, designed to use the region's cool climate, wind, and hydropower to significantly reduce electricity consumption. While the facility was sold to H5 Data Centers in early 2025, Yahoo continues to operate there under a long-term lease, employing about 140 local staff to support its email, news, and other online services for the eastern United States.

2025 Demographics

	1-MI	3-MI	5-MI
Population	3,922	33,056	45,797
Households	1,781	14,867	19,886
Labor Population Age 16+	3,225	27,120	37,728
Median Age	42.5	40.4	41.5
Avg Household Income	\$88,924	\$88,668	\$100,259



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FOR MORE INFORMATION:

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