

# TACO BELL

5802 SOUTH TRANSIT ROAD  
LOCKPORT | NEW YORK 14094



FILE PHOTO

# ADVISORY TEAM

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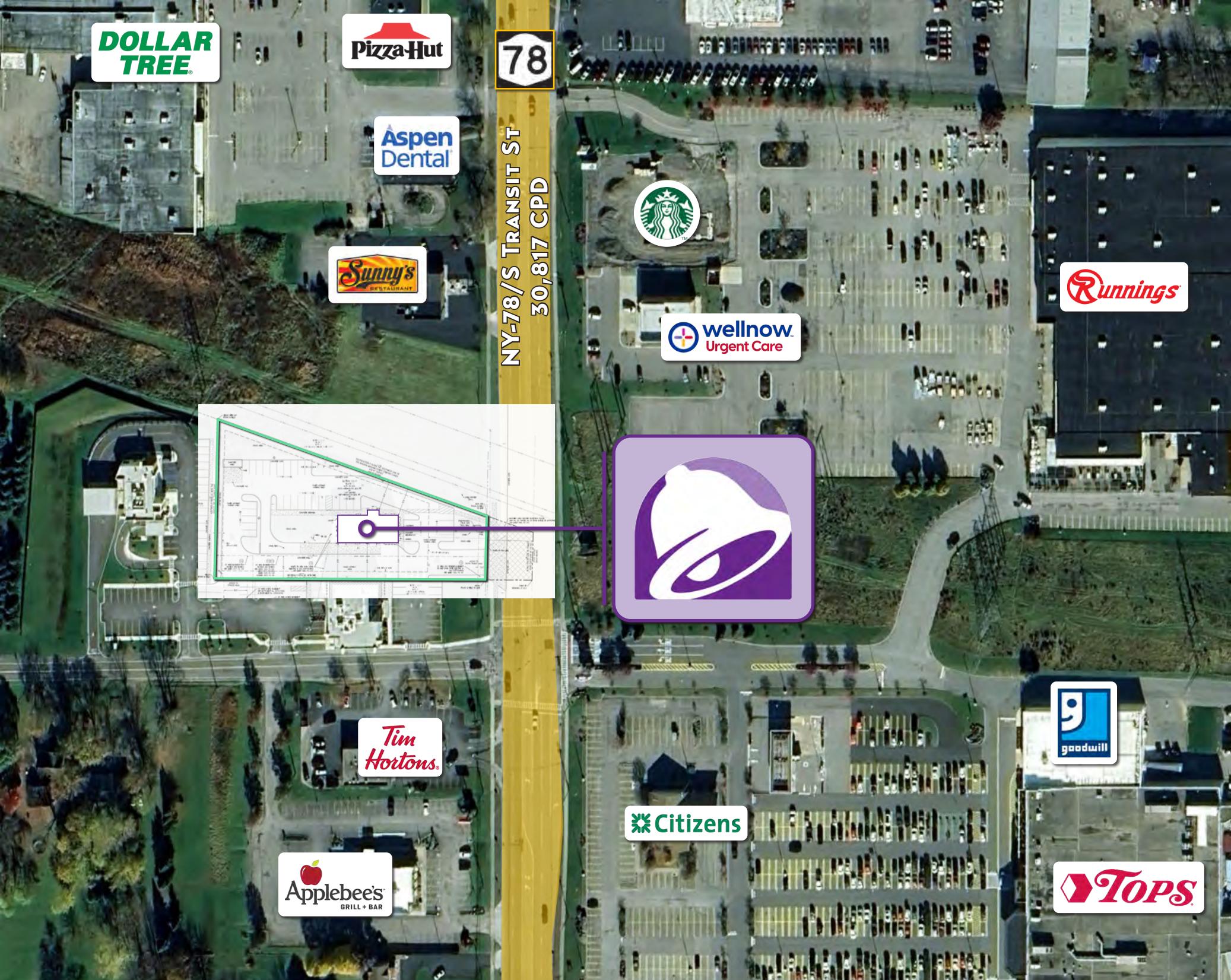
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# Highlights



## PRICE

\$3,058,000

## CAP RATE

5.50%

## NOI

\$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

<b>SITE ADDRESS</b>	5802 South Transit Road Lockport, New York 14094
<b>TENANT</b>	<b>KBP BELLS, LLC</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±2,883 SF
<b>LOT SIZE</b>	±1.257 acres
<b>YEAR BUILT</b>	2011*
<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>	13 years remaining
<b>RENTAL INCREASES</b>	10% every 5 years (in renewal options)
<b>RENT COMMENCEMENT DATE</b>	March 6, 2011
<b>EXPIRATION DATE</b>	December 31, 2039
<b>OPTIONS</b>	Three 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.

\* According to Niagara County Assessor



## Rent Roll

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

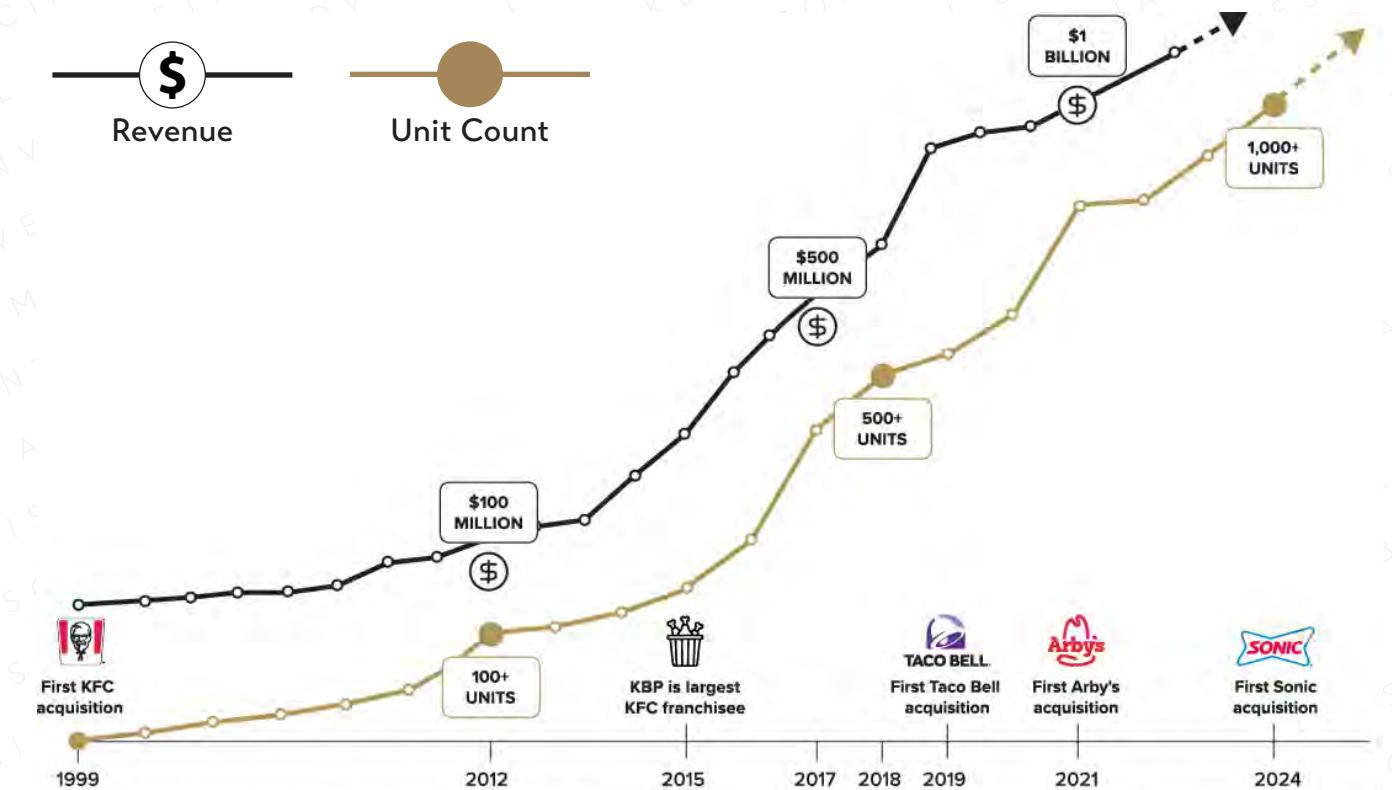
# Tenant Profile



**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**

Revenue      Unit Count



**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.



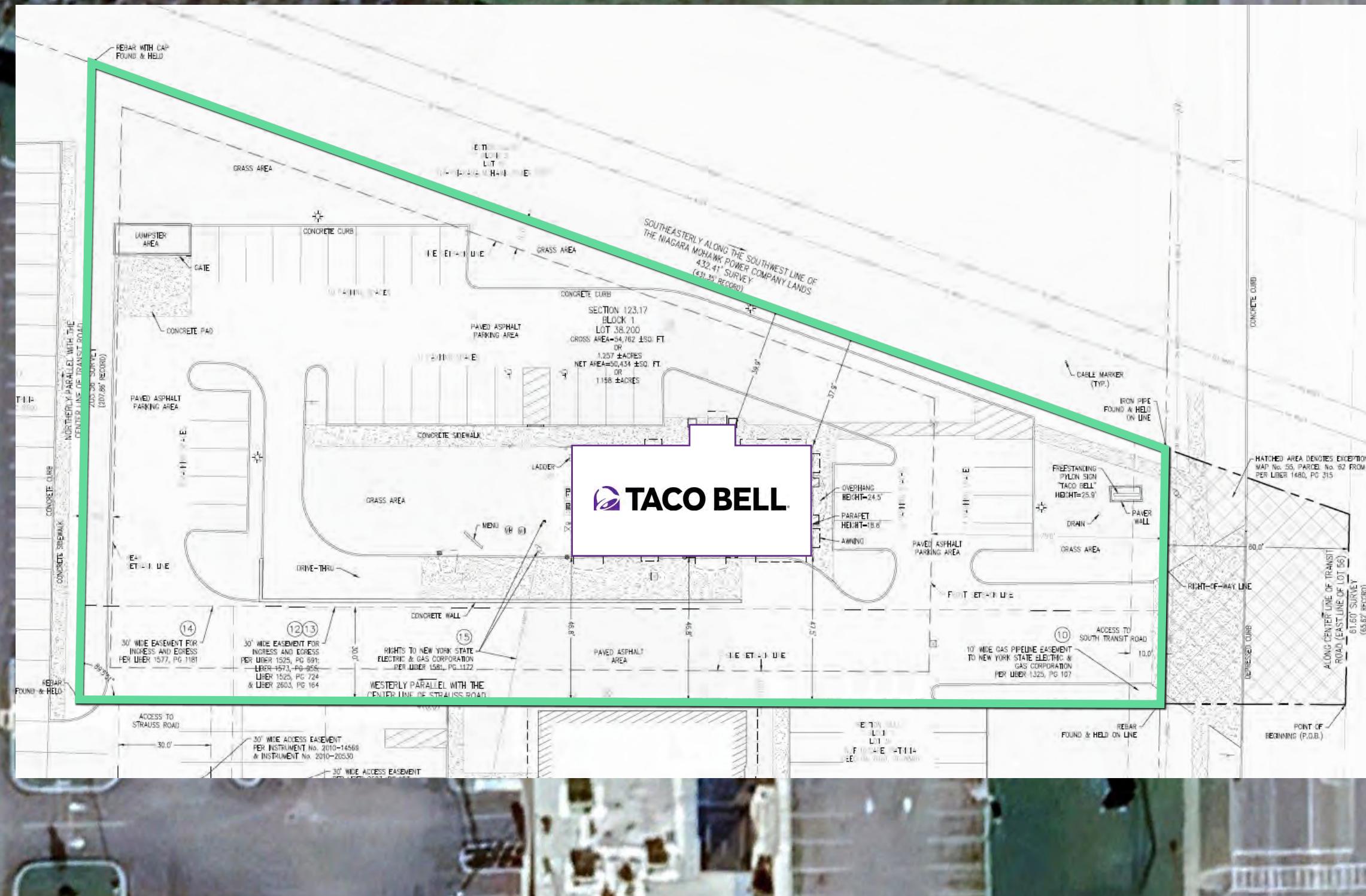
# Site Plan

## 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  
verizon  
FIVE GUYS  
GameStop  
BURGER KING  
Jersey Mike's Subs  
POPEYES  
T-Mobile • Arby's

Great Clips®  
AT&T

Panera  
BREAD®

Wendy's  
Denny's

Hardee's  
Arby's

Quality  
INN  
BY CHOICE HOTELS

ALDI

Pep Boys  
Auto Service & Tires

Little Caesars

78

O'Reilly  
AUTO PARTS

spark  
by Hilton™

CALIBER

FOXWOOD PLACE  
164 UNITS

CUBESMART®

self storage

THE HOME  
DEPOT

Walmart

the  
YMCA

Runnings

Starbucks

CHEVROLET

Applebee's  
GRILL + BAR

DOLLAR  
TREE

HARBOR FREIGHT

wellnow  
Urgent Care

TOPS

goodwill

T.J.maxx  
five  
BELOW  
maurices  
SUPERCUTS  
SHOE DEPT.  
ENCORE

MATTRESSFIRM

planet  
fitness

DOLLAR  
GENERAL

SHERWIN  
WILLIAMS

Valvoline  
Instant Oil Change

NAPA

HI-WAY  
GARDEN CENTER

TACO BELL

Tim  
Hortons

M

93

NY-93/ROBINSON RD | 118,827 CPD

Hampton  
by Hilton™

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
<b>Avg Household Income</b>	<b>\$88,924</b>	<b>\$88,668</b>	<b>\$100,259</b>

## City View



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## FOR MORE INFORMATION:

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