TACO BELL

5802 SOUTH TRANSIT ROAD
LOCKPORT | NEW YORK 14094

ACTUAL SITE

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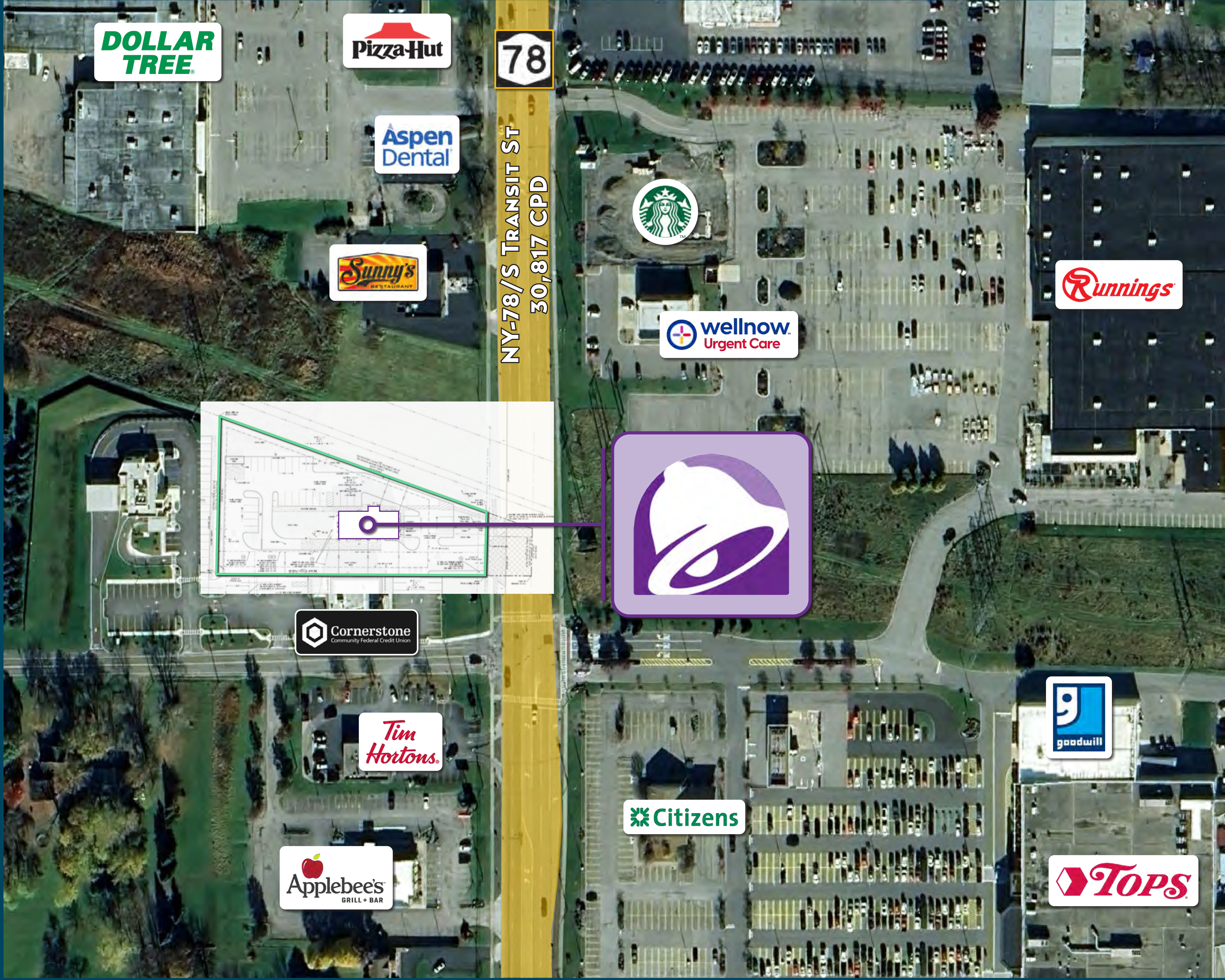


Highlights

TACO BELL

PRICE	CAP RATE	NOI
$2,800,000	6.00%	$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

2026 DEMOGRAPHICS (5-MI)

Population	46,104
Households	20,275
Average Household Income	**$103,691**

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*

TACO BELL

Rent Roll

TERM	ANNUAL RENT	CAP RATE
09/05/23 to 03/31/31	$168,188	6.00%
04/01/31 to **12/31/39**	$183,600	6.56%
	AVG ANNUAL RETURN	**6.34%**

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

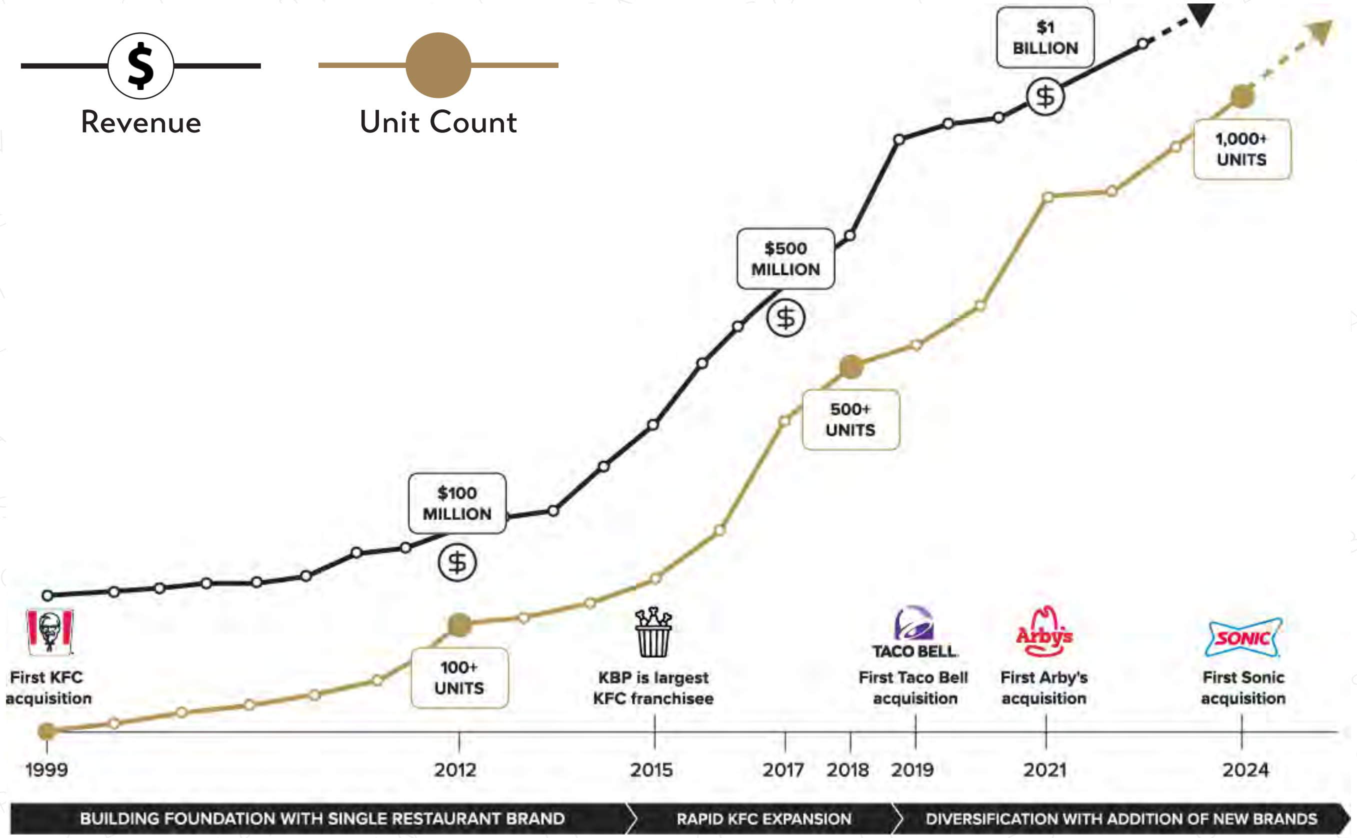
Tenant Profile

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.

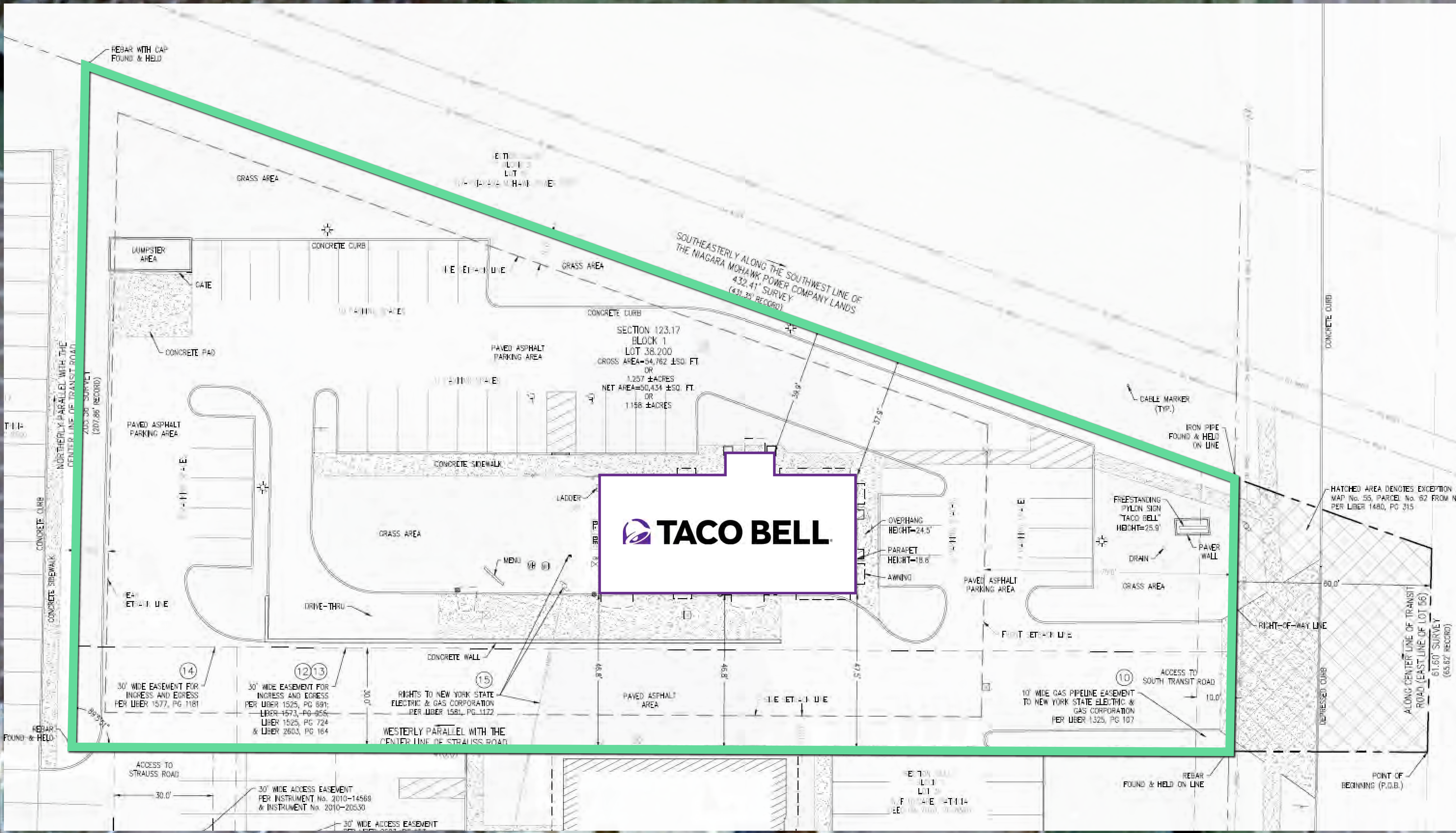
ADDITIONAL KBP BRANDS

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 ±160-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**

North

As of March 2026

East
As of March 2026

South

As of March 2026

2026 AVERAGE HOUSEHOLD INCOME (5-MI)

$103,691

Lockport

GEORGE M SOUTHARD ELEMENTARY 356 STUDENTS
LOCKPORT HIGH SCHOOL 1,353 STUDENTS
PETSMART
Great Clips
verizon
AT&T
FIVE GUYS
GameStop
Panera BREAD
BURGER KING
Wendy's
Jersey Mike's Subs
Take 5
Denny's
POPEYES
T-Mobile
Arby's
Walmart
wellnow Urgent Care
TOPS
T.J.maxx
five BELOW
maurices
SUPERCUTS
SHOE DEPT. ENCORE
goodwill
the Y YMCA
93
MATTRESS FIRM
planet fitness
DOLLAR GENERAL
Quality INN BY CHOICE HOTELS
ALDI
Runnings
CUBESMART self storage
Little Caesars
Pep Boys Auto Service & Tires
SHERWIN WILLIAMS
Hampton by Hilton
78
Applebee's GRILL + BAR
Valvoline Instant Oil Change
NY-78/S Transit St | 30,817 CPD
NY-93/Robinson Rd | 18,827 CPD
O'Reilly AUTO PARTS
spark by Hilton
CALIBER
Tim Hortons
NAPA
BUICK GMC
DOLLAR TREE
TACO BELL
HI-WAY GARDEN CENTER
HARBOR FREIGHT
THE HOME DEPOT
FOXWOOD PLACE 164 UNITS

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.

2026 Demographics

	1-MI	3-MI	5-MI
Population	4,124	33,356	46,104
Households	1,899	15,199	20,275
Labor Population Age 16+	3,397	27,369	37,982
Median Age	42.6	40.5	41.5
Avg Household Income	**$85,494**	**$91,261**	**$103,691**

City View

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FOR MORE INFORMATION:

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