

TACO BELL

6599 TRANSIT ROAD
EAST AMHERST | NEW YORK 14051

*New 20-Year Absolute NNN Lease
Very Affluent Demographics*



FILE PHOTO

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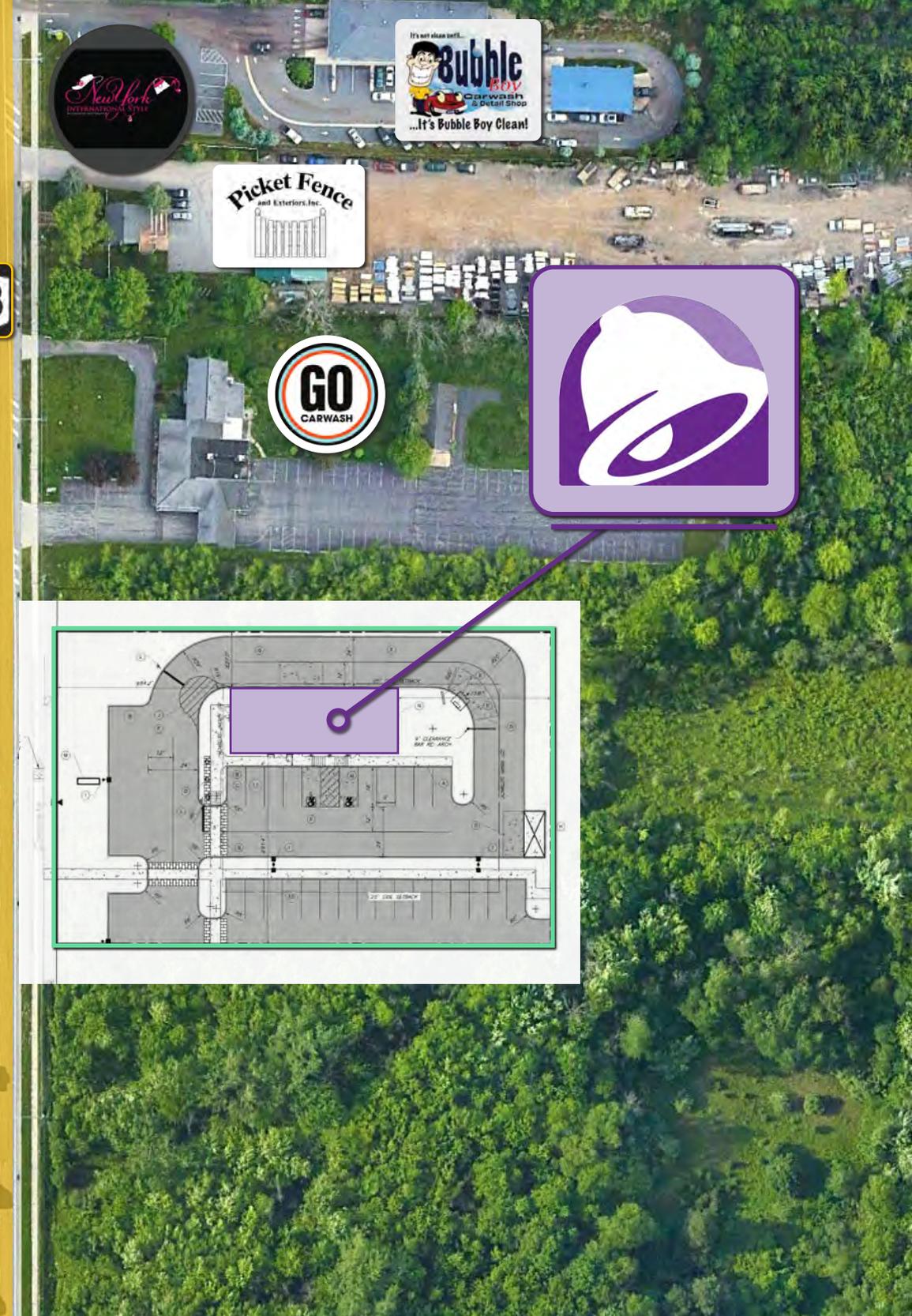
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PRICE

\$2,348,000

CAP RATE

5.75%

NOI

\$135,000

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 3 miles include Walmart, Target, BJ's Wholesale Club, Lowe's, Kohl's, Old Navy, Dick's Sporting Goods, Michaels, HomeGoods, Wegman's, Aldi, Tops Friendly Markets, PetSmart, Pet Supplies Plus, Dollar Tree, Walgreens, CVS, Valu Home Centers, Sally Beauty, LA Fitness

Higher Education: Less than 6 miles from **University at Buffalo North Campus** - It is where most of the university's core academic programs with over 500 degree programs to chose from. The university anticipates total enrollment of 30,400 (all locations) for the 2025 fall semester, with a projected record first-year class of over 5,000 students.

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.00% rental escalations every 5 years

OPERATOR | TENANT

KBP Brands (Parent Company of KBP Bells, LLC) operates ±1,055 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

TRAFFIC COUNTS

Well-positioned on Hwy 78 (main north/south thoroughfare between Buffalo & Lockport) with excellent visibility/access and traffic counts that exceed 27,800 CPD! Only Taco Bell in 6-mile radius!

BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of Taco Bell's newest prototype - slated to open December 2025

VERY AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	98,110
Households (5-mi)	38,350

Average Household Income (1-mi)	\$181,080
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Financial Analysis

SITE ADDRESS	6599 Transit Road East Amherst, New York 14051 (Buffalo MSA)
TENANT	KBP Bells, LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,250 SF
LOT SIZE	±0.82 acre
YEAR BUILT	December 2025 (Est. Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	7% every 5 years (including options)
RENT COMMENCEMENT DATE	December 23, 2025
EXPIRATION DATE	December 31, 2045
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 1-5	12/23/25 to 12/31/30	\$135,000	5.75%
	Years 6-10	01/01/31 to 12/31/35	\$144,450	6.15%
	Years 11-15	01/01/36 to 12/31/40	\$154,562	6.58%
	Years 16-20	01/01/41 to 12/31/45	\$165,381	7.04%
AVG ANNUAL RETURN			6.38%	

RENEWAL OPTIONS

1st Option	01/01/46 to 12/31/50	\$176,957
2nd Option	01/01/51 to 12/31/55	\$189,344



Tenant Profile

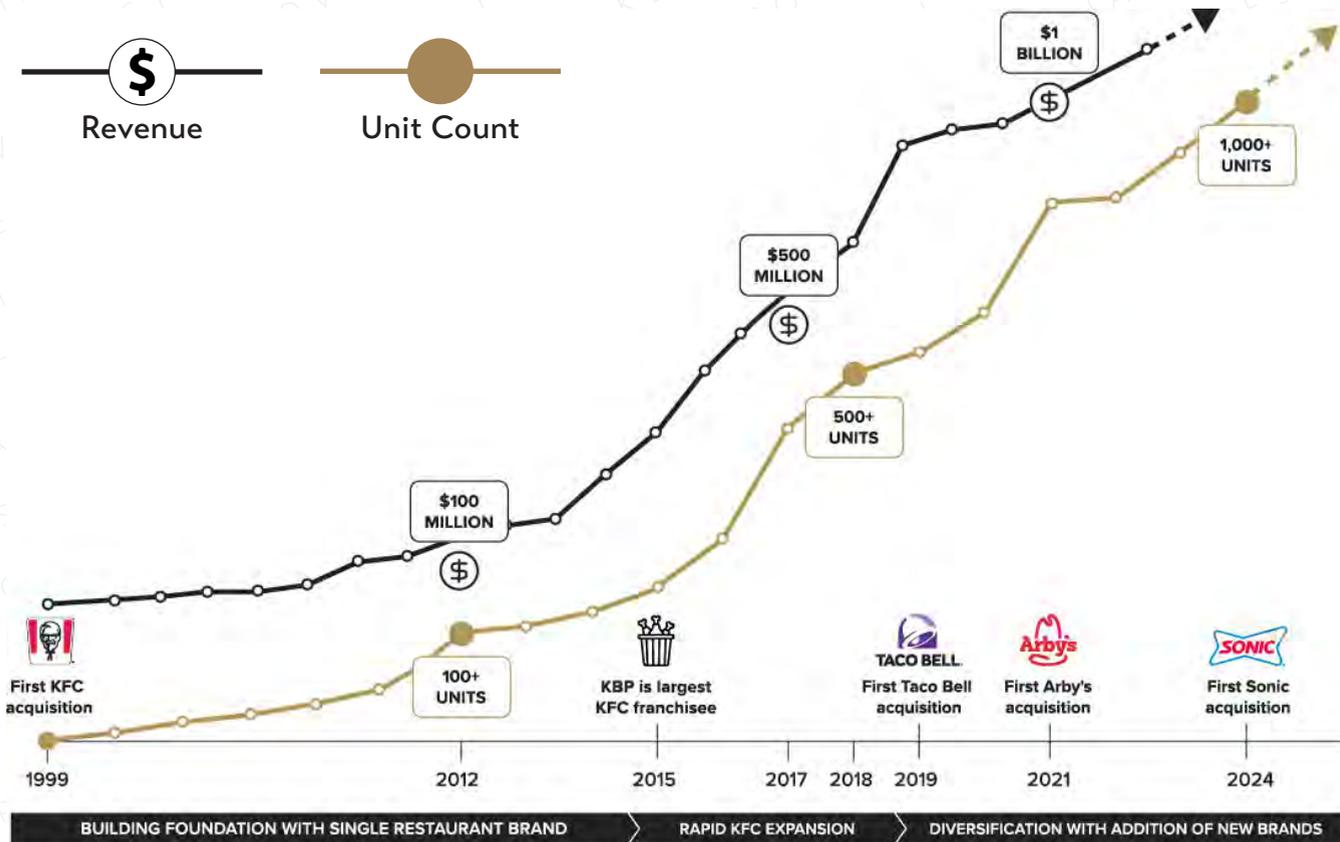


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,055
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 ±120-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

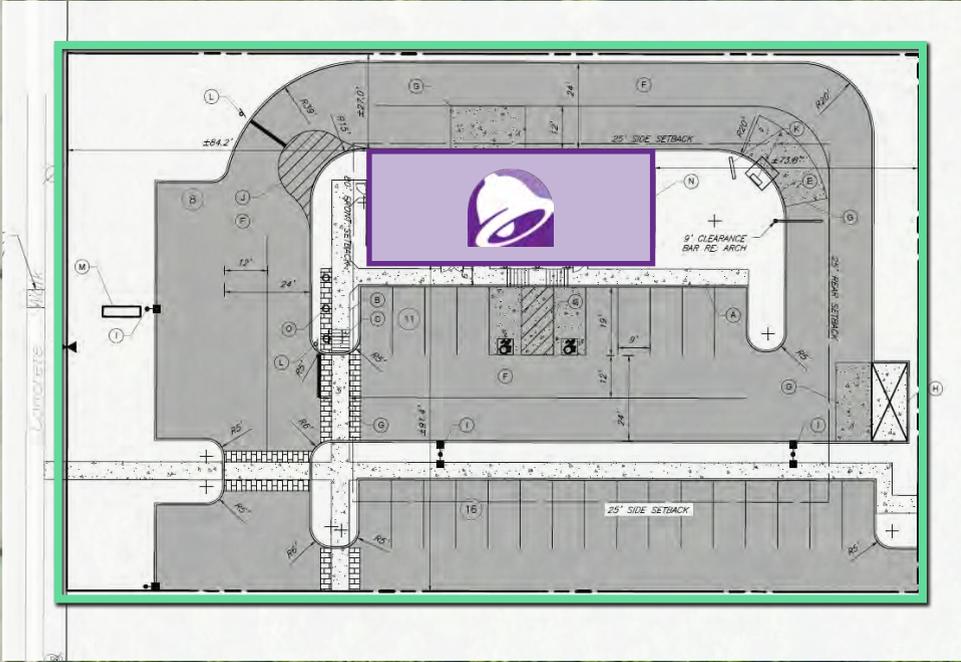
Property Specifications

Lot Size ±0.82 Acre

GLA ±2,250 SF



TRANSIT RD | 27,082 CPD



2025 AVERAGE HOUSEHOLD INCOME (1-MI)
\$181,080



MAIZAL

MONRO
AUTO SERVICE & TIRE CENTERS

Kenyon's

W

TOPS

DOLLAR TREE

SUPERCUTS



SUBWAY

KeyBank

- United States Post Office
- Richard's Nail Studio & Spa
- Great Clips
- Pet Supplies Plus
- Rolly Pollies



Picket Fence
and Interiors, Inc.

Bubble Boy
Carwash & Detail Shop
...It's Bubble Boy Clean!

GO
CARWASH



Tim Hortons

78

- D'Avolio Italian Restaurant
- Free Time Fitness 24/7
- Alash Care & Beauty Studio



- Love My Nails
- Atwal Eye Care
- Transform Buffalo Nutrition

- D'Avolio Italian Restaurant
- Free Time Fitness 24/7
- Alash Care & Beauty Studio



TRANSIT RD | 27,082 CPD



UB University at Buffalo
30,400 STUDENTS
IN BOTH NORTH &
SOUTH CAMPUSES

FOX CREEK ESTATES
267 UNITS

- Love My Nails
- Atwal Eye Care
- Transform Buffalo Nutrition

- D'Avolio Italian Restaurant
- Free Time Fitness 24/7
- Alash Care & Beauty Studio

Tim Hortons

- United States Post Office
- Richard's Nail Studio & Spa
- Great Clips
- Pet Supplies Plus
- Rolly Pollies

AUTUMN CREEK
228 UNITS

Tops

SUPERCUTS

SUBWAY

DOLLAR TREE

KeyBank

TRANSIT RD | 27,082 CPD

78



GO CARWASH

East Amherst



- Cornerstone Periodontics & Dental Implants
- Mar-Bon Social Club
- East Amherst Dental Center
- Prosthodontic Associates of WNY
- LB Orthodontics
- Growing Smiles

- Winning Smiles Pediatric Dentistry
- Transit Meadow Pediatrics
- Synergy Fitness
- Buffalo Chess Association
- The Ivory Dental Co
- Nationwide Insurance
- Domino's Pizza
- Divine Nail Bar
- Pita Gourmet

- AURA Salt Cave & Wellness
- All Creatures Animal Hospital

- Better Smile of WNY
- Buffalo Breathe Now
- Harisa Wellness Center

Walgreens

USPS.COM
PET SUPPLIES PLUS

Tim Hortons

PLATO'S CLOSET

Platinum Fitness

TCB TACOS, COMMUNITY & BEER | BUFFALO

SOLSTICE
OF EAST AMHERST
A Thoughtful Senior Living Community

The Painted Lady Consignment

gerber
COLLISION & GLASS

THE ROCK
RESTAURANT & BAR

REGENT COMPANIES

verizon

TRANSIT RD | 27,082 CPD

78

Kenyon's

MONRO
AUTO SERVICE & TIRE CENTERS

FOX CREEK ESTATES
267 UNITS

TOPS
DOLLAR TREE
SUPERCUTS

CVS

ALDI

ADVANCE
AUTO PARTS



AUTUMN CREEK
228 UNITS

- Campobello's Italian Restaurant
- Jonny C's NY Deli
- Mighty Taco
- Watson's Chocolates
- MacSolutions Plus
- Almaza Grill
- Merle Norman Cosmetics
- Applied Fitness
- Santonello's Salon
- Unbridled Cafe
- QB Nails
- Bella Que Dresses
- The Village Pizzeria
- Maharaja Indian Restaurant
- Capello Salon & Spa
- Vigor & Vitality Fitness Coaching
- Pie-O-Mine/Greens Pizza
- Andala Lounge Mexican Restaurant

City View



wellnow. Urgent Care

ALDI

GABE'S COLLISION

Spoth's FARM MARKET

TRANSIT MIDDLE SCHOOL
899 STUDENTS

WILLIAMSVILLE EASTHIGH
973 STUDENTS

KOHL'S

Wegmans

LOWE'S

HYUNDAI

Felber's

CARPET Factory OUTLET

Creative WINDOW DESIGNS

VALU HOME CENTERS

PPG PAINTS

BUICK GMC

BJ'S PET SMART

DICK'S DOLLAR TREE

LAIFITNESS. Michaels

ULTA FAMOUS OLD NAVY

five BELOW

Walmart

W

Target

RALLY HOUSE LOCAL STUFF

winetransit

THE UPS STORE

CHEVROLET

TOPS

ACURA

BARNES & NOBLE

petco

ROSS DRESS FOR LESS

planet fitness

ALDI

TJ-MAXX

the Y

SUNY ERIE
State University of New York
8,090 STUDENTS
(In all 3 campuses)

THE COUNTRY CLUB of BUFFALO

EASTERN HILLS MALL
Anchored by JCPenney tenants such as Orvis, Jainlee, Raymour & Flanigan, Pure Integrity Soy Candles, Vessel Church, WBBZ TV, Sports Performance Park, Kidz Bounce, Raff & Friends, Sleep In Heavenly Peace, Duff's Famous Wings, Sto Lat Bar, Chrusciki Bakery, Bridgestone/Firestone, Lox Salon, DMV

HARRISHILL ELEMENTARY
463 STUDENTS

HOBBY LOBBY

REGAL

Burlington

East Amherst Synopsis

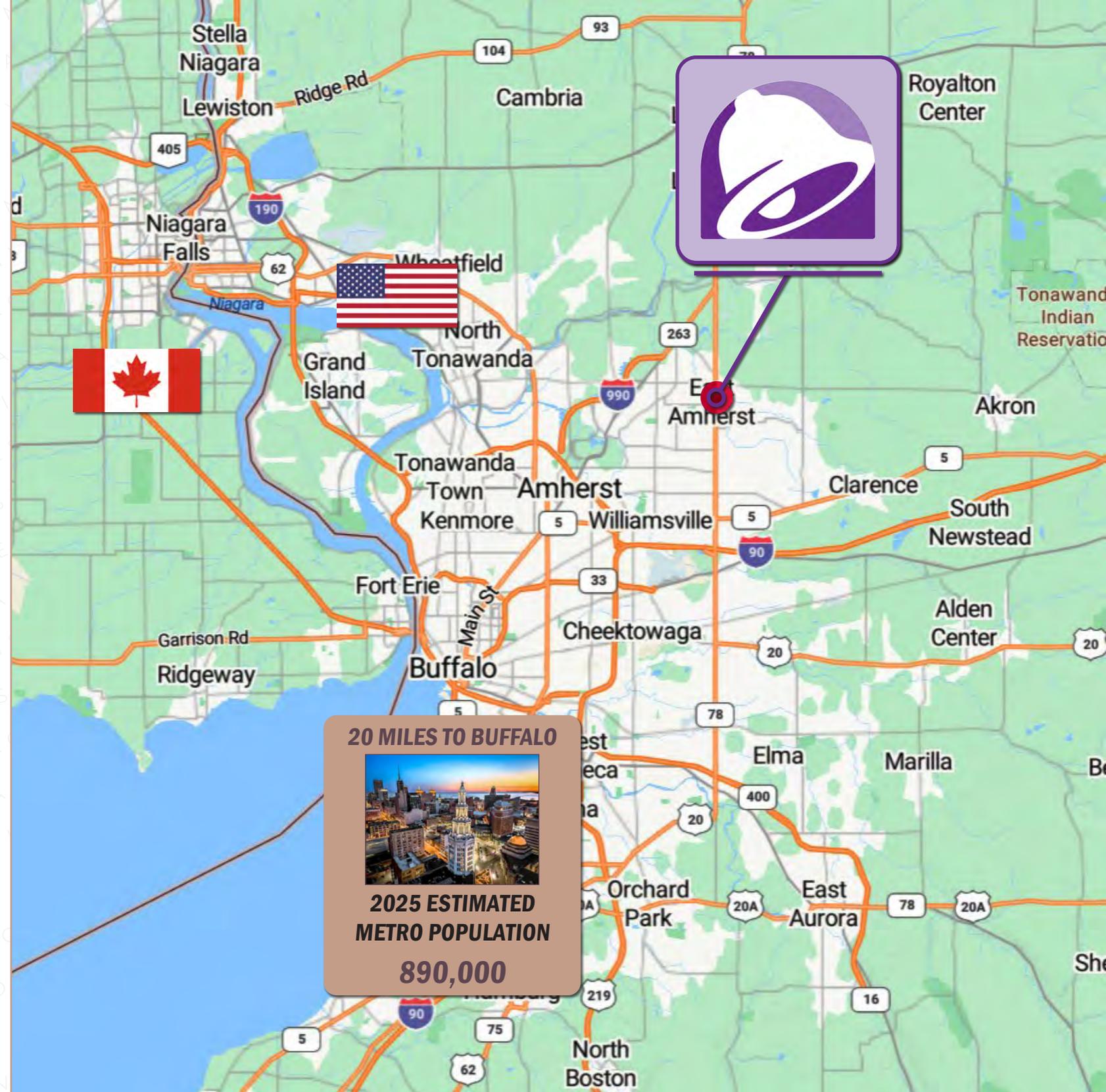
East Amherst is located about 17 miles north of Downtown Buffalo and is recognized as one of the most affluent neighborhoods in Erie County. It shares close proximity with the hamlets of Eggertsville, Getzville, and Snyder, as well as the town of Williamsville, and is part of the Buffalo metropolitan area.

This vibrant region is home to the **University at Buffalo North Campus** (6 miles from the subject property). As the largest public research university in New York, it offers more than 140 undergraduate programs, over 220 master's programs, 95 doctoral programs, and 55 combined degree options. For the Fall 2025 semester, total enrollment across all campuses is projected to reach 30,400 students, including a record first-year class of over 5,000.

The **Buffalo Niagara International Airport** (located less than 10 miles from the subject property) spans 1,000 acres with two runways. In 2024, the airport was served by eight airlines and accommodated approximately 5 million passengers.

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,598	41,474	98,110
Households	2,241	16,437	38,350
Labor Population Age 16+	4,533	33,792	81,411
Median Age	44.4	45.9	44.5
Average Household Income	\$181,080	\$171,713	\$156,636



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FOR MORE INFORMATION:

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