

SINGLE TENANT QSR W/DRIVE-THRU

Absolute NNN Investment Opportunity



Top Performing Location Nationwide (80th Percentile) | 19 Years Remaining | 1.50% Rental Increases



5001 Murfreesboro Road | La Vergne, Tennessee

NASHVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371







OFFERING SUMMARY



30,000

LOCATIONS
GLOBALLY

\$7.55B

2024
REVENUE

S&P: BB+

CREDIT
RATING

OFFERING

Pricing	\$3,396,000
Net Operating Income	\$195,288
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	5001 Murfreesboro Road La Vergne, Tennessee 37086
Rentable Area	4,549 SF
Land Area	1.77 AC
Year Built / Remodeled	2005 / 2009
Tenant	KFC
Operator	Tasty Restaurant Group (https://tastyrg.com)
Guaranty	Tasty Chick'n Southeast (70+ units)
Lease Signature	Tasty Chick'n Midwest (70+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	19 Years
Increases	1.50% Annual Rental Increases
Options	3 (5-Year)
Rent Commencement	5/16/2024
Lease Expiration	5/31/2044

RENT ROLL



LEASE TERM						RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
KFC	4,549	5/16/2024	5/31/2044	Current	-	\$16,274	\$195,288	5.75%	3 (5-Year)
(Franchisee Guaranty)				Jun-27	1.50%	\$16,518	\$198,218	5.84%	
				Jun-28	1.50%	\$16,766	\$201,191	5.92%	
				Jun-29	1.50%	\$17,017	\$204,209	6.01%	
				Jun-30	1.50%	\$17,273	\$207,272	6.10%	
				Jun-31	1.50%	\$17,532	\$210,381	6.19%	
				Jun-32	1.50%	\$17,795	\$213,537	6.29%	
				Jun-33	1.50%	\$18,062	\$216,740	6.38%	
				Jun-34	1.50%	\$18,333	\$219,991	6.48%	
				Jun-35	1.50%	\$18,608	\$223,291	6.57%	
				Jun-36	1.50%	\$18,887	\$226,640	6.67%	
				Jun-37	1.50%	\$19,170	\$230,040	6.77%	
				Jun-38	1.50%	\$19,458	\$233,490	6.87%	
				Jun-39	1.50%	\$19,749	\$236,993	6.98%	
				Jun-40	1.50%	\$20,046	\$240,548	7.08%	
				Jun-41	1.50%	\$20,346	\$244,156	7.19%	
				Jun-42	1.50%	\$20,652	\$247,818	7.30%	
				Jun-43	1.50%	\$20,961	\$251,535	7.41%	
Blended Cap Rate								6.65%	
1.50% Annual Increases Throughout Options									



19 Years Remaining | Annual Rental Increases | Established Brand | KFC - \$7.55B in Revenue (2024)

- The tenant, KFC, currently has 19 years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- There are over 30,000 KFC restaurants in 150 countries and territories around the world
- The franchisee, Tasty Restaurant Group, operates 400+ units nationwide across multiple QSR brands (KFC, Burger King, Pizza Hut, Dunkin, and Taco Bell)
- There are over 140 units encompassed by the lease signature (Tasty Chick'n Midwest) and the lease guarantor (Tasty Chick'n Southeast)

Absolute NNN Lease | Fee Simple Ownership | Land & Building | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized Hard Corner Intersection | Excellent Visibility & Access

- Located at the signalized, hard corner intersection of Nir Shreibman Blvd and Murfreesboro Rd
- Multiple points of ingress/egress

Top-Performing Location | Surrounding Retailers | Primary Corridor | Residential Consumer Base

- **This KFC ranks in the 80th percentile (562 out of 2,925) of all nationwide locations via Placer.ai**
- Ideally fronting Murfreesboro Rd, which leads directly into Nashville, allowing for easy commuter access to the site and surrounding trade areas
- Surrounding retailers include McDonald's, Kroger, AutoZone, Walmart Supercenter, and more
- The Kroger just East down the road ranks in the 85th percentile (9,706 out of 67,629) of all nationwide grocery stores via Placer.ai
- The surrounding residential consumer base provides an excellent, consistent flow of traffic to the site

Strong Demographics & 5 Mile Trade Area | Six-Figure Incomes | Affluent 1-Mile

- More than 148,000 residents and 38,000 employees support the trade area
- \$103,693 average household income within 1-mile
- 20 miles South of Downtown Nashville

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



KFC

kfc.com

Company Type: Subsidiary

Locations: 30,000+

Parent: Yum! Brands

2024 Employees: 40,000

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+

KFC Corporation, based in Louisville, Ky., has been serving up Finger Lickin' Good Original Recipe fried chicken since 1952, including chicken on the bone, nuggets and tenders. Beyond the top secret 11 herbs & spices, KFC specialties include the KFC Chicken Sandwich, Extra Crispy chicken, KFC Famous Bowls, Pot Pies, Secret Recipe Fries, biscuits and homestyle sides. There are over 30,000 KFC restaurants in 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

TASTY RESTAURANT GROUP

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants. Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 400 restaurants under the Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

Source: global.kfc.com, finance.yahoo.com, tastyrgr.com

PROPERTY OVERVIEW



LOCATION



La Vergne, Tennessee
Rutherford County
Nashville MSA

ACCESS



Murfreesboro Road/U.S. Highway 41: 1 Access Point
Nir Shreibman Boulevard: 1 Access Point

TRAFFIC COUNTS



Murfreesboro Road/U.S. Highway 41: 36,800 VPD
Interstate 24: 173,300 VPD

IMPROVEMENTS



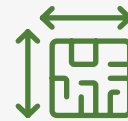
There is approximately 4,549 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 9.23 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 015-013.01-000
Acres: 1.77
Square Feet: 77,101

CONSTRUCTION



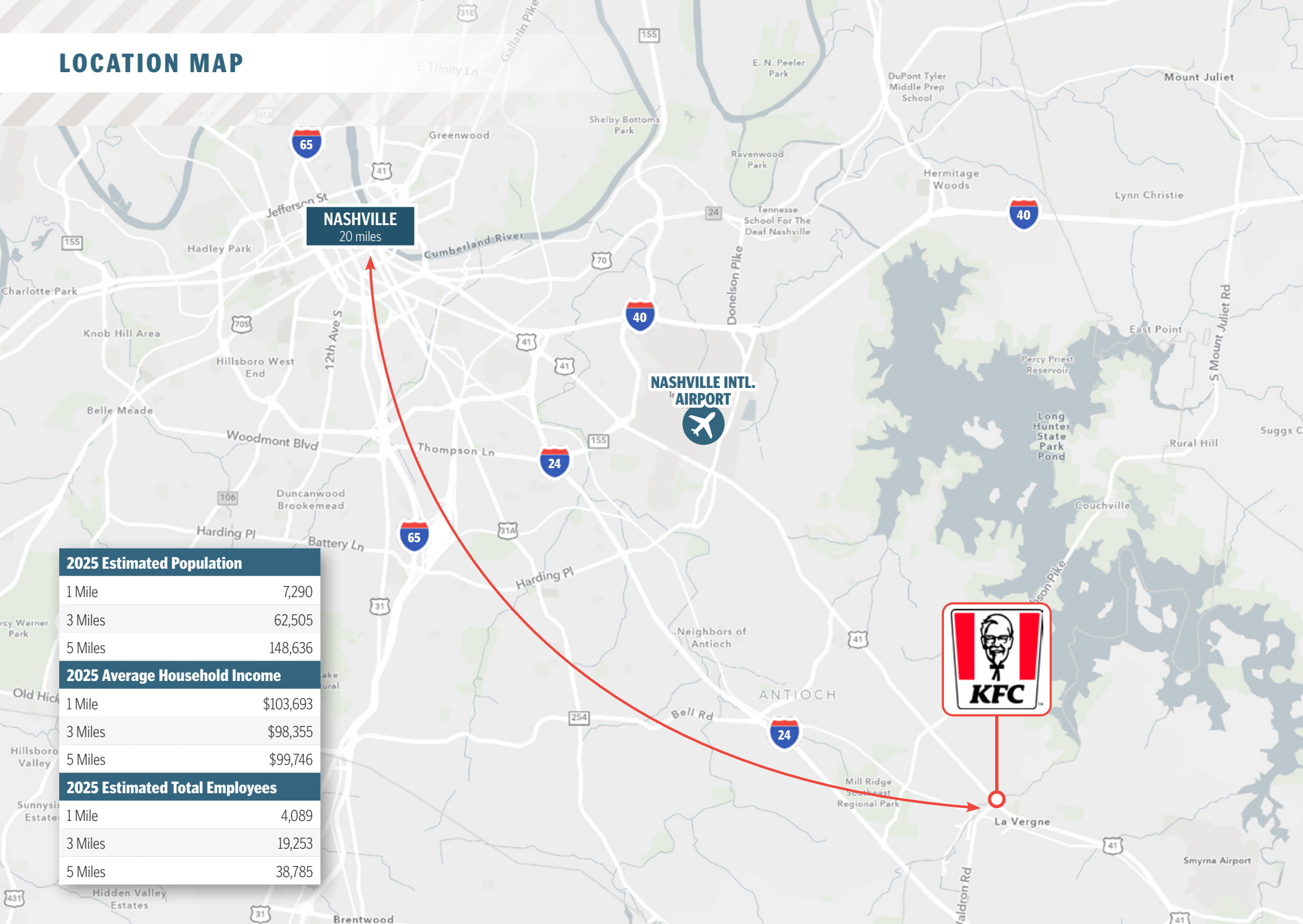
Year Built: 2005
Year Renovated: 2009

ZONING



Commercial

LOCATION MAP



2025 Estimated Population

1 Mile	7,290
3 Miles	62,505
5 Miles	148,636

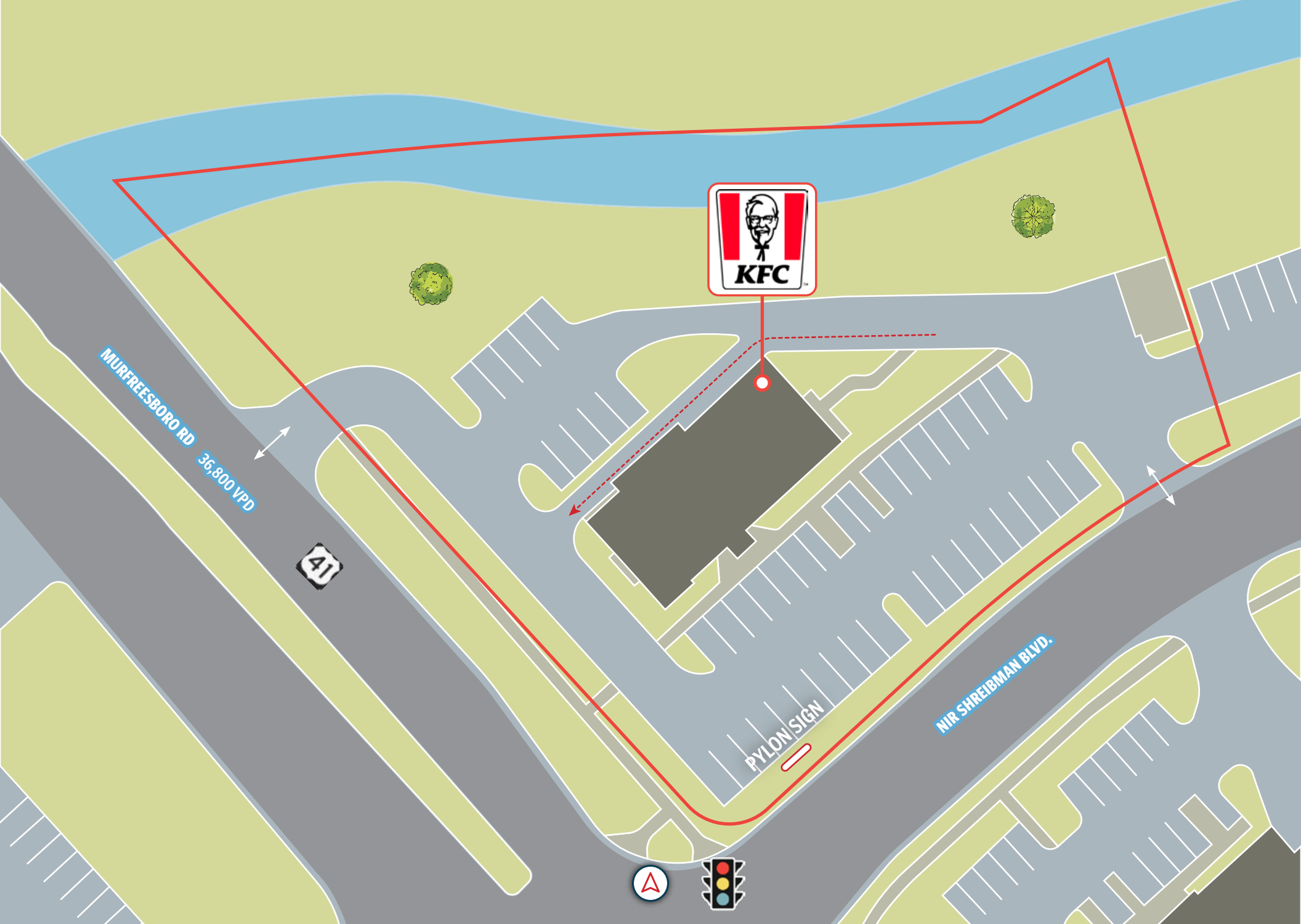
2025 Average Household Income

1 Mile	\$103,693
3 Miles	\$98,355
5 Miles	\$99,746

2025 Estimated Total Employees

1 Mile	4,089
3 Miles	19,253
5 Miles	38,785





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,290	62,505	148,636
2030 Projected Population	8,314	68,769	163,770
2025 Median Age	36.1	33.3	34.0
Households & Growth			
2025 Estimated Households	2,478	20,633	53,099
2030 Projected Households	2,803	22,643	58,110
Income			
2025 Estimated Average Household Income	\$103,693	\$98,355	\$99,746
2025 Estimated Median Household Income	\$85,018	\$81,856	\$80,260
Businesses & Employees			
2025 Estimated Total Businesses	195	1,075	2,765
2025 Estimated Total Employees	4,089	19,253	38,785



LA VERGNE, TENNESSEE

La Vergne, Tennessee, in Rutherford county, is 15 miles SE of Nashville, Tennessee. The city is included in the Nashville metropolitan area. The City of La Vergne had a population of 41,837 as of July 1, 2024.

The city offers diverse employment options as it has several major companies such as Bridgestone Americas, IKEA Distribution Services, Amazon Fulfillment Center and Randstad Technologies. These firms provide jobs in a variety of industries such as technology, retail and distribution. Additionally, the city has plenty of small businesses that offer additional job opportunities in sectors such as hospitality, healthcare and construction among others. The largest industries in La Vergne, TN are Manufacturing (2,758 people), Health Care & Social Assistance (2,578 people), and Retail Trade (2,233 people), and the highest paying industries are Management of Companies & Enterprises (\$58,992), Utilities (\$56,211), and Finance & Insurance (\$53,962).

La Vergne and nearby Attractions are Country Music Hall of Fame and Museum, Discovery Center at Murfreesboro, Tennessee State Museum, Henry Horton State Park, Bledsoe Creek State Park, Cultural Museum at Scarritt-Bennett Center.

Belmont University, Middle Tennessee State University and Tennessee State University offer facilities for higher education.

Nashville International is the nearest major airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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