KFC SINGLE TENANT RETAIL DRIVE THRU INVESTMENT

PRICE: **$886,902** | CAP RATE: **7.75%**

- Absolute original 15 year NNN Lease Providing Passive Ownership
- Contractual 7% Rent Escalations Every 5 Years
- Three 5-Year Renewal Options at a 7% increase over the the last months providing up to another 15 years
- Established KFC Operation Backed by Experienced Multi-Unit Franchisee FMI Group

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3198 W NORTHSIDE DRIVE

JACKSON, MS | 39213

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
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NAI CAPITAL COMMERCIAL, as Exclusive Advisor, is pleased to present the opportunity to acquire the fee simple interest in the KFC located at 3198 W. Northside Drive in Jackson, Mississippi. The property consists of an approximately ±3,082-square-foot freestanding quick-service restaurant situated on an approximately ±8,050-square-foot (0.2-acre) parcel. The property is improved with a KFC restaurant and drive-thru operation and benefits from paved parking and access rights serving the site.

The offering provides investors with a passive single-tenant net lease investment occupied by KFC, one of the most recognizable quick-service restaurant brands in the world. The property is operated by FMI Group, an experienced multi-brand restaurant franchise operator with more than 400 restaurant locations across several leading concepts around the world. The lease tenant is Franchise Management Investors US, LLC.

The property is leased on an absolute NNN basis, with the tenant responsible for substantially all property-level operating expenses, including real estate taxes, utilities, insurance, maintenance, and exterior premises. The current annual rent is approximately $68,734.97, and the lease provides for 7% rental increases every five years. The initial lease term expires on December 21, 2030, followed by three additional five-year renewal options, providing investors with contractual rental growth and potential long-term income stability. The recorded memorandum specifically confirms the 15-year initial term, three five-year renewal options, and triple-net structure.

The property is positioned along W. Northside Drive in Jackson, Mississippi, within an established commercial area serving surrounding residential neighborhoods and daily consumer traffic. Its freestanding restaurant configuration, drive-thru functionality, established KFC operating history, and recognizable national brand create a compelling single-tenant retail investment opportunity.

Location
3198 W Northside Dr, Jackson, MS 39213

Building Size
±3,082 SF

Lot Size
±8,050/.1848 Acres

APN
0731 0009 003

Year Built
1995

Improvements
Freestanding KFC restaurant with drive-thru

Parking
35

Lease

Commencement	December 22, 2015
Lease Expiration	December 21, 2030
In Place Annual Rent	$68,734.97
Rent PSF	$22.30
Rent Increase	7% every 5 years
Lease Type	Absolute Net
Real Estate Taxes	Tenant Pays
Utilities	Tenant Pays
Property Insurance	Tenant Pays

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
Years 1–5	$60,035.78	$5,002.98
Years 6–10	$64,238.29	$5,353.19
Years 11–15	$68,734.97	$5,727.91
Option 1	$73,546.42	$6,128.87
Option 2	$78,694.66	$6,557.89
Option 3	$84,203.29	$7,016.94
Base Rent ($22.30/SF)		$60,036
Net Operating Income		$68,735
CAP Rate		7.75%

KENTUCKY FRIED CHICKEN, or KFC, founded in 1930 by Colonel Harland Sanders, is one of the world's most recognizable quick-service restaurant brands, specializing in fried chicken and operating under the Yum! Brands platform. The brand has a substantial global footprint and is supported by a predominantly franchise-based operating model.

The subject property is operated by FMI Group, an experienced multi-brand restaurant franchise operator. FMI owns and operates more than 400 restaurant locations across multiple concepts, including KFC, Pizza Hut, Taco Bell, Burger King, and Panera Bread.

For the subject property, the lease tenant is Franchise Management Investors US, LLC, which is identified as the lessee in the lease documents. The property operates under an absolute NNN lease structure, with the tenant responsible for substantially all property-level operating expenses.

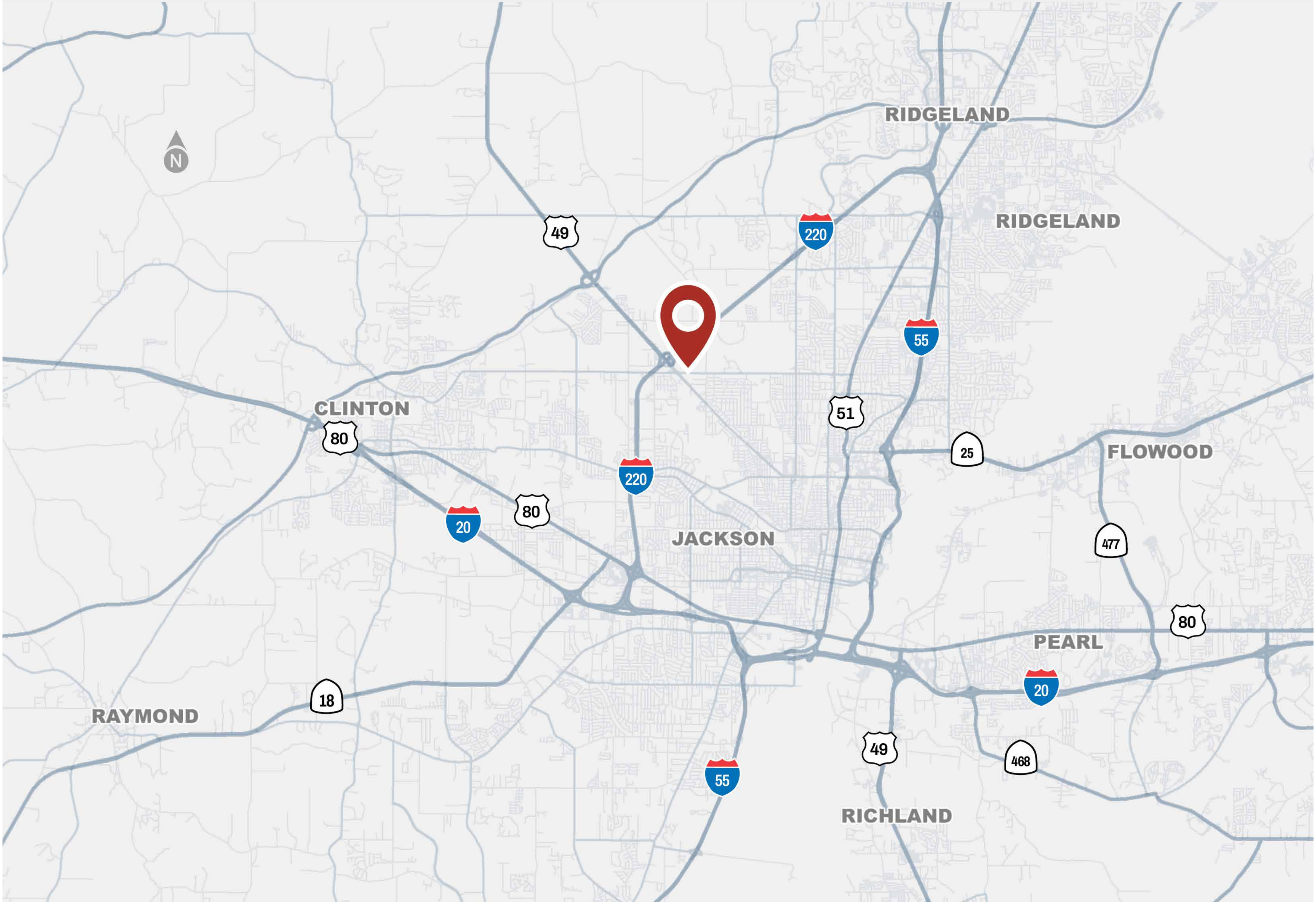
Tenant Summary

Tenant Trade Name	KFC
Operator/Franchise Group	Franchise Management Investors US, LLC (FMI)
Number of Locations	400+
Type of Ownership	Fee Simple
Lease Type	Absolute Net
Expiration Date	December 21, 2030
Increases	7% increases every 5 yrs
Options Remaining	3 × 5 year options

PROPERTY PHOTOS


N
SITE
KFC
220
51
55
DOLLAR GENERAL
DOLLAR GENERAL
Shell
DOLLAR GENERAL
FAMILY DOLLAR
AutoZone
O'Reilly AUTO PARTS
KRISPY KRUNCHY CHICKEN
Little Caesars
Shell
BURGER KING
FAMILY DOLLAR
SUBWAY
CVS
DOLLAR TREE
DOLLAR GENERAL
SHOE SHOW MEGA
WING MOUTH
SONIC
metro by T-Mobile
FAMILY DOLLAR
SONIC
POPEYES
RACEWAY
DOLLAR GENERAL
JACKSON
CHURCH'S TEXAS CHICKEN
TACO BELL
POPEYES
metro by T-Mobile
Checkers & Rally's
Wendy's
BLAZE & GLAZE WINGS + MORE
FAMILY DOLLAR
CHURCH'S TEXAS CHICKEN
SUNOCO
76
KRISPY KRUNCHY CHICKEN
220
AutoZone
O'Reilly AUTO PARTS
SUBWAY
metro by T-Mobile
DOLLAR GENERAL
WingStreet
Pizza Hut
CHURCH'S TEXAS CHICKEN
Checkers & Rally's
80
FAMILY DOLLAR
metro by T-Mobile
DOLLAR GENERAL
planet fitness
RAC
20
51

LOCATION MAP



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