

# KFC

707 EAST 23RD STREET  
FREMONT | NEBRASKA 68025



FILE PHOTO

# ADVISORY TEAM

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# Highlights



## Kentucky Fried Chicken

### PRICE

\$1,988,000

### CAP RATE

5.65%

### NOI

\$112,350



### POINTS OF INTEREST

**Retailers | Entertainment:** Major retailers in Fremont include Walmart, Menards, Tractor Supply, Hobby Lobby, Dunham's Sports, Maurices, Shoe Sensation, Staples, Sally Beauty, Hy-Vee, ALDI, Baker's, Bomgaars, Ace Hardware, Harbor Freight Tools, Dollar Tree, Dollar General, Goodwill, AutoZone, O'Reilly Auto Parts, Advance Auto Parts, Walgreens

**Higher Education:** 1 mile from **Midland University** - a private liberal arts college offering various degree programs serving nearly 1,700 students

**Healthcare:** Adjacent to from **Methodist Fremont** - a general medical & surgical hospital with 75 licensed beds (55 acute care & 20 behavioral health beds) serving the people living in Dodge & surrounding counties



### LONG TERM ABSOLUTE NNN LEASE

Over 15 years on Absolute NNN lease with attractive 7.00% rental escalations every 5 years with two 5-year options to renew



### OPERATOR | TENANT

Parent Company of **KBP Foods** operates  $\pm$ 1,100 locations across 4 brands in 32 states. **Tenant - FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses  $\pm$ 800 locations (+20% of KFC locations in the U.S. system) with anticipated sales in excess of \$1 billion in 2026 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)



### SEASONED LOCATION

Successfully open & operating for decades with an attractive 9.63% Rent-to-Sales ratio (YE 2025)!



### TRAFFIC COUNTS

Well-positioned on an  $\pm$ 0.85-acre lot with excellent visibility/access on E 23rd St (main east/west thoroughfare) with traffic counts of 21,409 CPD!



### 2025 DEMOGRAPHICS (5-MI)

Population	31,709
Households	12,463
<b>Average Household Income</b>	<b>\$91,451</b>

# Financial Analysis

<b>SITE ADDRESS</b>	707 East 23rd Street Fremont   Nebraska 68025
<b>TENANT</b>	<b>FQSR, LLC dba. KBP FOODS</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±2,617 SF
<b>LOT SIZE</b>	±0.85 acre
<b>YEAR BUILT   REMODELED</b>	1993   2020
<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>	15+ years remaining
<b>RENTAL INCREASES</b>	7% every 5 years (including options)
<b>RENT COMMENCEMENT DATE</b>	October 4, 2021
<b>EXPIRATION DATE</b>	October 31, 2041
<b>OPTIONS</b>	Two 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.



**Kentucky Fried Chicken**



## Rent Roll

	<b>TERM*</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>
	Years 6-10	11/01/26 to 10/31/31	\$112,350 5.65%
	Years 11-15	11/01/31 to 10/31/36	\$120,215 6.05%
	Years 16-20	11/01/36 to <b>10/31/41</b>	\$128,630 6.47%
		<b>AVG ANNUAL RETURN</b>	<b>6.06%</b>
<b>RENEWAL OPTIONS</b>			
	1st Option	11/01/41 to 10/31/46	\$137,634
	2nd Option	11/01/46 to 10/31/51	\$147,268

\* Current Rent is \$105,000 until October 31, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.

# Tenant Profile

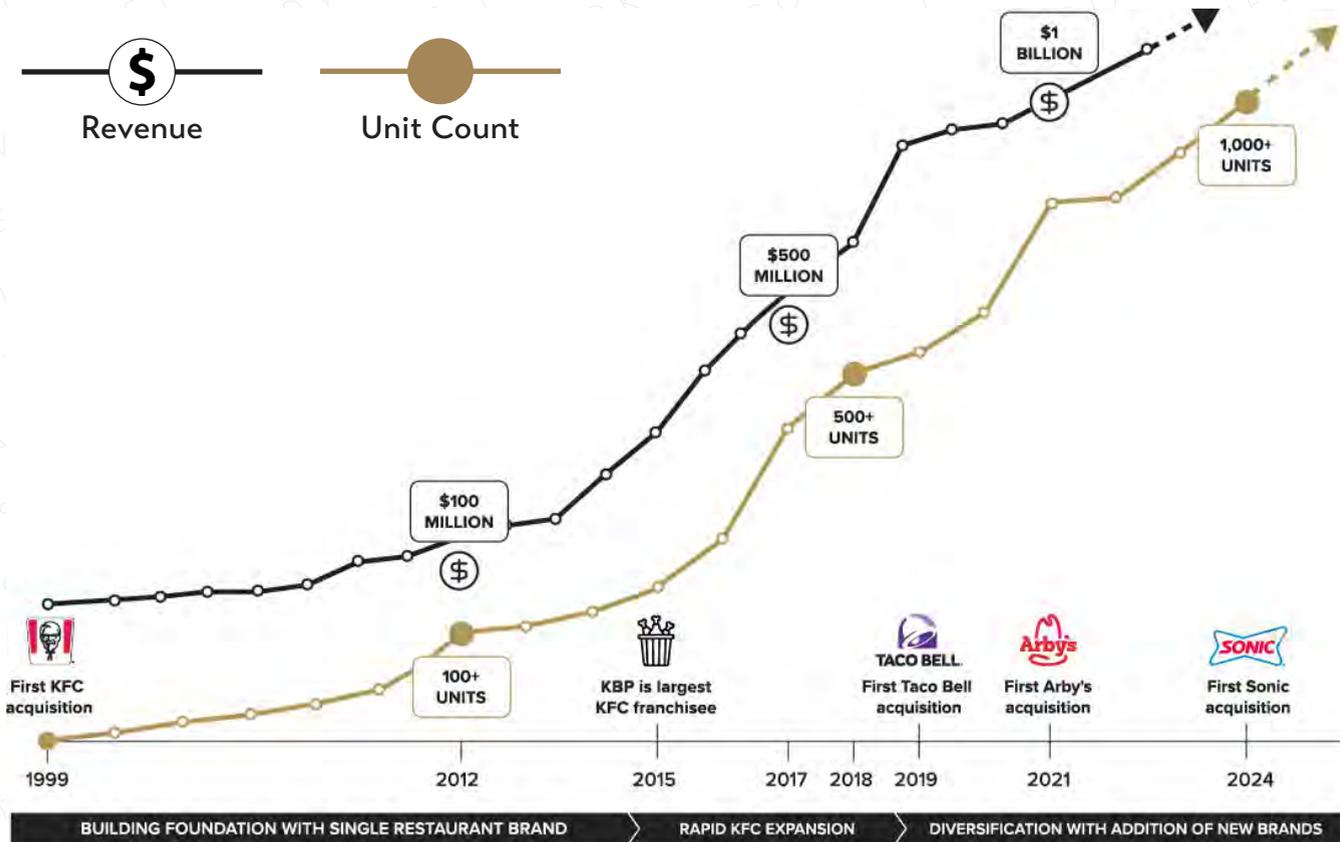


**KBP Brands** is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,100  
Restaurants**

**32  
States**

**21,000+  
Employees**



**FQSR, LLC** (the largest KFC franchisee in the U.S.) operates ±800 locations in 28 states.

\* Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!



## 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.



**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.

# Site Plan

## Property Specifications

Parcel # 270044352

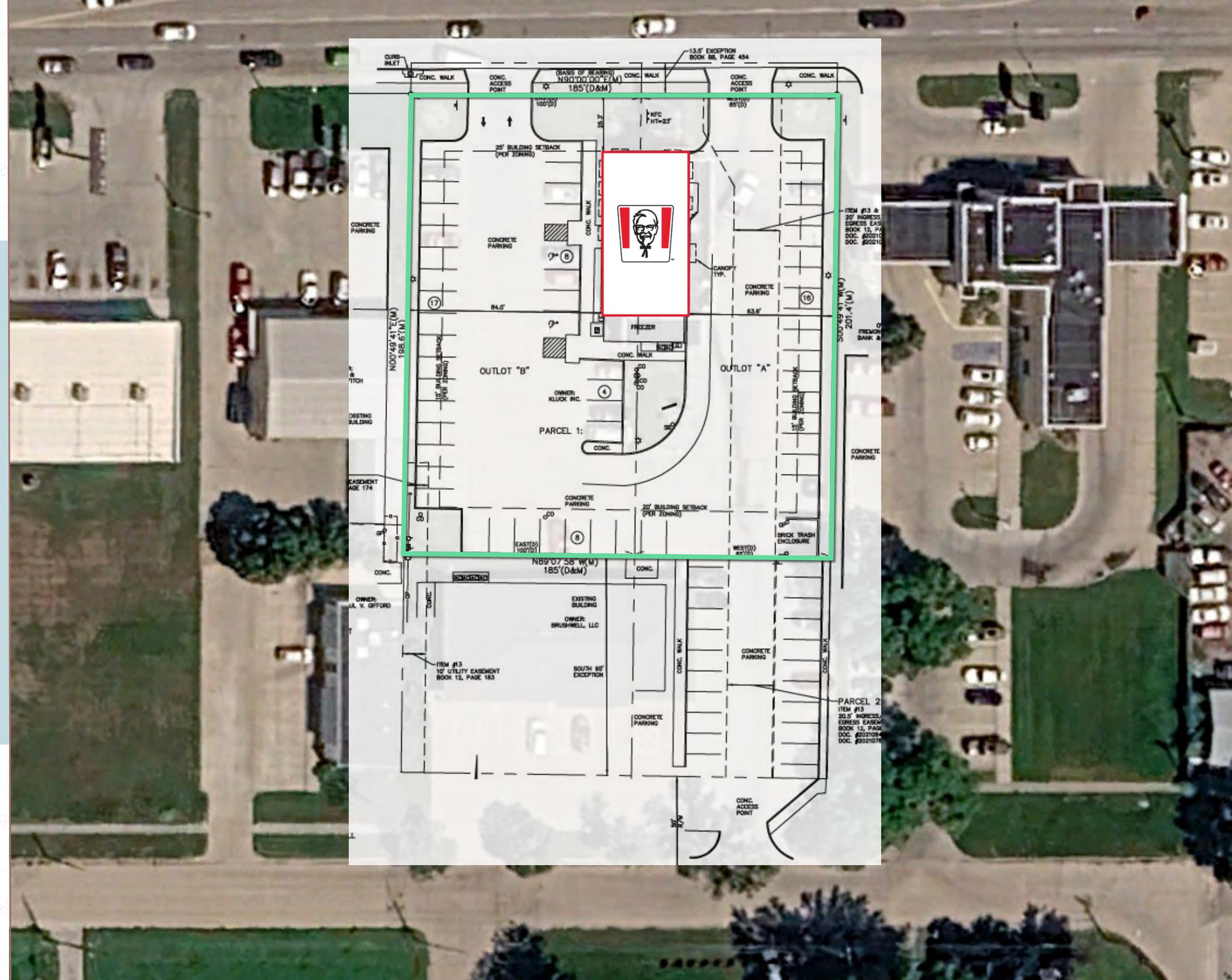
Lot Size ±0.85 Acre

GLA ±2,617 SF

## Parking Stalls

Regular 47

Handicap 2



# Fremont



N BROAD ST | 10,520 CPD

BUSINESS 30  
E 23RD ST | 21,409 CPD



**HyVee**  
Dunham's SPORTS  
SHOE sensation  
Royal 3 Cinema

Fairfield  
BY MARRIOTT



ACE Hardware & Garden Center

bomgaars

BUICK  
GMC  
CADILLAC



HOBBY LOBBY



METHODIST  
FREMONT  
75 BEDS



ADVANCE  
AUTO PARTS

O'Reilly  
AUTO PARTS

DOLLAR GENERAL



BURGER KING



Casey's

DQ  
Grill & Chill



Auto Zone



NAPA



Godfather's  
PIZZA

TOMMY'S  
EXPRESS

ANYTIME  
FITNESS

Davita  
Kidney Care

Domino's

Staples  
planet fitness

RUNZA

Pizza Hut

CLARMAR  
ELEMENTARY  
269 STUDENTS

BURGER KING

FREMONT  
HIGH SCHOOL  
1,705 STUDENTS

Baker's

Valentino's

# Fremont Synopsis

**Fremont** is the county seat of Dodge County. Strategically located at the crossroads of major highway links to reach the downtown Omaha and Lincoln metropolitan areas in less than an hour, the community offers immediate access to big city amenities while retaining an independent rural community flavor. Fremont enjoys a diverse economic base with major employers in the areas of agribusiness, food processing, fabricated metal processing and electronics manufacturing.

Companies in Fremont include: **Cargill Premix & Nutrition/Provimi** (part of the animal food manufacturing industry); **Lincoln Premium Poultry** (serves as Costco's poultry management company); **The Oilgear Company** (part of the engine, turbine, & power transmission equipment manufacturing industry); **Royal Canin** (creating science-based nutrition for dogs & cats, fulfilling the nutrition & hunger needs of pets); **Hansen-Mueller** (a 60,000 SF bagging facility for pet food products & animal feed); **Structural Component Systems** (manufactures roof trusses, floor trusses, & prefabricated wall panels); **Fremont Beef Company** (supplier of high quality American pork & beef products to the Asian, American & Hispanic foodservice markets & restaurants around the world); **Wholestone Farms** (providing customers with quality pork products - 2,730,00 hogs annually).

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	9,145	29,041	31,709
Households	3,796	11,408	12,463
Labor Population Age 16+	7,235	22,467	24,499
Median Age	37.8	35.8	36.2
<b>Average Household Income</b>	<b>\$76,455</b>	<b>\$88,820</b>	<b>\$91,451</b>

# City View



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## FOR MORE INFORMATION:

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