

KFC

3335 WEST CARLETON ROAD
HILLSDALE | MICHIGAN 49242

**Brand New 20-Year
Absolute NNN Lease
Hillsdale, Michigan**



ACTUAL SITE

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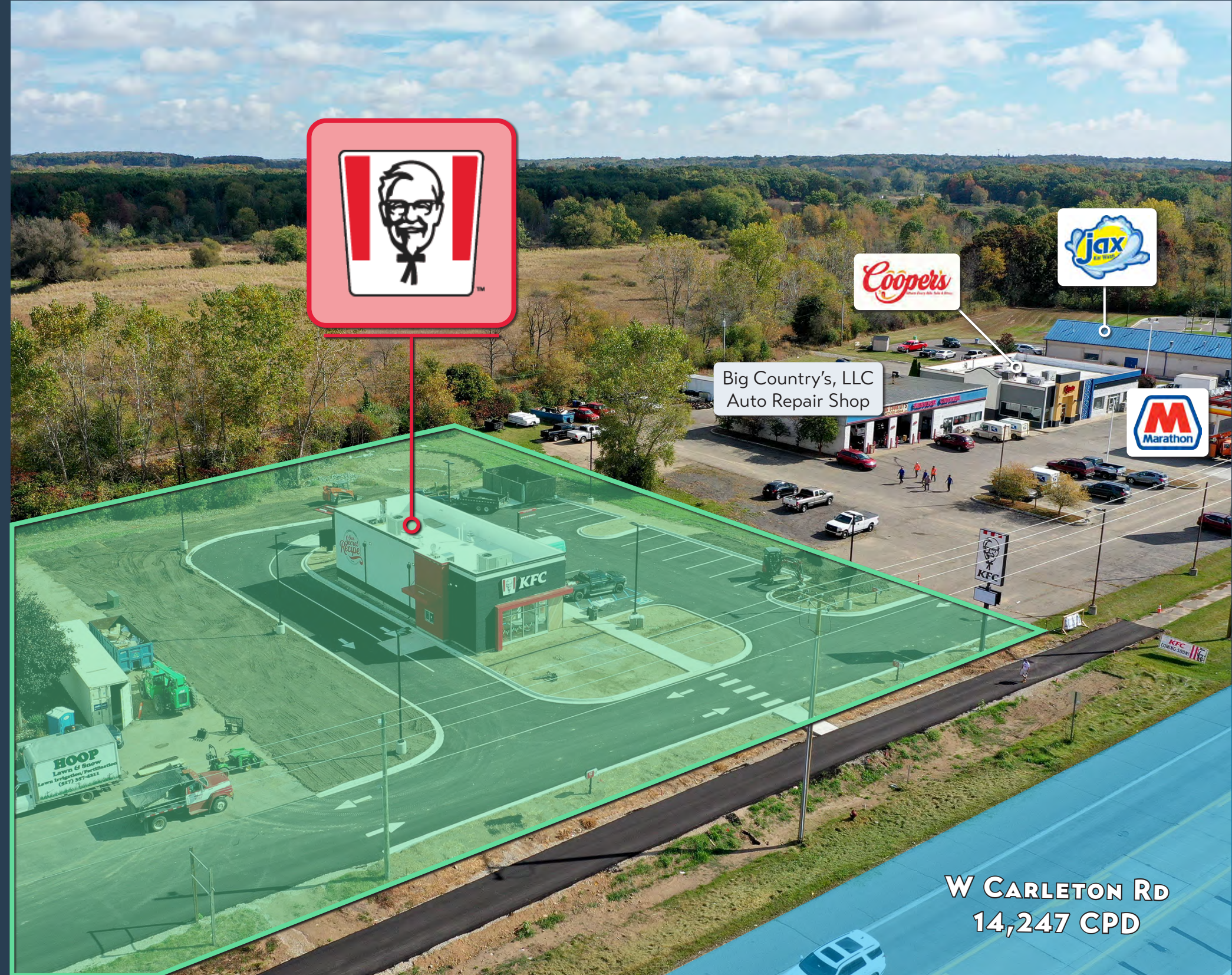
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**W CARLETON RD
14,247 CPD**

Highlights



Kentucky Fried Chicken

PRICE	CAP RATE	NOI
\$2,000,000	6.00%	\$120,000



POINTS OF INTEREST

Retailers | Entertainment: Retailers in Hillsdale & nearby Jonesville include Walmart, Meijer, Kroger, Aldi, Market House, Dollar General, Dollar Tree, Family Farm & Home, Walgreens, Rent-A-Center, Verizon, Cricket, AT&T, AutoZone, O'Reilly Auto Parts, Goodwill, The Salvation Army Family Store; Dining options include Taco Bell, McDonald's, Wendy's, Burger King, Arby's, Pizza Hut, Hungry Howie's Pizza, Little Caesars, Subway, Blimpie, Cinnabon, Auntie Anne's Pretzels

Higher Education: 2 miles from **Hillsdale College** - a private, conservative, Christian liberal arts college offering various undergraduate & graduate programs, serving with 1,794 students

Healthcare: Less than 3 miles from **Hillsdale Hospital** - a 93-bed progressive rural healthcare facility located in south central Lower Michigan providing services such as acute & critical care, emergency room, radiology, physical therapy, women's health, etc.



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year 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 ±1,055 locations across 4 brands in 32 states. Tenant - **FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses ±800 locations (+20% of KFC locations in the U.S. system) with anticipated sales in excess of \$1.1 billion in 2025 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)



BRAND NEW CONSTRUCTION

New, high quality, build-to-suit construction of KFC's newest drive-thru/walk-up DT1600 Red prototype with interior dining and 8-car stack drive-thru - opened October 2025



LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.05-acre parcel, this property offers prime visibility and convenient access along W Carleton Rd, the area's primary north-south corridor, with traffic counts of 14,247 CPD!



2025 DEMOGRAPHICS (5-MI)

Population	15,127
Households	6,021
Average Household Income	\$80,690

Financial Analysis

SITE ADDRESS	3335 W Carleton Road Hillsdale, MI 49242
TENANT	FQSR, LLC dba. KBP FOODS
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±1,671 SF
LOT SIZE	±1.05 acres
YEAR BUILT	October 2025
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	October 21, 2025
EXPIRATION DATE	October 31, 2045
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Kentucky Fried Chicken



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	10/21/25 to 10/31/30	\$120,000	6.00%
Years 6-10	11/01/30 to 10/31/35	\$128,400	6.42%
Years 11-15	11/01/35 to 10/31/40	\$137,388	6.87%
Years 16-20	11/01/40 to 10/31/45	\$147,005	7.35%
AVG ANNUAL RETURN			6.66%

RENEWAL OPTIONS

1st Option	11/01/45 to 10/31/50	\$157,296
2nd Option	11/01/50 to 10/31/55	\$168,306

Tenant Profile

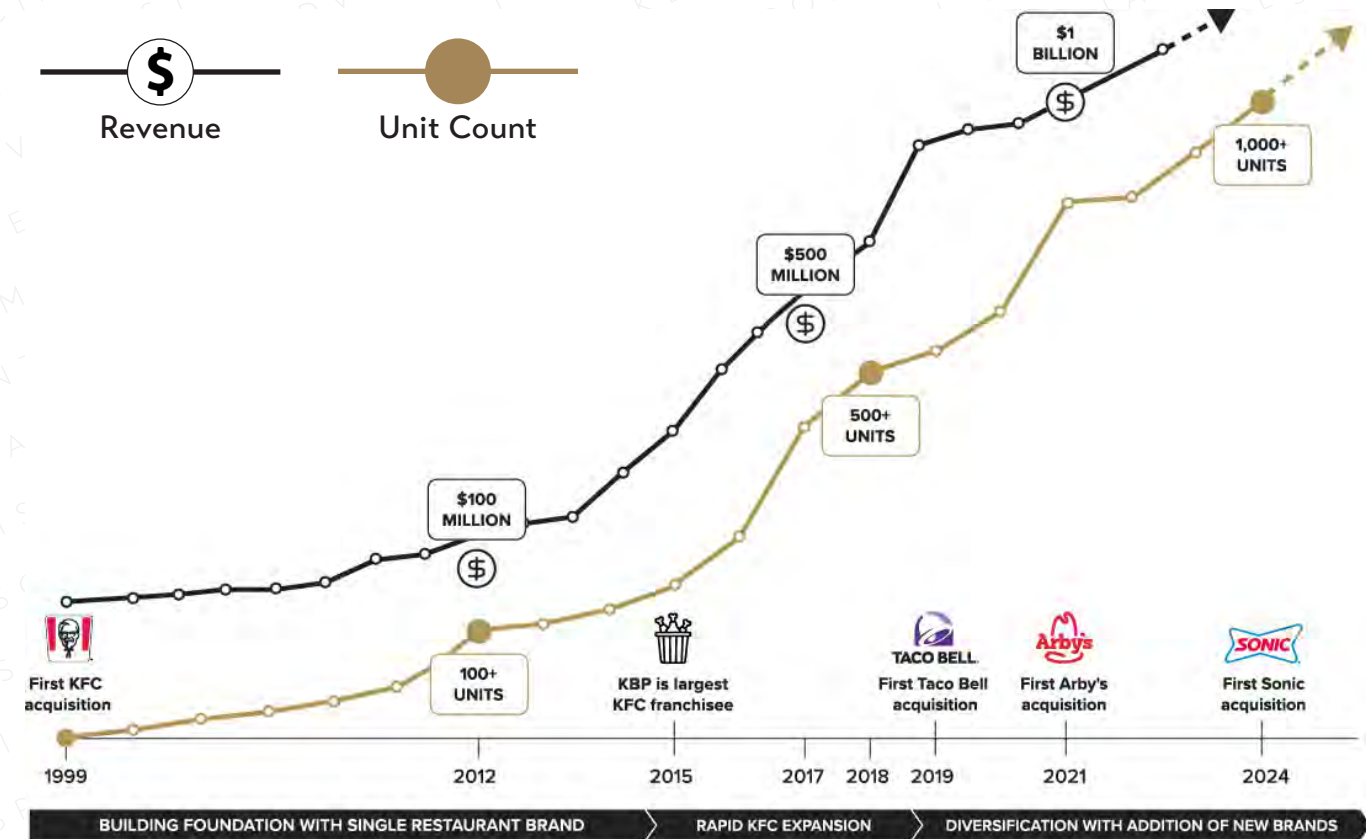


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,055
Restaurants**

**32
States**

**21,000+
Employees**



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 ±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.



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



Brand new construction - opened
October 2025



KFC's newest DT1600 Red prototype



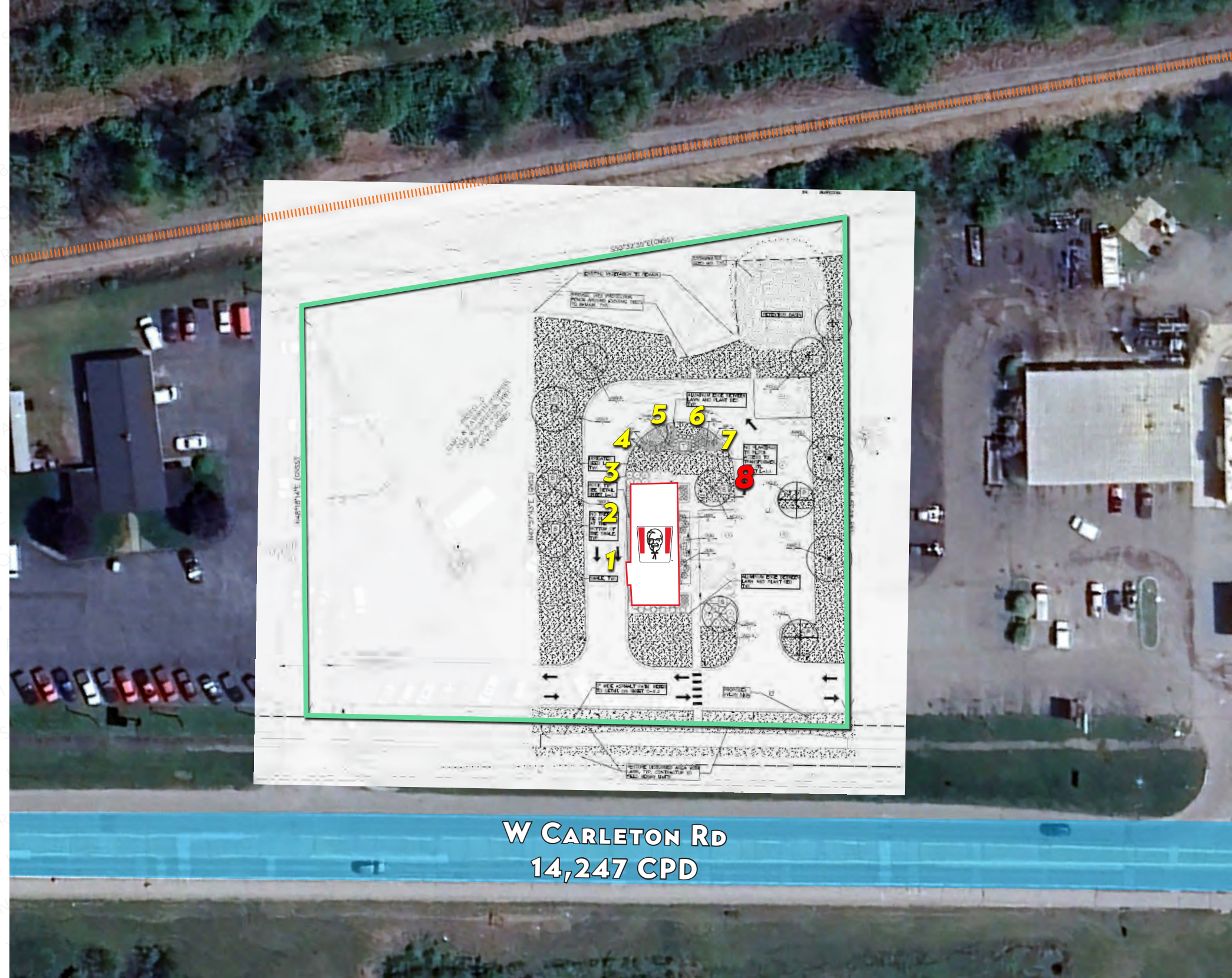
8-car stack in drive-thru



GLA: $\pm 1,671$ SF



Lot Size: ± 1.05 acres

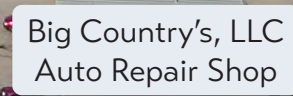
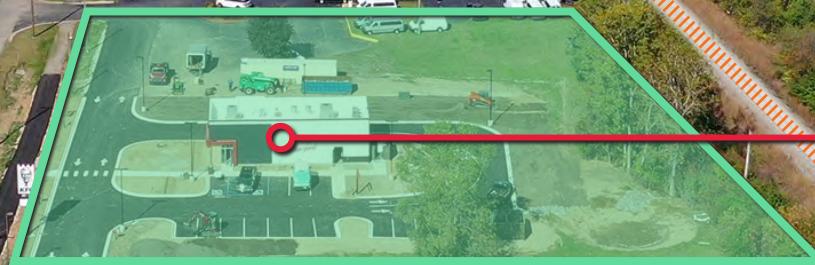
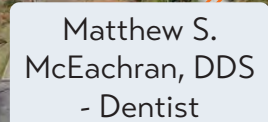
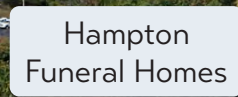


W CARLETON RD
14,247 CPD

Actual Site Photos

As of October 2025





W CARLETON ROAD 14,247 CPD



Hillsdale



Hillsdale Synopsis

Hillsdale is the count seat and the largest city in Michigan's Hillsdale County. This area is located in the rolling, fertile hills of South Central Michigan, bordering Indiana & Ohio. Though smaller than major metro areas, the local economy retains roots in data such as manufacturing and meat/pork processing.

Hillsdale College is a private, conservative, Christian liberal arts college offering various undergraduate & graduate programs, serving with 1,794 students with 780 employees.

Hillsdale Hospital is a 93-bed progressive rural healthcare facility located in south central Lower Michigan providing services such as acute & critical care, emergency room, radiology, physical therapy, women's health, etc. with 480 employees.

Hillsdale County Medical Care Facility is a non-profit skilled nursing & specialized therapy facility with 310 employees.

Hillsdale County serves local government functions such as maintaining roads & bridges, providing public safety through the Sheriff's Office, and overseeing judicial & family courts with 204 employees.

Other major employers in Hillsdale include **Paragon Metals, Bob Evans Farms, Kroger Company, County National Bank & Hillsdale Intermediate School District.**

2025 Demographics

	1-MI	3-MI	5-MI
Population	328	10,962	15,127
Households	134	4,278	6,021
Daytime Demographics Age 16+	1,294	9,985	12,170
Median Age	39.1	36.0	38.1
Average Household Income	\$71,263	\$75,543	\$80,690



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FOR MORE INFORMATION:

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