

OFFERING MEMORANDUM



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CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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executive summary

THE OFFERING

CBRE is pleased to present an elite-performing, dual-tenant, KFC & Taco Bell for sale located at 634 West Main Street in Benton, Illinois. The property includes a 4,494 SF building on a 0.74 ACRE parcel and benefits from being situated just off Interstate 57 and on Main Street which sees a combined 55,000 vehicles per day. The tenant has shown incredible commitment to the location and market by signing a brand new 20-year lease in October 2024. The property underwent a significant remodel in 2018, with another renovation scheduled for 2028, further demonstrating the tenant's dedication to the site.

The Lease is backed by Tasty Restaurant Group (TRG), which operates 470+ restaurants across 22 states. The Absolute NNN Lease calls for zero landlord responsibilities whatsoever and contains 1.5% rental increases annually with 4-Five Year Options, providing a strong hedge against inflation. The asset is situated in the town's main retail corridor and just down the street from a Walmart Supercenter which sees over 2 million visitors per year.





INVESTMENT HIGHLIGHTS



Elite Performing Location | Ranked among the top 5% of KFC stores nationwide in sales



Brand New Lease | The tenant recently signed a brand new 20-year lease in October 2024 showing incredible commitment to the location and market



Recent and Upcoming Remodels | The property underwent a significant remodel in 2018, with another renovation scheduled for 2028, further demonstrating the tenant's confidence in this high performing site



Absolute NNN Lease from Top Operator | Tasty Restaurant Group operates over 470 restaurants in 22 states



Prime Freeway Access | Ideally situated just off I-57 on Main Street, which sees a combined 55,000 vehicles per day



Strategic Location | 0.1 Miles from a Walmart Supercenter which sees over 2 million annual visitors



Fee Simple Ownership (Land and Building) | Depreciable asset providing strong tax advantages



Recession-Resilient Asset | Drive-thru equipped property built for long-term stability

property description

OFFERING

Price	\$2,970,731
Net Operating Income	\$182,700
Cap Rate	6.15%
Tenant	KFC / Taco Bell
Lease Type	Absolute NNN
Lease Guarantor	Tasty Midwest, LLC
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Address	634 W Main St
Building Size	4,494 SF
Lot Size	0.74 AC
Remodeled	2018 2028 (Scheduled)
Occupancy	100%
Ownership	Fee Simple





property photos



tenant profile



KFC Corporation, headquartered in Louisville, Kentucky, is one of the most iconic fast-food brands in the world, with a legacy spanning over 70 years. Founded by Colonel Harland Sanders, KFC began in the 1930s when Sanders developed his signature blend of 11 herbs and spices, creating the famous Original Recipe® chicken. His commitment to quality and consistency helped KFC grow into a global powerhouse, recognized for its fried chicken, homestyle sides, and commitment to freshly prepared meals.

As of 2024, KFC operates over 24,000 locations across more than 145 countries and territories, making it one of the largest quick-service restaurant chains worldwide. The brand continues to experience strong growth, driven by international expansion, digital innovation, and evolving menu offerings. KFC remains a dominant player in the fast-food industry, consistently delivering affordable, high-quality meals to millions of customers daily.



Taco Bell is a leading fast-food brand known for its bold, Mexican-inspired menu and innovative offerings. Founded in 1962, it has grown to over 7,000 U.S. locations and operates in more than 30 countries, reflecting its strong global appeal. The brand's success is driven by strategic menu innovation, limited-time items that boost traffic, and consistent financial performance.

Taco Bell also excels in digital engagement through its mobile app, delivery partnerships, and loyalty programs, enhancing convenience and customer retention. With a proven growth strategy, strong consumer resonance, and expanding international footprint, Taco Bell remains a dominant and forward-thinking force in the fast-food industry.

RENT TABLE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation (%)
10/1/2025 – 9/30/2026	\$15,225	\$182,700	1.50%
10/1/2026 – 9/30/2027	\$15,453	\$185,441	1.50%
10/1/2027 – 9/30/2028	\$15,685	\$188,222	1.50%
10/1/2028 – 9/30/2029	\$15,920	\$191,045	1.50%
10/1/2029 – 9/30/2030	\$16,159	\$193,911	1.50%
10/1/2030 – 9/30/2031	\$16,402	\$196,820	1.50%
10/1/2031 – 9/30/2032	\$16,648	\$199,772	1.50%
10/1/2032 – 9/30/2033	\$16,897	\$202,769	1.50%
10/1/2033 – 9/30/2034	\$17,151	\$205,810	1.50%
10/1/2034 – 9/30/2035	\$17,408	\$208,897	1.50%
10/1/2035 – 9/30/2036	\$17,669	\$212,031	1.50%
10/1/2036 – 9/30/2037	\$17,934	\$215,211	1.50%
10/1/2037 – 9/30/2038	\$18,203	\$218,439	1.50%
10/1/2038 – 9/30/2039	\$18,476	\$221,716	1.50%
10/1/2039 – 9/30/2040	\$18,753	\$225,042	1.50%
10/1/2040 – 9/30/2041	\$19,035	\$228,417	1.50%
10/1/2041 – 9/30/2042	\$19,320	\$231,844	1.50%
10/1/2042 – 9/30/2043	\$19,610	\$235,321	1.50%
10/1/2043 – 9/30/2044	\$19,904	\$238,851	1.50%

**Four 5-Year Options with 1.50% Annual Rental Increases*

market overview

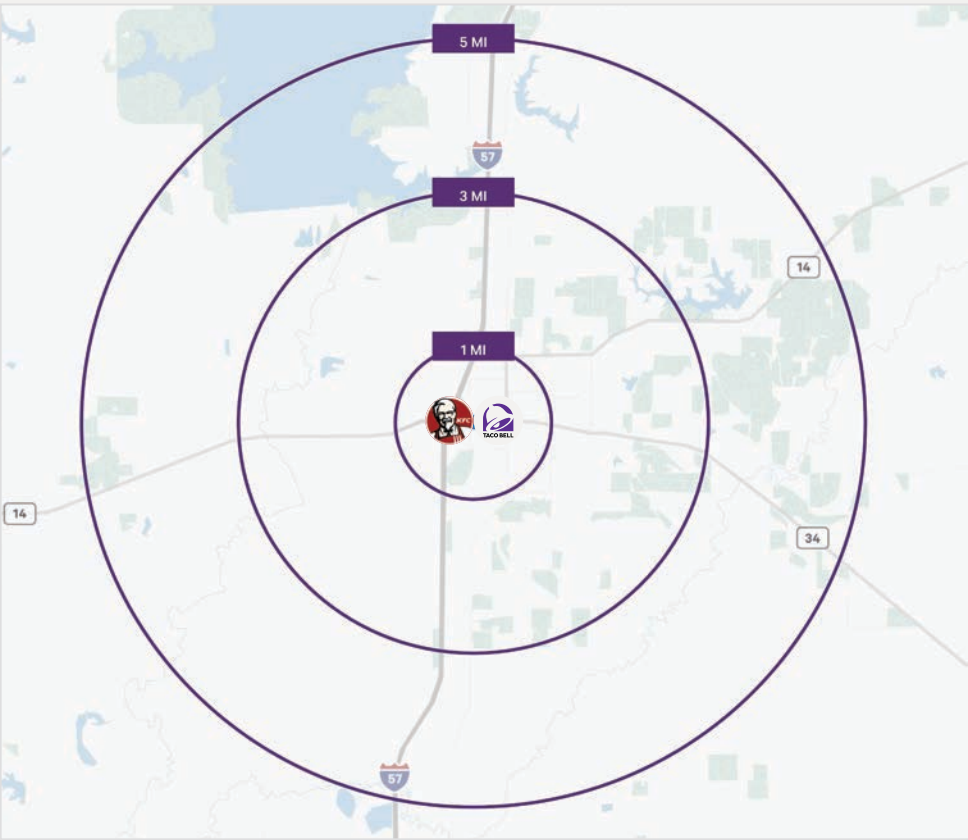
Benton, Illinois is a historic city located in Franklin County in southern Illinois, approximately 100 miles southeast of St. Louis. With a population of just over 7,000 residents, Benton serves as a regional center for government, commerce, and community life in the heart of the Rend Lake area. The city is known for its small-town charm, civic pride, and proximity to outdoor recreation.

Commercial activity in Benton is concentrated along key corridors such as Main Street and West Side Drive, which connect residential neighborhoods to retail centers, schools, and government offices. These corridors feature a mix of local businesses, national chains, and service providers, supported by steady local traffic and visibility from Interstate 57. Benton also benefits from its role as the county seat, drawing visitors for legal, administrative, and civic functions.

Benton’s economy is anchored by public administration, healthcare, retail, and education, with additional support from agriculture and small-scale manufacturing.

Residents of Benton enjoy access to nearby Rend Lake, offering fishing, boating, and hiking, as well as community amenities like Benton Civic Center, local parks, and seasonal festivals. Benton’s central location, civic infrastructure, and affordability make it an appealing option for retail and service tenants seeking visibility and access to a loyal customer base in southern Illinois.

DEMOGRAPHICS MAP



DEMOGRAPHICS	1 MILE	3 MILES
2024 Population	4,422	9,161
Median Age	41.5	42.7
Average Household Income	\$63,999	\$63,239
Median Household Income	\$47,500	\$48,142
Employees	2,666	4,721
2024 Households	1,904	3,874



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