

TACO BELL

5802 SOUTH TRANSIT ROAD
LOCKPORT | NEW YORK 14094



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN
Vice President

**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

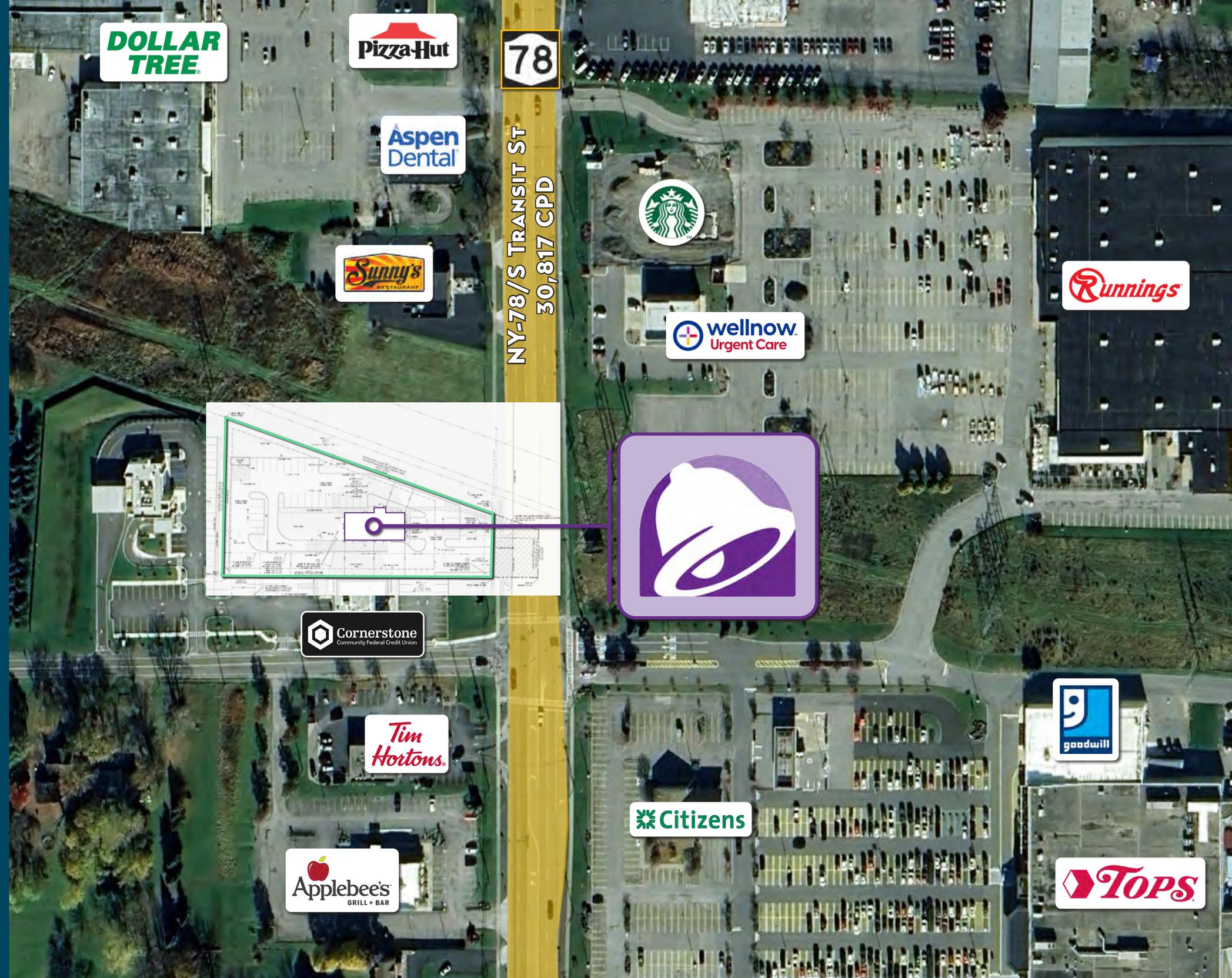
9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell
480.214.5088 - office
www.ciadvisor.com



BRIAN BROCKMAN

**In-State Broker
BANG REALTY-NEW YORK INC**

LIC # 10311208985
2939 Vernon Place
Cincinnati, Ohio 45219
bor@bangrealty.com
513.898.1551 - office
www.bangrealty.com





PRICE

\$2,925,000

CAP RATE

5.75%

NOI

\$168,188

POINTS OF INTEREST

Retailers | Entertainment: Retailers in the area include Walmart, Home Depot, T.J. Maxx, Runnings, Shoe Dept., Five Below, PetSmart, Aldi, Tops Friendly Market, Tractor Supply, Harbor Freight, Dollar General, Dollar Tree, Family Dollar, Goodwill, Planet Fitness, YMCA

Higher Education: 10 miles from **SUNY Niagara Sanborn** - A public community college offering over 60 programs of study, serving over 5,500 students

Health Care: Less than 1 mile from **Lockport Memorial Campus of Mount St. Mary's Hospital** - The newly constructed, state-of-the-art "neighborhood hospital" features a fully-equipped 20-bed emergency department, a 10-bed inpatient medical unit (with an ability to expand to 20, if needed), serving more than 80,000 residents of eastern Niagara County.

LONG TERM ABSOLUTE NNN LEASE

13 years remaining on Absolute NNN lease with an **attractive 9.16% rental escalation** on April 1, 2031 and 10% every 5 years thereafter in option renewal periods

OPERATOR | TENANT

KBP Brands (Parent Company of KBP Bells, LLC) operates ±1,050 locations across 4 brands in 32 states. KBP Bells, LLC (Tenant) is a ±50-unit Taco Bell entity with locations in New York, Illinois, Missouri, Colorado, Kansas, Iowa & New Mexico

SEASONED SALES LOCATION

Successfully open & operating since 2011 **with attractive 8.98% Rent to Sales Ratio (YE 2025)**! Tenant agreed to an early lease extension in 2023 reaffirming their commitment to the location!

TRAFFIC COUNTS

Well-positioned on a large ±1.257-acre parcel lot with exceptional visibility/access on S Transit Rd, market's primary north/south thoroughfare, with **traffic counts of 30,817 CPD**! One block from Walmart, Home Depot & T.J. Maxx

2025 DEMOGRAPHICS (5-MI)

Population	45,797
Households	19,886

Average Household Income \$100,259

Financial Analysis

SITE ADDRESS	5802 South Transit Road Lockport, New York 14094
TENANT	KBP BELLS, LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,883 SF
LOT SIZE	±1.257 acres
YEAR BUILT	2011*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	13 years remaining
RENTAL INCREASES	10% every 5 years (in renewal options)
RENT COMMENCEMENT DATE	March 6, 2011
EXPIRATION DATE	December 31, 2039
OPTIONS	Three 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Niagara County Assessor



Rent Roll

TERM	ANNUAL RENT	CAP RATE
09/05/23 to 03/31/31	\$168,188	5.75%
04/01/31 to 12/31/39	\$183,600	6.28%
AVG ANNUAL RETURN		6.08%

RENEWAL OPTIONS

01/01/40 to 12/31/44	\$201,960
01/01/45 to 12/31/49	\$222,156
01/01/50 to 12/31/54	\$244,372

Tenant Profile

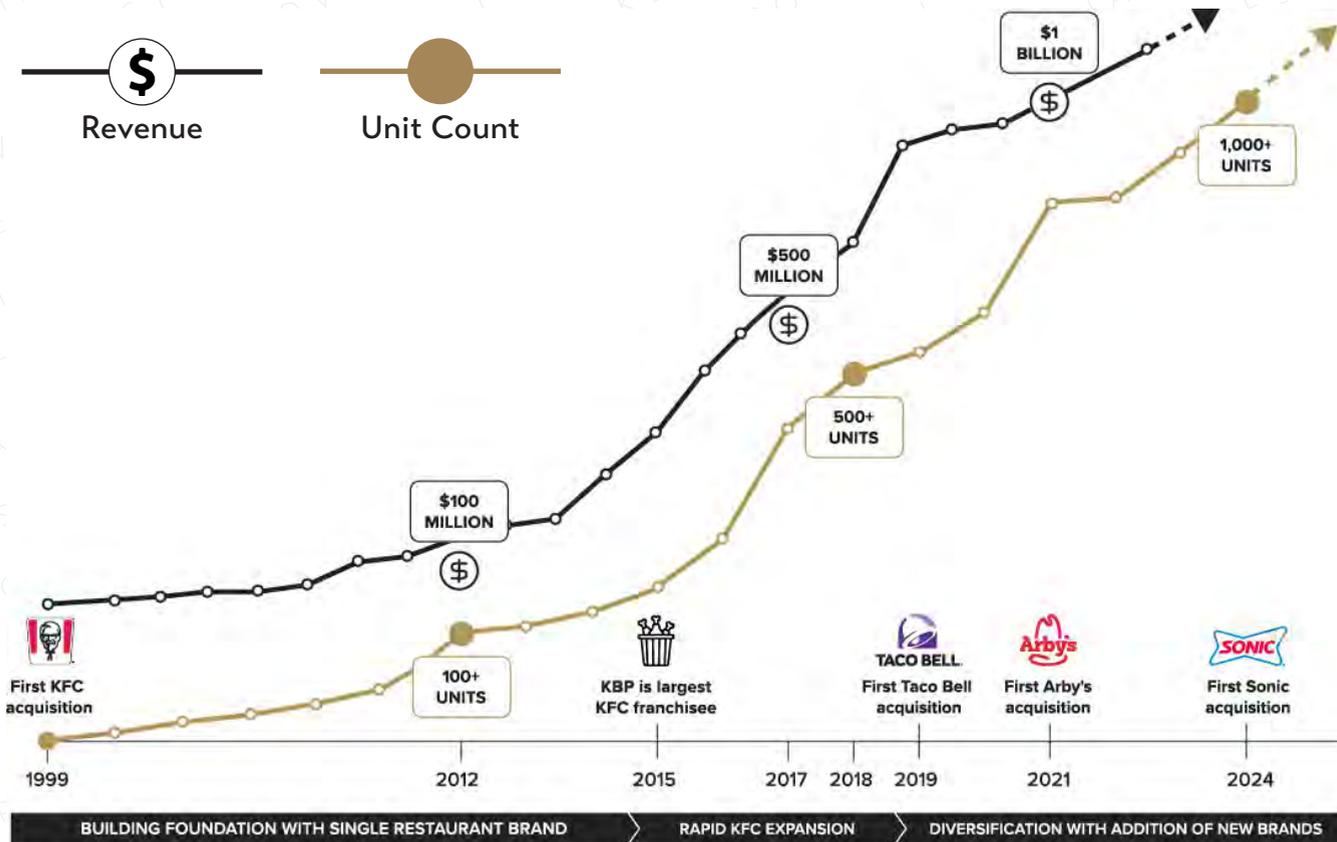


KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

**±1,050
Restaurants**

**32
States**

**21,000+
Employees**



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.

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.



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



Site Plan

Property Specifications

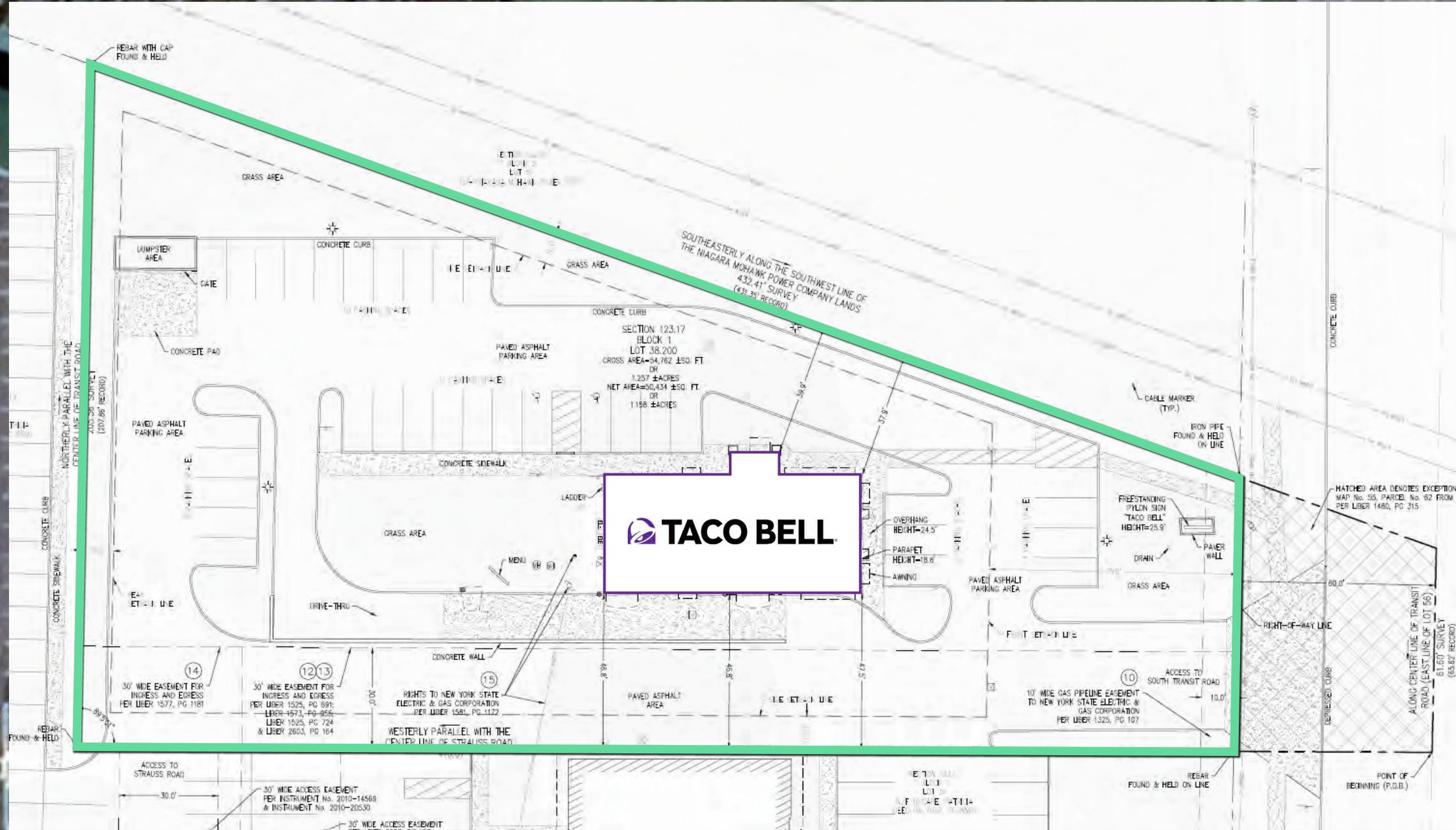
Lot Size ±1.257 Acres

GLA ±2,883 SF

Parking Stalls

Regular 31

Handicap 2



North

As of March 2026



PET SMART Great Clips
verizon AT&T
GameStop Panera BREAD
Jockey Mike's Subs T-Mobile **SALLY.**

ALDI spark by Hilton
O'Reilly AUTO PARTS Quality INN
Hertz Pep Boys
CALIBER MONRO AUTO SERVICES & TIRE CENTERS

TAKE 5
Arbys
penny's
KeyBank
MIGHTY TACO
M&T Bank

LOCKPORT HIGH SCHOOL
1,353 STUDENTS



FIVE GUYS
BURGER KING
POPEYES

CUBESMART
self storage

Walmart

HARBOR FREIGHT

DOLLAR TREE



Pizza Hut

Aspen Dental



THE QUESADILLA COMPANY

Runnings

TACO BELL

Sunny's
RESTAURANT



wellnow
Urgent Care

Cornerstone
Community Federal Credit Union



Cornerstone
Community Federal Credit Union





CUBESMARTSM
self storage

Walmart

the Y
YMCA

78



wellnow
Urgent Care

Runnings

Pizza
Hut

Aspen
Dental

Sunny's
RESTAURANT

NY-78/S TRANSIT ST | 30,817 CPD

TACO BELL

Cornerstone
Community Federal Credit Union

South

As of March 2026

2025 AVERAGE HOUSEHOLD INCOME (5-MI)
\$100,259



TOPS

TJ-maxx **five below**
maurices **SHOE DEPT. ENCORE**
SUPERCUTS

planet fitness

NAPA

HI-WAY GARDEN CENTER

Sherwin Williams
Consumers

McDonald's

goodwill

Runnings

Citizens

NY-78/S TRANSIT ST | 30,817 CPD

Applebee's GRILL + BAR

Tim Hortons

Cornerstone Community Federal Credit Union

wellnow Urgent Care

78

TACO BELL

Sunny's RESTAURANT

Cornerstone Community Federal Credit Union

Lockport



**GEORGE SOUTARD
ELEMENTARY**
356 STUDENTS

**LOCKPORT
HIGH SCHOOL**
1,353 STUDENTS

PET SMART Great Clips®
verizon AT&T
FIVE GUYS Panera BREAD™
GameStop Wendy's
BURGER KING Jersey Mike's Subs
POPEYES Denny's
T-Mobile Arby's

Walmart

wellnow
Urgent Care

TOPS

TJ-maxx **five BELOW**
maurices SHOE DEPT. ENCORE
SUPERCUTS

93

Quality INN
BY CHOICE HOTELS

ALDI

CUBESMART
self storage

Runnings

MATTRESS FIRM

DOLLAR GENERAL

Little Caesars

Pep Boys
Auto Service & Tires



Applebee's
GRILL + BAR

SHERWIN WILLIAMS

planet fitness

Hampton
by Hilton

78

NY-78/S TRANSIT ST | 30,817 CPD



Valvoline
Instant Oil Change

O'Reilly
AUTO PARTS

spark
by Hilton

CALIBER



DOLLAR TREE

Tim Hortons



NAPA

BUICK
GMC

FOXWOOD PLACE
164 UNITS

THE HOME DEPOT

HARBOR FREIGHT

TACO BELL

HI-WAY
GARDEN CENTER

NY-93/ROBINSON RD | 18,827 CPD

Lockport Synopsis

Lockport is the county seat of New York's Niagara County, it is part of the Buffalo-Niagara Falls Metropolitan Area.

Lockport is home to the iconic **Flight of Five Locks** a 19th-century staircase of five connected canal locks built to lift boats nearly 60 feet over the Niagara Escarpment along the historic Erie Canal. Today, visitors can explore this remarkable engineering landmark along the Erie Barge Canal and enjoy nearby attractions such as the **Lockport Cave & Underground Boat Ride** and the **Lockport Locks & Erie Canal Cruises**.

General Motors Lockport Components produces radiators, condensers, oil coolers, HVAC modules, and evaporators for current GM trucks & SUVs.

Lockport is home to a major energy-efficient **Yahoo Data Center**, designed to use the region's cool climate, wind, and hydropower to significantly reduce electricity consumption. While the facility was sold to H5 Data Centers in early 2025, Yahoo continues to operate there under a long-term lease, employing about 140 local staff to support its email, news, and other online services for the eastern United States.

2025 Demographics

	1-MI	3-MI	5-MI
Population	3,922	33,056	45,797
Households	1,781	14,867	19,886
Labor Population Age 16+	3,225	27,120	37,728
Median Age	42.5	40.4	41.5
Avg Household Income	\$88,924	\$88,668	\$100,259

City View



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN

In-State Broker
LIC # 10311208985
Bang Realty-New York, Inc
bor@bangrealty.com
513.898.1551 - office

