

KFC

37 TILTON ROAD, TILTON, NH





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OVERVIEW

The KeyPoint Investment Sales Team has been exclusively engaged to sell the fee simple interest in 37 Tilton Road, Tilton, NH. The property is leased to FMI (dba Kentucky Fried Chicken) through 12/31/2035 (10+ years). This passive investment has no landlord responsibilities.

The Tilton KFC enjoys a great location within the regional Tilton retail area and is highly visible from the Interstate 93, exit 20, off-ramp. There are numerous national retailers in the immediate vicinity including BJs, Home Depot, Lowe's, Kohl's, Market Basket, Walmart, and the Tanger Outlet Mall.

 ASKING PRICE: \$2.1M

 CAP RATE: 6.35%



INVESTMENT HIGHLIGHTS

- Absolute net leased KFC with approximately 10 years of term remaining
- No landlord responsibilities
- Strong location within the Tilton, NH regional retail area
- KFC is visible from I93, exit 20, off-ramp
- Numerous national retailers in close proximity
- Operated by FMI with over 400 locations in North America
- Ranked in the 63rd percentile amongst all US KFC's on Placer.ai



PROPERTY DETAILS

LOCATION: 37 Tilton Road, Tilton, NH

BUILDING SIZE: The building is approximately 2,858 SF

DRIVE THRU: Yes

LOT SIZE: The lot is approximately 1.105 acres

UTILITIES: Public water and sewer

YEAR BUILT: The building was constructed circa 1999

PARKING: Approximately 42 on-site parking spaces are provided

ZONING: The subject property is located within the "Regional Commercial" District



LEASE SUMMARY

LEASE TYPE: Building lease

TENANT: Franchise Management Investors
(dba Kentucky Fried Chicken)

GUARANTOR: David Rudnick & Laura
Thurston

TERM: 20 years expiring 12/31/2035
(approximately 10 years remaining)

RENT:
Current: \$133,100
1/1/2031: \$146,410

RENEWAL OPTIONS: Four 5-yr options with
successive 10% rent increases

TAXES, CAM, INSURANCE: Paid by Tenant

LANDLORD RESPONSIBILITIES: None

RIGHT OF FIRST REFUSAL: None



TENANT INFORMATION



YUM

Born of the ambitions and grit of passionate entrepreneurs, KFC, Taco Bell, Pizza Hut and The Habit Burger Grill brands have grown to include more than 61,000 restaurants in over 155 countries and territories, operated primarily by approximately 1,500 franchisees. It's brands and franchisees open a new restaurant nearly every two hours, making Yum! Brands the world's largest restaurant company.



KFC

It all began with the man, the myth, the legend himself. In 1930, in a humble service station in Corbin, Kentucky, 40-year old Harland Sanders began feeding hungry travellers. Sanders spent the next nine years (now that's dedication) perfecting his secret blend of 11 herbs and spices, as well as the basic cooking technique still used today. There are now over 24,000 KFC outlets in more than 145 countries and territories around the world.



FMI

Franchise Management Inc. (FMI) is one of the largest Pizza Hut, KFC and Taco Bell franchise operators. They also operate Panera Bread cafes in Canada. FMI Group is proud to own and operate more than 400 locations across North America. All operations are administered from its Business Support Center in Woodstock, New Brunswick, Canada.



ABOUT TILTON

Tilton is a community located in Belknap County, New Hampshire. As such, it is located in the central part of the state and is conveniently sited along Interstate 93. It is bordered by Sanbornton to the north, Belmont to the east, Franklin to the west, and Northfield to the south. Tilton is 15 miles north of the state capital, Concord, 35 miles north of Manchester, NH, and 80 miles north of Boston. 21,000 people with average household income of about \$96,000 live within 5 miles of the subject property.

The subject property enjoys a great location within the busy Tilton regional retail corridor and has good visibility from the Interstate 93 exit ramp. Numerous other national and regional retailers are in the immediate vicinity including BJ's, Home Depot, Lowe's, Kohl's, Market Basket, Walmart, and the Tanger Outlet Mall.... to name just a few.

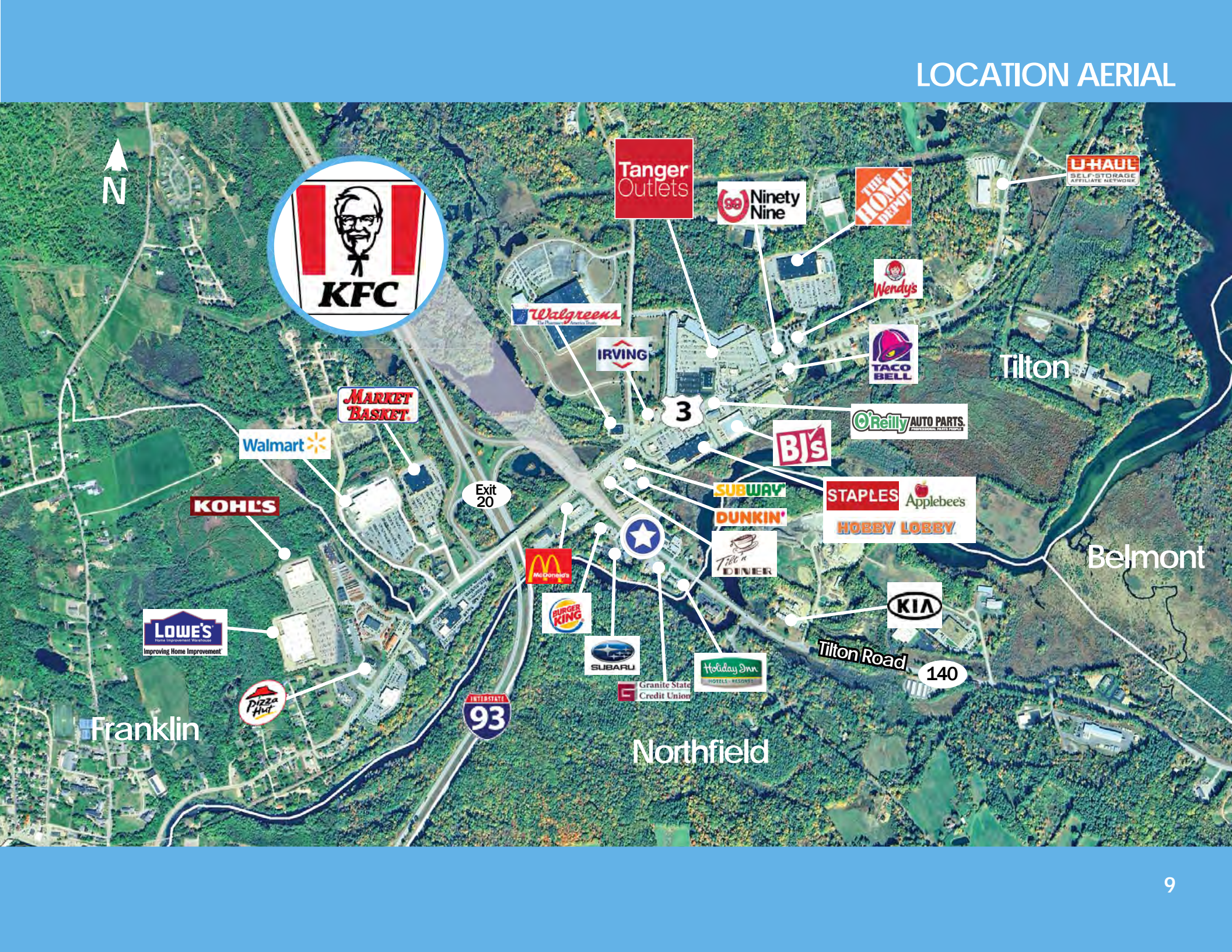


LOCATION AERIAL

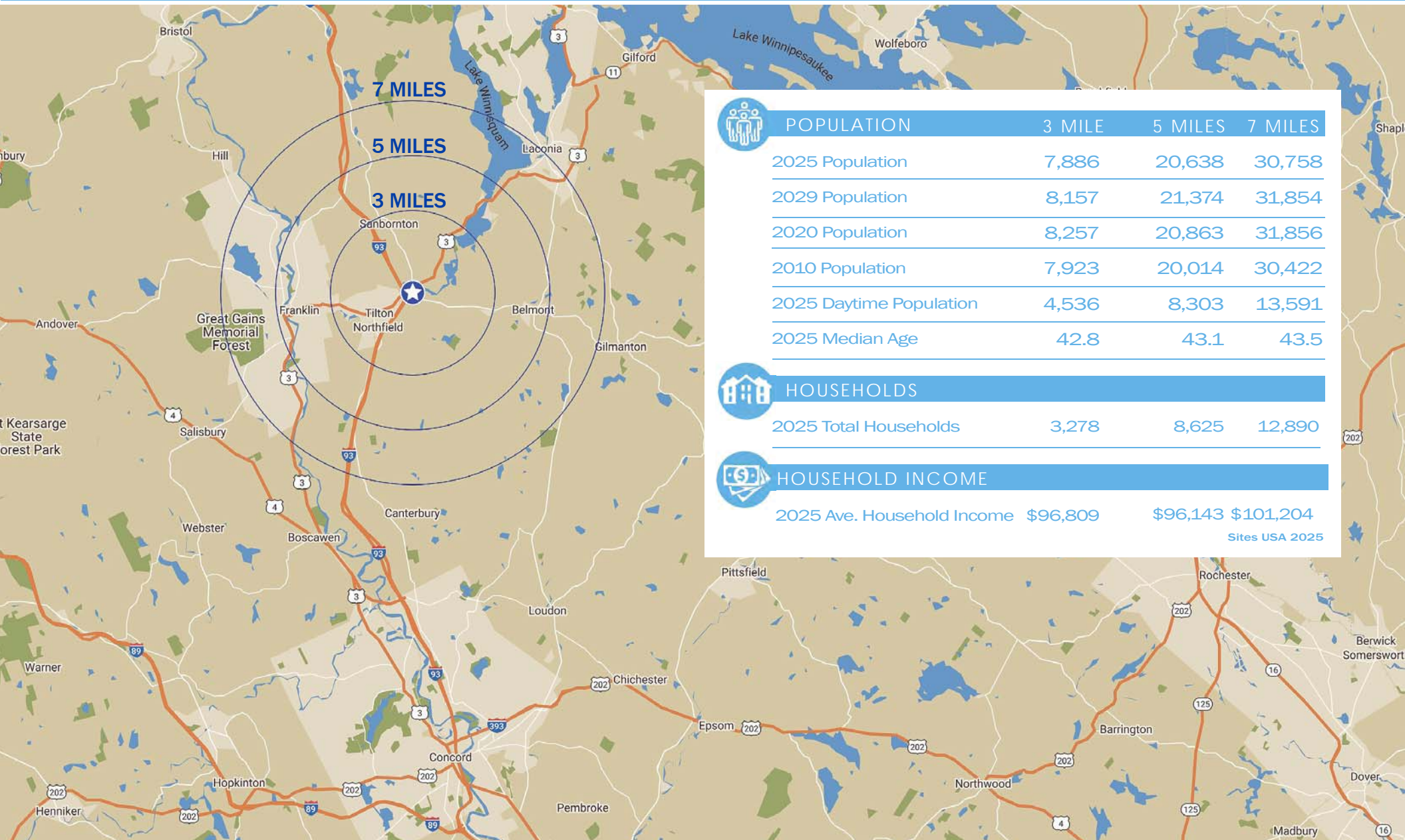
The map displays the Tilton area, centered around the intersection of Interstate 93 and Route 140. Key locations and businesses identified include:

- Tilton:** The central focus of the map, with numerous businesses clustered around the main intersection.
- Belmont:** Located to the east of Tilton, near the Tilton River.
- Northfield:** Located to the south of Tilton, near the Tilton River.
- Franklin:** Located to the west of Tilton, near the Tilton River.

Major highways shown include Interstate 93 (Exit 20) and Route 140 (Tilton Road). The map also features a large KFC logo in the upper left corner, a north arrow, and various other retail and service logos such as Walgreens, Walmart, Kohl's, Lowe's, Pizza Hut, Burger King, McDonald's, Dunkin', Starbucks, and many others.



DEMOGRAPHICS



POPULATION

	3 MILE	5 MILES	7 MILES
2025 Population	7,886	20,638	30,758
2029 Population	8,157	21,374	31,854
2020 Population	8,257	20,863	31,856
2010 Population	7,923	20,014	30,422
2025 Daytime Population	4,536	8,303	13,591
2025 Median Age	42.8	43.1	43.5



HOUSEHOLDS

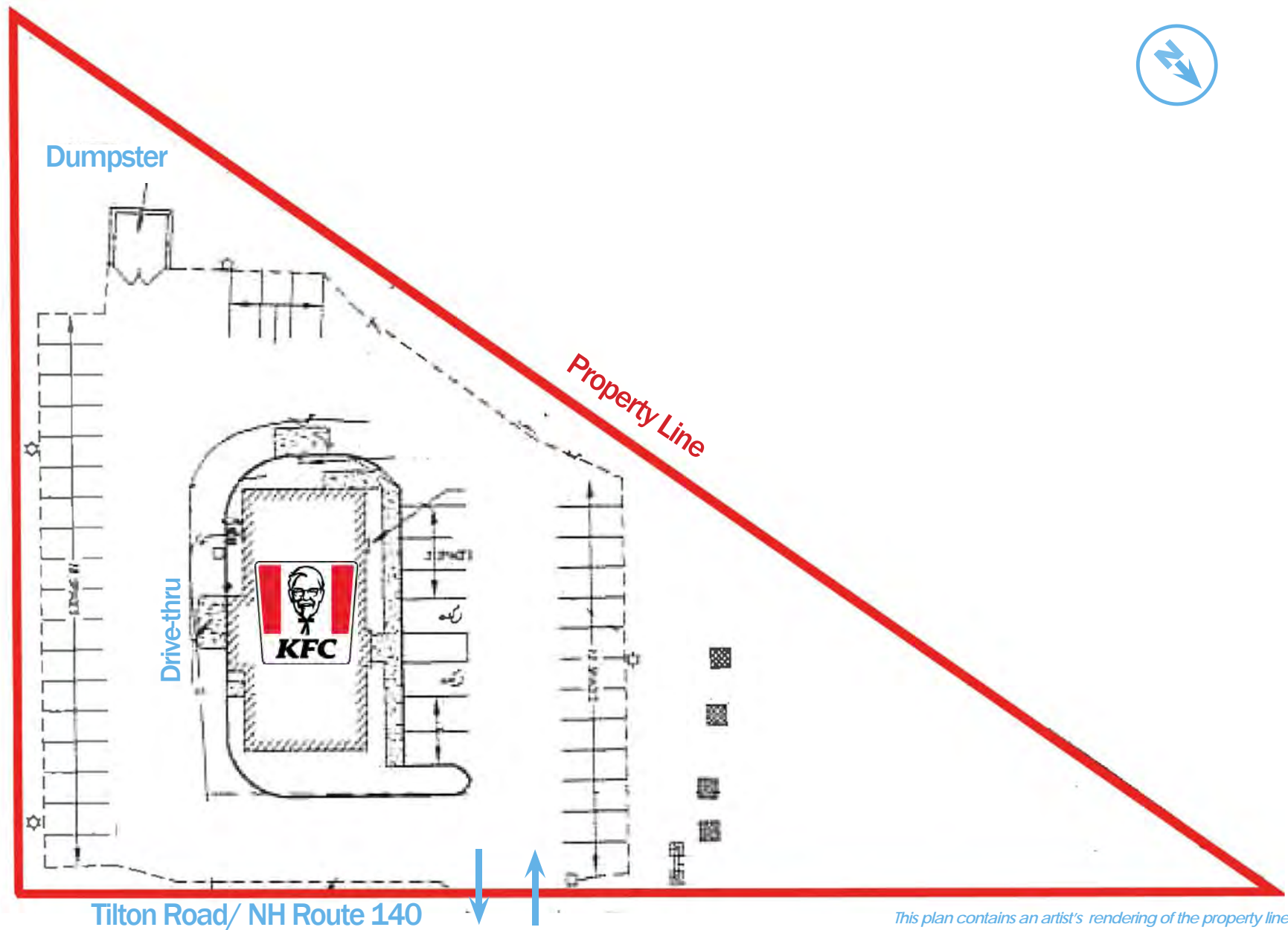
	3 MILE	5 MILES	7 MILES
2025 Total Households	3,278	8,625	12,890



HOUSEHOLD INCOME

2025 Ave. Household Income	\$96,809	\$96,143	\$101,204
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Sites USA 2025



This plan contains an artist's rendering of the property line.

PROPERTY PHOTOS





SALE PROCESS

This property is being offered without an established "bid date." Credible offers will be responded to as received.

KFC

37 TILTON ROAD, TILTON, NH



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