

# KFC/TACO BELL TENANT FOR 25+ YEARS

4312 US HIGHWAY 19, NEW PORT RICHEY, FL 34652

FOUNDRY  
COMMERCIAL

OPPORTUNITY PRESENTED BY:

**LAWSON DANN**

Senior Vice President

407.342.4698

lawson.dann@foundrycommercial.com

**GABE DE JESUS, SIOR**

Partner

407.650.1501

gabe.dejesus@foundrycommercial.com

# EXECUTIVE SUMMARY

4312 US Highway 19  
New Port Richey, FL



## OFFERING SUMMARY

Foundry Commercial is pleased to offer for sale KFC/Taco Bell (the "Offering") consisting of a 3,258 SF, NNN-leased, drive-through building currently leased to FQSR, LLC d/b/a KBP Food, LLC. **The tenant has leased the property for over 25 years and recently renewed for an additional 10 years with three successive 5-year renewal options at 10% annual increases.**

The site benefits from its location along a major commercial thoroughfare with massive traffic counts of over 64,000 vehicle per day along Highway 19. Additionally, the building is situated as an outparcel to the Sam's Club with shared ingress/egress. Other neighboring retailers include Sam's Club, Denny's, 7-Eleven, Bank of America, Wendy's, IHOP, Publix, TJ Maxx, Wawa, and more.

## PROPERTY DESCRIPTION

<b>Address</b>	4312 N US Highway 19, New Port Richey, FL
<b>Building Size</b>	3,258 SF
<b>Parcel Size</b>	0.77 AC
<b>Year Built</b>	1999
<b>Total Renovation</b>	Interior and Exterior 2022
<b>Parking Spaces</b>	30

## INVESTMENT HIGHLIGHTS

<b>Price</b>	\$2,700,000
<b>Net Operating Income</b>	\$144,472
<b>Lease Start/End</b>	5/26/2024 to 5/31/2034
<b>Expenses (NNN)</b>	Absolute-Net; tenant pays all expenses
<b>Options</b>	Three (3), 5-Year Options
<b>Rent Increases</b>	10%

## LOCATION OVERVIEW

4312 US Highway 19  
New Port Richey, FL

## MARKET ANALYSIS

New Port Richey is a residential community consisting of 16,965 residents with a strong local government and an attractive historical downtown and Main Street. The City has a broad array of business and retail services.



## POPULATION

	1-Mile	3-Mile	5-Mile
Total Population	12,767	84,288	152,472
Median Age	43.8	44.5	44.9
Total Businesses	762	3,841	7,841
Total Employees	4,045	20,127	42,738

## HOUSEHOLDS & INCOME

	1-Mile	3-Mile	5-Mile
Total Households	5,642	37,503	67,023
Average HH Income	\$55,879	\$62,041	\$71,006
Median HH Income	\$46,114	\$49,162	\$55,712
Median Home Value	\$157,248	\$184,966	\$203,847