

KFC/TACO BELL TENANT FOR 25+ YEARS

4312 US HIGHWAY 19, NEW PORT RICHEY, FL 34652

FOUNDRY
COMMERCIAL



OPPORTUNITY PRESENTED BY:

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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

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

INVESTMENT HIGHLIGHTS

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

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