



278 Yost Blvd

Pittsburgh, PA 15221

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Ethan Smith

Associate

(216) 367-7884

ethan.smith@matthews.com

License No. 2025003333 (OH)



Jonah Yulish

Vice President & Associate Director

(216) 503-3610

jonah.yulish@matthews.com

License No. 2018004451 (OH)

Kyle Matthews

Broker of Record

License No. RB068831 (PA)

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PROPERTY OVERVIEW

KFC

278 Yost Blvd, Pittsburgh, PA 15221



INVESTMENT HIGHLIGHTS

Property Highlights

- **Attractive Rent Growth:** Features a scheduled 10% rent increase in January 2027, followed by additional 10% increases at each renewal option—boosting the effective cap rate to 8.25% starting 1/1/2027.
- **Low Rent-To-Sales Ratio:** Operating at less than a 6.5% rent-to-sales ratio, the tenant maintains strong unit-level profitability with significant cushion for rent coverage, indicating healthy store performance and reduced default risk.
- **Strong, Nationally Diversified Operator:** The property is leased to Ampex Brands, a large multi-concept franchise operating 175+ KFC locations, 75+ Pizza Huts, and 18+ YUM! Multi locations nationwide. The operator's scale and brand diversification contribute to strong credit resilience and long-term operational stability.
- **Below-Market, Easily Replaceable Rent:** Current rent is meaningfully below market, enhancing long-term durability and supporting strong residual value with excellent re-tenanting prospects.
- **Prime Location & Retail Synergy:** Situated just 15 minutes from Downtown Pittsburgh and directly adjacent to a grocery-anchored shopping center, benefitting from consistent daily traffic generated by Giant Eagle, Family Dollar, and other complementary retailers.
- **Absolute NNN Lease Structure:** The property is governed by a true absolute NNN lease, requiring no landlord responsibilities. This structure provides a fully passive, maintenance-free investment ideal for hands-off investors.





Propel Schools
Braddock Hills
±723 Students



FINE WINE & GOOD SPIRITS



Subject Property

Brinton Manor
±219 Units

Yost Blvd

Brinton Rd

278 Yost Blvd
Pittsburgh, PA 15221

±2,733 SF

GLA

1984

Year Built

±1.4 AC

Lot Size

NNN

Lease Type

\$303.76

Price Per SF



FINANCIAL OVERVIEW

KFC

278 Yost Blvd, Pittsburgh, PA 15221



FINANCIAL SUMMARY

\$830,171

List Price

7.50%

Cap Rate

\$303.76

Price Per SF

±1.4 AC

Lot Size

Tenant Summary

Tenant Name:	KFC
Type of Ownership:	Fee Simple
Lease Guarantor:	Ampex Brands
Lease Type:	NNN
Roof and Structure:	Tenant
Original Lease Term:	±18.6 Years
Lease Commencement Date:	5/1/2013
Lease Expiration Date:	12/8/2031
Term Remaining on Lease:	±5.5 Years
Increase(s):	10% every 5 years
# of Options:	Two, 5-year options

Annualized Operating Data

Option (#):	Date:	Monthly Rent:	Annual Rent:	Increase(s):	Cap Rate:
Current Terms:	Current	\$5,188.57	\$62,262.82	-	7.50%
-	01/01/27	\$5,707.42	\$68,489.10	10% on 1/1/2027	8.25%
Option 1:	12/09/31	\$6,278.17	\$75,338.01	10% on 1/1/2032	9.08%
Option 2:	12/09/36	\$6,905.98	\$82,871.81	10% on 1/1/2037	9.98%



TENANT OVERVIEW

Year Founded
1930

Headquarters
Louisville, Kentucky

Ownership Status
Yum! Brands, Inc.

Employees
820,000+

Locations
30,000+

Credit Rating
BB+ (S&P)

Annual Revenue
\$34.45 Billion



Tenant Overview

KFC (Kentucky Fried Chicken) is one of the world's premier quick-service restaurant brands, known for its signature fried chicken and strong franchise model. As a subsidiary of Yum! Brands, KFC combines deep consumer recognition, consistent global expansion, and growing same-store sales to deliver reliable cash flow. Its brand strength, menu innovation, and operating leverage in digital and international markets make it a compelling tenant for retail or net-lease property investors.

Why Invest in KFC?

- Strong Global Scale & Brand Recognition: With 30,000+ locations across more than 145+ countries, KFC is among the top-performing fast-food chains in terms of international penetration and recognition.
- Proven Franchise Model / Stable Cash Flow: Over 98-99% of KFC restaurants are franchised, providing steady royalty and lease-type income, limiting the capital required from the parent company for unit operations.
- Growth via International and Emerging Markets: Significant expansion in China, Middle East, Africa, and Asia contributes to system sales growth. Strong same-store sales growth in many international markets.
- Digital / Same-Store Sales Momentum: Recent earnings show solid same-store sales growth and expansion of digital & delivery channels, increasing recurring revenue streams.
- Operational Efficiencies & Real Estate Appeal: Net lease / NNN leasing often used for many KFC franchise locations. Long-term leases, strong brand, and frequent store openings contribute to landlord appeal.
- Credit Position & Up-Side in Rating: Although ratings are speculative grade (BB+ / Ba2), Yum! Brands' size, cash flow from franchises, and consistent performance keep risk relatively managed and point toward possible credit improvements.

MARKET OVERVIEW

KFC

278 Yost Blvd, Pittsburgh, PA 15221



PITTSBURGH, PA

Market Demographics



303,620
Total Population

\$64,137
Median HH Income

137,593
of Households

47.2%
Homeownership Rate

160,000
Employed Population

47.8%
% Bachelor's Degree

33
Median Age

\$193,200
Median Property Value

Local Market Overview

Pittsburgh, Pennsylvania is a city shaped by a long legacy of industry and reinvention, evolving into a dynamic urban center with a diverse economy and a strong sense of community. Once defined by manufacturing, the city now thrives on a blend of technology, healthcare, education, and research, supported by major universities and an expanding innovation sector. Its neighborhoods offer a mix of historic character and modern development, attracting residents who value affordability, access to cultural amenities, and a slower, community-oriented lifestyle compared to larger metropolitan areas.

Pittsburgh's retail market reflects the city's broader transformation, balancing long-established neighborhood businesses with new concepts driven by shifting consumer preferences. Once anchored heavily in traditional storefronts, the market has evolved to include a mix of experiential retail, boutique operators, and service-oriented tenants that cater to the city's diverse and steadily modernizing population. The influence of nearby universities, medical institutions, and technology employers drives foot traffic and sustains demand for food, beverage, and convenience-focused operators.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	90,087	242,999	756,404

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	44,304	114,647	348,564

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,164	\$97,263	\$104,648

PITTSBURGH, PA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.



ACCOLADES

9th Best U.S. City For Working Parents - [Huffpost](#)

#10 Of 231 In Best Cities For Young Professionals In America – [Niche, 2022](#)

Top 50 Best Places To Travel In 2023 - [Travel + Leisure](#)

#5 2023 Best Cities For Jobs - [Wallethub](#)

Top Destination For Family Travel In Pennsylvania - [Travelpulse](#)

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Jonah Yulish

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **278 Yost Blvd, Pittsburgh, PA, 15221** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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