

KFC

34400 EUCLID AVENUE
WILLOUGHBY | OHIO 44094

Largest KFC
Franchisee in the U.S.
Cleveland MSA



ACTUAL SITE

ADVISORY TEAM



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Vice President

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IN STATE BROKER

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Weade Realtors & Auctioneers, LLC

blweade@sbcglobal.net

LIC # BRKP.2010000364



Highlights



Kentucky Fried Chicken

| PRICE | CAP RATE | NOI |
|-------------|----------|------------|
| \$1,729,000 | 6.25% | \$108,070* |

* Current Rent is \$101,000 until June 30, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.



POINTS OF INTEREST

Retailers | Entertainment: Major retailers within 3 miles from KFC include Target, Walmart, Lowe's, BJ's Wholesale Club, T.J. Maxx, Gabe's, Famous Footwear, OfficeMax, PetSmart, Ace Hardware, True Value, Harbor Freight, ALDI, Giant Eagle Supermarket, Marc's, Dollar General, Dollar Tree, Sherwin-Williams, Savers, Regal Cinemas, Planet Fitness, Powerhouse Gym

Higher Education: 5.5 miles from **Lakeland Community College Kirtland** - a public community college offering more than 130 associate degree & certificate programs, serving 4,627 students (Fall 2025)

Healthcare: Less than 1 mile from **UH Lake West Medical Center** - a full-service, 237-bed community hospital serving the healthcare needs of the residents of Willoughby & the surrounding community, providing expert care in medical & surgical specialties & features Lake County's only Level III Trauma Center



LONG-TERM ABSOLUTE NNN LEASE

Over 15 years remaining on initial 20-year Absolute NNN lease with attractive 7.00% rental escalations every 5 years with two 5-year options to renew



OPERATOR | TENANT

Parent Company of **KBP Foods** operates **±1,055 locations across 4 brands in 32 states**. **Tenant - FQSR, LLC** (the largest KFC franchisee in the U.S.) **encompasses ±800 locations** (+20% of KFC locations in the U.S. system) with anticipated sales in excess of \$1.1 billion in 2025 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)



TRAFFIC COUNTS

Positioned on a ±0.746-acre parcel, this property offers prime visibility and convenient access along US-20/Euclid Ave, the area's primary east/west corridor, with traffic counts of 23,248 CPD!



AFFLUENT 2025 DEMOGRAPHICS (5-MI)

| | |
|------------|---------|
| Population | 123,923 |
| Households | 57,730 |

| | |
|---------------------------------|-----------------|
| Average Household Income | \$97,917 |
|---------------------------------|-----------------|

Financial Analysis

| | |
|------------------------|---|
| SITE ADDRESS | 34400 Euclid Avenue Willoughby, Ohio 44094 (Cleveland MSA) |
| TENANT | FQSR, LLC dba. KBP FOODS |
| LESSEE ENTITY TYPE | Franchise |
| GROSS LEASABLE AREA | ±2,109 SF |
| LOT SIZE | ±0.746 acre |
| YEAR BUILT REMODELED | 1992 2017 |
| OWNERSHIP | Fee Simple (Building & Land) |
| EXPENSE REIMBURSEMENT | This is an Absolute NNN lease . Tenant is responsible for all expenses. |
| LEASE TERM | 15+ years remaining |
| RENTAL INCREASES | 7% every 5 years (including options) |
| RENT COMMENCEMENT DATE | June 28, 2021 |
| EXPIRATION DATE | June 30, 2041 |
| OPTIONS | Two 5-Year Renewal Options |
| FINANCING | All Cash or Buyer to obtain new financing at Close of Escrow. |



Kentucky Fried Chicken



ACTUAL SITE

Rent Roll

| | TERM* | ANNUAL RENT | CAP RATE | |
|-------------------|-------------|-----------------------------|--------------|-------|
| | Years 6-10 | 07/01/26 to 06/30/31 | \$108,070 | 6.25% |
| | Years 11-15 | 07/01/31 to 06/30/36 | \$115,635 | 6.69% |
| | Years 16-20 | 07/01/36 to 06/30/41 | \$123,729 | 7.16% |
| AVG ANNUAL RETURN | | | 6.70% | |

RENEWAL OPTIONS

| | | |
|------------|----------------------|-----------|
| 1st Option | 07/01/41 to 06/30/46 | \$132,390 |
| 2nd Option | 07/01/46 to 06/30/51 | \$141,658 |

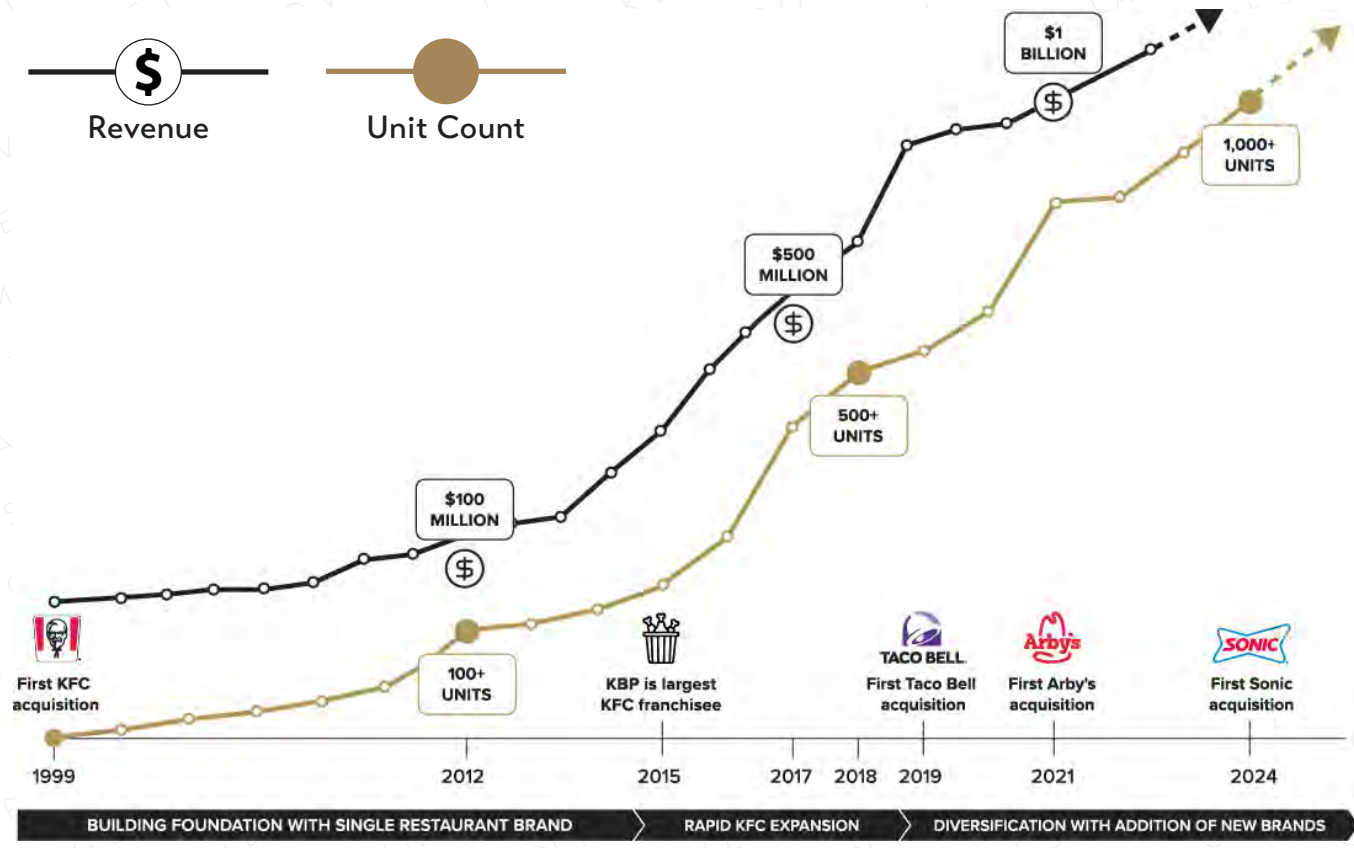
* Current Rent is \$101,000 until June 30, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.

Tenant Profile



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

±1,055 Restaurants **32 States** **21,000+ Employees**



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

*** Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!**



ADDITIONAL KBP BRANDS



KBP Inspired, LLC is a ±120-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.



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.

Site Plan

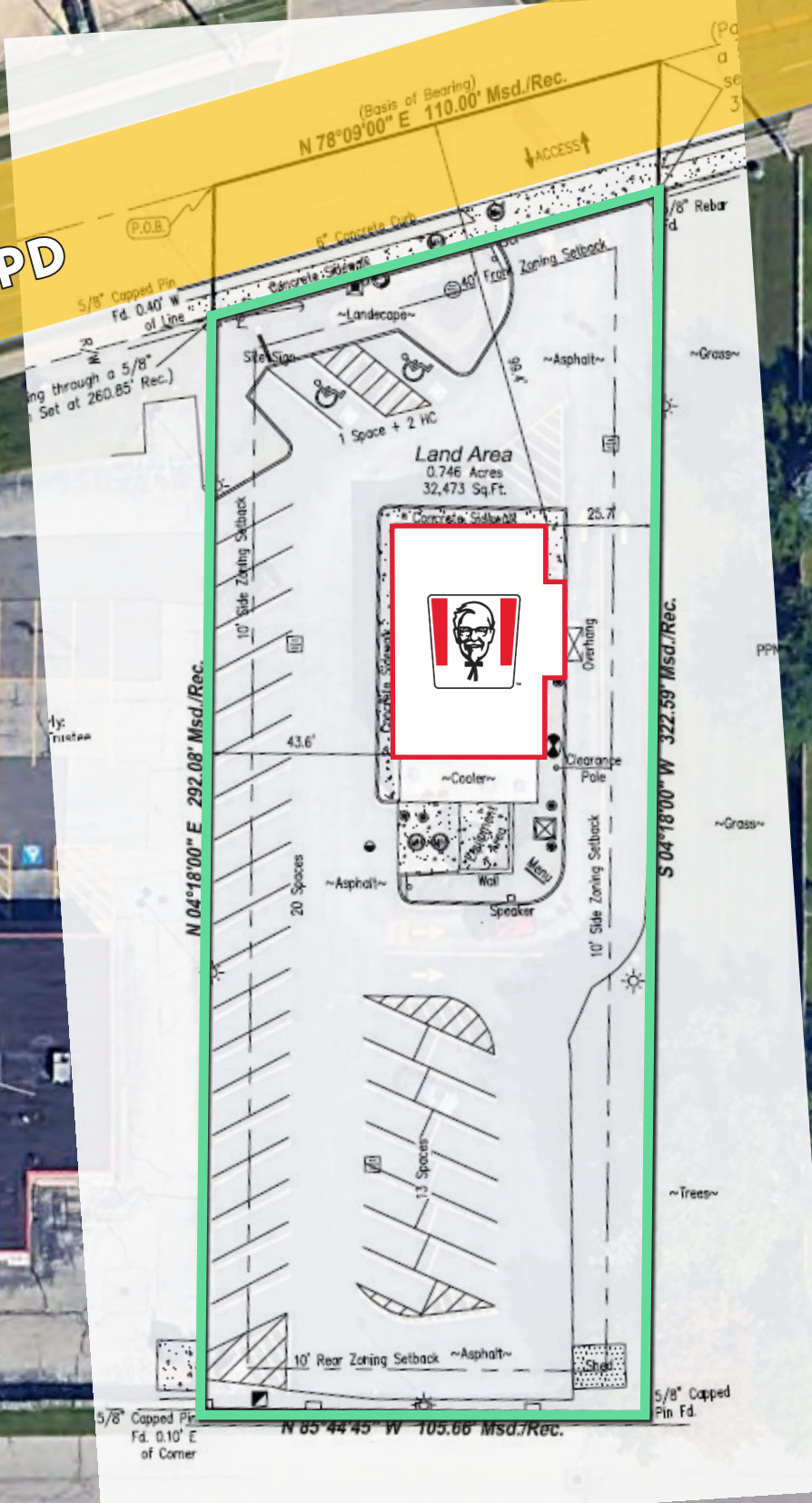


US-20/EUCLID AVE | 23,248 CPD

Property Specifications

Lot Size ±0.746 Acre

GLA ±2,109 SF



2025 AVERAGE HOUSEHOLD
INCOME (5-MI)
\$97,917

Lake Erie

Walmart

**EASTLAKE NORTH
HIGH SCHOOL**
1,268 STUDENTS

American Freight
POWERHOUSE GYM
DOLLAR TREE
HARBOR FREIGHT
DOLLAR GENERAL

FOUR POINTS
BY SHERATON

2

OH-2/LAKELAND FWY | 82,163 CPD

presrite

CPP

Advanced Controls Inc

Neway Stamping

Tablox Black Oxide Services

WEBER
AEROSPACE

91

OH-91/SOM CTR RD
27,805 CPD

Marc's
Fresh. Savory. Smart Living.

MOMENTIVE
SOLUTIONS FOR A SUSTAINABLE WORLD

NORTHERN CAREER INSTITUTE
137 STUDENTS

neothink
Smart Technology Solutions

Hudepohl+Kozan Dentistry

TAKE 5
RESTAURANT

Arbys

Svensons
EST. 1984
THRIVE - IN

20

US-20/EUCLID AVE | 23,248 CPD

- Great Expressions Dental Centers
- Gold-n-Merchant
- La Fleur Spa Nails
- Check Smart
- Discount Tobacco Store
- Atom Bomb Tattoo
- Issho Ni Ramen

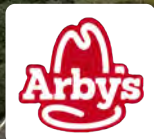
TRENTON PLACE
144 UNITS



- Willoughby Family Dentistry
- State Farm
- Freshly's Gyros & Cornedbeef
- Wild Birds Unlimited
- Employ-Ease

DQ
Grill & Chill

Northeast



Hudepohl+Kozan Dentistry

NORTHERN CAREER INSTITUTE
137 STUDENTS



US-20/EUCLID AVE | 23,248 CPD

University Hospitals
LAKE WEST MEDICAL
237 BEDS



LOWE'S

WILLOUGHBY SOUTH HIGH SCHOOL
1,038 STUDENTS

University Hospitals
PHYSICIAN OFFICES MEDICAL CENTER



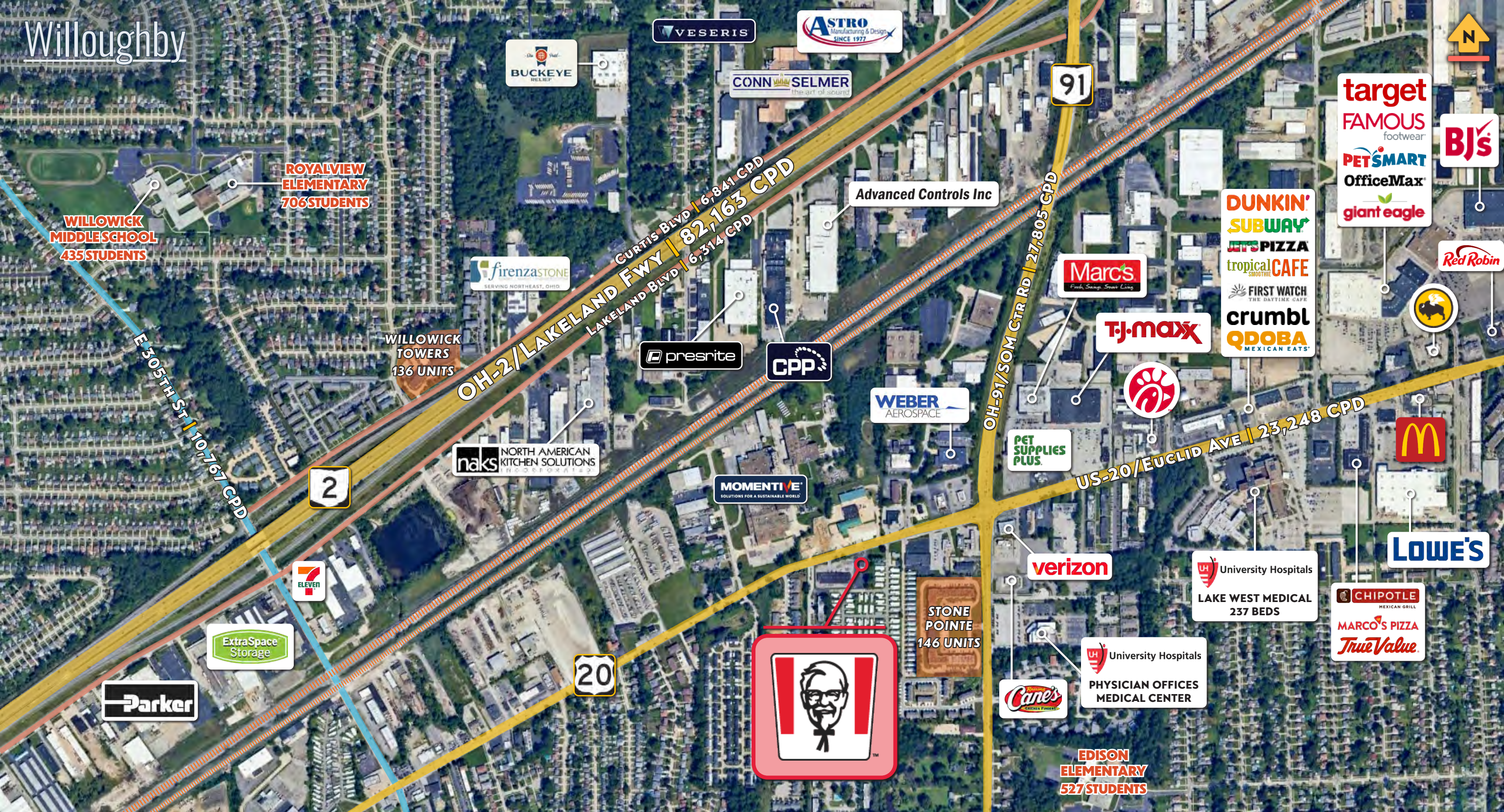
STONE POINTE
146 UNITS



OH-91/SOM CTR RD
27,805 CPD

- Great Expressions Dental Centers
- Gold-n-Merchant
- La Fleur Spa Nails
- Check Smart
- Discount Tobacco Store
- Atom Bomb Tattoo
- Issho Ni Ramen

Willoughby





Cleveland Metro



Lake Erie



City of Euclid

City of Wickliffe

City of Chardon

Village of Mayfield

City of Mayfield Heights

City of Warrensville Heights

Willoughby Synopsis

Willoughby is a city in Ohio's Lake County, along the Chagrin River. It is a suburb of Cleveland and part of the Cleveland Metropolitan Area, about 17 miles northeast of Cleveland. It is conveniently situated near major highways such as Interstate 90 & Route 2, providing easy access to nearby city centers & other parts of the state.

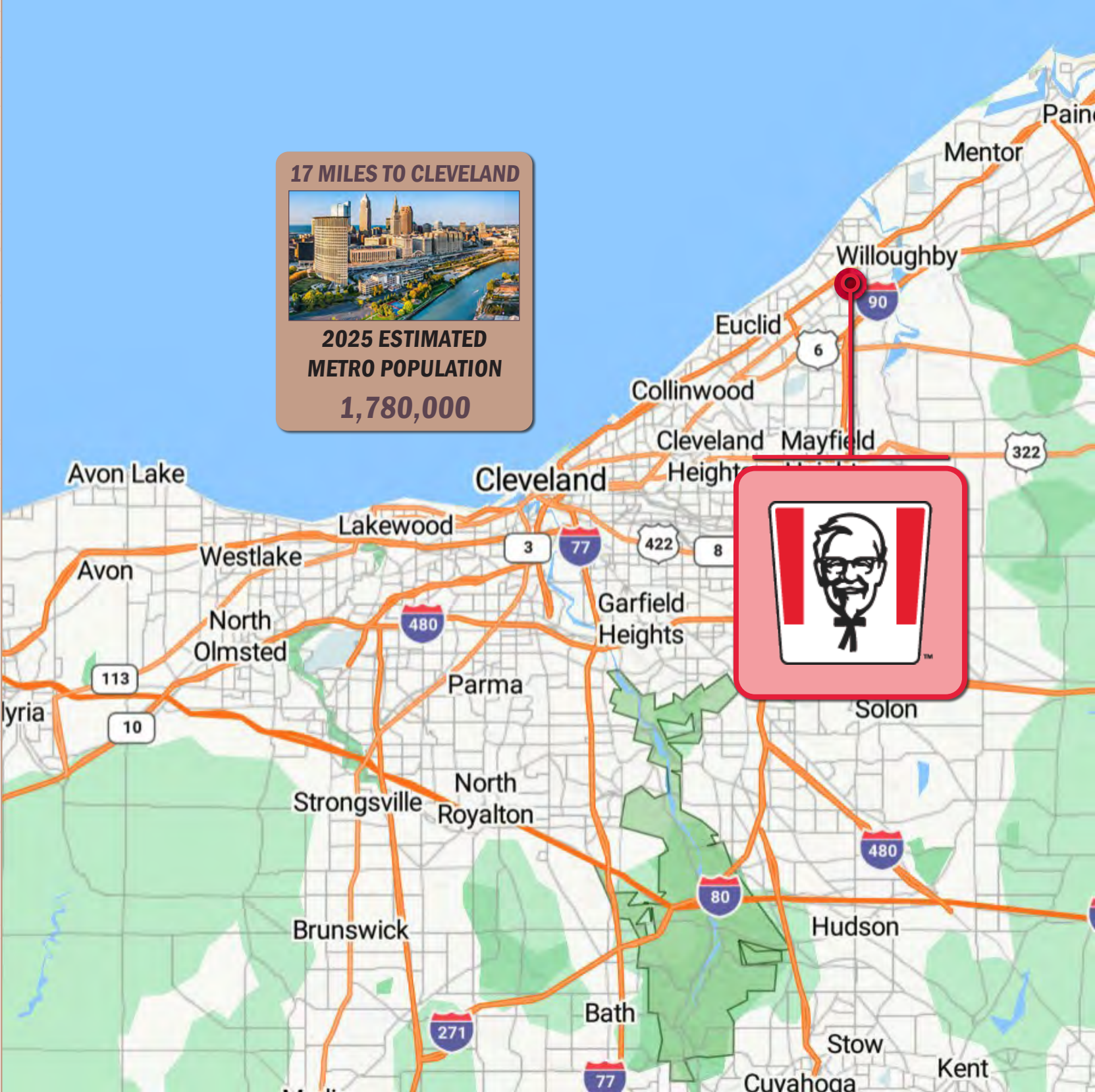
The city is home to a diverse range of industries. Manufacturing, healthcare and retail trade are some of the key sectors that contribute to the city's economy. There is also a growing presence of technology & professional services firms. Top Employers in Willoughby include **Lake Health, Avery Dennison,** and the **Willoughby-Eastlake School District.**

The Top 5 Income Tax Withholders in Willoughby include **University Hospitals Health System, Progressive Casualty Insurance Co., Group Management Services, City of Willoughby & Marous Brothers Construction.**

Cleveland is the county seat of Cuyahoga County. It is a port city, connected to the Atlantic Ocean via the Saint Lawrence Seaway. Its economy relies on diverse sectors that include higher education, manufacturing, financial services, healthcare & biomedical. Several Fortune 500 companies are headquartered in Cleveland, such as **ADM Milling, Coca Cola Refreshments, Georgia Pacific Corporation & Duracell.**

2025 Demographics

| | 1-MI | 3-MI | 5-MI |
|------------------------------|----------|----------|----------|
| Population | 9,156 | 61,261 | 123,923 |
| Households | 4,801 | 28,842 | 57,730 |
| Daytime Demographics Age 16+ | 10,350 | 48,393 | 100,395 |
| Median Age | 46.7 | 43.2 | 42.6 |
| Average Household Income | \$89,494 | \$96,488 | \$97,917 |



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