

KFC

34400 EUCLID AVENUE
WILLOUGHBY | OHIO 44094

**Largest KFC
Franchisee in the U.S.
Cleveland MSA**



ACTUAL SITE

ADVISORY TEAM



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Highlights



Kentucky Fried Chicken

PRICE

\$1,729,000

CAP RATE

6.25%

NOI

\$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 $\pm 1,055$ 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

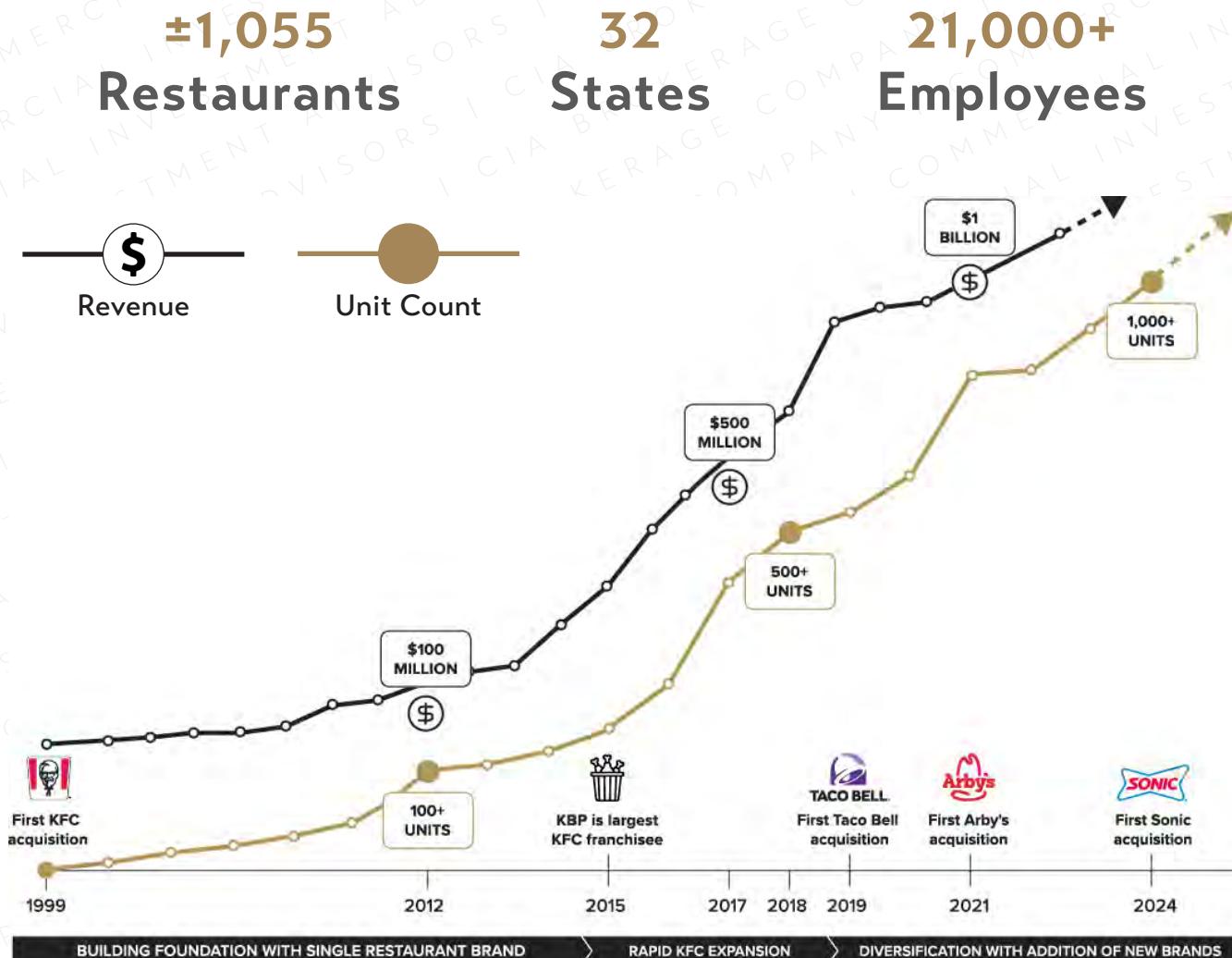
1st Option	07/01/41 to 06/30/46	\$132,390
2nd Option	07/01/46 to 06/30/51	\$141,658

* 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.



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

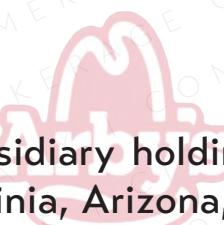
* Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!



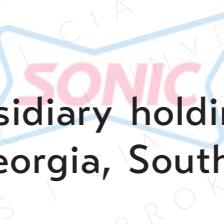
ADDITIONAL KBP BRANDS



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

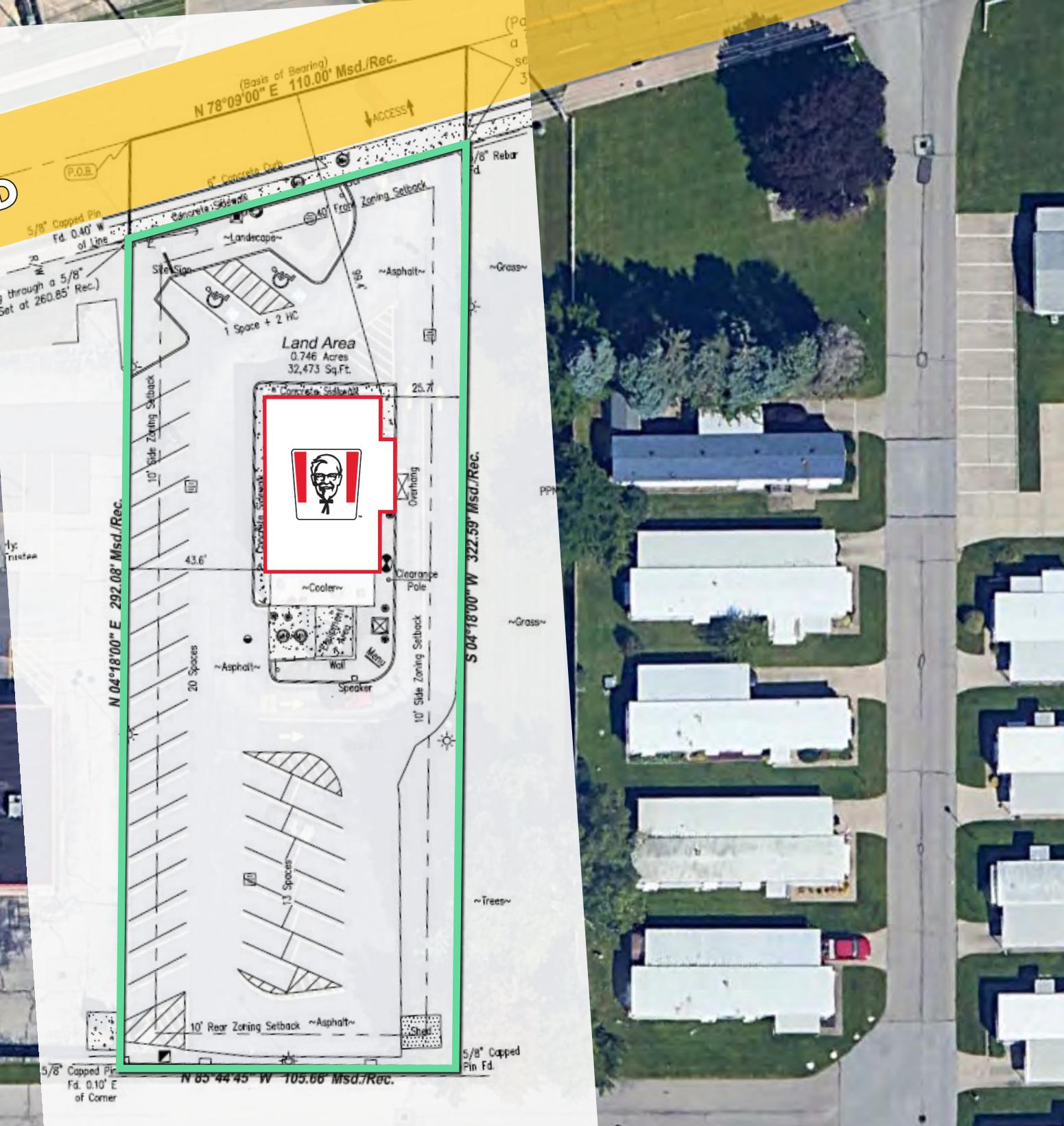


US-20/EUCLID AVE | 23,248 CPD

Property Specifications

Lot Size ±0.746 Acre

GLA ±2,109 SF



North

Lake Erie



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

2

OH-2/LAKELAND FWY | 82,163 CPD



Advanced Controls Inc



NORTHERN CAREER INSTITUTE
137 STUDENTS



Hudepohl+Kozan Dentistry



91

91

OH-91/SOM CTR RD
27,805 CPD



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

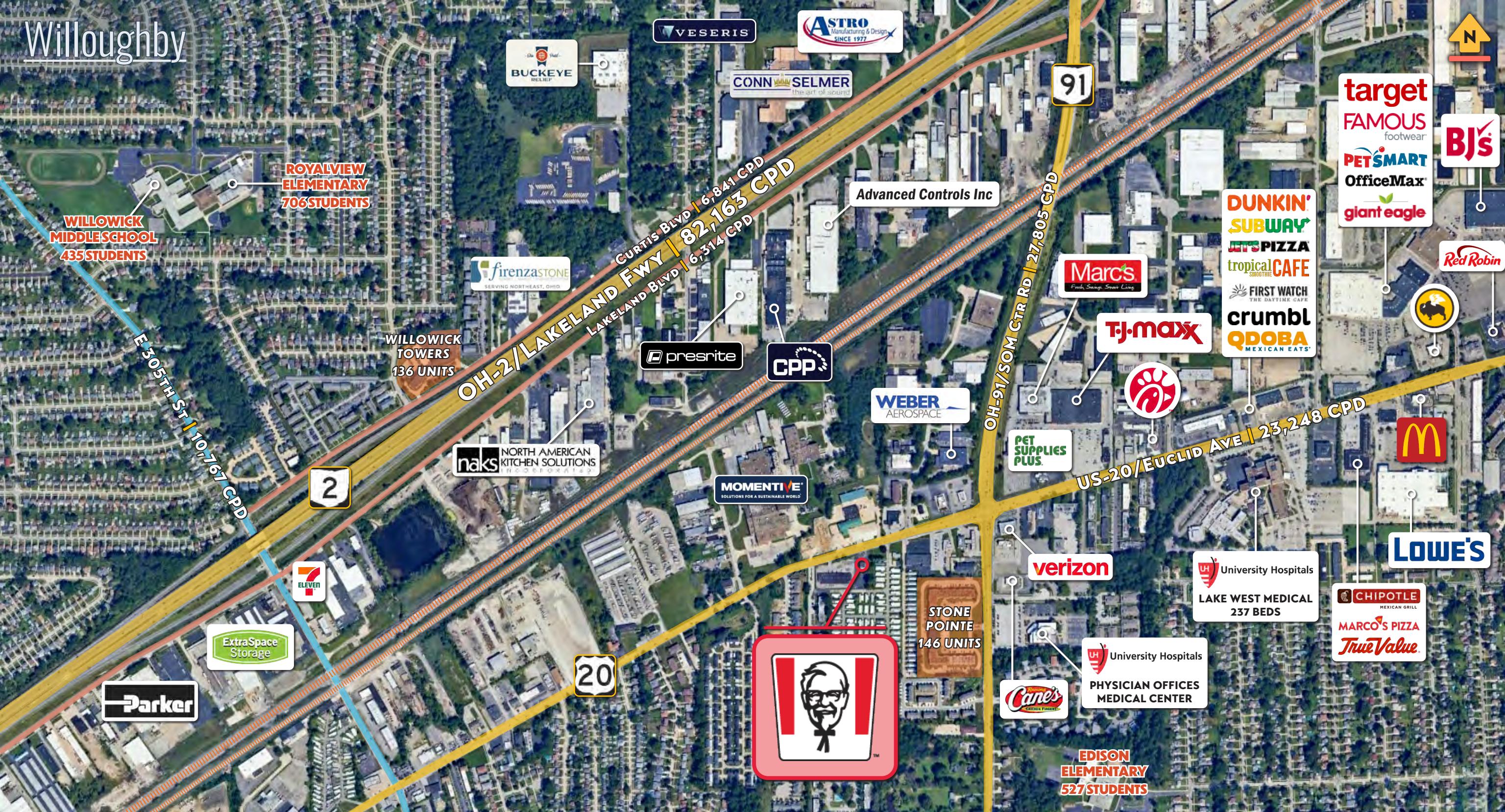


- Willoughby Family Dentistry
- State Farm
- Freshly's Gyros & Cornedbeef
- Wild Birds Unlimited
- Employ-Ease

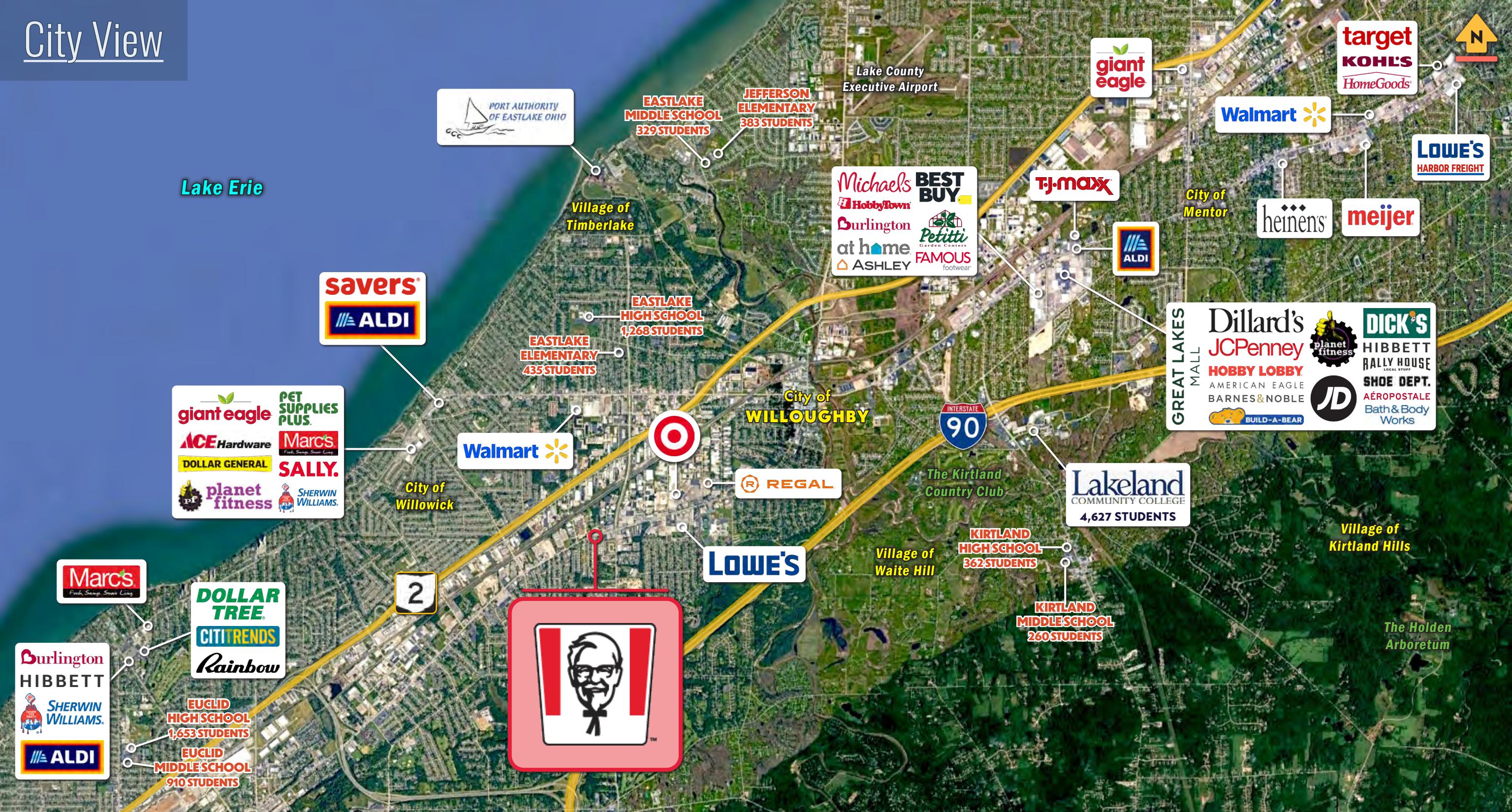
Northeast



Willoughby



City View



Cleveland Metro



Lake Erie



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 & biomedicals. 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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