



KFC OPERATING AT THIS LOCATION SINCE 1980



TOP THIRD OF KANSAS KFC LOCATIONS TRACKED BY CENTERCHECK

Ranked 11 of 33 locations | Estimated card sales | Calendar Year 2025



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

In Association with Scott Reid & ParaSell, Inc., a Licensed Kansas Broker #CO00002998



**NNN INVESTMENT
GROUP**

NET LEASED INVESTMENTS

**OFFERED AT \$1,640,000
5.75% CAP RATE**

441 South West Street, Wichita, KS 67213

ABSOLUTE NNN LEASE | 10% RENT INCREASES EVERY FIVE YEARS

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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By accepting this Marketing Brochure you agree to release Lee & Associates and ParaSell, Inc and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

OFFERING PRICE

\$1,640,000

CAP RATE

5.75%

NOI

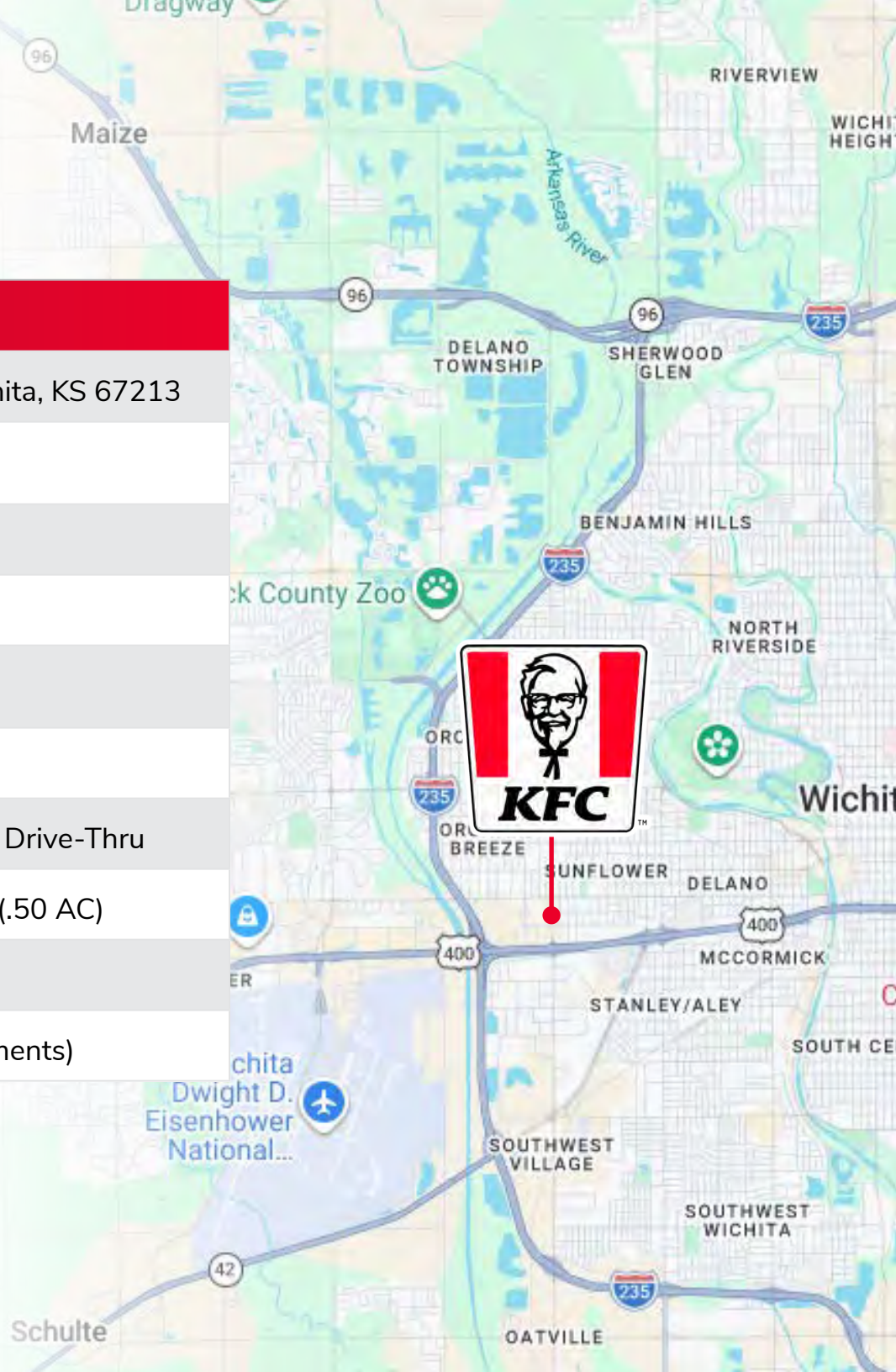
\$94,380



 **STATE OF KANSAS KFC RANKING: 11 OF 33**
Top third of locations tracked by CenterCheck | Calendar Year 2025

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	441 South West Street, Wichita, KS 67213
Tenancy	Single Tenant Absolute NNN Retail Investment
Parcel No.	137-26-0-11-01-011.00
Store #	301
Tenant	Northwest Restaurants, Inc., a Missouri corporation
Guarantor	Franchisee
Building Size (GLA)	Approx. 2,298 Square Feet + Drive-Thru
Parcel Size	Approx. 21,602 Square Feet (.50 AC)
Year Built/Remodeled	1980 / 2018
Ownership	Fee Simple (Land & Improvements)



WHY THIS OPPORTUNITY WARRANTS SERIOUS CONSIDERATION



LONG-ESTABLISHED KFC LOCATION

- KFC has operated at this location since 1980.
- The building was remodeled in 2018.
- More than four decades of operating history at this location.



TOP-THIRD KFC RANKING IN STATE OF KANSAS

- Ranked 11 out of 33 Kansas KFC locations tracked by CenterCheck, based on estimated card sales for 2025.
- Approximately \$1.37 million in estimated 2025 credit/debit-card sales.
- Current annual rent of \$94,380 represents approximately 6.9% of estimated card sales.



ABSOLUTE NNN LEASE

- Absolute NNN lease with no landlord responsibilities.
- Lease expiration: February 28, 2034.
- Over 7 years remaining.



CONTRACTUAL RENT GROWTH

- Scheduled 10% rent increases every five years.
- Four additional five-year renewal options.
- Contractual increases provide a defined mechanism for rental growth.



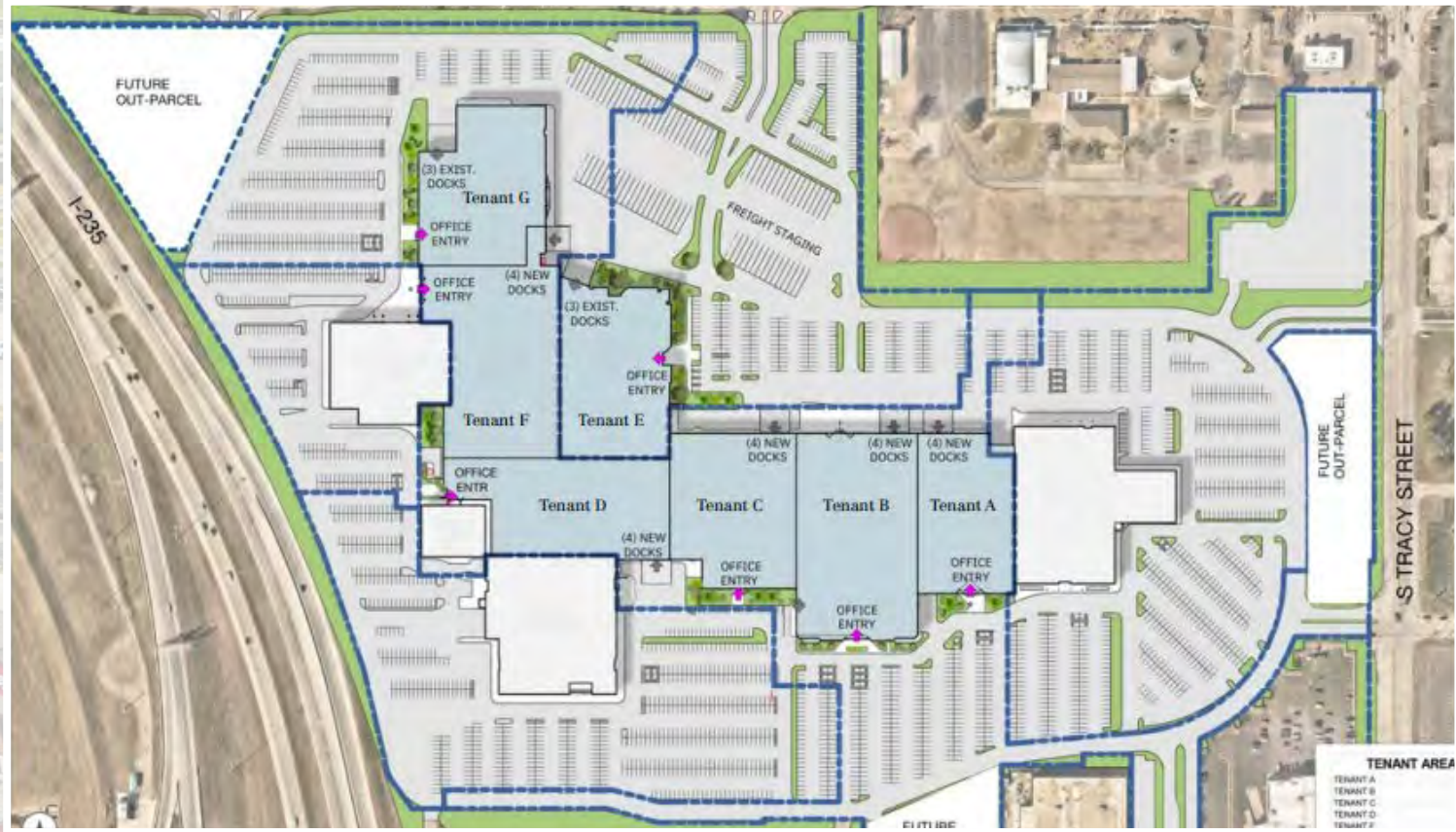
QSR DRIVE-THRU IMPROVEMENTS WITH TRADE-AREA EMPLOYMENT GENERATORS

- Fee-simple ownership of a freestanding QSR drive-thru on approximately 0.50 acre.
- South West Street location near Wichita Business Park and the airport-area employment base.
- Hybrid Trade Area with established commercial and industrial uses to augment adjacent mature residential generators.

WICHITA BUSINESS PARK & AIRPORT EMPLOYMENT AREA

LESS THAN 1 MILE FROM KFC SUBJECT PROPERTY

The 650,000 square foot property sits on 60 developable acres and was formerly known as the Towne West Square Mall. PREP plans on redeveloping the property through a conversion of the former mall and department store space to create a multi-tenant corporate campus. Strategically located in the southwest quadrant of Wichita with proximity to Dwight D. Eisenhower National Airport, the development will expand the property's retail and commercial use to offer modern office, light industrial, advanced manufacturing, research and development and flex spaces tailored to meet the evolving needs of today's business. With sustainable infrastructure and easy access to major transportation routes, the new business park will be an economic hub and create long-term regional prosperity.



AIRPORT PROXIMITY

KFC and Wichita Business Park are located just 3 miles from Wichita Dwight D. Eisenhower National Airport (ICT), the largest commercial airport in Kansas, which served more than 1.8 million passengers in 2025.



[Click for More Info](#)



LEASE SUMMARY



KFC | Wichita, KS

LEASE ABSTRACT	
Net Operating Income (NOI)	\$94,380
Lease Commencement Date	3/1/2014
Lease Expiration Date	2/28/2034
Original Occupancy Date	1980
Options to Extend	4 (5-Year) Options
Rental Increases	10% every 5 years
Landlord Responsibilities	None
Lease Type	Absolute NNN
Right of First Offer	Yes (Tenant has 15 days to exercise)



PROPERTY SUMMARY



PROPERTY PHOTOS



DRIVE-THRU

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL OVERHEAD

KFC | Wichita, KS



S West St - 19,970 VPD

AERIAL NORTHWEST

INTERSTATE
235 59,590 VPD

JumpStart

Stanion
Wholesale
Electric, Co.

Star Home
Concepts

WICHITA
BUSINESS PARK

FORMER TOWNE
WEST SQUARE

±592,000-SF planned
multi-tenant campus

The Print
Source, Inc

Star Home
Concepts
Warehouse



SUBJECT PROPERTY



S West St - 19,970 VPD



AERIAL NORTHEAST



30,000 VPD



W Maple St



QuikTrip



TACO BELL

Great Clips

Auto Infinity

LAWRENCE
ELEMENTARY SCHOOL

Public
Storage



DOWNTOWN WICHITA (4.3 MI AWAY)

Martin
Machine



SUBJECT PROPERTY



S West St

WELLS
FARGO



25,670 VPD

DUNKIN'
DONUTS



S West St



Star
Logistics

AERIAL SOUTHEAST

54 400 KELLOGG AVE
86,500 VPD

Taft St

S West St

Taft St

S West St



Martin Machine



25,670 VPD

WELLS FARGO



SUBJECT PROPERTY



Star Logistics

AERIAL SOUTHWEST

 WICHITA DWIGHT
D. EISENHOWER
NATIONAL AIRPORTINTERSTATE
235 59,590 VPD**54** **400** KELLOGG
AVE
86,500 VPDEconomy
Wichita HotelPeople's
Choice StorageWichita
Furniture &
Mattress

PETSMART

WICHITA
BUSINESS PARKFORMER TOWNE
WEST SQUARE
±592,000-SF planned
multi-tenant campusThe Print
Source, IncStar
Logistics

Casey's

WELLS
FARGO

SUBJECT PROPERTY

Arby's

Spangles



25,670 VPD

Taft St

S West St



TENANT OVERVIEW

■ ABOUT KFC

Trade Name:	KFC Subsidiary of YUM! Brands (NYSE: YUM)
Industry:	QSR
Revenue (2025):	US \$3.54 Billion
Yum Brands Net Income:	US \$1.55 Billion
Area Served:	Worldwide
Locations:	30,000+
Employees:	800,000+
Corporate Headquarters:	Louisville, KY
Website:	www.kfc.com



VIEW ANNUAL
REPORT & OTHER
FINANCIALS





\$3.54B
REVENUE



\$1.55B
NET INCOME*



800,000+
EMPLOYEES



30,000+
LOCATIONS

*Yum Brands total net income. KFC not individually reported



AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	7,230	72,495	196,072
HOUSEHOLDS	3,108	32,831	82,829
EMPLOYEES	6,014	40,958	85,599
MEDIAN AGE	33.1	34.9	35.5
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$64,285	\$71,415	\$80,656
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$210.38 M	\$2.31 B	\$6.36 B
EDUCATION	\$3.35 M	\$37.43 M	\$103.78 M
FOOD/BEVERAGE	\$30.27 M	\$320.29 M	\$876.41 M
ENTERTAINMENT	\$10.85 M	\$117.23 M	\$322.27 M



DRIVE TIMES

I-235.....3 MIN
DOWNTOWN WICHITA..... 11 MIN
MCCONNELL AFB..... 20 MIN
WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT4 MIN



TRAFFIC COUNTS

S WEST ST/ W TAFT ST 25,670 VPD
US-400.....86,500 VPD
I-235.....59,590 VPD

ABOUT WICHITA, KS

WICHITA, KANSAS is a 400,987-person regional hub with a metropolitan population of approximately 664,000, offering a diversified economy, skilled workforce, and central access to national markets. Known as the “Air Capital of the World,” Wichita maintains one of the nation’s strongest aerospace and advanced-manufacturing concentrations, supported by major employers, specialized suppliers, and Wichita State University’s National Institute for Aviation Research. The city also benefits from relatively attainable housing, a broad healthcare sector, logistics connectivity, and an 18.4-minute average commute.

350+ **AEROSPACE COMPANIES/SUPPLIERS**

#1 **GLS AEROSPACE & DEFENSE LOCATION RANKING (2026)**

663K+ **METRO POPULATION**

Wichita’s aerospace industry brings together major manufacturers, engineering operations, specialized suppliers, and research institutions. Regional companies include Textron Aviation, Bombardier, Airbus, and Boeing, supported by Wichita State University’s National Institute for Aviation Research.



ABOUT WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT (ICT) is the primary commercial airport serving Wichita and the broader south-central Kansas region. Located approximately seven miles west of downtown, ICT provides convenient passenger and cargo access for one of the Midwest’s leading aerospace and manufacturing centers.

The airport handled approximately 1.87 million passengers in 2025 and is home to more than 60 aviation-related businesses, including aircraft manufacturers, cargo facilities, and aviation-service providers. Its proximity adds context to the subject property’s west Wichita commercial and employment setting.

1.87M
TOTAL PASSENGERS
(2025)

18K
TONS OF CARGO
(2025)

119K
TOTAL AIRCRAFT OPERATIONS
(2025)





KFC OPERATING AT THIS LOCATION SINCE 1980

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