

KFC & TACO BELL

2737 VETERANS AVENUE
VANDALIA | ILLINOIS 62471

**ADJACENT TO ONLY
WALMART IN OVER A
30-MILE RADIUS!**



ACTUAL SITE

ADVISORY TEAM

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Highlights



PRICE

\$1,827,000

CAP RATE

6.50%

NOI

\$118,770



POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Vandalia include Walmart, Rural King, ALDI, Dollar Tree, Dollar General, Goodwill, Rent-A-Center, True Value, R.P. Lumber, Midwest Tractor Sales, AutoZone, O'Reilly Auto Parts, NAPA Auto Parts, Verizon, AT&T, YMCA; Dining options include McDonald's, Burger King, Wendy's, Sonic Drive-In, Arby's, Subway, Daylight Donuts; Hotel & Lodging includes Ramada, Holiday Inn, America's Best Value Inn, Quality Inn

Public Education: Vandalia has 3 public schools within the 2-mile vicinity, serving 1,446 students

Healthcare: 2 miles from **Sarah Bush Lincoln Fayette County Hospital (SBLFCH)** - a critical access hospital with 25 beds and is a licensed long-term care facility with more than 300 employees, offering primary & specialty care, 24/7 Emergency Department



LONG TERM ABSOLUTE NNN LEASE

Over 14 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 with anticipated sales in excess of \$1.1 billion in 2025!



RARE DUAL BRANDED CONCEPT

YUM! Brands is no longer issuing new dual branded franchise agreements - this location is grandfathered in offering the best of YUM! Brands under one roof!



LARGE PARCEL | TRAFFIC COUNTS

Highway location - prominently situated on a large ±1.17-acre lot with excellent visibility along US-40/Veterans Avenue with traffic counts of 11,116 CPD! Conveniently located just south of I-70 with additional exposure to traffic counts of 33,503 CPD!



2025 DEMOGRAPHICS

Population (5-mi)	9,255
Households (5-mi)	3,031
Average Household Income (1-mi)	\$86,703

Financial Analysis

SITE ADDRESS

2737 Veterans Avenue
Vandalia, Illinois 62471

TENANT **FQSR, LLC dba. KBP FOODS**

LESSEE ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±3,290 SF

LOT SIZE

±1.17 acres

YEAR BUILT | REMODELED

2002 | 2019

OWNERSHIP

Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**.

Tenant is responsible for all expenses.

LEASE TERM

14 years remaining

RENTAL INCREASES

7.0% every 5 years

RENT COMMENCEMENT DATE

September 24, 2019

EXPIRATION DATE

September 30, 2039

OPTIONS

Two 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow



Rent Roll

TERM	ANNUAL RENT	CAP RATE
Years 6-10	\$118,770	6.50%
Years 11-15	\$127,084	6.96%
Years 16-20	\$135,980	7.44%
AVG ANNUAL RETURN		7.00%

RENEWAL OPTIONS

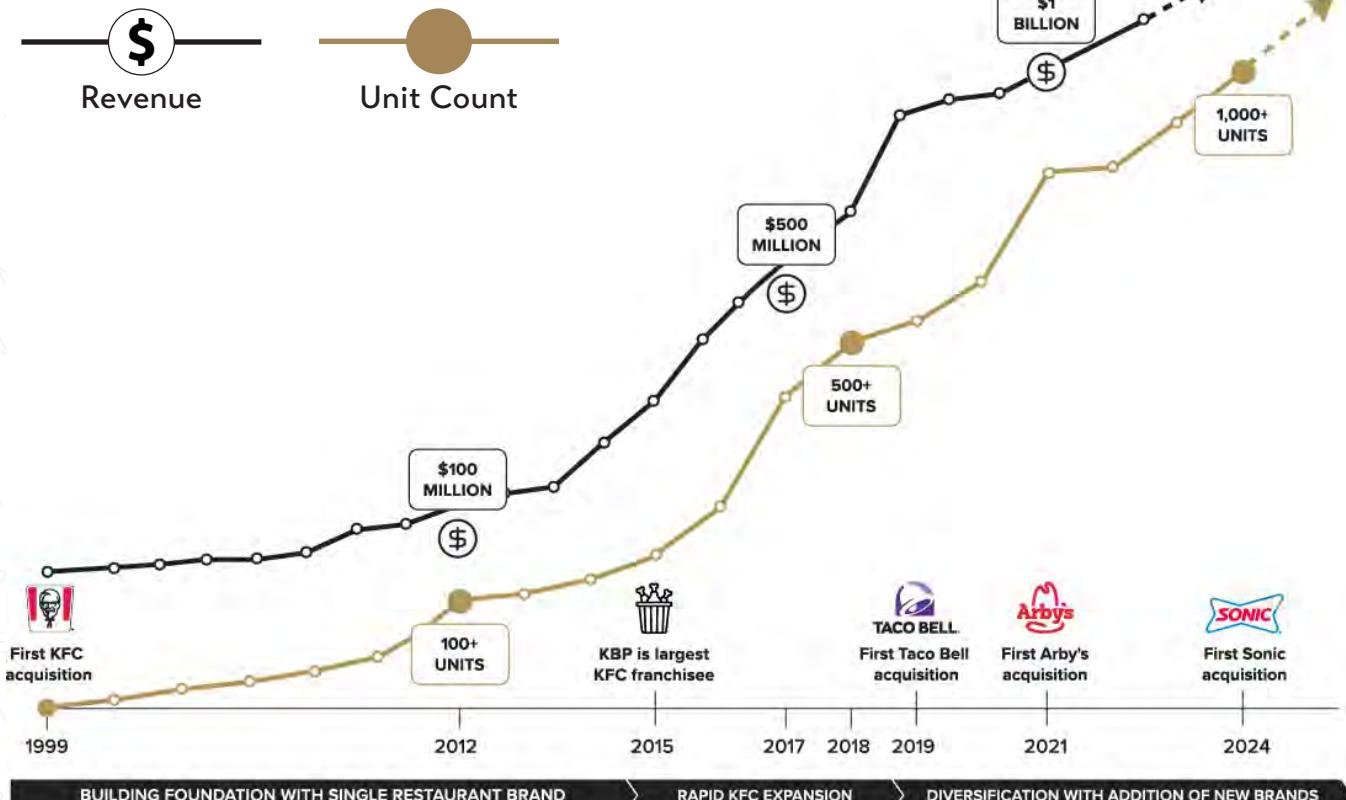
1st Option	10/01/39 to 09/30/44	\$145,498
2nd Option	10/01/44 to 09/30/49	\$155,683

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!



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.

ADDITIONAL KBP BRANDS

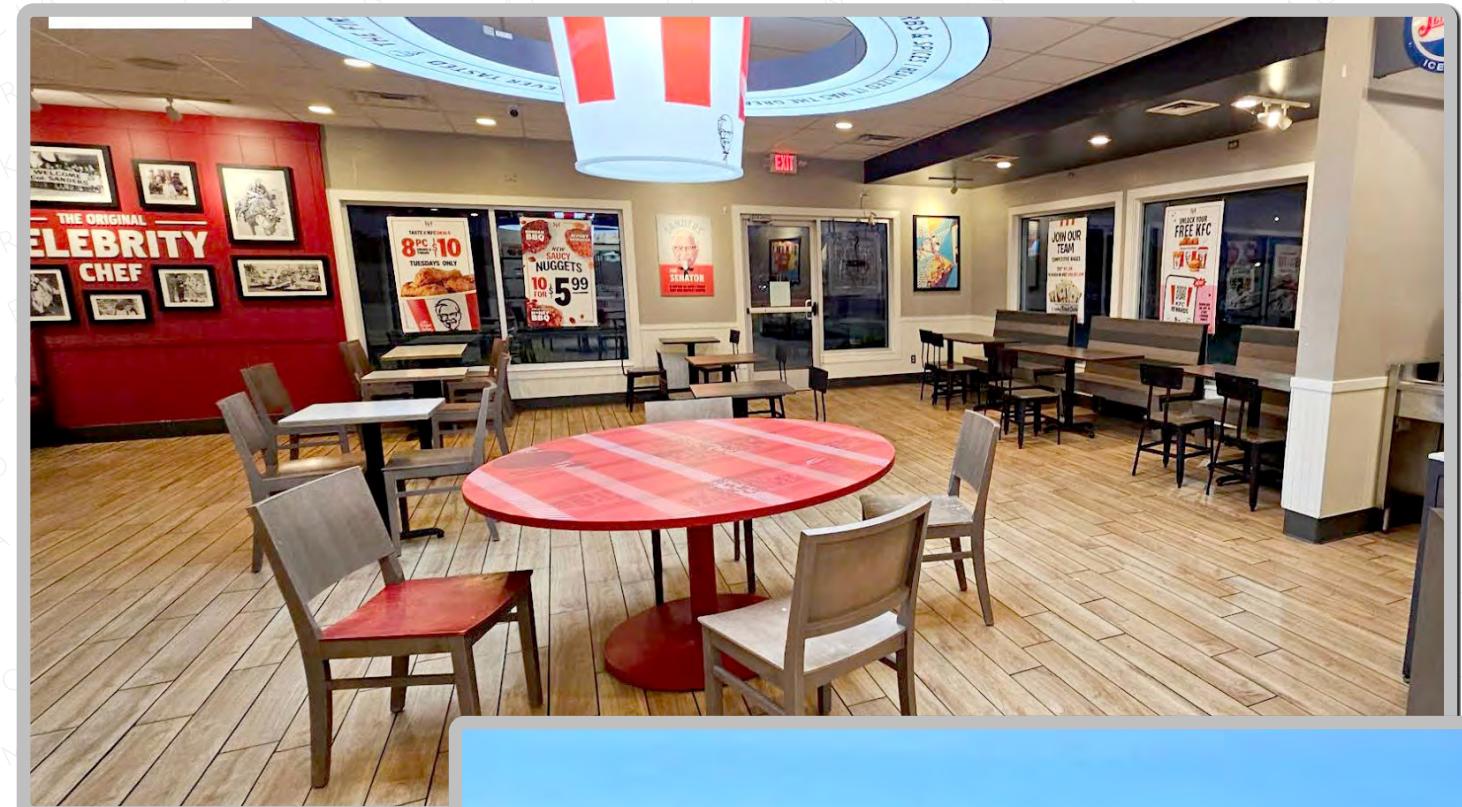


KBP Inspired, LLC is a ±120-unit Arby's entity (subsidiary holding of KBP Brands) with locations in North Carolina, Florida, Virginia, Arizona, Maryland & New Mexico.



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.

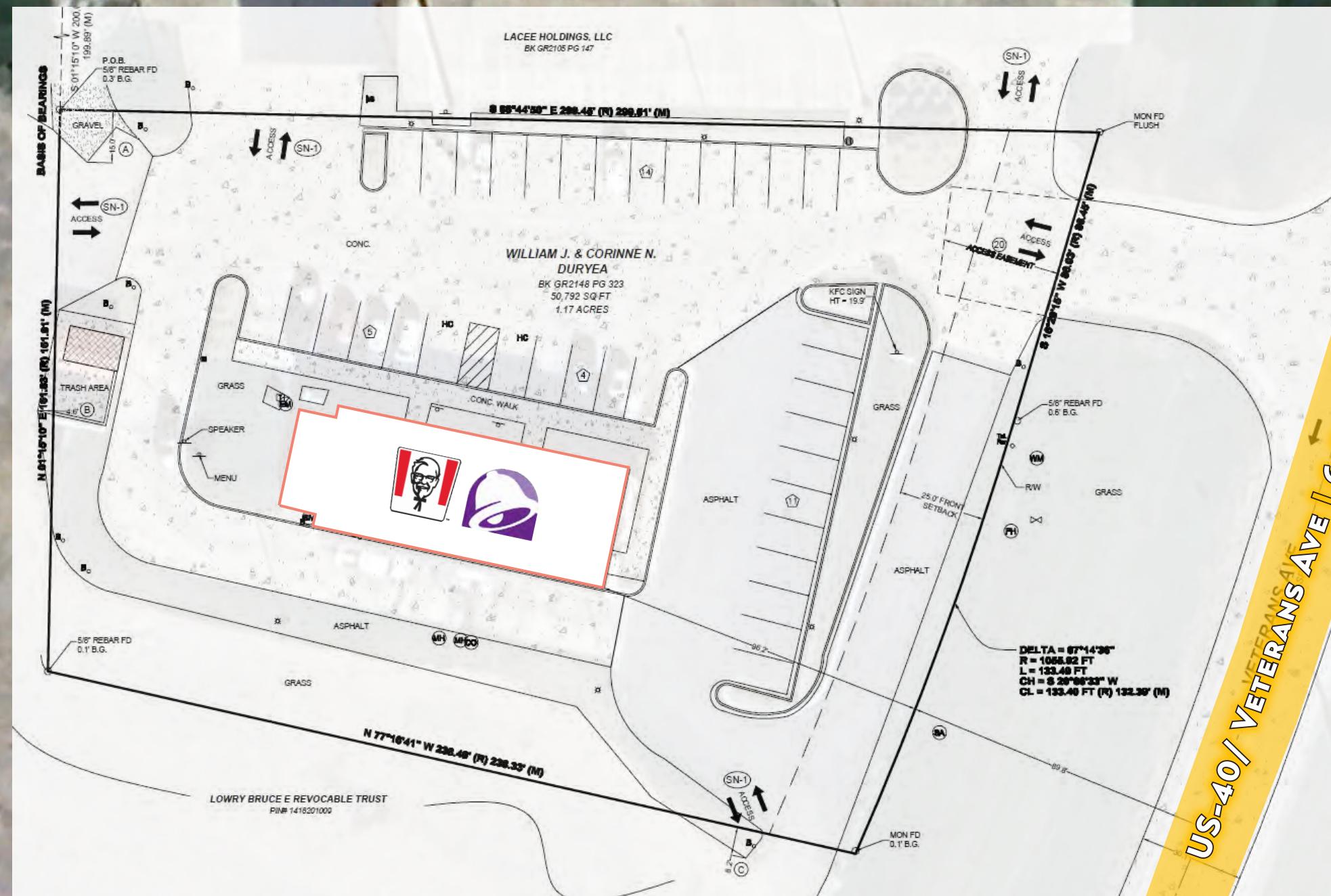
Site Photos



Site Plan

Property Specifications

Lot Size ±1.17 Acres
GLA ±3,290 SF



US-40 / VETERANS AVE | 6,616 CPD

Vandalia Synopsis

Vandalia is a city in Fayette County. It is 67 miles northeast of St. Louis, on the Kaskaskia River. Vandalia has a total area of 8.12 square miles and is situated on Interstate 70, US Route 40 & US Route 51. The Vandalia Statehouse is the third Capitol building in Vandalia & oldest existing Capitol building in the State of Illinois.

Vandalia Lake is a 660-acre lake located about 4 miles northwest of Vandalia, on IL-185, with entrance to marina, boat dock, campground, and beach.

Vandalia is served by the **Vandalia Community School District**, home to Vandalia Community High School (403 students), Vandalia Junior High School (550 students), and Vandalia Elementary (550 students). Serving the Fayette County community in South Central Illinois since 1955, **Fayette County Hospital** (25 beds) offering a full range of primary care services and a wide variety of specialty clinics.

Companies in Vandalia include **VRC Engineered Solutions**, **Graham Packaging**, **Vandalia Ready Mix** and **Statewide Tire Distribution**.

2025 Demographics

	1-MI	3-MI	5-MI
Population	1,225	6,344	9,255
Households	1,154	6,093	8,960
Labor Population Age 16+	1,002	5,239	7,897
Median Age	40.4	38.8	38.7
Average Household Income	\$86,703	\$79,936	\$81,338



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FOR MORE INFORMATION:

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