KFC

1760 East Ridge Road
Irondequoit, NY 14622
KFC Building and Vacant Commercial Building

ROCHESTER, NY MSA

ASKING PRICE: $2,300,000
CAP RATE: 7.16%

VENTURE
BROKERAGE GROUP

OFFERING MEMORANDUM

VENTURE
BROKERAGE GROUP

ADVISORY TEAM

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157 Rue De Ville
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BRAND PROFILE

BRAND LEGACY & NATIONAL SCALE: Founded in 1952 by Colonel Harland Sanders, KFC has grown into one of the most recognized quick-service restaurant brands in the world, operating 4,000+ locations across the United States and 20,000+ worldwide.

ABSOLUTE NNN LEASE: 20-year initial term with renewal options and corporate guarantees. These franchises have strong resale liquidity due to brand recognition and QSR demand and is an absolute NNN lease with no landlord duties.

LONG TERM OPERATING HISTORY: This location has been fully operational since 2010. KFC operates primarily through a multi-unit franchise model, with experienced operators managing day-to-day operations under a nationally supported brand platform. Franchisees benefit from established supply chains, marketing infrastructure, and operating systems.

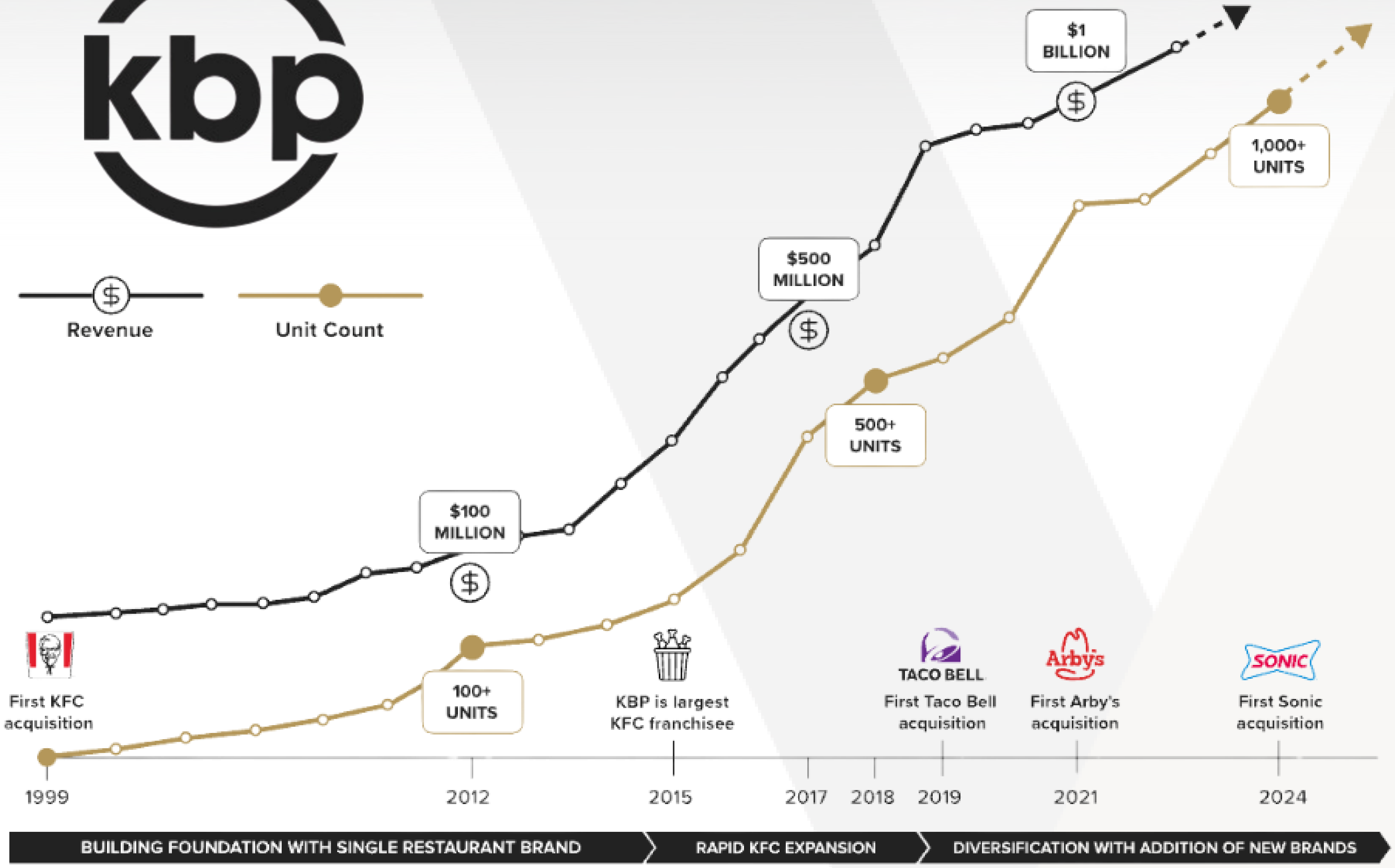
QSR CATEGORY POSITIONING: The quick-service chicken segment remains one of the strongest performing categories in the restaurant industry, supported by value-oriented pricing, broad demographic appeal, and consistent drive-thru demand.

REVENUE STABILITY DRIVERS: Strong brand recognition, repeat consumer demand, and a broad, value-focused menu offering contribute to consistent sales performance across economic cycles.

NATIONAL FORTUNE 500 COMPANY: KFC is a subsidiary of Yum! Brands, Inc. (NYSE: YUM) 50,000+ global restaurants across brands.

4,000+ U.S. Locations	20,000+ Worldwide Locations

TENANT PROFILE



STRONG REPUTABLE FRANCHISEE

kbp BRANDS

KBP Brands is one of America's largest franchise operators, with 20,000+ employees in 1,100+ restaurants across 32 states. KBP has demonstrated a consistent expansion strategy through disciplined acquisitions and new unit development. In addition to portfolio growth, the company has executed notable ground-up developments and adaptive reuse projects, including large-format flagship builds such as "The Big Chicken" concept and creative conversions like transforming a former bank into a KFC restaurant.

1,100+ Restaurants in 32 Different States	790+ KFC Locations (Largest KFC Franchisee

FINANCIAL ANALYSIS

CAP RATE	ASKING PRICE
7.16%	$2,300,000

RENEWAL OPTIONS	
1st Option	3/1/2030 – 2/28/2035
2nd Option	3/1/2035 – 2/28/2040
3rd Option	3/1/3040 – 2/28/2045
4th Option	3/1/2045 – 2/28/2050

SITE ADDRESS	1760 East Ridge Road Irondequoit, NY 14622
TENANT	KFC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	2,723 SF
LOT SIZE	0.88 acres
YEAR BUILT	1988
OWNERSHIP	Fee simple (building and land)
EXPENSE REIMBURSMENT	**Absolute NNN lease** Tenant is responsible for all expenses
LEASE TERM	20 years (2/3/2010 – 2/28/2030)
RENTAL INCREASES	2% annually
RENT COMMENCEMENT DATE	February 3, 2010
EXPIRATION DATE	February 30, 2030
OPTIONS	Four (4) 5-year options though 2050

PROPERTY DETAILS

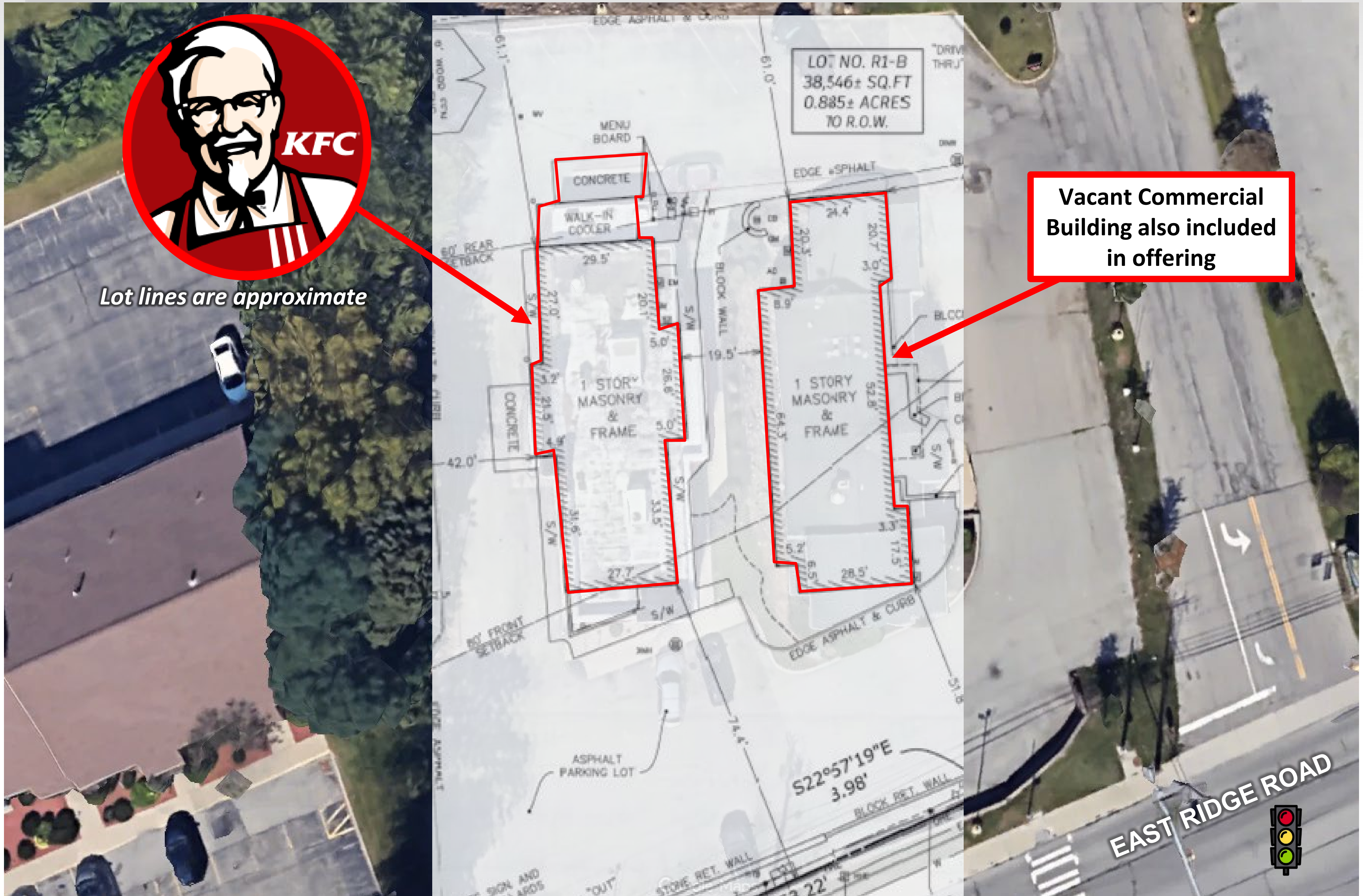
RETAILERS AND ENTERTAINMENT: The KFC at 1760 East Ridge Road is situated within the Irondequoit retail corridor. This corridor is lined by major shopping centers and retailers like Culver Ridge Plaza (which includes Marshalls, Burlington, Petco, Five Below, and more) as well as multiple QSR's along East Ridge Road, such as McDonald's Taco Bell, Wendy's, Popeyes and more. West of the property include more major retailers such as Walmart, Chick-Fil-A, Tops, Panera, Home Depot, and more.

PROPERTY HIGHLIGHTS: The property benefits from ideal positioning including:

- Signalized access with dedicated turn lane and bus line access
- Drive-thru, dedicated parking with two points pf ingress/egress
- High visibility location with prominent signage & ample parking
- Zoning District: 05 Commercial– For mix of corporate offices, large-scale retail, or in some cases, high-rise residential development
- Vacant commercial building to the right of KFC also included in offering (KFC does not maintain this; not included in Lease)
- Heavy traffic flow on East Ridge Road (15,827 VPD) and proximity to Route 104 & Interstate 590, approximately 1 mile from the site

HEALTHCARE AND HIGHER EDUCATION: Rochester Regional Health sites as well as Rochester General Hospital are within 3 miles of the site. The University of Rochester and Monroe Community College are also within 20 minutes of the site.

SITE PLAN

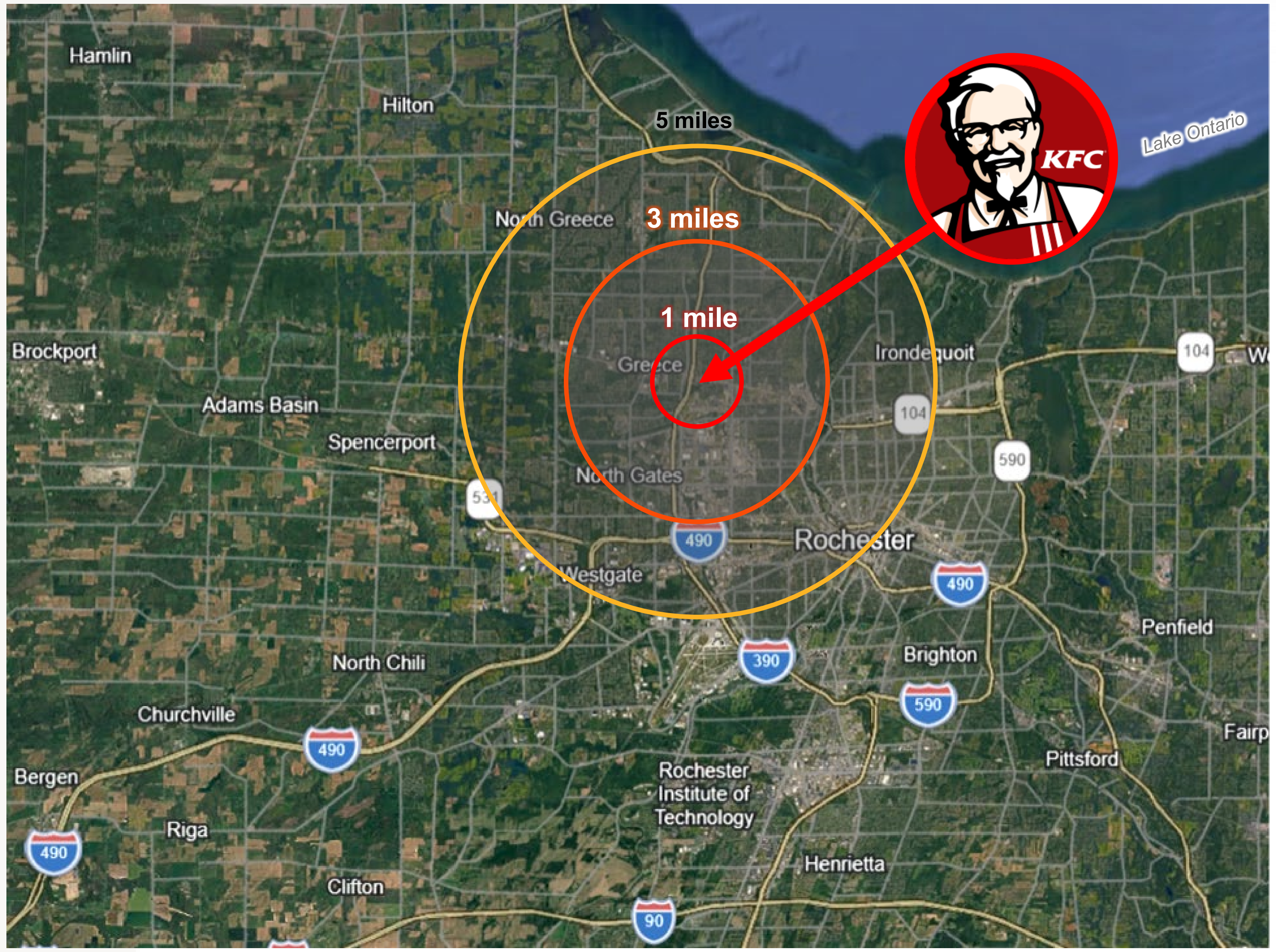

KFC
Lot lines are approximate
Vacant Commercial Building also included in offering
LOT NO. R1-B
38,546± SQ.FT
0.885± ACRES
TO R.O.W.
MENU BOARD
CONCRETE
WALK-IN COOLER
1 STORY MASONRY & FRAME
1 STORY MASONRY & FRAME
EDGE ASPHALT
BLOCK WALL
60' REAR SETBACK
ASPHALT PARKING LOT
S22°57'19"E
3.98'
EDGE ASPHALT & CURB
EAST RIDGE ROAD

DEMOGRAPHICS

5 MILE RADIUS

8,910	136,546	$178,598	37.2
Businesses	Employees	Median Home Value	Median Age

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,345	94,023	247,787
Daytime Population	9,134	91,750	265,680
Households	4,449	42,089	107,980
Average Household Income	$87,141	$78,864	$79,781



SITE AERIAL


ROCHESTER REGIONAL HEALTH
KFC
Lot lines are approximate
LA|FITNESS
15,827 VPD
West Marine
planet fitness
CITITRENDS
ROCHESTER AUCTION HOUSE
U-HAUL
enterprise rent-a-car
EAST RIDGE ROAD
ALDI
NEW!
Applebee's
metroPCS
DIVA HAIR DESIGNERS
Unique Barbershop
Eastridge Animal Hospital
Skyview Park APARTMENTS
TACO BELL
McDonald's
SKYVIEW ON THE RIDGE
IRONDEQUOIT Rec
ROCHESTER REGIONAL HEALTH
TARGET

VENTURE BROKERAGE GROUP

MARKET AERIAL

ROCHESTER, NY

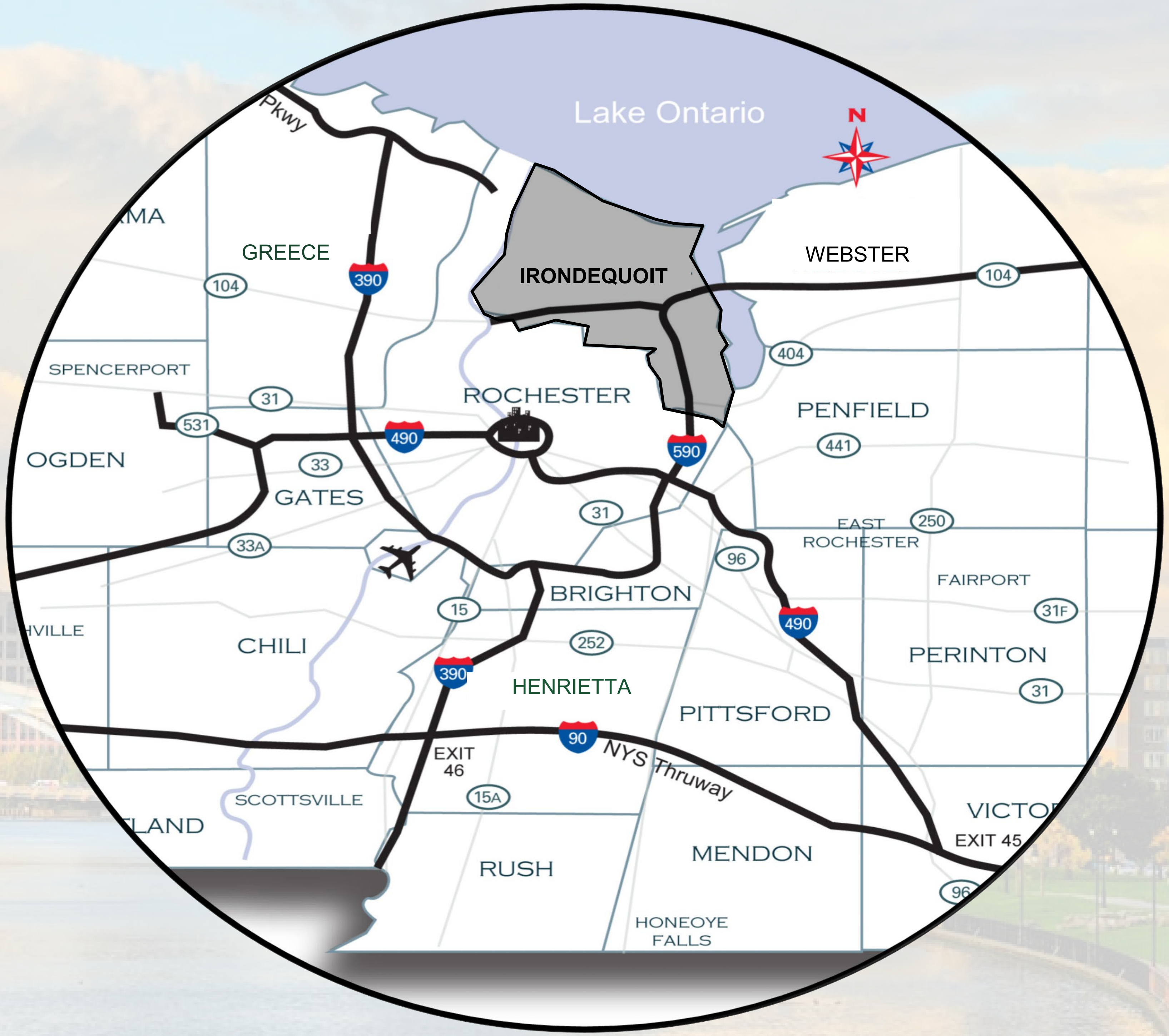
Rochester's economy has transitioned from its historical manufacturing roots to a diversified landscape with significant contributions from healthcare, education, and technology sectors. Major employers such as the University of Rochester and Rochester Regional Health anchor the city's economy. In January 2025, the Rochester metropolitan area experienced a 3.4% year-over-year increase in employment, slightly outperforming the national average of 3.1%. The unemployment rate stood at 3.5% in January 2025, aligning closely with the national rate of 3.6%.

The Rochester metropolitan area maintains a population of approximately one million residents, reflecting stability that supports consistent demand for housing and services. This demographic steadiness contributes to a reliable consumer base, fostering opportunities for businesses and investors alike.

Rochester's retail sector is undergoing revitalization, with urban renewal projects enhancing commercial districts. Initiatives such as the transformation of the Inner Loop into accessible urban spaces have spurred commercial and residential development, increasing the city's appeal to businesses and residents. This revitalization, coupled with a burgeoning technology sector focused on imaging and optics, positions Rochester as a city on the rise, offering diverse investment opportunities across various industries.

A recent survey indicated that Upstate New York CEOs have become more optimistic about business growth, with confidence levels rising nearly 20 points to 78.8%. This positive outlook suggests a favorable environment for business expansion and investment. In summary, Rochester offers investors a blend of economic stability, housing market growth, retail revitalization, and positive business sentiment, making it a city ripe with investment potential.

Source: U.S. Bureau of Labor Statistics, U.S. Census Bureau, and Federal Reserve Band of New York Surveys



ROCHESTER, NY

EDUCATION

29.4% of all adults in Rochester have a bachelor’s degree or higher, reflecting a stable labor market

EMPLOYMENT

As of January 2025, the unemployment rate in Rochester in 4.1% on par with the national average

INCOME

Average household income has increased to $91,190 within a 5-mile radius

Source: U.S. Bureau of Labor Statistics, U.S. Census Bureau, and Site to do Business

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CONTACT US

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