

KFC – Carthage, MO

Triple Net Retail For Sale

FOR SALE



FOR SALE:

\$2,350,000 (5.15% Cap)

Property Features:

Address	2600 S Grand Ave
City, State, Zip	Carthage, MO, 64836
Asset Type	Triple-Net Retail
Size	2,382 +/- SF

Highlights:

- 15-years remaining on NNN Lease
- Attractive 7.5% rent increases every 5 years
- Shadow anchored by Walmart, Lowes, and YMCA
- Good street visibility with over 10,000 cars per day
- Lease guaranteed by Mitra QSR – 3rd largest domestic operator of KFC's

Property Description:

AMG/CR is proud to present this exclusive offering of an Absolute Triple Net KFC location situated on Grand Avenue, a main throughfare in Carthage, MO. This property is strategically positioned directly across the street from Fair Acres YMCA & Sports Complex. Neighboring tenants include Walmart, Lowe's, Taco Bell, Walgreens, and Goodwill.

For more information, please contact:

Steve Biafore

Associate

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AMG Commercial Realty

5600 W 95th Street, Suite 307

Overland Park, KS 66207

www.assetmgmtgrp.com

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Rent Schedule

TERM	RENT	INCREASE	CAP
2022 - 2027	\$121,034.21	-	5.15%
2027 - 2032	\$130,111.77	7.5%	5.50%
2032 - 2037	\$139,870.16	7.5%	5.90%
Option 1: 2037 - 2042	\$150,360.42	7.5%	6.30%
Option 2: 2042 - 2047	\$161,637.45	7.5%	6.80%

Franchisee Overview



About the Franchisee:

- Founded in 2008
- Top 50 largest franchisees in the United States
- 3rd largest domestic franchisee of KFC Restaurants
- Continuing to build new restaurants in underpenetrated markets



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Demographics

POPULATION	1 MILE	5 MILE	10 MILE
2022 Total Population	2,761	21,831	60,109
2027 Population	2,842	22,332	61,766
Pop Growth 2022-2027	2.93%	2.29%	2.76%
Median Age	40	36.8	37

HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2022 Total Households	1,151	7,924	22,558
HH Growth 2022-2027	2.95%	2.27%	2.78%
Median Household Inc.	\$38,536	\$42,285	\$46,722
Avg. Household Size	2.3	2.7	2.6

HOUSING	1 MILE	5 MILE	10 MILE
Median Home Value	\$151,936	\$120,583	\$130,769
Median Year Built	1976	1966	1977

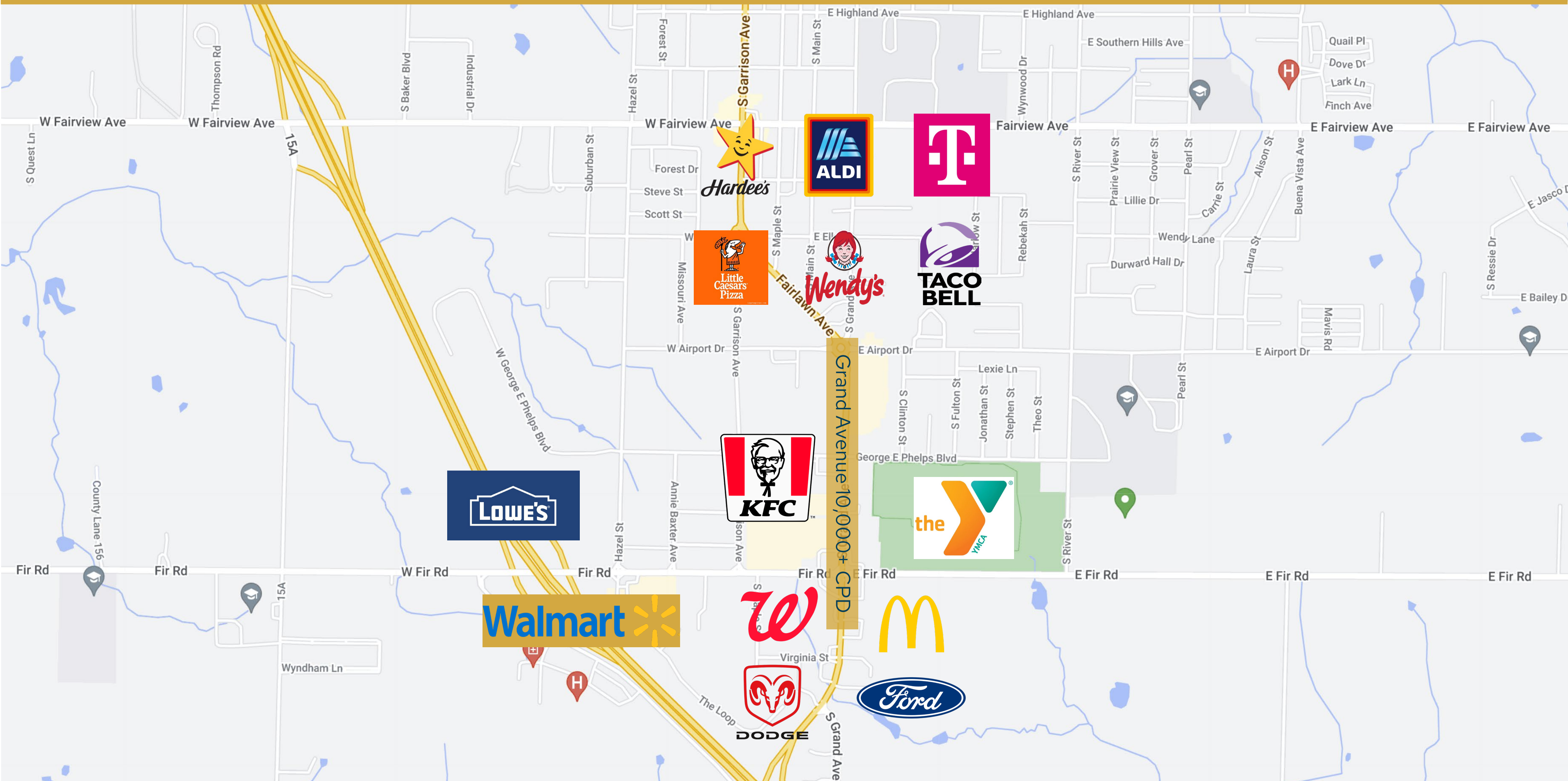
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