



KFC

Brockport, NY

Exceptionally Low Rent

Shadow-anchored by Wegmans and TJ Max

Absolute NNN



*Actual property

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Iceberg Net Lease





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Investment Overview

—
ICEBERG NET LEASE



*Actual property

ADDRESS

4665 Lake Rd S
Brockport, NY 14420

OFFER PRICE

\$1,935,000

CAP RATE

5.25%

LEASE TYPE

Absolute NNN

NET OPERATING INCOME

\$101,650

GROSS LEASABLE AREA

2,500 SF

LOT SIZE

0.55 Acres

Investment Highlights

- **KBP Corporate Guarantee**

Lease backed by KBP Foods, one of the largest KFC operators in the U.S. with 1,100+ locations and strong financial performance.

- **Shadow-Anchored by Wegmans & T.J. Maxx**

Located in a top retail corridor with nearby national retailers including Walmart Supercenter, Lowe's, Tractor Supply, ALDI, CVS, AutoZone, Verizon, and more.

- **Absolute NNN Lease**

No landlord responsibilities with 7% rent increases every five years; next escalation in three years.

- **Exceptionally Low Rent**

Enhances cash flow stability and delivers reliable income from day one.

- **College Town Location**

Less than 1 mile from SUNY Brockport (8,200+ students) and 2 miles from UR Medicine – Strong West.



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Lease Summary & Aerial



PRICE

\$1,935,000

|

CAP RATE

5.25%

|

YEAR BUILT

2018

LEASE SUMMARY	
Tenant	KFC
Guarantor	KBP corporate guarantee
Lease Type	Absolute NNN
Rent Commencement	May 1, 2019
Lease Expiration	April 30, 2039
Rent Increases	7% increases every 5 years
Renewal Options	Four (4) x 5-year options
Roof & Structure	Tenant responsibility







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Tenant Overview



KFC

(Kentucky Fried Chicken)

KFC, short for Kentucky Fried Chicken, is one of the most iconic and globally recognized quick-service restaurant (QSR) brands. Founded in 1952 and headquartered in Louisville, Kentucky, KFC has grown into a powerhouse with over 25,000 locations in more than 145 countries and territories.

This location is operated by KBP Corporation, one of the largest and most successful KFC franchisees in the U.S., with a portfolio exceeding 1,100 restaurants across 32 states. KBP has demonstrated consistent growth through strategic acquisitions and operational excellence, earning recognition for its strong financial performance and management expertise.

Backed by a robust corporate guarantee from KBP Foods, the lease offers investors significant security and confidence. KBP's proven track record, expansive scale, and strong capital structure make it a highly creditworthy tenant and a valuable addition to any net lease investment portfolio.



KBP Corporation

This location is operated by KBP Corporation, one of the largest and most respected quick-service restaurant (QSR) franchisees in the United States. Founded in 1999 and headquartered in Overland Park, Kansas, the company operates over 1,100 restaurants across 35 states, primarily under well-established brands such as KFC, Taco Bell, and Pizza Hut. KBP has built a strong national footprint through a focused strategy of acquiring underperforming units and turning them into high-performing assets, as well as ground-up development in key markets.

KFC is KBP's flagship concept, accounting for roughly 832 of those units in 28 states and making KBP one of the single largest KFC franchisees in the country.

KBP's rapid expansion and operational excellence are backed by institutional capital, and the company is widely regarded as a top-tier franchisee within the Yum! Brands system. With a workforce of over 15,000 employees, KBP continues to grow both organically and through acquisition, consistently ranking among the largest restaurant operators in the country.

From a real estate investment standpoint, KBP is a highly attractive tenant. The company typically signs long-term, absolute triple-net (NNN) leases, offering investors stable and passive cash flow with minimal landlord responsibilities. Their lease agreements often include rent escalations and renewal options, enhancing

long-term investment value. While KBP is privately held, their scale, operational track record, and strong brand relationships suggest a low-risk, high-credit tenant profile.

KBP's portfolio consists of freestanding, drive-thru locations in high-traffic retail corridors—ideal for sustained consumer demand and long-term real estate appreciation. With a recession-resistant business model, seasoned leadership team, and commitment to operational excellence, KBP Corporation represents a durable and growth-oriented tenant that aligns well with institutional-grade net lease investment strategies.

In short, KBP Corporation enhances the security of this investment, offering predictable income backed by a top-tier operator with deep experience in the QSR space.



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Market Overview

ICEBERG NET LEASE



Brockport is a historic village located in Monroe County, approximately 20 miles west of Rochester, New York.

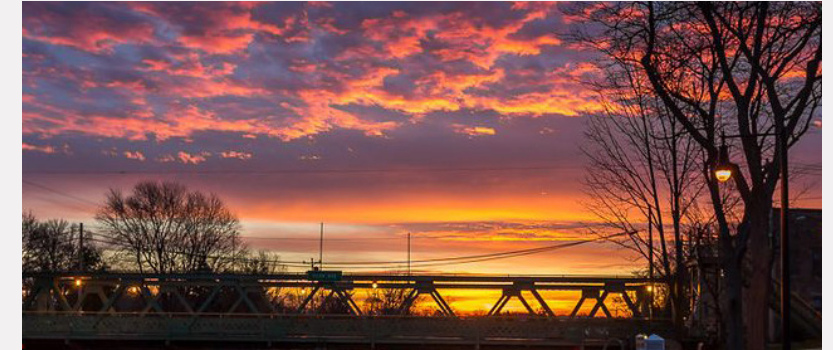
Nestled along the Erie Canal, it offers a blend of small-town charm and strategic accessibility, making it an attractive destination for both residents and businesses.

The village has been proactive in enhancing its economic landscape. Notably, Brockport was awarded a \$4.5 million NY Forward grant aimed at revitalizing its downtown and waterfront areas, promoting tourism, and supporting local businesses. Additionally, the Small Business Development Center at SUNY Brockport has played a pivotal role in driving economic growth—assisting over 22,700 businesses, facilitating more than \$252 million in investments, and helping to create or retain over 9,200 jobs since its inception.

The commercial real estate market in Brockport presents a range of opportunities. Recent development activity and property listings reflect steady demand for retail, office, and mixed-use space, supported by the village's strategic location and pro-business initiatives.

Brockport also offers a high quality of life, with its scenic canal-side setting, historic downtown, and strong sense

of community. The village's commitment to preserving its heritage while encouraging thoughtful growth makes it an appealing place to live, work, and invest.



AVERAGE INCOME

\$82,189

POPULATION

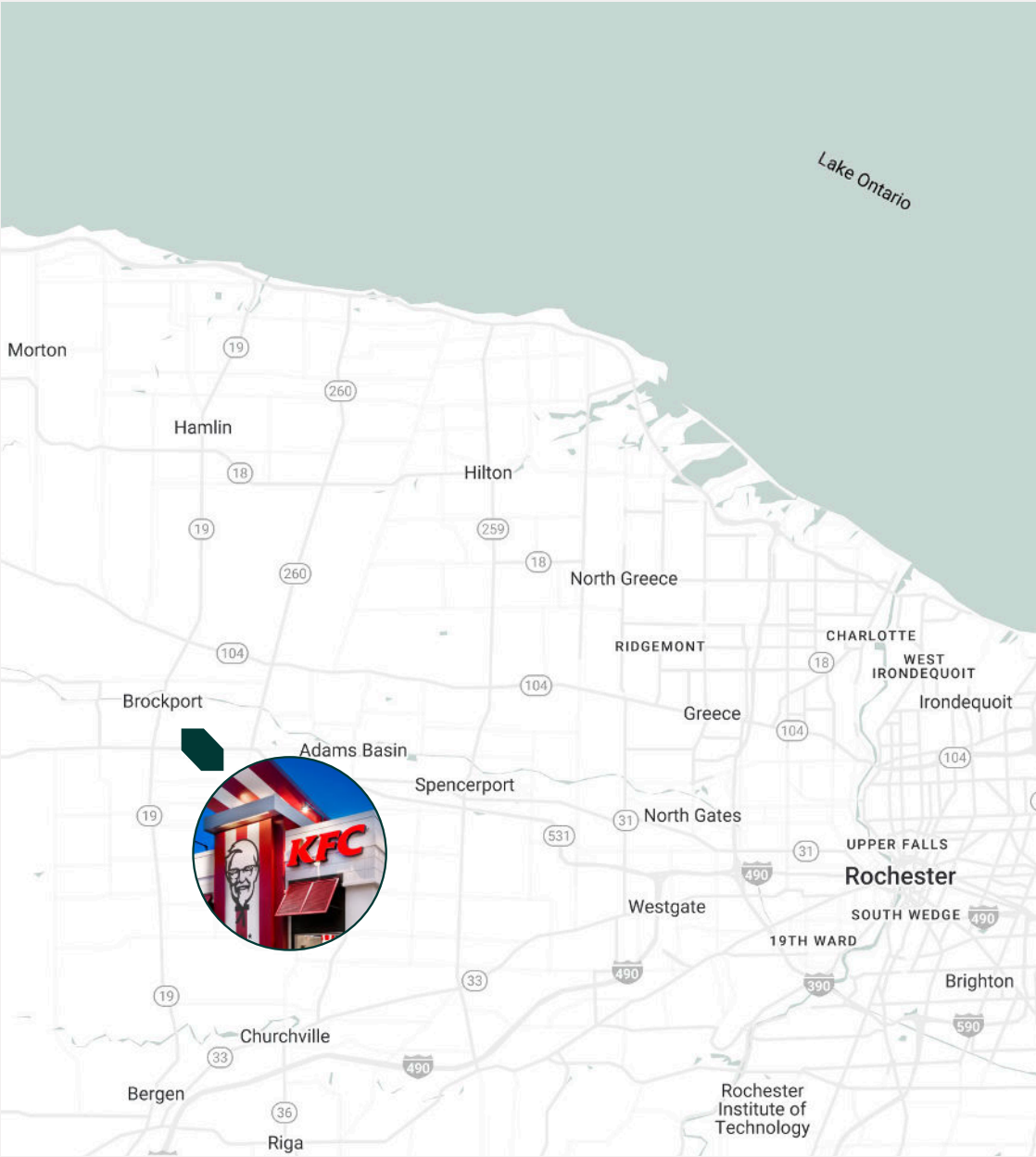
25,345

Within a 5-mile radius of the property

Demographics

POPULATION	2 MILES	5 MILES
2020 Population	12,606	25,082
2024 Population	13,042	25,345

INCOME	2 MILES	5 MILES
Average Household Income	\$70,948	\$82,189



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