1.49-Acre Meijer Pad Site With Drive-Thru

VERY AFFLUENT DEMOGRAPHICS (TOLEDO MSA)

CIA commercial investment advisors

OFFERING MEMORANDUM

KFC

10200 US-20 | ROSSFORD, OHIO 43460

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Highlights

Kentucky Fried Chicken

PRICE	CAP RATE	NOI
$2,760,000	7.60%	$209,730

POINTS OF INTEREST

Retailers | Entertainment: Outparcel to Meijer, directly across from Lowe's, Kohl's, Hobby Lobby, Boot Barn, Dollar Tree, OfficeMax, and Goodwill; adjacent to Walmart, Target, Gabe's, Home Depot. T.J. Maxx, Ulta Beauty, Five Below, Pet Supplies Plus

Higher Education: 6 miles from **Owens Community College Perrysburg** - a 2-year, public institution serving 7,423 students with a focus on affordable education, career-focused technical training & transfer opportunities

Healthcare: 12 miles from **Mercy Health - St. Vincent Medical Center Toledo** - a major teaching hospital & Level I trauma center with 445 staffed beds; 13 miles from **ProMedica Toledo Hospital** - a major non-profit, academic tertiary care Level I trauma center that features 794 beds, including a dedicated 169-bed ProMedica Russell J. Ebeid Children's Hospital

LONG-TERM ABSOLUTE NNN LEASE

Over 10 years remaining on Absolute NNN lease with rental escalations every 5 years - next 9.1% escalation 04/01/31

OPERATOR | TENANT

Parent Company of KBP Foods operates ±1,100 locations across 4 brands in 32 states. **Tenant - FQSR, LLC** (the largest KFC franchisee in the U.S.) encompasses ±800 locations (+20% of KFC locations in the U.S. system) with anticipated sales in excess of $1 billion in 2026 (FQSR, LLC is the tenant on the lease, encompasses all KFC restaurant locations)

DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Large ±1.49-acre outparcel to Meijer, located in dominant retail corridor surrounded by national retailers including Walmart (adjacent), Lowe's, and Kohl's - located on US-20 (Rossford's main east/west retail artery), the site benefits from exceptional visibility & access with **traffic counts of 39,128 CPD**!

AFFLUENT 2026 DEMOGRAPHICS

Population (5-mi)	80,553
Households (5-mi)	35,789
Average Household Income (3-mi)	**$132,831**

Financial Analysis

SITE ADDRESS	10200 US-20 Rossford | Ohio 43460 (*Toledo* MSA)
TENANT	**FQSR, LLC dba. KBP FOODS**
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±3,059 SF
LOT SIZE	±1.49 acres
YEAR BUILT	2009
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an **Absolute NNN lease**. Tenant is responsible for all expenses.
LEASE TERM	Over 10 years remaining
RENTAL INCREASES	9.1% increase in April 2031, 2% annual increases in options
RENT COMMENCEMENT DATE	April 1, 2016
EXPIRATION DATE	March 31, 2036
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

Kentucky Fried Chicken

ACTUAL SITE

Rent Roll

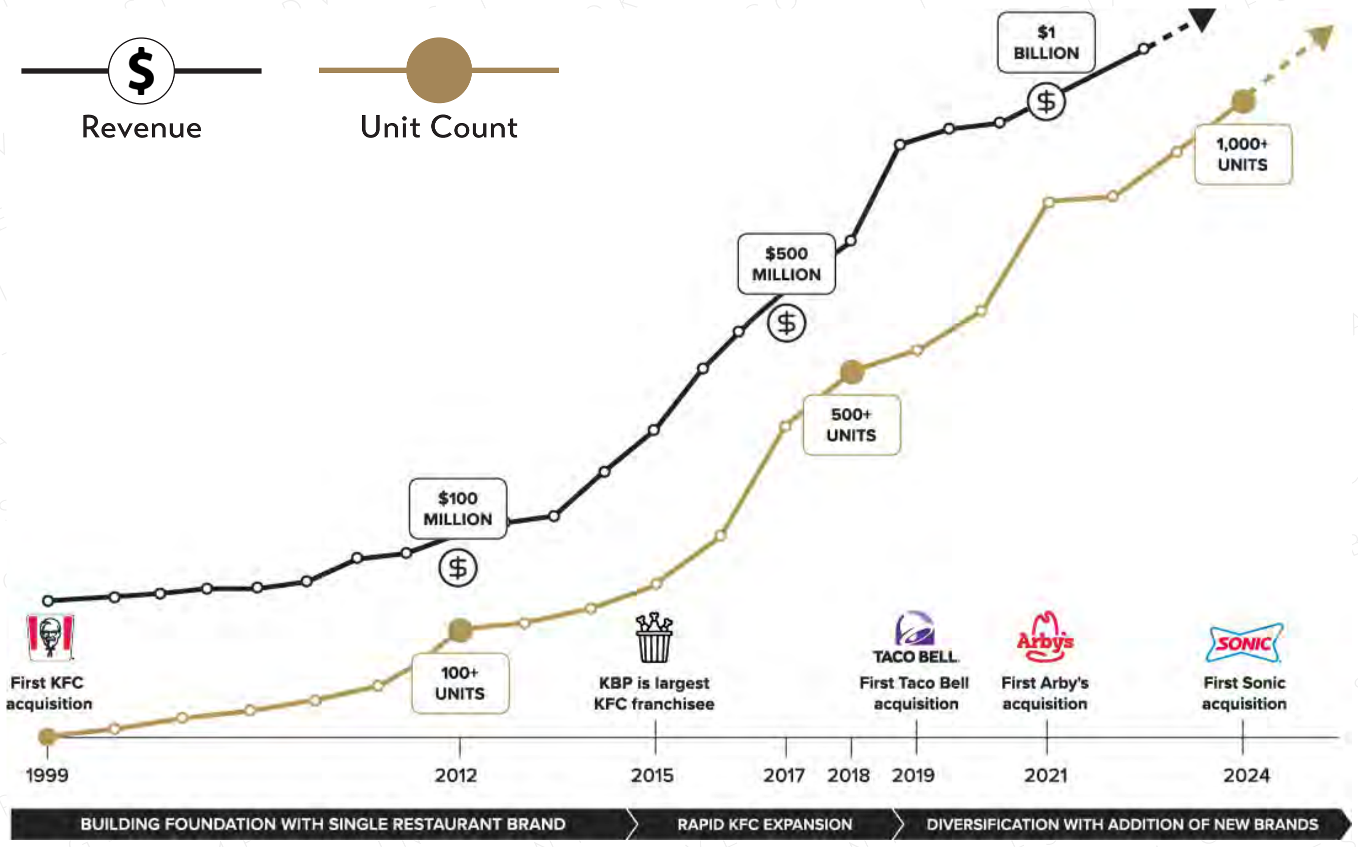
	TERM	ANNUAL RENT	CAP RATE
Years 11-15	**04/01/26** to 03/31/31	$209,730	7.60%
Years 16-20	04/01/31 to **03/31/36**	$229,114	8.30%
		AVG ANNUAL RETURN	**7.95%**

RENEWAL OPTIONS: Four 5-year options with 2% annual escalations

Tenant Profile

KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

±1,100	32	21,000+
Restaurants	States	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!

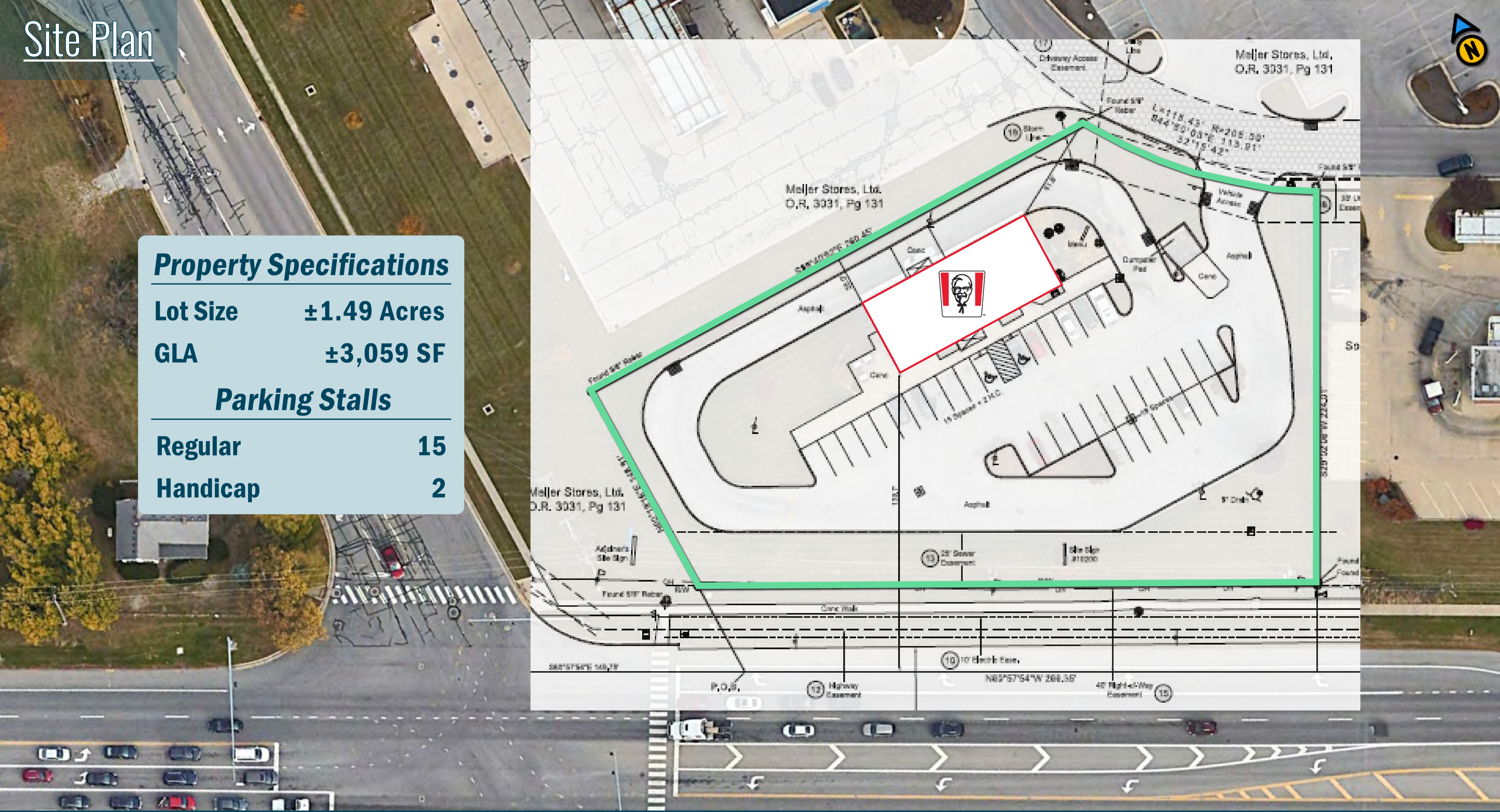
ADDITIONAL KBP BRANDS

KBP Inspired, LLC is a ±110-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 ±160-unit Sonic entity (subsidiary holding of KBP Brands) with locations in North Carolina, Virginia, Georgia, South Carolina, Kentucky & Delaware.

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.

Site Plan



Property Specifications

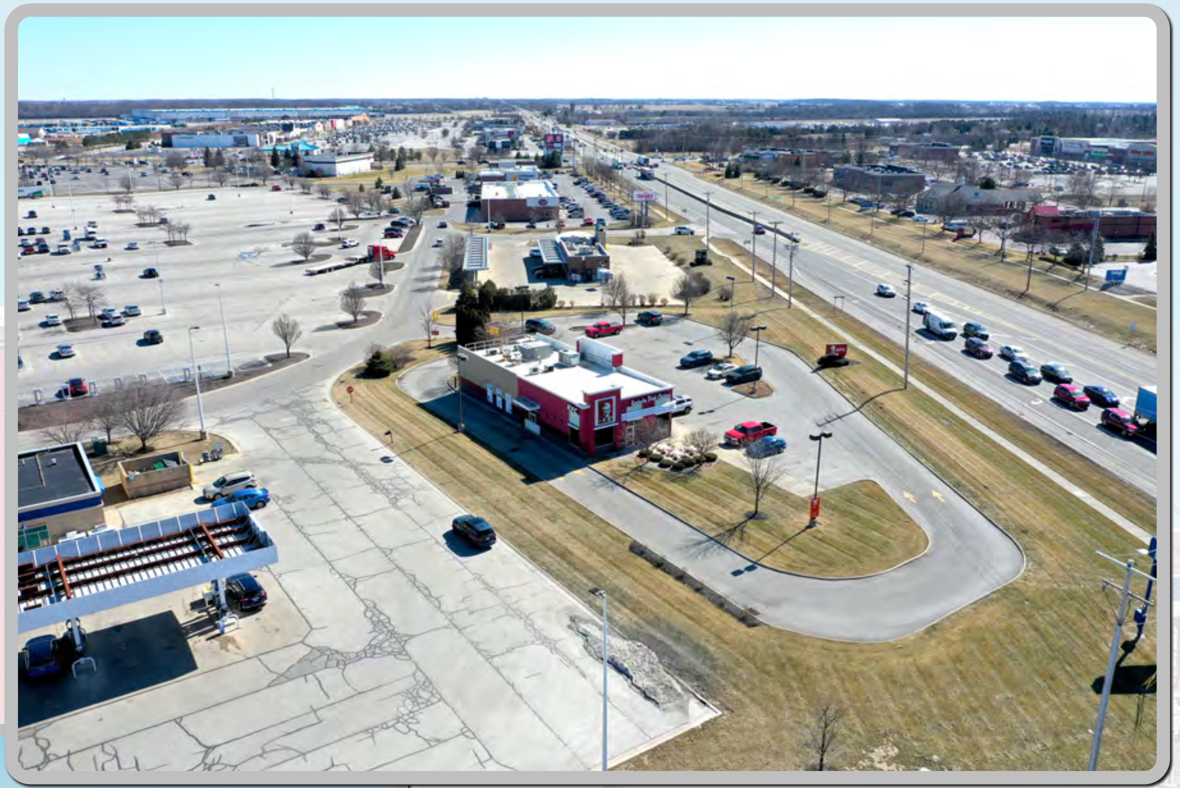
Lot Size	±1.49 Acres
GLA	±3,059 SF

Parking Stalls

Regular	15
Handicap	2

Actual Site Photos

As of March 2026



Northeast

As of March 2026

East

As of March 2026

South

As of March 2026

2026 AVERAGE HOUSEHOLD INCOME (3-MI)

$132,831

West

As of March 2026

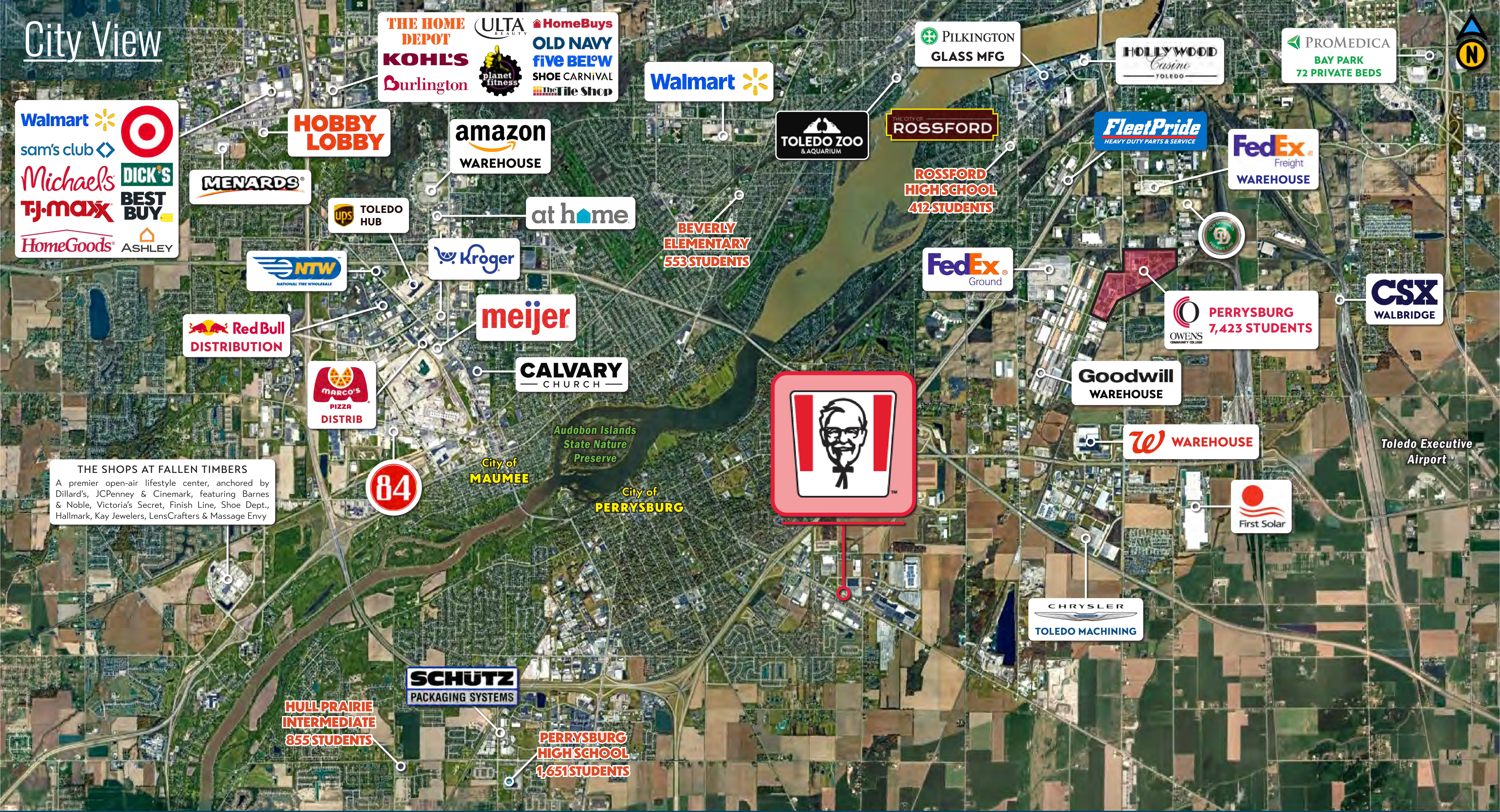
Rossford


Rossford
20
23
Interstate 75
Waffle House
Raising Cane's
Bundt Cakes
Cracker Barrel
T
Frickers
First Watch
Burger King
Valvoline Instant Oil Change
Bob Evans
Toledo Harley-Davidson
AutoZone
Baymont by Wyndham
Fuller Apartments
216 Units
Walmart
La Quinta by Wyndham
Perrysburg Junior High
834 Students
Chipotle
Wendy's
Culver's
TOCA Soccer
ALDI
amazon
Warehouse
meijer
Once upon a child
Domino's
Quality Inn & Suites
Super 8 by Wyndham
Candlewood Suites by IHG
Holiday Inn Express & Suites
planet fitness
Fremont Pike | 39,128 CPD
Crossroads Pkwy | 10,229 CPD
I-75 | 83,870 CPD
Tuffy Tire & Auto Service
Kohl's
USPS.COM
Gabe's
Kroger
Sherwin Williams
Pet Supplies Plus
Lowe's
The Home Depot
Michaels
target
Shoe Carnival
america's best
Ashley
TJ·maxx
five BELoW
Chili's
SALLY.
Red Robin
sleep number
Belle Tire
Kirkland's Home
Bath & Body Works
CHASE
Hobby Lobby
OfficeMax
Walgreens
Chick-fil-A
Arby's
Boot Barn
Dollar Tree
Goodwill
IHOP
Jimmy John's
7 Brew
PetSmart
Five Guys
Tropical Smoothie Cafe
Panda Express
Discount Tire
Pita Way
Caliber
The Vitamin Shoppe
20
23
N

Zoomed Out

Woodlands Park
WOODLAND ELEMENTARY 595 STUDENTS
City of PERRYSBURG
THREE MEADOWS 150 UNITS
CAMPING WORLD
TOTH ELEMENTARY 443 STUDENTS
PERRYSBURG JUNIOR HIGH 834 STUDENTS
Walmart
amazon WAREHOUSE
LYB LyondellBasell
BUICK GMC VOLVO
DOLLAR GENERAL
FRANK ELEMENTARY 480 STUDENTS
I-75 | 83,870 CPD
Gabe's
Ohio CAT
the Y GYMNASIUM
MERCY HEALTH PERRYSBURG 46 BEDS
PLATO'S CLOSET
planet fitness
INTERSTATE 75
KOHL'S
LOWE'S
HOBBY LOBBY
FORT MEIGS ELEMENTARY 567 STUDENTS
the Y FORT MEIGS
Peterbilt Ohio Peterbilt
COSTCO WHOLESALE
AMERICA'S AUTO AUCTION TOLEDO
INTERSTATE 475
I-475 | 72,336 CPD
HOME2 SUITES BY HILTON
CINEMARK
Hilton Garden Inn
TOWN CENTER AT LEVIS COMMONS
An open-air mixed-use lifestyle center offering a curated collection of national, regional & local specialty merchants such as Cinemark, Anthropologie, J. Crew, Lululemon, Sephora. WHBM, Books-A-Million, etc.

City View



THE HOME DEPOT
ULTA BEAUTY
HomeBuys
KOHL'S
OLD NAVY
five BELOW
planet fitness
SHOE CARNIVAL
Burlington
The Tile Shop
Walmart
sam's club
Michaels
DICK'S
T.J.maxx
BEST BUY
HomeGoods
ASHLEY
HOBBY LOBBY
amazon
WAREHOUSE
MENARDS
ups TOLEDO HUB
at home
NTW
NATIONAL TIRE WHOLESALE
Kroger
Red Bull
DISTRIBUTION
meijer
Marco's Pizza
DISTRIB
CALVARY CHURCH
THE SHOPS AT FALLEN TIMBERS
A premier open-air lifestyle center, anchored by Dillard's, JCPenney & Cinemark, featuring Barnes & Noble, Victoria's Secret, Finish Line, Shoe Dept., Hallmark, Kay Jewelers, LensCrafters & Massage Envy
84
City of MAUMEE
Audobon Islands State Nature Preserve
City of PERRYSBURG
BEVERLY ELEMENTARY
553 STUDENTS
TOLEDO ZOO & AQUARIUM
THE CITY OF ROSSFORD
ROSSFORD HIGH SCHOOL
412 STUDENTS
PILKINGTON GLASS MFG
HOLLYWOOD Casino TOLEDO
PROMEDICA
BAY PARK
72 PRIVATE BEDS
N
FleetPride
HEAVY DUTY PARTS & SERVICE
FedEx Freight
WAREHOUSE
FedEx Ground
OWENS COMMUNITY COLLEGE
PERRYSBURG
7,423 STUDENTS
CSX
WALBRIDGE
Goodwill
WAREHOUSE
W WAREHOUSE
Toledo Executive Airport
First Solar
CHRYSLER
TOLEDO MACHINING
SCHUTZ
PACKAGING SYSTEMS
HULL PRAIRIE INTERMEDIATE
855 STUDENTS
PERRYSBURG HIGH SCHOOL
1,651 STUDENTS

Rossford Synopsis

Rossford is a city in Wood County, a charming small town located in northwestern Ohio near the Michigan border. Residents enjoy a quiet lifestyle with easy access to Toledo, the state's 4th largest city. Rossford is a strong manufacturing base in glass, plastics and automotive industries.

Manufacturing companies in the area include **Chrysler Toledo Machining** (produces torque converters to improve fuel efficiency & refinement and steering columns for Jeep, Chrysler & Dodge vehicles); **Pilkington North America** (produces float glass for the automotive & architectural sectors); **Beacon Industries** (an industrial coatings company specializing in powder coating & e-coating services, delivering metal finishing solutions for the automotive, agriculture & commercial sectors); **Norplas Industries** (manufactures automotive systems, specifically for vehicle assembly & customization, including battery enclosures & bumpers); **Fresh Products, LLC** (innovative leader in air fresheners, odor control, deodorizer & urinal screen products).

2026 Demographics

	1-MI	3-MI	5-MI
Population	6,125	24,742	80,553
Households	2,826	10,888	35,789
Labor Population Age 16+	5,030	20,268	66,029
Median Age	40.1	40.4	39.7
Avg Household Income	**$101,024**	**$132,831**	**$120,819**

Toledo Metro

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