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

Janell Vanegas
Principal, Licensed Real Estate Broker
Janell@VentureBrokerageGroup.com
(585)615-1102

www.VentureBrokerageGroup.com

157 Rue De Ville
Rochester, NY 14618

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.

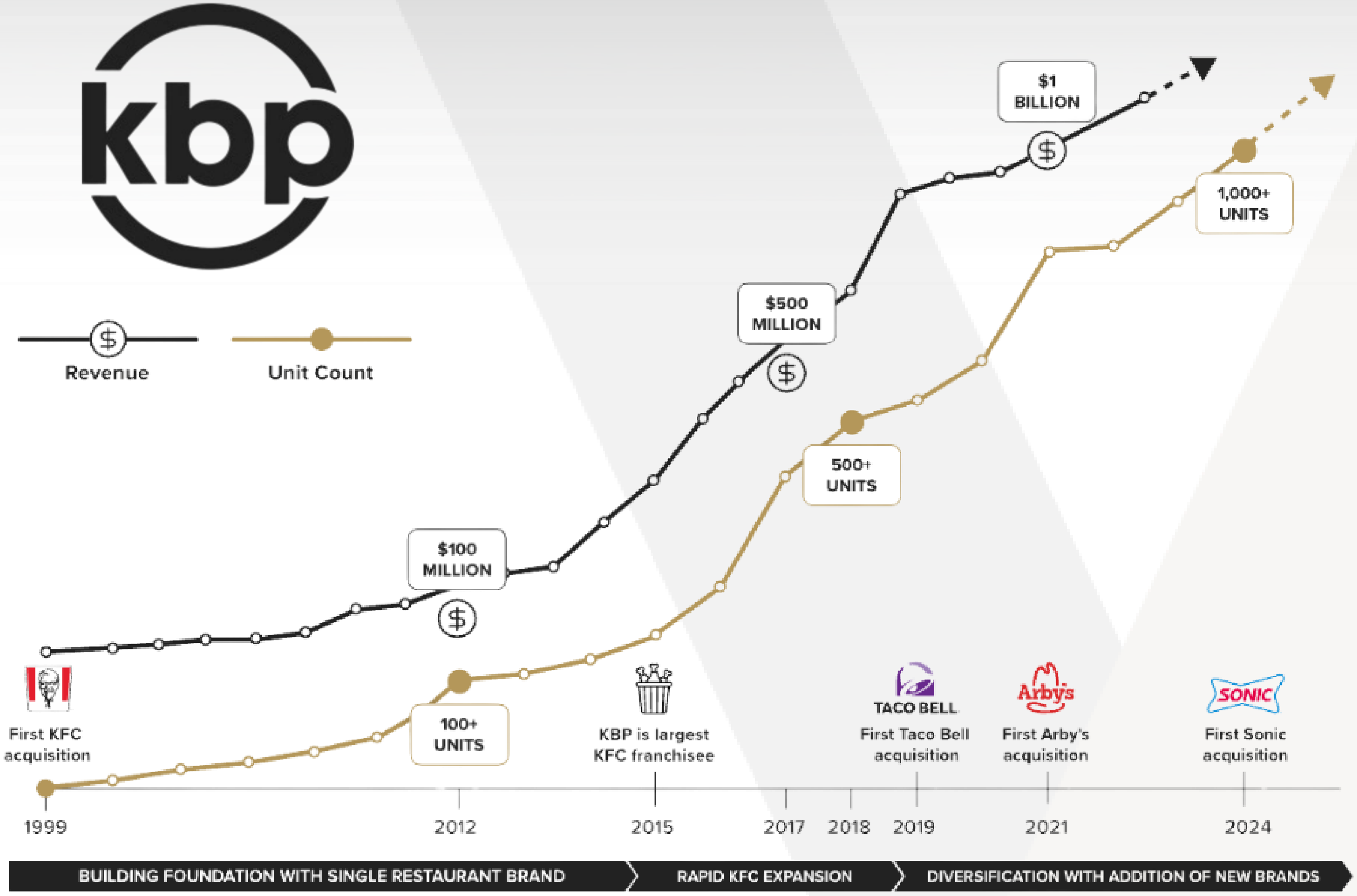
QSR CATEGORY POSITIONING: The quick-service chicken segment remains one of the strongest performing categories in the restaurant industry, supported by value-oriented pricing, broad demographic appeal, and consistent drive-thru demand.

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

PROPERTY DETAILS

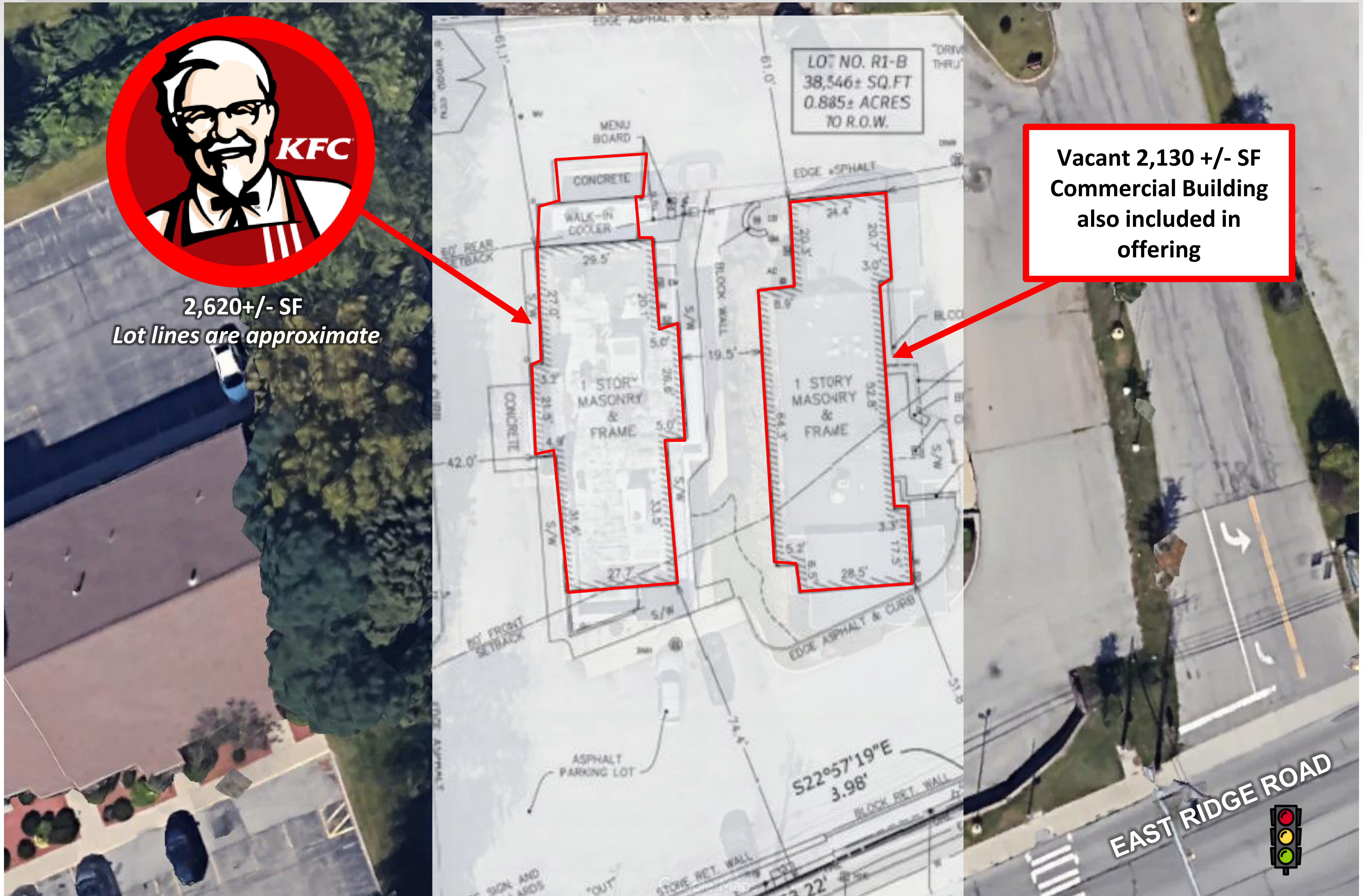
RETAILERS AND ENTERTAINMENT: The KFC at 1760 East Ridge Road is situated within the Irondequoit retail corridor. This corridor is lined by major shopping centers and retailers like Culver Ridge Plaza (which includes Marshalls, Burlington, Petco, Five Below, and more) as well as multiple QSR's along East 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 2,130+/- SF 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

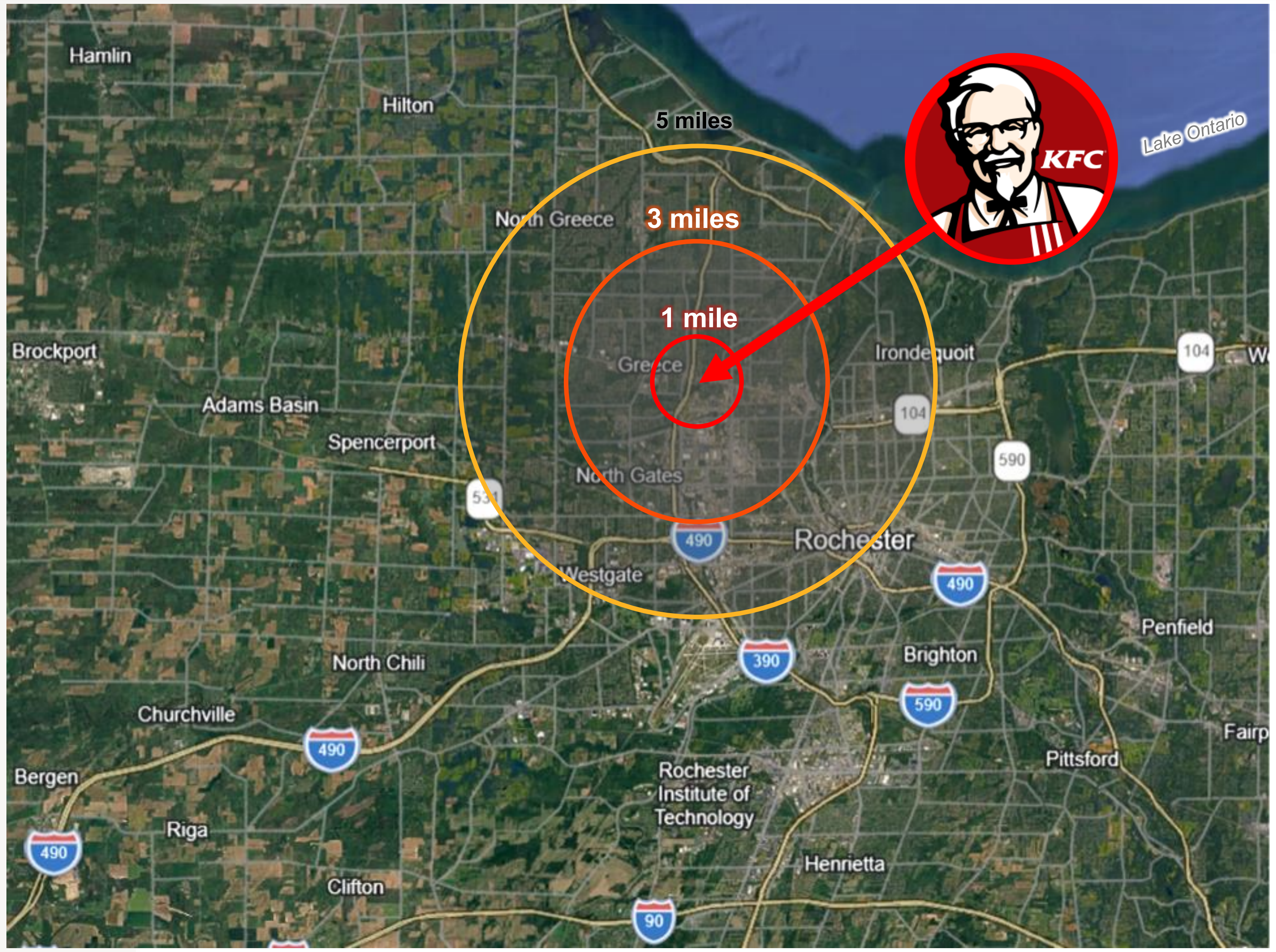

KFC
2,620+/- SF
Lot lines are approximate
LOT NO. R1-B
38,546± SQ.FT
0.885± ACRES
TO R.O.W.
MENU BOARD
CONCRETE
WALK-IN COOLER
1 STORY MASONRY & FRAME
1 STORY MASONRY & FRAME
ASPHALT PARKING LOT
Vacant 2,130 +/- SF Commercial Building also included in offering
EAST RIDGE ROAD

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



VENTURE BROKERAGE GROUP

SITE AERIAL

VENTURE BROKERAGE GROUP

MARKET AERIAL

IRONDEQUOIT, NY

ROCHESTER, NY

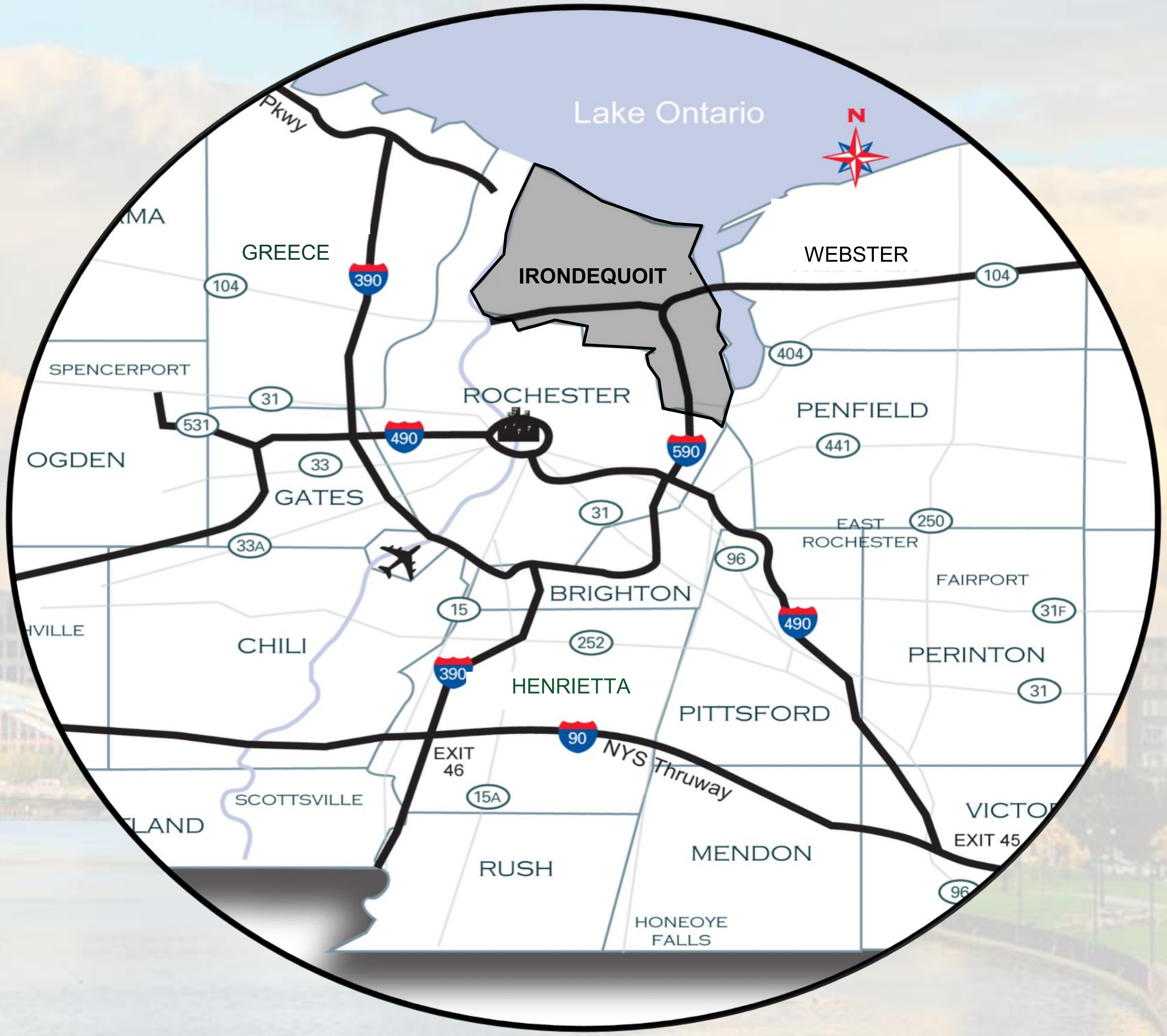
Rochester's economy has transitioned from its historical manufacturing roots to a diversified landscape with significant contributions from healthcare, education, and technology sectors. Major employers such as the University of Rochester and Rochester Regional Health anchor the city's economy. In January 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

CONFIDENTIALITY DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This memorandum, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by Venture Brokerage Group (“Venture”) from the information provided to Venture by Owner. This memorandum does not purport to be all-inclusive or to contain all the information which a prospective buyer may desire. Information provided by Venture is from sources deemed reliable. Any projections are an estimate based on assumptions of future income and expenses and no assurances can be given as to the probability that the projected results will be achieved. Neither the Owner, nor Venture, nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should conduct their own independent due diligence, including financial, engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material used in the construction or maintenance of the building or located on the site. All inspection requests are to be coordinated through Venture. By acknowledgement of your receipt of this memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the est of the Owner. Photocopying or other duplication is strictly prohibited. Venture is acting as the exclusive agent of the Owner, is representing the Owner, and will be compensated by the Owner in the event of a transaction. THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS ABSOLUTE DISCRETION TO ACCEPT OR REJECT ANY OFFER AND, IN ANY EVENT, NO OFFER SHALL BE DEEMED TO BE ACCEPTED BY THE OWNER UNTIL A PURCHASE AND SALE AGREEMENT HAS BEEN EXECUTED BY THE OWNER AND PROSPECTIVE PURCHASER. THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE THIS MEMORANDUM WAS PREPARED.

VENTURE
BROKERAGE GROUP

CONTACT US

Venture Brokerage Group

157 Rue De Ville, Rochester, NY 14618

Janell Vanegas

(585)615-1102

Janell@VentureBrokerageGroup.com