



\$1,674,783 | 5.75%
2430 34TH STREET
SAINT PETERSBURG, FL 33711

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KFC - ST. PETERSBURG FLORIDA

Retail Investment Group is pleased to be the exclusive listing agent for the KFC location in St. Petersburg, Florida. The building is ± 1792 square feet in size, and was constructed in 1973. The property has high visibility and is located in a prime location right off the I-273 Highway which sees over $\pm 80,000$ vehicles per day. Within a 1-mile radius of the Subject Property there are over $\pm 12,000$ in population, and within a 5-mile radius there are over $\pm 232,000$ in population. This KFC is also in a very busy retail area, next to the Lakeview Shopping Center, Family Dollar, Beauty Depot, Skyview Motel, Taste of the Islands, Cricket Wireless, Hungry Howie's, the Krispy Krab, Rubber City Tire Repair, Aldi, Walmart Super Center, Dunkin' Donuts, all within ± 1.0 miles of the property and many others on 34th St. S which sees over $\pm 30,000$ vehicles per day.

The property will transfer with an Absolute NNN lease which has 14+ years remaining. There are 7% increases every 3 years, as well as at the option periods. This property is located in the busy area of Pinellas County, which is the Largest in Florida in Population. This lease is backed by a 8 Unit Guarantee by a 60 Unit Operator, and Florida is an income tax free state.



PROPERTY INFORMATION

Address:	2430 34th Street St Petersburg, FL 33711
Price:	\$1,674,783
Cap Rate:	5.75%
Lessee:	Divine Of Saint Petersburg
Building Size:	±1,792 SF
Land Area:	±0.32 AC
Lease Expiration:	02/28/2034
Options:	(4) 5-Year Options
NOI	\$96,360.00
Lease Type:	Absolute NNN
Increases:	7% Every 3 Years
Guarantee:	7 Unit Guarantee by a 60 Unit Operator

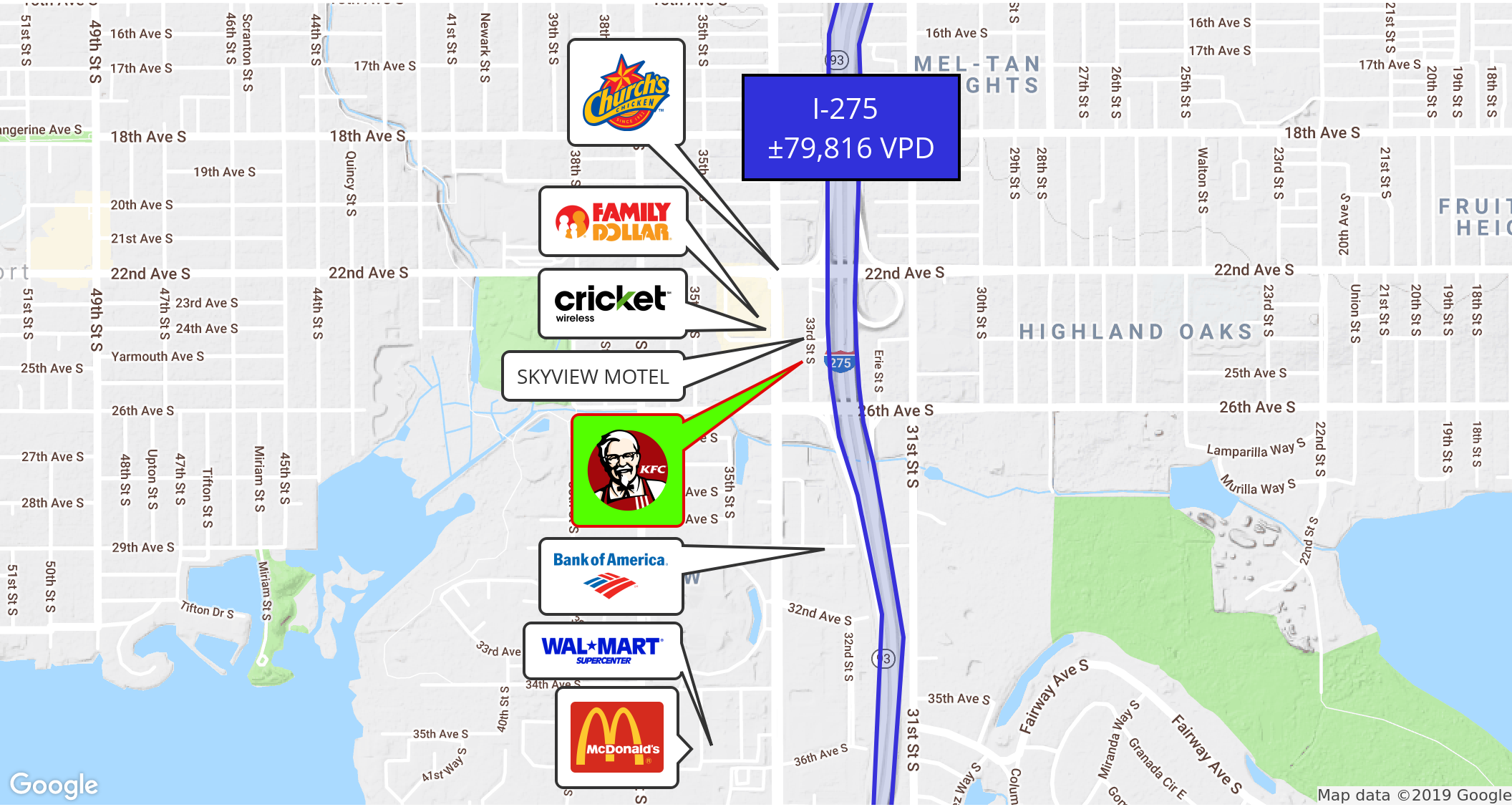
INVESTMENT HIGHLIGHTS

- Absolute NNN Lease (Zero Landlord Responsibilities)
- (4) 5-Year Options
- 7% increases every 3 years including option periods
- 7 Unit Guarantee by a 60 Unit Operator
- Florida is income tax free state
- Prime location off of I-273 and 34th St. S which sees over ±80,000 vehicles per day, and ±30,000 vehicles per day.
- High Visibility with over ±245,000 population in 5-mile radius





ST. PETERSBURG FLORIDA





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ABOUT THE BRAND

Kentucky Fried Chicken (KFC) is a fast food restaurant chain that specializes in fried chicken and is headquartered in Louisville, Kentucky. It is the world's second largest restaurant chain (as measured by sales) after McDonald's, with almost 20,000 locations globally in 123 countries and territories as of December 2015. The company is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut and Taco Bell chains. KFC was founded by Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky during the Great Depression. Sanders identified the potential of the restaurant franchising concept, and the first "Kentucky Fried Chicken" franchise opened in Utah in 1952.

In 2018 KFC sales were \$4.4 billion, which was 2% higher than the previous year, and they only continue to grow. KFC is Yum Brands largest brand, and their sales posted 5% same-store growth globally in 2018, exceeding analysts expectations for 3.1% growth. CFO Brian Cahoe plans to grow KFC by 100 stores a year starting in 2019, and is looking to expand in Universities, Airports, and even Ball Parks.



ST. PETERSBURG FLORIDA



ST. PETERSBURG, FLORIDA

St. Petersburg is a city in Pinellas County, Florida. As of 2017 the population was at 263,255, making it the fifth most populous city in Florida and the largest in the state that is not a county seat. St. Petersburg is the second-largest city in the Tampa Bay Area, and combined with Clearwater and Tampa, these cities comprise the Tampa-St. Petersburg-Clearwater Metropolitan Statistical area, the second-largest in Florida with a population of 2.8 million. The median annual household income is \$55,134, which continues to grow, and the per capita income is \$31,724 which is higher than the US average.

St. Petersburg is ranked number one for America's Arts Destinations with world-famous museums, galleries, and a top-notch performing arts community. Florida set a tourism record in 2017 with 116.5 million visitors, and Tampa International Airport also broke a record with 19,624,284 passengers in 2017. Clearwater Beach is consistently ranked the #1 beach in the world, just minutes away from St. Petersburg, and St. Petersburg has also been ranked #1 beach in 2008.



ST. PETERSBURG FLORIDA



POPULATION	1 MILE	3 MILES	5 MILES
2019	12,163	114,691	232,487
2024 (EST)	12,622	121,923	245,192



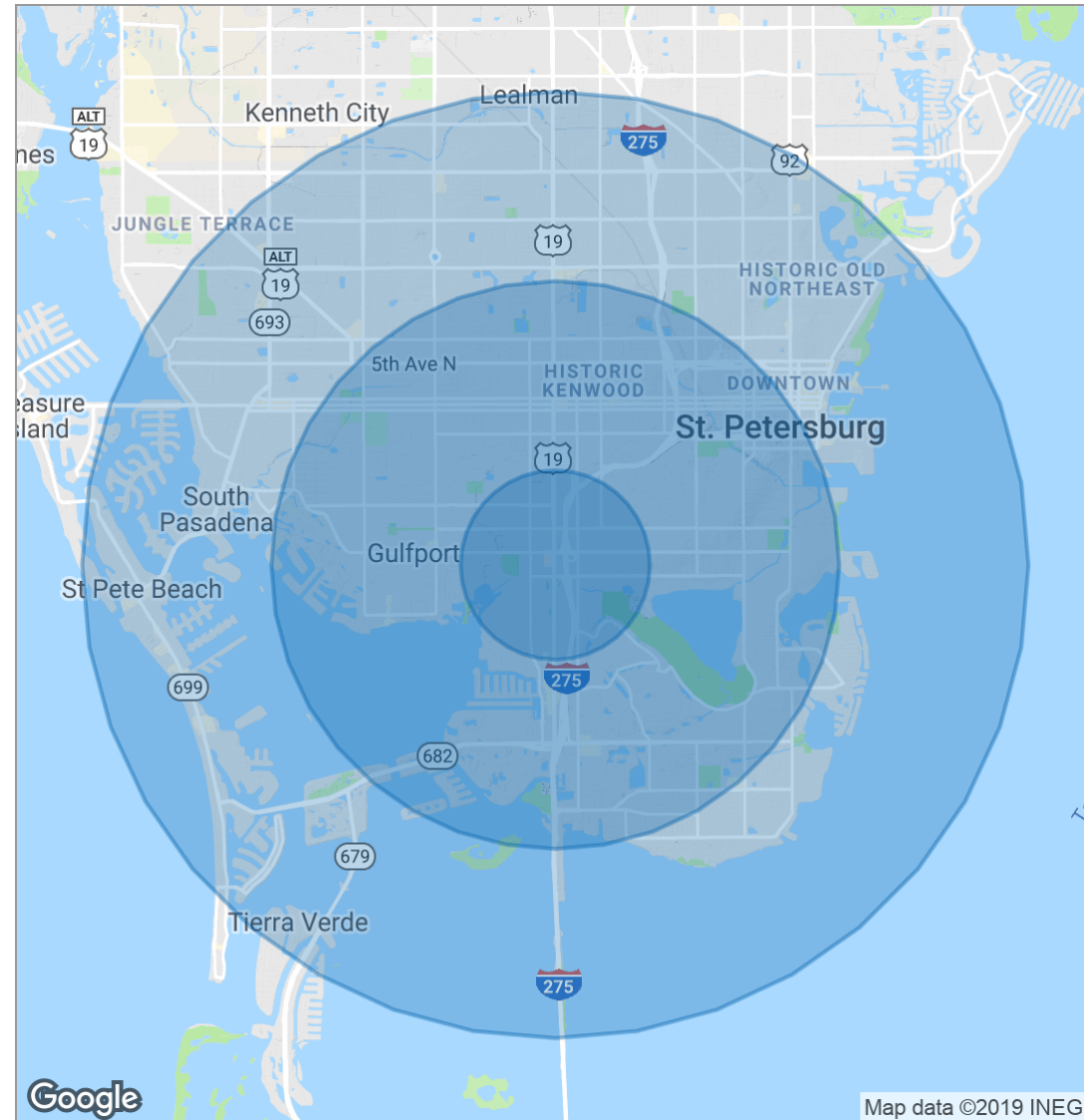
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019	\$44,782	\$50,916	\$56,391



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	4,463	39,962	92,976
AVG HH VALUE	\$172,663	\$197,928	\$218,067



TRAFFIC	34TH ST S	I-275
VPD	30,707/DAY	79,816/DAY





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