

For Sale: QSR Absolute NNN  
**KFC - GROUND LEASE**

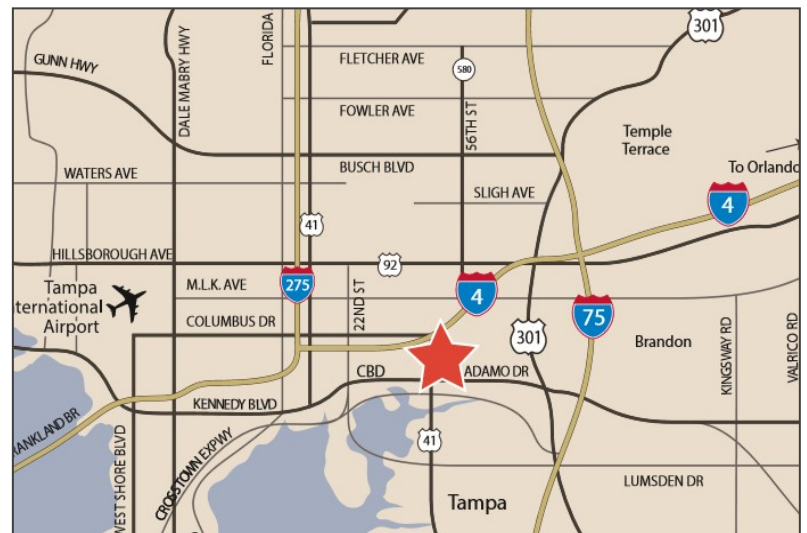
1733 N 50th Street, Tampa, FL 33619



**FEATURES**

- ❖ Net Lease Investment Opportunity with Zero Landlord Responsibilities
- ❖ Structured increases with 10% annual increases every 5 years
- ❖ KFC has paid percentage rent every year since lease commencement
- ❖ Complete building remodeling at the beginning of lease term in 2013
- ❖ Location is in close proximity of Interstate 4 with easy access to head West and East on I-4
- ❖ Traffic Counts: 36,000
- ❖ Site is accessible from 3 streets: N 50th St from the west, E Broadway from the north, and Temple St from the east
- ❖ Land Area: 0.60 +/- AC
- ❖ Building Size: 2,767 SF
- ❖ Asking Price, JUST REDUCED to \$1,700,000
- ❖ CAP Rate 5.3%

**LOCATION MAP**



Demographics			
	1-mile	3-mile	5-mile
Total Population	3,001	57,501	193,186
Total Households	989	20,349	74,586
Average HH Income	\$41,250	\$45,919	\$59,530

Elliott M. Ross, CCIM  
 C: 727.639.3800  
 elliott@rossrealtytampabay.com

Chris Shryock  
 C: 727.412.5166  
 cshryock@mindspring.com

ROSS CONSULTING GROUP, INC.  
 50 Sandpiper Rd.  
 Tampa, FL 33609





# KFC - GROUND LEASE

1733 N 50th Street, Tampa, FL 33619



## Income

- ❖ Base Rent 12/1/16 - 11/30/17 \$77,000 plus percentage rents ranging from \$4,200 - \$12,000/year
- ❖ Percentage rent is 7% of gross sales with a credit for base rent
- ❖ 2017 YTD year over year sales up 4% over 2016
- ❖ Beginning December 1, 2017, base rent increases to \$84,700 for the next five years
- ❖ 15+ years remaining on the base term with four (4) five (5) year options
- ❖ Projected NOI for 2017 - 2018 over \$90,000

