

KFC (DARK)

1209 Missouri Blvd, Jefferson City, MO 65109

Retail
Investment Opportunity

Offering Memorandum

±12.6 Years Remaining | Absolute NNN Lease | ±32,000 VPD



Representative Photo

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PROPERTY OVERVIEW

- **±12.6 Years Remaining Lease Term | 2018 Construction** - This offering provides stable, long-term, predictable cash flow, representing a truly passive investment opportunity. The property is well-suited for investors seeking an attractive in-place yield, with additional upside potential through future repositioning or re-tenanting upon lease expiration.
- **Prime Location Along Missouri Boulevard Retail Corridor** - Ideally situated along Jefferson City's primary retail corridor, the asset benefits from strong visibility and direct frontage on Missouri Boulevard. This heavily trafficked thoroughfare serves as the city's dominant commercial artery, supporting consistent consumer activity and long-term tenant demand.
- **Surrounded by National Retail Anchors & High Traffic Generators** - Located within the core of Jefferson City's retail hub, the property is surrounded by leading national retailers including Walmart, Menards, ALDI, Target, and Sam's Club. This critical mass of anchor tenants creates strong co-tenancy synergy and drives sustained traffic to the immediate area.
- **Established Retail Corridor with Ongoing Investment** - Missouri Boulevard continues to attract new development and retailer interest, reinforcing its status as the market's premier commercial corridor. Recent additions to the trade area include Dutch Bros, 7 Brew, First Watch, Chipotle, Raising Cane's, and Take 5 Oil Change, highlighting continued growth and investment momentum.
- **Stable Market Fundamentals | Jefferson City, MO** - As the state capital, Jefferson City benefits from a diverse and stable economic base anchored by government, healthcare, and education sectors. The market's steady population, consistent daytime traffic, and limited competing retail corridors support long-term tenant stability and investment durability.



Representative Photo

1209 Missouri Blvd
Jefferson City, MO 65109

±1,925 SF
GLA*

±0.57 AC
Lot Size*

2018
Year Built

**Buyer to verify GLA and Lot Size with a new survey*



Representative Photo

FINANCIAL SUMMARY

\$1,500,000

List Price

7.17%

Cap Rate

Lease Details

Tenant Trade Name	KFC
Tenant	FQSR, LLC (KBP Foods)
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	11/19/2018
Lease Expiration Date	11/18/2038
Term Remaining on Lease	±12.6 years
Rent Increases	7.5% Every 5 Years
Renewal Options	Two, 5-Year Options
ROFR	Yes (10-Day)

Annualized Operating Data

Year	Monthly Rent	Annual Rent	Cap Rate
Current - 11/18/2028	\$8,958.33	\$107,500.00	7.17%
11/19/2028 - 11/18/2033	\$9,630.21	\$115,562.50	7.70%
11/19/2033 - 11/18/2038	\$10,352.47	\$124,229.69	8.28%
Option 1 (11/19/2038 - 11/18/2043)	\$11,128.91	\$133,546.91	8.90%
Option 2 (11/19/2043 - 11/19/2048)	\$11,963.58	\$143,562.93	9.57%



Representative Photo



Missouri Blvd ± 32,000 VPD

± 42,000 VPD 50

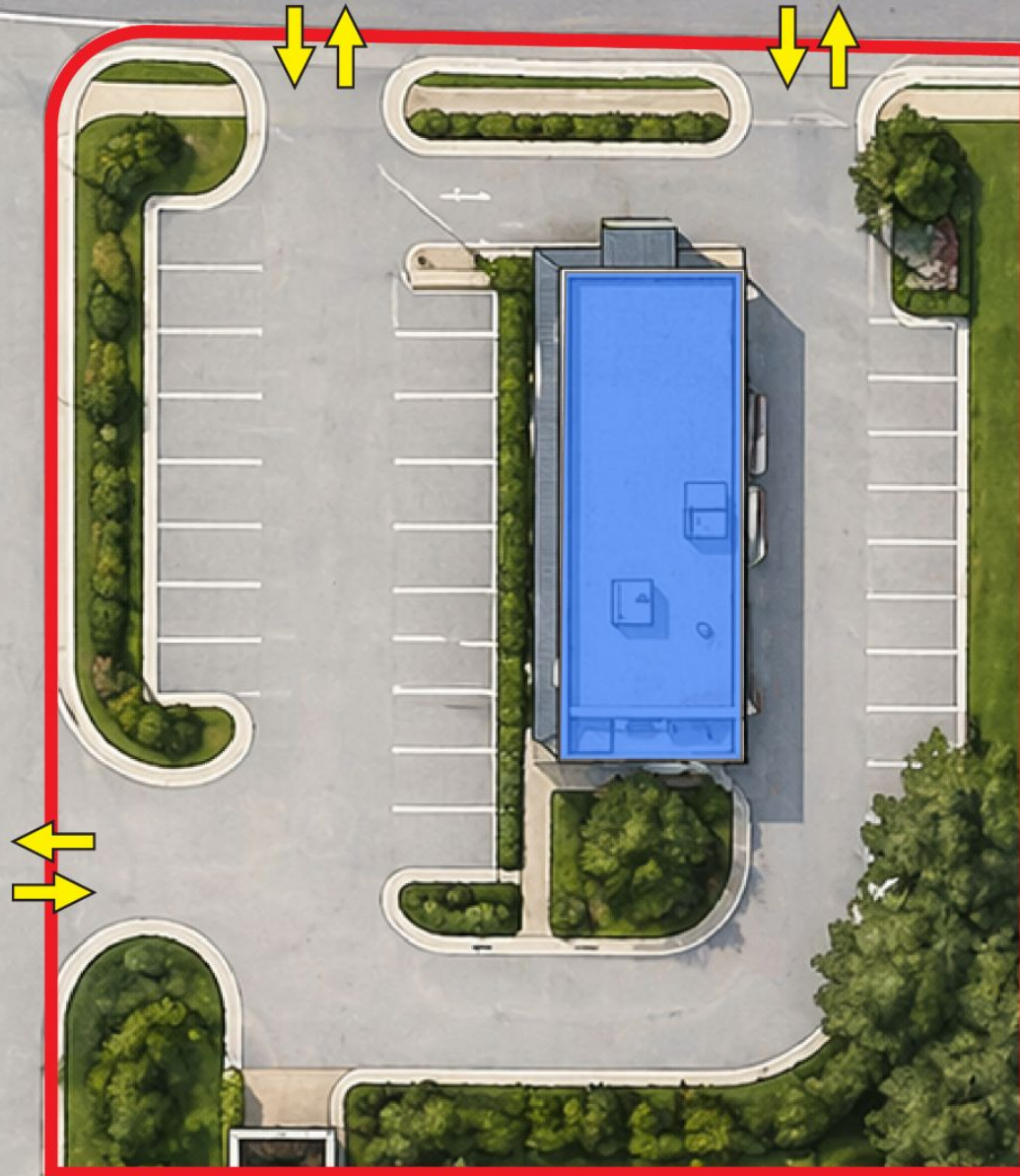
Dix Rd ± 16,000 VPD

54 ± 29,000 VPD





Missouri Blvd ± 32,000 VPD



*Parcel lines to be confirmed by Buyer

JEFFERSON CITY, MO

Local Market Overview

Jefferson City, Missouri is home to a stable population and has a median age that reflects a balanced community. The city's economic profile is supported by a growing median household income, underscoring solid fundamentals and a dependable local workforce. Major employment sectors include government, healthcare, and education, with key institutions such as the State of Missouri, Lincoln University, and Capital Region Medical Center serving as primary anchors.

As the state capital, Jefferson City benefits from a strong concentration of governmental and judicial activity, reinforcing employment stability and regional importance. Major corridors like Missouri Boulevard experience consistent traffic flow and visibility, supported by a well-established retail base and reliable infrastructure. The housing market shows steady appreciation, with healthy property values and a strong homeownership rate, indicating a balanced mix of ownership and rental demand. Residents also enjoy short commute times, contributing to overall convenience and accessibility throughout the city.

Key thoroughfares such as Missouri Boulevard offer strong traffic counts and visibility, making them prime locations for commercial activity. The corridor functions as a central retail spine for the city, supported by solid infrastructure and accessibility. This accessibility is further enhanced by the city's efficient layout, which allows residents and workers to navigate easily between residential neighborhoods, employment centers, and retail hubs.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	31,945	49,770	82,259
2030 Population Projection	32,573	50,616	83,604

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$88,978	\$96,506	\$98,471



COLUMBIA, MO MSA

Economic Overview

Columbia serves as a central economic hub within Mid-Missouri, supported by a diverse and resilient economy anchored by education, healthcare, and government sectors. Home to the University of Missouri—the flagship campus of the state’s university system—the city benefits from a strong and stable employment base, significant research funding, and a consistent influx of students, faculty, and visitors that drive year-round economic activity.

Retail fundamentals in Columbia are supported by strong demographics, stable household incomes, and limited regional competition, positioning the market as a key retail destination within Mid-Missouri. Continued public and private investment, including downtown revitalization and new commercial developments, further supports long-term economic growth and investment appeal. The city’s strategic location along Interstate 70, positioned between St. Louis and Kansas City, enhances its accessibility and supports logistics, distribution, and regional commerce. This connectivity, combined with a well-educated workforce, has attracted a growing number of professional services firms, technology companies, and light industrial users.

Economic Development

Columbia continues to experience steady economic growth driven by strategic public and private investment, a highly educated workforce, and a business-friendly environment. The city has prioritized infrastructure improvements, downtown revitalization, and commercial expansion, fostering a climate that supports both new development and long-term business retention.

The presence of the University of Missouri plays a critical role in innovation and workforce development, supporting research initiatives, startup formation, and partnerships with private industry. This pipeline of talent has contributed to the expansion of technology, life sciences, and professional services sectors within the market. Columbia’s central location along Interstate 70 between St. Louis and Kansas City enhances its appeal for regional distribution and corporate operations, while ongoing infrastructure investments continue to improve accessibility and support future growth. The city has also seen increased interest from national retailers and developers, resulting in new retail, restaurant, and mixed-use projects throughout key corridors.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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