Dark KFC - 10% List Cap Rate

222 W 8th Ave, Homestead, PA 15120

Retail
Investment Opportunity

Offering Memorandum

Exclusively Listed By

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Table of Contents

222 W 8th Ave

04 Property Overview

09 Financial Overview

11 Market Overview

Property Overview

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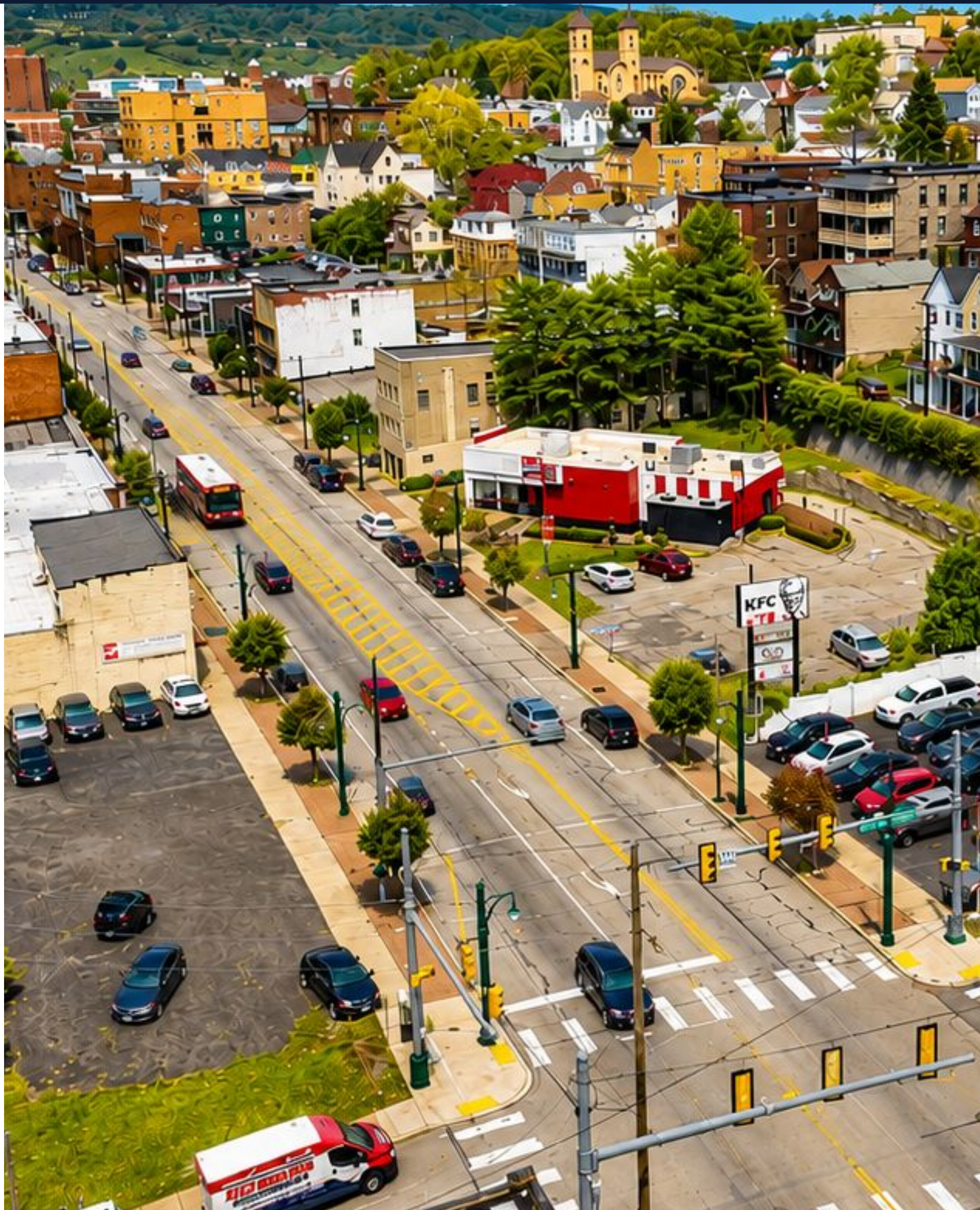
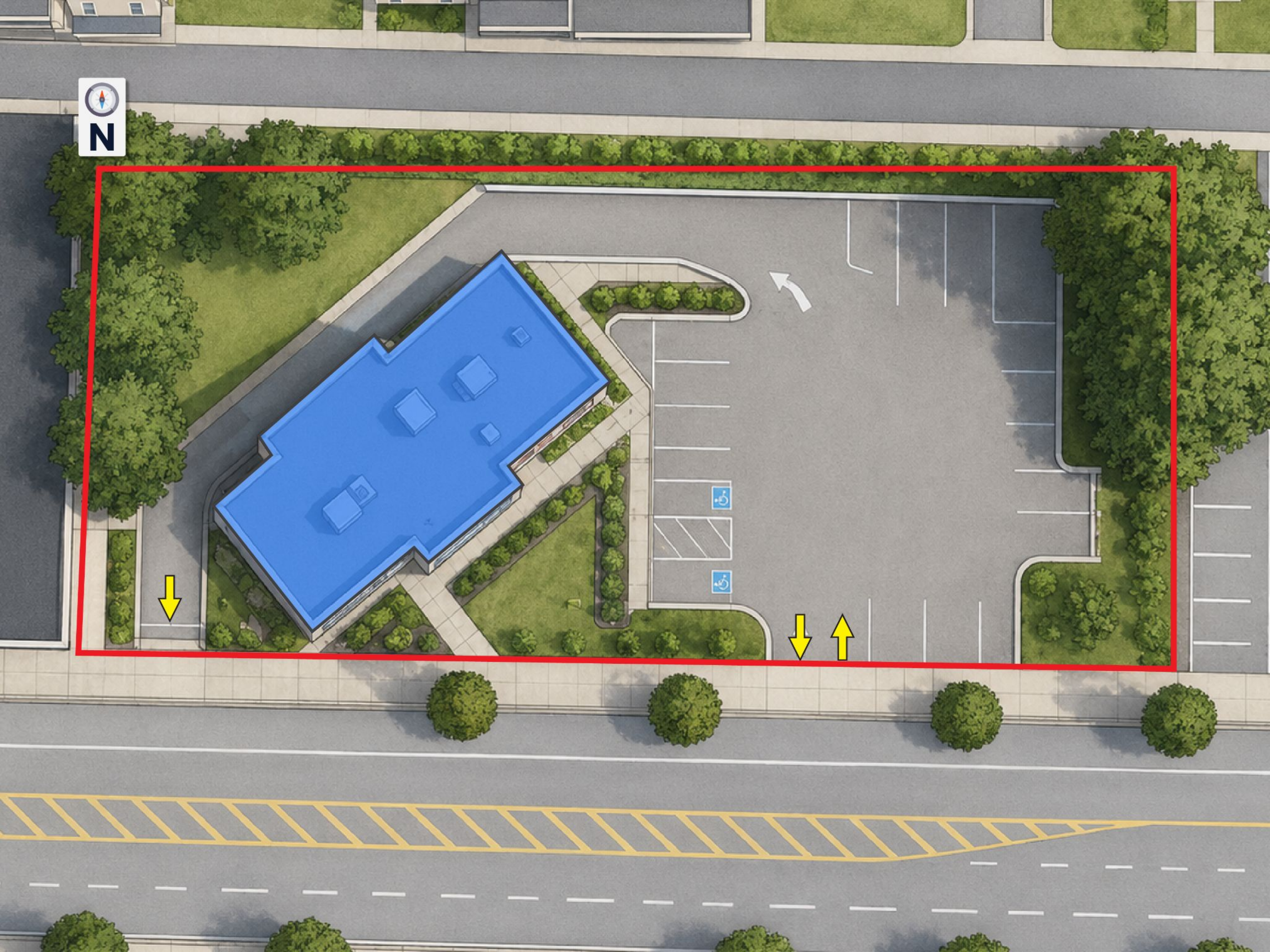
Investment Highlights

Property Highlights

- **Institutional Net Lease Profile at a Double-Digit Yield –** Delivers an attractive double-digit return upon the scheduled 10% contractual rent increase effective January 1, 2027.
- **±5.5 Years of Remaining Lease Term –** Provides stable, predictable cash flow with more than five years of contractual lease term remaining.
- **Below Replacement Cost Basis –** More than $400,000 of remaining rent provides durable income while offering the opportunity to acquire the existing building, drive-thru infrastructure, and underlying improvements at a basis well below replacement cost.
- **Absolute NNN Lease Structure –** Tenant is responsible for real estate taxes, insurance, structural components, repairs, and maintenance throughout the lease term, resulting in zero landlord operating responsibilities or expenses.
- **Prime Greater Pittsburgh Location –** Strategically located approximately 15 minutes from Downtown Pittsburgh and less than 0.5 miles from The Waterfront, a leading super-regional open-air shopping destination serving Homestead, West Homestead, Munhall, and the broader Pittsburgh MSA.
- **Freestanding Drive-Thru Property with Residual Value –** Existing drive-thru infrastructure, freestanding building, and functional site layout enhance the property's long-term residual value and provide flexibility for future re-tenanting or redevelopment beyond the current lease term.



Wendy's
DUNKIN'
CVS pharmacy
The Gateway at Summerset
±131 Units
N
urbanAir ADVENTURE PARK
DSW DESIGNER SHOE WAREHOUSE
Marshalls
ROSS DRESS FOR LESS
TJ·MAXX
MATTRESS FIRM
petco
OLD NAVY
Michaels
McDonald's
Chick-fil-A
LOWE'S
AspenDental
Red Robin
Browns Hill Rd ± 34,000 VPD
THE CHILDREN'S PLACE
Bath & Body Works
LOFT
FAMOUS footwear
BARNES & NOBLE
ULTA BEAUTY
amc
Hampton by Hilton
DAVE & BUSTER'S
giant eagle
W 8th Ave ± 13,600 VPD
COURTYARD Marriott
ALDI
TARGET
DICK'S SPORTING GOODS
Rally's CRAZY GOOD FOOD
Propel Schools - Andrew Street High School
±200 Students
Subject Property
COSTCO WHOLESALE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222 W 8th Ave
Homestead, PA 15120

±2,480 SF
GLA

±0.47 AC
Lot Size

±13,600
Vehicles Per Day

Absolute NNN
Lease Type

$315
Price Per SF

Financial Overview

Dark KFC
222 W 8th Ave, Homestead, PA 15120

Financial Summary

$782,108 List Price	**10.0%** Cap Rate*	**$315** Price Per SF	**±0.47 AC** Lot Size

*based on upcoming rent increase at 1/1/2027

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	**$5,925.06**	**$71,100.74**	**-**	**9.09%**
01/01/27	$6,517.57	$78,210.82	10% on 1/1/2027	10.00%

Tenant Summary

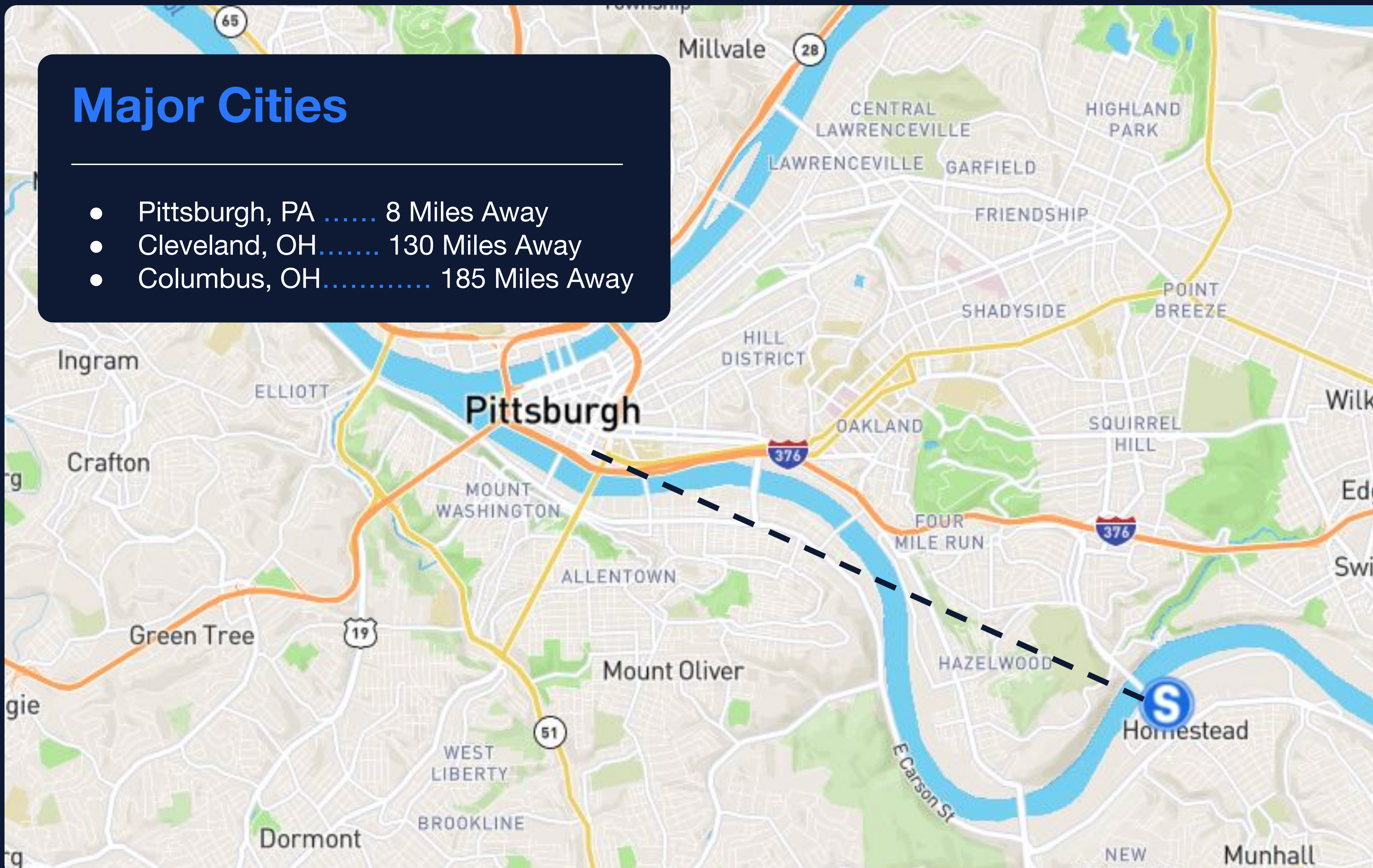
Tenant Name	Dark KFC
Type of Ownership	Fee Simple
Tenant	Ampex Brands
Lease Type	Absolute NNN
Roof and Structure	Tenant
Lease Commencement Date	5/1/2013
Lease Expiration Date	12/8/2031
Term Remaining on Lease	±5.5 Years
Increase	10% on 1/1/2027

Market Overview

Dark KFC
222 W 8th Ave, Homestead, PA 15120

Major Cities

- Pittsburgh, PA ...... 8 Miles Away
- Cleveland, OH....... 130 Miles Away
- Columbus, OH........... 185 Miles Away



Local Market Overview

Homestead, Pennsylvania, located just southeast of downtown Pittsburgh, offers a mix of historic character and modern redevelopment. Once a key part of the region's steel industry, the borough has experienced steady revitalization driven by projects like The Waterfront, a popular shopping and entertainment district that has boosted local employment and economic activity.

Retail strength plays a direct role in supporting the local housing market. With The Waterfront serving as a major commercial destination, Homestead benefits from consistent visitor traffic, steady job opportunities, and increased visibility within the region. This activity continues to spur investment in nearby housing, improve public infrastructure, and attract new small businesses to Eighth Avenue. As the borough's amenities expand and historic corridors receive reinvestment, Homestead's market trajectory leans toward gradual, sustainable growth rather than rapid swings. The combination of economic activity, walkability, and affordability positions Homestead as one of the more promising value-oriented markets in the Mon Valley and greater Pittsburgh area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,295	99,015	337,155
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	4,517	47,060	157,308
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$84,074	$112,160	$100,652

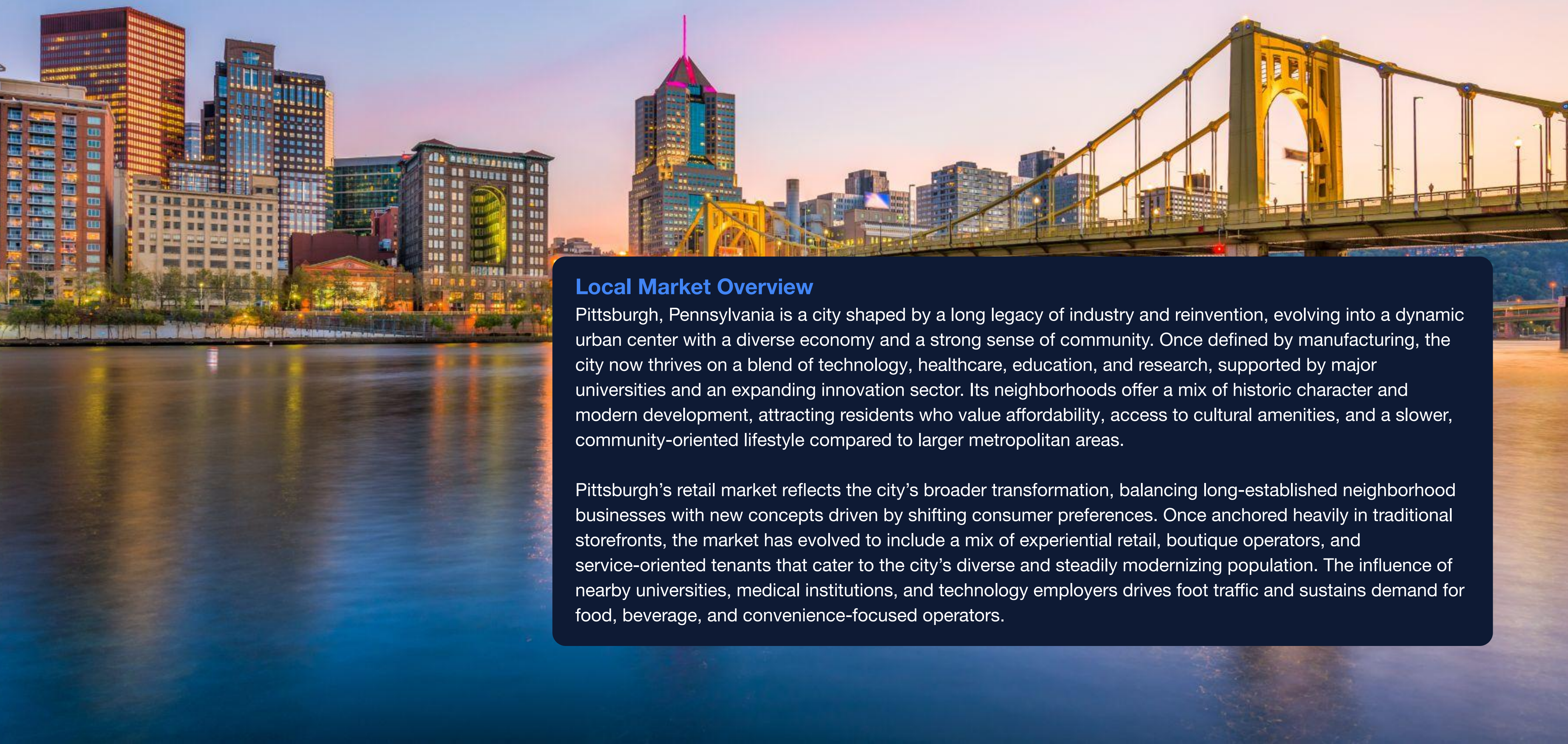
Pittsburgh, PA MSA

Total Population
2.42 Million

Annual Visitors
20+ Million

Tourism Economic Impact
$6.8 Billion

GDP
$194.2 Billion



Local Market Overview

Pittsburgh, Pennsylvania is a city shaped by a long legacy of industry and reinvention, evolving into a dynamic urban center with a diverse economy and a strong sense of community. Once defined by manufacturing, the city now thrives on a blend of technology, healthcare, education, and research, supported by major universities and an expanding innovation sector. Its neighborhoods offer a mix of historic character and modern development, attracting residents who value affordability, access to cultural amenities, and a slower, community-oriented lifestyle compared to larger metropolitan areas.

Pittsburgh's retail market reflects the city's broader transformation, balancing long-established neighborhood businesses with new concepts driven by shifting consumer preferences. Once anchored heavily in traditional storefronts, the market has evolved to include a mix of experiential retail, boutique operators, and service-oriented tenants that cater to the city's diverse and steadily modernizing population. The influence of nearby universities, medical institutions, and technology employers drives foot traffic and sustains demand for food, beverage, and convenience-focused operators.

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