



24 Sgt Prentiss Drive  
Natchez, MS 39120



Marcus & Millichap  
BRANDON MICHAELS GROUP



24 Sgt Prentiss Drive  
Natchez, MS 39120

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# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as **Exclusive Advisor**, is pleased to present **24 Sgt Prentiss Drive, a 3,528 SF single-tenant NNN KFC drive-thru restaurant situated on 1.10 acres (47,916 SF) in Natchez, Mississippi. The property is positioned along U.S. Highway 61 (Sgt Prentiss Drive), one of the city's primary commercial corridors with traffic counts of more than 25,000 vehicles per day.**

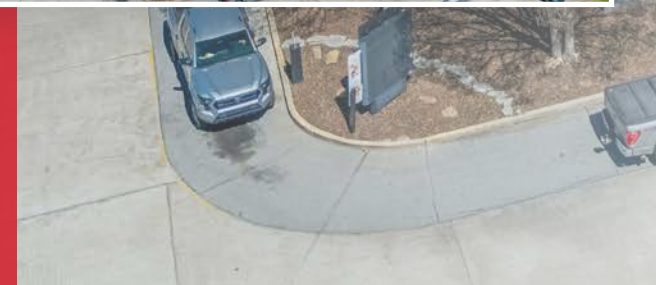
The offering presents investors with a stable passive income stream backed by KFC, one of the most recognizable quick-service restaurant brands in the world, operated by Franchise Management Inc. (FMI), a large multi-unit restaurant operator with more than 50+ locations across the United States and Canada. The property is leased on an absolute NNN lease, providing minimal landlord responsibilities.

KFC at 24 Sgt Prentiss Drive has successfully operated at this location since 2016 and currently has a lease in place through December 31, 2030, providing approximately 4.8 years of remaining firm lease term. The tenant pays \$7,926.11 per month (\$2.25/SF) under

an absolute NNN lease structure. The lease includes 7% rental increases every five years within the option periods and features three (3) additional five-year renewal options, offering potential long-term income stability.

The property sits on a 1.10-acre parcel with 56 dedicated parking spaces, equating to a parking ratio of 15.87 spaces per 1,000 SF, allowing the site to efficiently accommodate high drive-thru and in-store customer traffic. The large parcel size and functional layout provide excellent circulation for quick-service restaurant operations.

24 Sgt Prentiss Drive is located along U.S. Highway 61, a major north-south corridor that serves as a primary retail and commuter route through Natchez. The surrounding trade area features a mix of national retailers, restaurants, and service businesses that benefit from consistent daily traffic and the area's role as a regional hub for southwest Mississippi and nearby Louisiana communities.



# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

Price	\$1,358,000
Building SF	3,528 SF
Lot Size	47,916 SF
Price/SF (Bldg)	\$385
Price/SF (Land)	\$28
Current CAP Rate	7.00%
Year Built	1994
Available Spaces	56
Parking Ratio	15.87 Space(s) per 1000
Cross Streets	Sgt Prentiss Dr & Jeff Davis Blvd
Traffic Counts	25,153 VPD

# LEASE SUMMARY

Tenant	Kentucky Fried Chicken (KFC)
Lease Start	1/1/16
Lease Expiration	12/31/30
Term Remaining	4.8 Year(s)
Increases	7% Every 5 Years, In Options
Options	3 x 5yr
Lease Type	Absolute NNN
Right of First Refusal	No
Ownership Type	Fee Simple
Operator	Franchise Management Inc, FMI (50+ Unit Operator)
Number of Locations	50+*
Lease Signator/Guarantor	Franchise Management Investors US, LLC, a Delaware limited liability company*



\* The number of operating stores included in the lease guarantee has not yet been confirmed.

# KENTUCKY FRIED CHICKEN



# Who we are Finger lickin' good since 1952.

Founded in 1930 by Colonel Harland Sanders, KFC, or Kentucky Fried Chicken, is one of the world's largest quick-service restaurant (QSR) brands specializing in fried chicken. The company is recognized globally for its Original Recipe chicken, prepared using the brand's proprietary blend of 11 herbs and spices. Over the past nine decades, KFC has evolved into one of the most recognizable restaurant brands in the world, with a strong reputation for consistent product quality, operational efficiency, and global brand recognition.

KFC operates as part of Yum! Brands, one of the largest restaurant companies globally, which also owns the Pizza Hut, Taco Bell, and The Habit Burger Grill brands. Yum! Brands is publicly traded on the New York Stock Exchange under the ticker symbol YUM and maintains a significant global footprint across more than 155 countries and territories. The company's scale and infrastructure provide franchise operators with extensive supply chain, marketing, and operational support.

Today, KFC operates over 30,000 restaurants worldwide, making it one of the largest restaurant chains globally and the largest fried chicken brand by unit count. The majority of locations are franchise-operated, a model that has enabled rapid international expansion and strong brand penetration in both mature and emerging markets.





MISSISSIPPI RIVER

Relax Inn

Merit Health

McDonald's

Walgreens

REGIONS

CONCORDIA BANK & TRUST CO.

61

Executive Inn

DOLLAR TREE

TACO BELL

State Farm

**KFC**  
24 Sgt Prentiss Drive  
Natchez, MS 39120

SHONEY'S

SGT PRENTISS DR (25,153 VPD)

UMB

Ford

## INVESTMENT HIGHLIGHTS

### Absolute NNN KFC with 4.8 Years of Stable Passive Income

#### KFC, a Globally Recognized QSR Brand

KFC is one of the most recognizable quick-service restaurant brands in the world with more than 30,000 locations globally and is part of Yum! Brands (NYSE: YUM), one of the largest restaurant companies worldwide.

#### Experienced Multi-Unit Franchise Operator

The property is operated by Franchise Management Inc. (FMI), a seasoned franchisee operating more than 50+ locations across the United States and Canada.

#### Absolute NNN Lease Structure

The property is on an absolute NNN lease, providing investors passive ownership and no landlord responsibilities.

#### Remaining Lease Term

The tenant has 4.8 years remaining on the current lease term, through December 31, 2030.

#### Rental Income & Growth

The tenant pays \$7,926.11/month (\$2.25/SF) with 7% rental increases every five years within the remaining 3 x 5-year option periods, providing long-term income growth potential.

“ Backed by a globally recognized brand, experienced multi-unit operators



# INVESTMENT HIGHLIGHTS

## Strong Drive-Thru Restaurant Site Fundamentals

### Large 1.10 Acre Parcel

The property sits on 47,916 square feet of land, providing ample space for drive-thru circulation, parking, and operational efficiency.

### High Parking Ratio

The site includes 56 dedicated parking spaces, or a parking ratio of 15.87 spaces per 1,000 SF, well above typical quick-service restaurant requirements.

### Efficient Restaurant Layout

The 3,528 square foot freestanding building is designed to accommodate both drive-thru and dine-in operations with excellent circulation throughout the site

### Established Operating History

KFC has successfully operated at this location since 2016, demonstrating the site's long-term viability as a quick-service restaurant location.



**Drive Thru**  
Property Feature



**15.87 Spaces per 1,000 SF**  
Parking Ratio



**3,528 SF**  
Building SF



**47,916 SF**  
Lot Size

## INVESTMENT HIGHLIGHTS

Regional Commercial Corridor Serving Southwest Mississippi

Strong Regional Trade Area with Solid Household Density and Consumer Spending Power

### Primary Retail Corridor

The property is positioned along U.S. Highway 61 (Sgt Prentiss Drive), one of Natchez's primary commercial corridors with traffic counts exceeding 25,000 vehicles per day.

### Regional Retail Draw

Natchez serves as a commercial hub for southwest Mississippi and nearby Louisiana communities, drawing consumers from surrounding rural markets.

### Tourism Driven Economy

Natchez is one of the most visited historic cities in Mississippi, attracting year-round tourism driven by its antebellum architecture, Mississippi River location, and historic attractions.

### Regional Transportation Connectivity

The area benefits from connectivity via U.S. Highway 61 and U.S. Highway 84, as well as the Natchez-Vidalia Bridge linking Mississippi and Louisiana across the Mississippi River.

### Diverse Economic Base

The local economy is supported by healthcare, tourism, manufacturing, and energy-related industries, including Merit Health Natchez and nearby industrial operations along the Mississippi River corridor.

### Nearby Population

Population of more than 1,900 people within one mile of the subject property, 11,400 people within three miles, and 22,900 people within five miles

### Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$75,800, \$53,100, and \$52,600, respectively

### Household Density

There are over 800 households within one mile of the subject property, and over 5,200 households within three miles

### High Median Home Values

The median home value in the immediate area is \$189,000

### Businesses and Consumer Spending

More than 300 businesses within a 1-mile radius of the property with a combined annual consumer spending of \$23 million

# FINANCIALS

## TENANT INFORMATION

TENANT	SF	%	LEASE START	LEASE EXPIRATION	RENT	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE
KFC	3,528	100.0%	1/1/16	12/31/30	\$7,926.11	7% Every 5 Years, In Options	3 x 5yr	10.2 Year(s)	4.8 Year(s)	NNN
	<b>3,528</b>	<b>100.0%</b>			<b>\$7,926.11</b>			<b>10.2 Year(s)</b>	<b>4.8 Year(s)</b>	<b>NNN</b>

OPERATING DATA	CURRENT
Scheduled Lease Income:	\$95,113
CAM Reimbursement:	NNN
Effective Gross Income:	\$95,113
Expenses:	NNN
<b>Net Operating Income:</b>	<b>\$95,113</b>



# Historic Riverfront Hub with Strong Tourism & Regional Connectivity

Natchez, Mississippi, is a historic Mississippi River city located in the southwestern corner of the state along the Louisiana border. Known for its well-preserved antebellum architecture and rich cultural heritage, Natchez serves as a regional hub for tourism, healthcare, and energy-related industries in the surrounding counties. The local economy is supported by major employers including Merit Health Natchez, International Paper's nearby mill operations, and a range of energy and industrial companies operating along the Mississippi River corridor.

The city benefits from regional connectivity via U.S. Highway 61, which runs north-south through Natchez and links the city to Baton Rouge to the south and Vicksburg and Memphis to the north. U.S. Highway 84 also intersects the city, providing east-west access across Mississippi and into Louisiana. The Natchez-Vidalia Bridge connects Natchez directly to Vidalia, Louisiana across the Mississippi River, further supporting regional commerce and workforce mobility.

Natchez's economy is heavily supported by tourism, driven by its historic homes, riverfront setting, and cultural events. The city is home to more than 1,000 historic structures, many open to the public during the well-known Natchez Pilgrimage tours held each spring and fall. Key attractions include the Natchez National Historical Park, Stanton Hall, Longwood, and the Natchez Trace Parkway, a scenic historic route that begins in Natchez and extends more than 400 miles north to Nashville. The city's revitalized downtown riverfront also features restaurants, boutiques, and riverboat tourism along the Mississippi River.



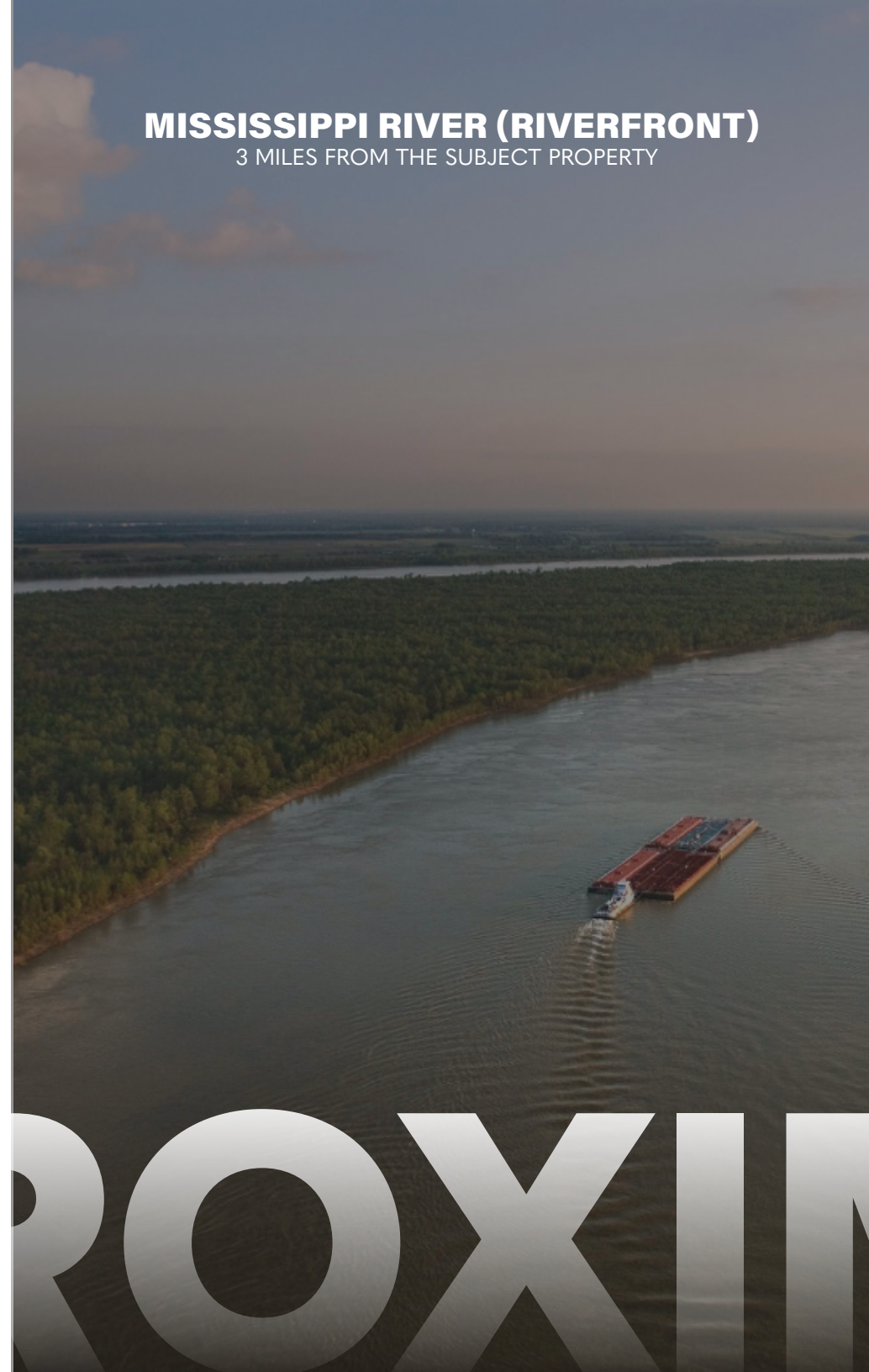
**MERIT HEALTH NATCHEZ**  
0.2 MILES FROM THE SUBJECT PROPERTY



**DOWNTOWN NATCHEZ**  
3 MILES FROM THE SUBJECT PROPERTY



**MISSISSIPPI RIVER (RIVERFRONT)**  
3 MILES FROM THE SUBJECT PROPERTY



**ALCORN STATE UNIVERSITY**  
45 MILES FROM THE SUBJECT PROPERTY



**CLOSE PROXIMITY**

# DEMOGRAPHICS

## POPULATION



**11,400**

Total Population within a 3-mile radius



**45**

Median Age within a 3-mile radius



**50.4%**

Male



**49.6%**

Female

## EDUCATION

3 mile 2023 % of Population



**27%**

Some High School



**26%**

Some College



**13%**

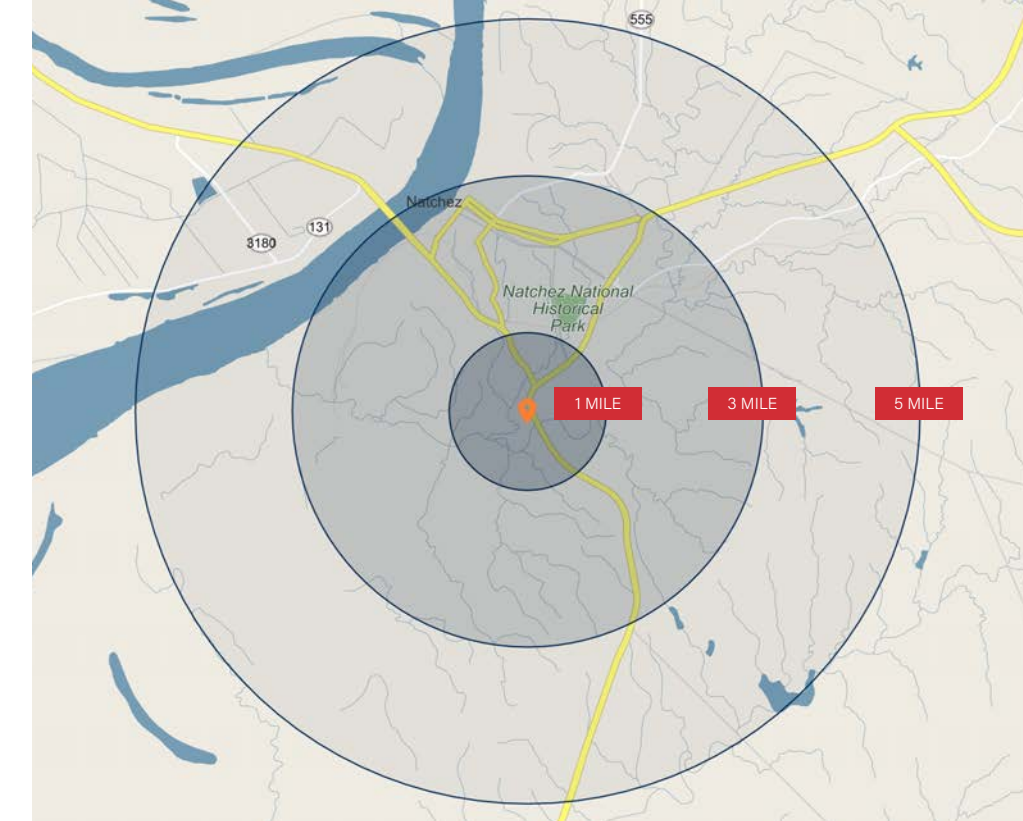
Bachelor's Degree



**13%**

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	1,900	11,400	22,900
Households	800	5,200	10,000
Average Household Size	2.1	2.1	2.2
Median Age	48.5	45	43.1
Owner Occupied Households	500	3,000	6,000
Renter Occupied Households	300	1,900	3,600
Average Household Income	\$75,800	\$53,100	\$52,600
Median Household Income	\$55,100	\$34,400	\$34,700
Businesses	300	1,100	1,600



**\$53,100**

Average HH income within a 3-mile radius



**\$124M**

Annual Consumer Spending within a 3-mile radius



**3,000**

Owner Occupied Housing within a 3-mile radius



**5,200**

Households within a 3-mile radius



**1,100**

Businesses within a 3-mile radius



**1,900**

Renter Occupied Housing within 3-mile radius





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## Marcus & Millichap

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