



FOR SALE

FREESTANDING KFC, CHATHAM, ON

PROPERTY SPECIFICATIONS

Address	720 Grand Avenue West Chatham, Ontario
Intersection	Grand Avenue West and Keil Drive North
Year Built	Built 1985; Renovated 2016
GLA	3,257 SF
Site Area	0.74 acres
Parking	33 parking stalls (10.1 per 1,000 SF)
Remaining Lease Term	7.92 Years

Investment Highlights

- A newly renovated freestanding KFC, with drive thru, located on a large 0.74 acre corner lot at one of the busiest intersections in Chatham, Ontario.
- The property is a NNN single tenant asset located adjacent to Thames-Lea Plaza and surrounded by several high-rise complexes that drives a continuous consumer base to the site.
- The Property features a new 10 year lease (2016) and was recently revamped with major exterior and interior renovations giving the building a stunning new façade and fresh new look.

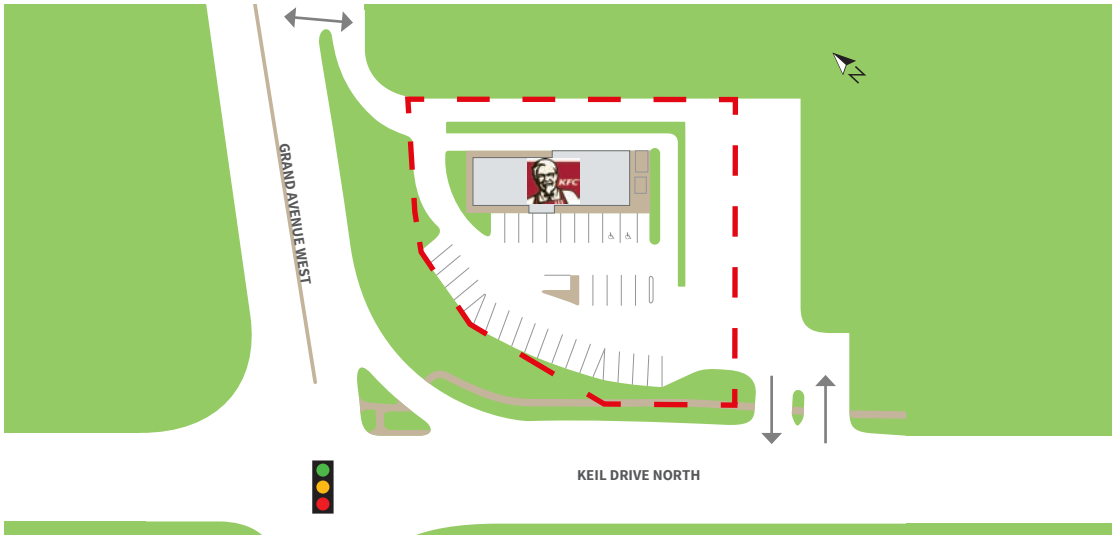
THE OFFERING

JLL’s National Retail Investment Group (“JLL” and/or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 720 Grand Avenue West in Chatham, Ontario (the “Property”). The Property is situated on a 0.74 acre corner lot at one of Chatham’s busiest intersections; Grand Avenue West and Keil Drive North. Comprised of 3,257 SF, the NNN single tenant asset is cradled by several high-rise apartment complexes directly behind and beside it, while being located across the street from a major 250,000 SF retail centre anchored by Canadian Tire, Sport Chek, Staples and Dollarama.

In 2016, major capital expenditures were invested to renovate the Property with exceptional quality and finishes. The Property was upgraded with a brand new façade and stunning new interiors, meeting today’s high quality construction expectations and aligning with the new KFC branding.

The Property is fully leased to KFC, which signed a new 10-year lease in 2016, offering secure future cash flows. The lease covenant is with Soul Restaurants Canada Inc., Canada’s largest franchisee of KFCs, with over 220 KFC and Taco Bell locations in Canada, 183 of which are located in Ontario.

SITE PLAN





16,000

Grand Avenue West
vehicles driving along

22,000

vehicles driving along
Keil Drive North

For more information, please contact:

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