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## Horvath & Tremblay sells dual concept KFC – Taco Bell for \$1.169 million

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Bennington, VT Jason Woods, Bob Horvath and Todd Tremblay of Horvath & Tremblay have completed the sale of a dual concept KFC-Taco Bell. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.169 million.

The dual concept KFC-Taco Bell is located at 100 Northside Dr. KFC-Taco Bell has a long operating history at the location and signed a new, 10-year lease at the property in 2021. The absolute triple-net lease currently has over seven years of term remaining with four, five-year renewal options. The lease includes attractive 7.5% rent increase every five years throughout the primary lease term and at the start of each renewal option. The KFC-Taco Bell lease is operated by Franchise Management Inc., a large franchisee with more than 340 units. The lease features a 75-unit guaranty. KFC-Taco Bell is situated at the signalized intersection of Northside Dr. and Kocher Dr. and is just 0.2-miles from US Rte. 7. The area forms the primary retail corridor in southwestern Vermont. The property is within 1.5-miles of Mt. Anthony Union High School and is surrounded by shopping centers and national retailers including Walmart Supercenter, Price Chopper, Aldi, CVS, and numerous national restaurants. Additionally, the retail center offers frontage and visibility with a large pylon sign. The building is improved with a drive-thru, providing ease and convenience for customers.

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