



**ABSOLUTE NNN WITH 8.5 YEARS OF TERM REMAINING
OUTLOT TO SOUTHPARK MALL (1.3M+ ANNUAL VISITORS)**



4440 16TH ST
MOLINE, IL 61265

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This absolute triple-net leased KFC has 8.5 years remaining on the lease, with 2, 5-year renewal options and scheduled 10% rent increases every five years. The lease is guaranteed by one of the nation's largest franchise operators, with over 1,100 locations across 32 states. KFC has a strong operating history at this location, having been established here since 2011. Positioned as an outlet to SouthPark Mall, drawing 1.3 million annual visitors, the property is surrounded by a strong mix of national retailers and restaurants. The property is located in a high-traffic corridor near Interstates 74 and 280 and 1.6 miles from Quad Cities International Airport. The property also benefits from a densely populated trade area with over 52,000 residents and 51,000 daytime employees within a three-mile radius.





\$1,572,043

LIST PRICE



7.00%

CAP RATE



\$477.39

PRICE / SF



\$110,043

NET OPERATING INCOME



Quad Cities International Airport

Interstate 74
31,500 VPD



Interstate 280
20,800 VPD



SouthPark Mall
1.3M annual visitors
Ashley Dillard's
HOMESTORE
JCPenney KAY
JEWELERS
VON MAUR Every kiss begins with Kay®
LENSCRAFTERS
verizon DICK'S
SPORTING GOODS



SUBJECT PROPERTY

16th Street
9,600 VPD





John Deere Road
27,800 VPD

5



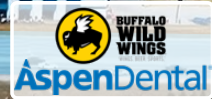
Walgreens



FAREWAY
MEAT & GROCERY



JIMMY JOHN'S



5



16th Street
9,600 VPD



SouthPark Mall
1.3M annual visitors

- Ashley HOMESTORE
- Dillard's
- JCPenney
- KAY JEWELERS
- VON MAUR
- LENSCRAFTERS
- verizon DICK'S SPORTING GOODS

SUBJECT PROPERTY



KFC | MALL OUTLOT | DIRECT SIGNALIZED ACCESS

4440 16th St, Moline, IL 61265

FINANCIAL SUMMARY

PRICE	\$1,572,043
CAP RATE	7.00%
NOI	\$110,043
PRICE/SF	\$477.39
Gross Leasable Area	3,293 SF
Year Built	2008
Lot Size	0.64 Acres +/-
Parcel Numbers	17-16-108-003
Type of Ownership	Fee Simple
Parking	21 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$110,043	\$33.42
Bump	4/1/2029	\$121,048	\$36.76
Option 1	4/1/2034	\$133,152	\$40.43
Option 2	4/1/2039	\$146,468	\$44.48

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Guarantor	FQSR, LLC
Guarantor Type	Franchisee Guarantee
Lease Term Remaining	8.5 Years
Rent Commencement	4/1/2011
Lease Expiration	3/31/2034
Options	2, 5-Year
Option to Terminate	None
Option to Purchase	None

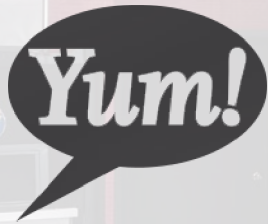






KFC.COM

- » American fast food restaurant chain headquartered in Louisville, Kentucky
- » 33,897+ restaurants globally | 150+ countries & territories
- » Opened 2,986 gross new restaurants in 105 countries 2025
- » Rapidly expanding global brand | Over 29,000 international locations
- » Up 6% in worldwide system sales in 2025 and up 30%+ since 2021
- » 2025 USA TODAY 10 Best Readers' Choice: #6 Best Fast Food Restaurant, #8 Best Fast Food Fried Chicken, and #10 Best Fast Food Fries



Stock Symbol:	YUM NYSE
Market Cap (1/20/2026)	\$44.50 Billion
Enterprise Value (1/20/2026)	\$55.01 Billion
Revenue (2025)	\$8.21 Billion
Net Income (2025)	\$1.56 Billion

YUM.COM

- » Yum! brands include KFC, Taco Bell, Pizza Hut and Habit Burger Grill
- » The world's largest restaurant company
- » Over 63,000 locations in over 155 countries (2025)
- » 4,567 gross new units in more than 100 countries (2025)
- » Ranked in the first 25 of Entrepreneur's 2025 Franchise 500
- » Among TIME Magazine's list of Best Companies for Future Leaders (2025)
- » 5% Increase in system sales growth, 3% increase in same-store sales growth and net new unit growth (2025)
- » #491 on the Fortune 500 list



33,897+
Locations



Expanding Tenant
2,986 KFC Units
Added in 2025



\$8.21 Billion
in Revenue
(YUM!)



Global
Tenant



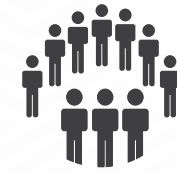


FRANCHISE OPERATOR | KBPBRANDS.COM

- » One of America's largest and fastest-growing franchise operators
- » Portfolio includes the brands: KFC, Taco Bell, Arby's, and SONIC | Largest KFC franchisee in the U.S.
- » Operates over 1,100 restaurants in 32 states nationwide
- » Over 20,000 employees nationwide
- » Found in 1999
- » Recent expansion | SONIC was added to the portfolio in 2024 when KBP purchased 85 SONIC Drive-ins
- » KBP Cares, employee-focused nonprofit organization, that provides financial relief to employees facing hardship | Over \$3,000,000 in grants awarded
- » KBP ranks #4 in Franchise Times Restaurant 200 (2025) | Ranked in top 5 for the second year in a row
- » 20 Years of consistent growth with their KFC Brand
- » In the first two decades, kbp completed more than 85 KFC acquisitions, some as high as 91 restaurants at a time
- » Exceeds \$1.4 billion in annual revenue



1,100+
Locations



20,000
Employees



Expanding
Tenant



National
Tenant



TENANT / GUARANTOR	FQSR, LLC
SQUARE FEET	3,293 SF
LEASE COMMENCEMENT	4/1/2011
LEASE EXPIRATION	3/31/2034
LEASE TYPE	Absolute NNN
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	2, 5-Year
INSURANCE	Tenant
COMMON AREA	Tenant
REAL ESTATE TAXES	Tenant
ROOF & STRUCTURE	Tenant
PARKING LOT	Tenant
HVAC	Tenant
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None



ABSOLUTE NNN KFC WITH 8.5 YEARS OF TERM REMAINING

- Absolute NNN lease with zero landlord responsibilities
- Long operating history
 - › Tenant has been operating at this location since 2011 and has 8.5 years of term remaining
- Franchisee guarantee
 - › Backed by one of America's largest franchise operators with 1,100+ restaurants in 32 states
- Lease features scheduled 10% rental increases every 5 years and 2, 5-year renewal options

OUTLOT TO SOUTHPARK MALL | POSITIONED IN A RETAIL CORRIDOR

- SouthPark Mall attracts 1.3 million annual visitors¹
 - › Notable tenants include Dick's Sporting Goods, Von Maur, JCPenney, Kay Jewelers, LensCrafters and more
- Neighboring outlots include Long John Silver's, Arby's, Olive Garden, Buffalo Wild Wings, Verizon, Ollie's Bargain Outlet, Harbor Freight, Office Max, Firestone Complete Auto Care, Spark by Hilton and more
- Other notable retailers in the area include Big Lots, Famous Footwear, Petco, Planet Fitness, Lowe's Home Improvement, Walmart Supercenter, Chick-fil-A and more
- Ford, Mazda, Nissan, Kia, Chrysler, Dodge, Jeep, Ram, Buick, and GMC dealerships are located 0.6 miles from subject property

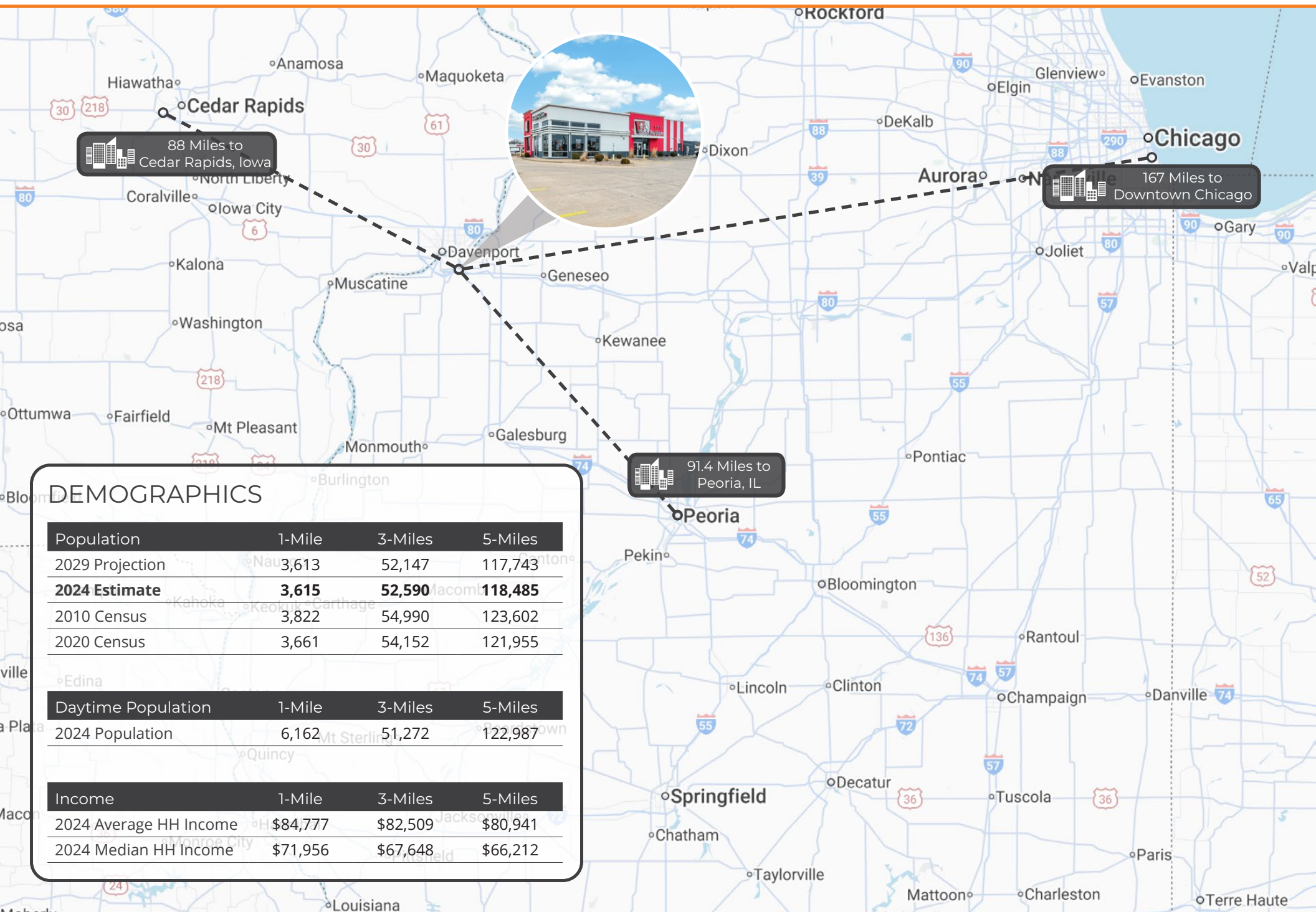
DIRECT SIGNALIZED ACCESS | NEAR INTERSTATES 74 AND 280 AND QUAD CITY INTERNATIONAL AIRPORT

- Positioned at the signalized intersection of 16th Street and 44th Avenue
 - › 16th Street sees 9,600 vehicles per day
- Multiple points of ingress/egress
- 0.2 miles from John Deere Road, which sees 27,800 vehicles per day
- 0.7 miles from on/off ramp of Interstate-74, which sees 31,500 vehicles per day
- 1.2 miles from on/off ramp of Interstate-280, which sees 20,800 vehicles per day
- 1.6 miles from Quad Cities International Airport, which serves 800.6K annual visitors¹

DENSELY POPULATED TRADE AREA

- 52,590 people live and 51,272 people work within a three mile radius of the subject property

REGIONAL MAP



88 Miles to Cedar Rapids, Iowa

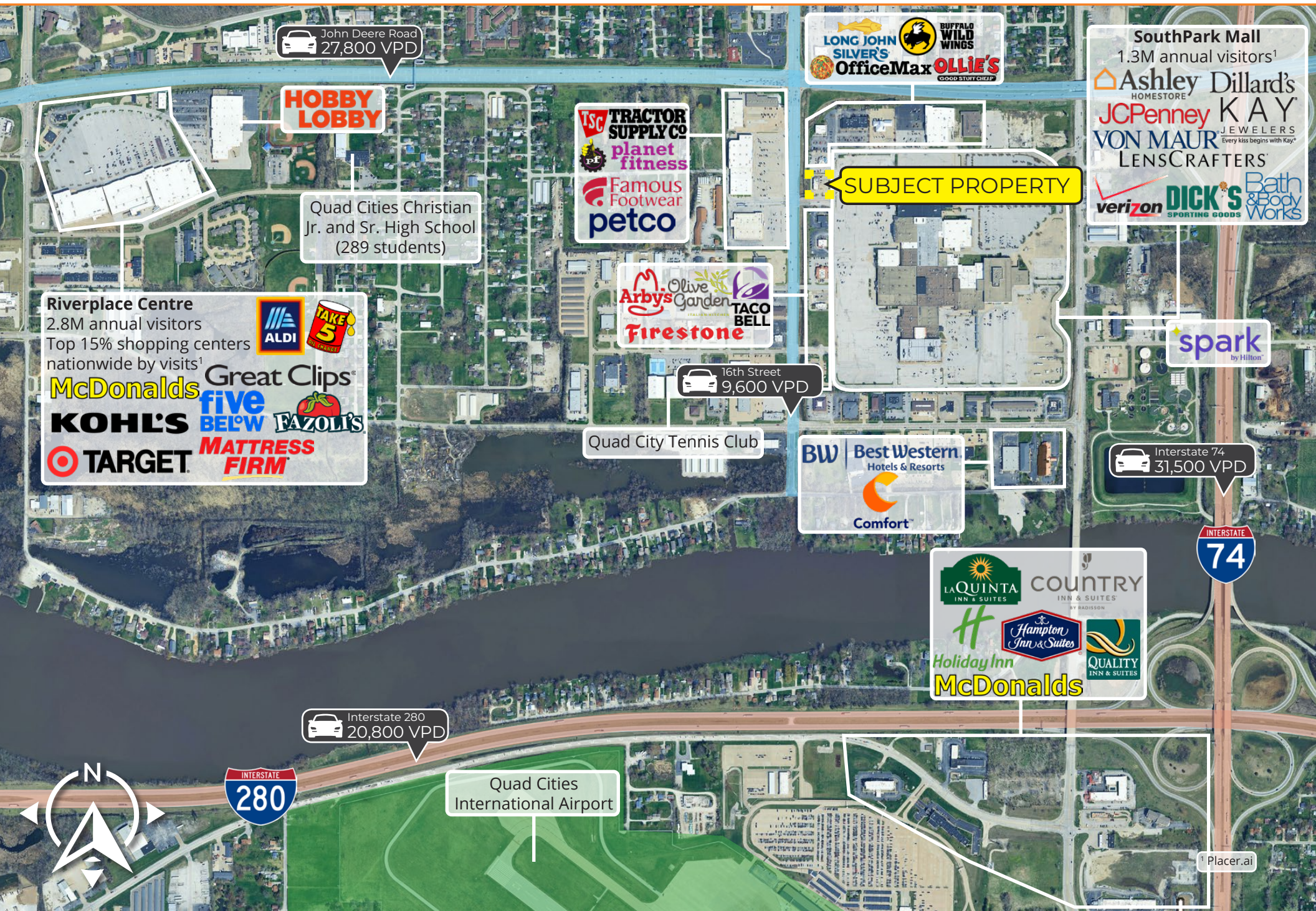
91.4 Miles to Peoria, IL

167 Miles to Downtown Chicago

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	3,613	52,147	117,743
2024 Estimate	3,615	52,590	118,485
2010 Census	3,822	54,990	123,602
2020 Census	3,661	54,152	121,955
Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	6,162	51,272	122,987
Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$84,777	\$82,509	\$80,941
2024 Median HH Income	\$71,956	\$67,648	\$66,212

AERIAL



John Deere Road
27,800 VPD

HOBBY LOBBY

Quad Cities Christian
Jr. and Sr. High School
(289 students)

Riverplace Centre
2.8M annual visitors
Top 15% shopping centers
nationwide by visits¹

McDonald's **Great Clips**
KOHL'S **five BELOW** **FAZOLI'S**
TARGET **MATTRESS FIRM**

ALDI **TAKE 5**

TSC TRACTOR SUPPLY CO
planet fitness
Famous Footwear
petco

Arby's **Olive Garden** **TACO BELL**
Firestone

16th Street
9,600 VPD

Quad City Tennis Club

LONG JOHN SILVER'S **OfficeMax** **BUFFALO WILD WINGS** **OLLIE'S**
GOOD STUFF CHEAP

SUBJECT PROPERTY

SouthPark Mall
1.3M annual visitors¹

Ashley's **Dillard's**
HOMESTORE **KAY**
JCPenney **JEWELERS**
VON MAUR Every kiss begins with Kay[®]
LENSCRAFTERS

verizon **DICK'S** **Bath & Body Works**
SPORTING GOODS

spark
by Hilton

Interstate 74
31,500 VPD

BW **Best Western**
Hotels & Resorts
Comfort

LAQUINTA **COUNTRY**
INN & SUITES INN & SUITES
BY RADISSON

Holiday Inn **Hampton Inn & Suites** **QUALITY INN & SUITES**

McDonald's

Interstate 280
20,800 VPD

Quad Cities
International Airport





16TH STREET | 9,600 VPD

44TH AVENUE



SITE PLAN

CITY IN ROCK ISLAND COUNTY, ILLINOIS

- One of the five Quad Cities at the confluence of the Rock and Mississippi rivers
- Largest city in Rock Island County, Illinois
- Located right by the border of Illinois and Iowa
- 85 miles east of Cedar Rapids, Iowa
- 160 miles west of Chicago

EASILY ACCESSIBLE

- Quad Cities International Airport (MLI) — the region's primary commercial airport, historically ranked as Illinois' third-busiest airport after Chicago O'Hare and Midway based on passenger traffic
- Quad Cities MetroLINK provides bus service on numerous routes
- Interstate 74 runs through the city

QUAD CITIES REGIONAL OVERVIEW

- Bi-state metropolitan area along the Mississippi River, including Moline, East Moline, and Rock Island, IL, plus Davenport and Bettendorf, IA
- Home to over 380,000 residents, the largest metro between Chicago and Des Moines
- Diverse regional economy anchored by major employers like John Deere, Arconic, and Genesis Health System
- Offers excellent infrastructure, transportation access, strong workforce, and affordable cost of living, supporting continued regional growth

HOME TO THE GLOBAL HEADQUARTERS OF DEERE & COMPANY (JOHN DEERE)

- Fortune 100 company and one of the world's leading manufacturers of agricultural, construction, and forestry equipment
- Anchors the Quad Cities' economy and longstanding agricultural heritage
- Major regional employer supporting thousands of direct and indirect jobs

COLLEGE TOWN

- Western Illinois University – Quad Cities | Public university with a campus in Moline; 551 students enrolled at the Quad Cities campus and more than 5,337 students enrolled system-wide
- Black Hawk College | Community college serving 4,000 students

REGIONAL RETAIL CENTER

- Home to South Park Mall | 1.3 million annual visitors (Placer.ai)
- Concentration of national retailers, big-box anchors, and dining operators
- Draws shoppers from both eastern Iowa and western Illinois

QUAD CITIES' PRIMARY ENTERTAINMENT ARENA

- Home to The Vibrant Arena at The MARK, a 12,000-seat multipurpose arena hosting various regional events

Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or
relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing
Infrastructure

#4 in the Nation

Transportation & Warehousing
Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
 Companies

As well as, 2,000+ international industry
 leaders, 1,900 major corporate headquarters
 and 1.2 million small businesses.



5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state’s Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
 Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

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The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

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Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP



EXCLUSIVELY LISTED BY

BEN SHAPIRO

ASSOCIATE
Chicago Oakbrook
(630) 570-2283
ben.shapiro@marcusmillichap.com
IL 475.204677

SEAN SHARKO

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712

AUSTIN WEISENBECK

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200

FINANCING CONTACT

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com
License: IL: 475.136018

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com
IL 471.011175