

FOR SALE

4916 W Main St.,
Belleville, IL 62226



LONG-TERM NNN INVESTMENT OPPORTUNITY

BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY OVERVIEW

4916 W Main St., Belleville, IL 62226



PROPERTY DETAILS

Parcel Number:	08-07.0-421-070
Building SF:	2,450 SF
Lot Size:	0.5 Acres
Year Built:	2008
Year Renovated:	2023
Property Type:	Restaurant/Retail



INVESTMENT SUMMARY

List Price:	\$1,190,000
Average CAP Rate (18 years):	7.21%
Annual Sales:	\$1,100,000



LEASE SUMMARY

Lease Type:	Absolute NNN
Guarantor:	Keystone Management Partners
Lease Term Remaining:	18 years (As of Oct 2026)
Rental Increases:	1.25% annually starting in Oct 2028

INVESTMENT HIGHLIGHTS

4916 W Main St., Belleville, IL 62226

ECONOMIC HIGHLIGHTS

- Long-term, absolute NNN investment
- 18 years remaining on lease as of 2026
- Average CAP rate of 7.21% over remaining lease term
- Stable, predictable rental income
- Lease guaranteed by Keystone Management Partners

STRATEGIC POSITIONING/STRONG DEMOGRAPHICS

- Surrounded by established residential neighborhoods
- Dense residential population provides built-in customer base
- Strong mix of national and local retailers
- Nearby QSRs generate consistent consumer traffic
- Althoff Catholic High School adds daytime activity
- Established commercial corridor with steady demand

WELL LOCATED

- Positioned along West Main Street in Belleville, IL
- Located on a primary commercial artery
- Excellent visibility and convenient access
- High-traffic retail and restaurant corridor
- Surrounded by complementary commercial uses
- Strong neighborhood and retail connectivity



TENANT OVERVIEW

4916 W Main St., Belleville, IL 62226



ABOUT KFC

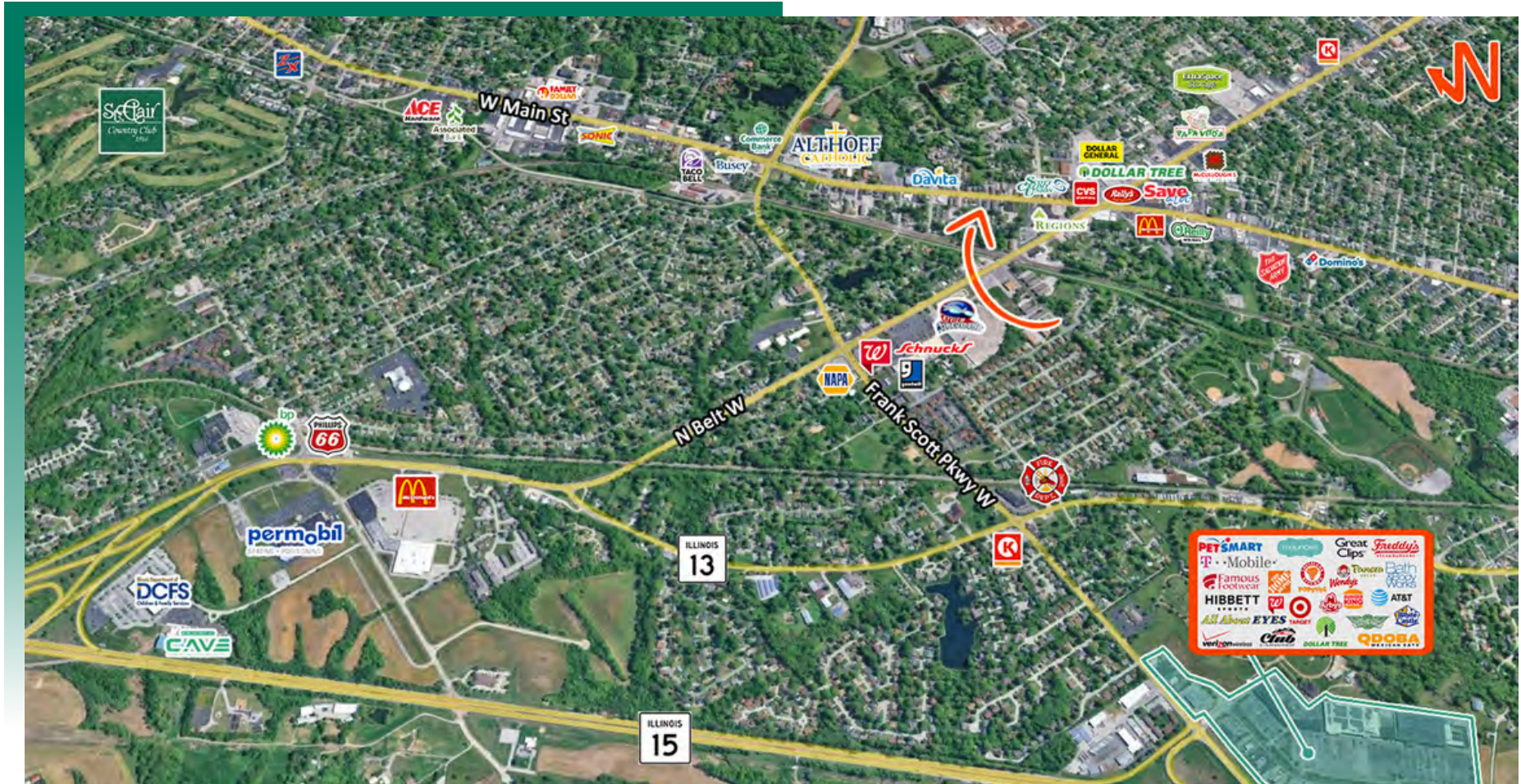
- Nationally recognized quick-service restaurant brand
- Established presence in the fried chicken market
- Recently remodeled restaurant
- Long-term commitment to the location
- Established customer base and brand recognition

ABOUT THE FRANCHISEE

- Operated by Keystone Management Partners
- 19-store KFC franchise operator
- KFC franchisee since 2014
- KFC experience dating back to 1988
- Operations across Missouri and Illinois
- Strong presence in the St. Louis market
- Recent remodel demonstrates continued investment

AREA MAP

4916 W Main St., Belleville, IL 62226



LOCATION OVERVIEW

Belleville is the largest city in Illinois' Metro East and an anchor of the Illinois side of the St. Louis metro. With 42,000+ residents at the recent Census, it is the most populous city in the Metro East region of Greater St. Louis and in all of Southern Illinois south of Springfield. Belleville's economy rests on stable institutions including two major hospitals, two higher-education institutions, multiple school districts, and city, county and state employment as the community's economic engines. As county seat, Belleville is home to the St. Clair County Courthouse, the county's administrative and court center, along with the county health department, highway department and 9-1-1 dispatch center. These anchors produce weekday traffic that persists through economic cycles. Belleville's next-door neighbor is one of the most important military installations in the country. Scott Air Force Base employs nearly 9,000 people full time across the region and has an annual economic impact of in excess of \$12 billion

INVESTMENT PROPERTY SUMMARY

4916 W MAIN ST., BELLEVILLE, IL 62226

LISTING # 3342

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 08-07.0-421-070
County: IL - St. Clair
Zoning: C-2

STRUCTURAL DATA:

Year Built: 2008
Yr Renovated: 2023

FACILITY INFO:

Parking Spaces: 23

LAND MEASUREMENTS:

Acres: 0.50 Acres
Frontage: 150
Depth: 150

PROPERTY DESCRIPTION:

This property offers a stable, long-term NNN investment backed by Keystone Management Partners, an 19-store KFC franchise operator serving communities across Missouri and Illinois. The Kentucky Fried Chicken at this location was recently remodeled, reflecting strong ongoing commitment to the site. The tenant has 18 years remaining on the lease as of 2026, providing durable cash flow and minimal landlord responsibilities. The operator has 19 stores and has been a franchisee since 2014 and with KFC since 1988. The average CAP rate for the remainder of the lease is 7.21%



SALE INFORMATION:

Sale Price: \$1,190,000
Price / SF: \$485.71
Average CAP Rate: 7.21 %

INCOME:

Current Annual Rent: \$78,848 (\$6,570.67/Month)

EXPENSES:

Taxes: \$17,700.00
Tax Year: 2025

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