



TACO BELL

2235 State St, Chester, IL 62233

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TENANT OVERVIEW

Company:	K-MAC Enterprises, Inc.
Founded:	1964
Locations:	350+
States Operated:	10
Operating Footprint:	AR, IL, IN, KS, KY, MS, MO, OK, TN & TX
Headquarters:	Fayetteville, AR
Website:	https://www.kmaccorp.com

ABOUT K-MAC ENTERPRISES, INC.

K-MAC Enterprises, Inc. is one of the largest Taco Bell franchise operators in the United States, with more than 60 years of operating history and a portfolio of over 350 restaurants across 10 states. Founded in 1964, the company has built a strong reputation through disciplined growth, operational expertise, and long-term commitment to the Taco Bell brand. As a privately held franchisee, K-MAC has established itself as a leading quick-service restaurant operator with a significant presence throughout the South and Midwest, employing thousands of team members across its restaurant portfolio.

PROPERTY HIGHLIGHTS

- **Strategic Retail Corridor Location:** Taco Bell is located at 2235 State Street (Illinois Route 150), Chester's primary commercial artery and the dominant retail corridor serving the city and surrounding Randolph County trade area, providing strong visibility and easy ingress/egress.
- **Strong Traffic & Daily Demand:** State Street functions as the main east-west route through Chester, carrying consistent daily commuter, retail, and regional traffic connecting downtown, residential neighborhoods, and the Mississippi River crossing into Missouri.
- **Surrounded by Established Retail:** The property benefits from proximity to key national and regional retailers including Walmart, Dollar General, Rozier's Country Market, Ace Hardware, and other service-oriented businesses that act as steady traffic generators and support frequent consumer trips.
- **Regional Employment Base:** Nearby major employers such as Menard Correctional Center, Chester Mental Health Center, and Gilster-Mary Lee Corporation provide a stable daytime population and recurring quick-service dining demand.
- **Proven QSR Brand:** Taco Bell is one of the most recognized quick-service restaurant brands in the U.S., operating over 8,000 locations nationwide as part of Yum! Brands, offering strong corporate backing, brand loyalty, and consistent sales performance.
- **Drive-Thru Oriented Asset:** The location features a drive-thru and efficient site layout, positioning it well for Chester's auto-oriented consumer base and maximizing convenience, throughput, and late-night sales.

INVESTMENT OVERVIEW

Asking Price	\$1,572,291
Cap Rate	5.85%
Guarantor	K-MAC Enterprises, Inc.
Remaining Lease Term	11 Years
Lease Expiration	7/31/2037
Annual Rent	\$91,979
Lease Type	Absolute NNN
Options	(5) 5 Year Options
Scheduled Rent Increases	1% annually
Landlord Responsibilities	NONE
Building Square Footage	2,212 SF
Lot Size	0.58 Acres
Year Built	2017
Parcel ID	18-167-026-00



ABOUT CHESTER, IL

Chester, the county seat of Randolph County, is a small but vibrant regional hub with a population of approximately 7,500–8,000 residents, serving as a center for commerce, government, and healthcare in the region. The city benefits from a stable local economy anchored by major employers such as Menard Correctional Center, Chester Mental Health Center, and Gilster-Mary Lee Corporation, which provide consistent employment opportunities and contribute to regional economic stability. Chester has experienced steady population growth over the past decade, supported by its affordable cost of living and strong community infrastructure. The city also emphasizes education, with quality public schools in the Chester Community Unit School District, as well as access to vocational training and nearby higher education institutions, fostering a well-educated local workforce that supports both public and private sector employment. Its combination of economic stability, community amenities, and workforce development makes Chester a strategic location for retail, service, and commercial investment.

LOCATION DESCRIPTION

The property at 2235 State Street in Chester, Illinois is strategically located along State Street (Illinois Route 150), the city's primary commercial corridor and a key east-west thoroughfare connecting Chester to surrounding communities and the Mississippi River bridge into Missouri. As the county seat of Randolph County, Chester benefits from a stable employment base anchored by major regional employers including Menard Correctional Center, Chester Mental Health Center, and Gilster-Mary Lee Corporation, a large food manufacturing operation. The area is supported by government, healthcare, manufacturing, and service-sector employment, providing consistent daytime population and economic stability. Chester serves a local population of approximately 7,500–8,000 residents, characterized by a largely working-class, automobile-oriented demographic that relies on State Street for retail, services, and daily commerce. Proximity to downtown Chester, civic institutions, and regional road connectivity positions the site as a well-located asset for businesses seeking visibility, accessibility, and steady local demand.

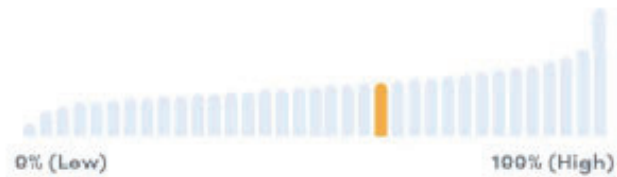




● National

61st PERCENTILE RANK

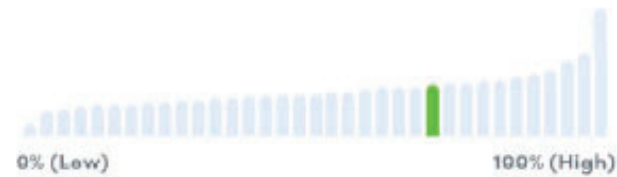
3,236 of 8,283 locations



● State

69th PERCENTILE RANK

93 of 299 locations



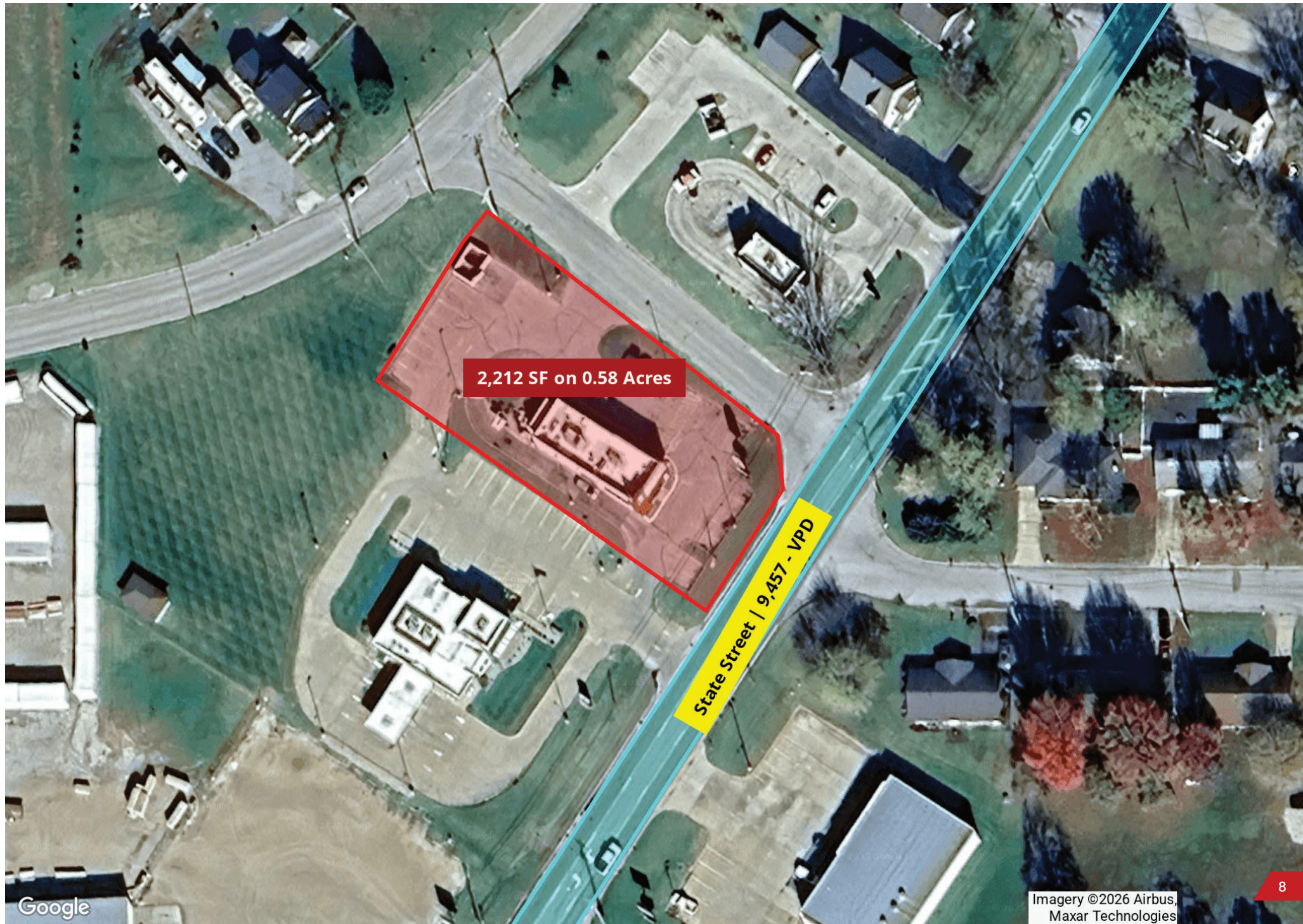
● City

100th PERCENTILE RANK

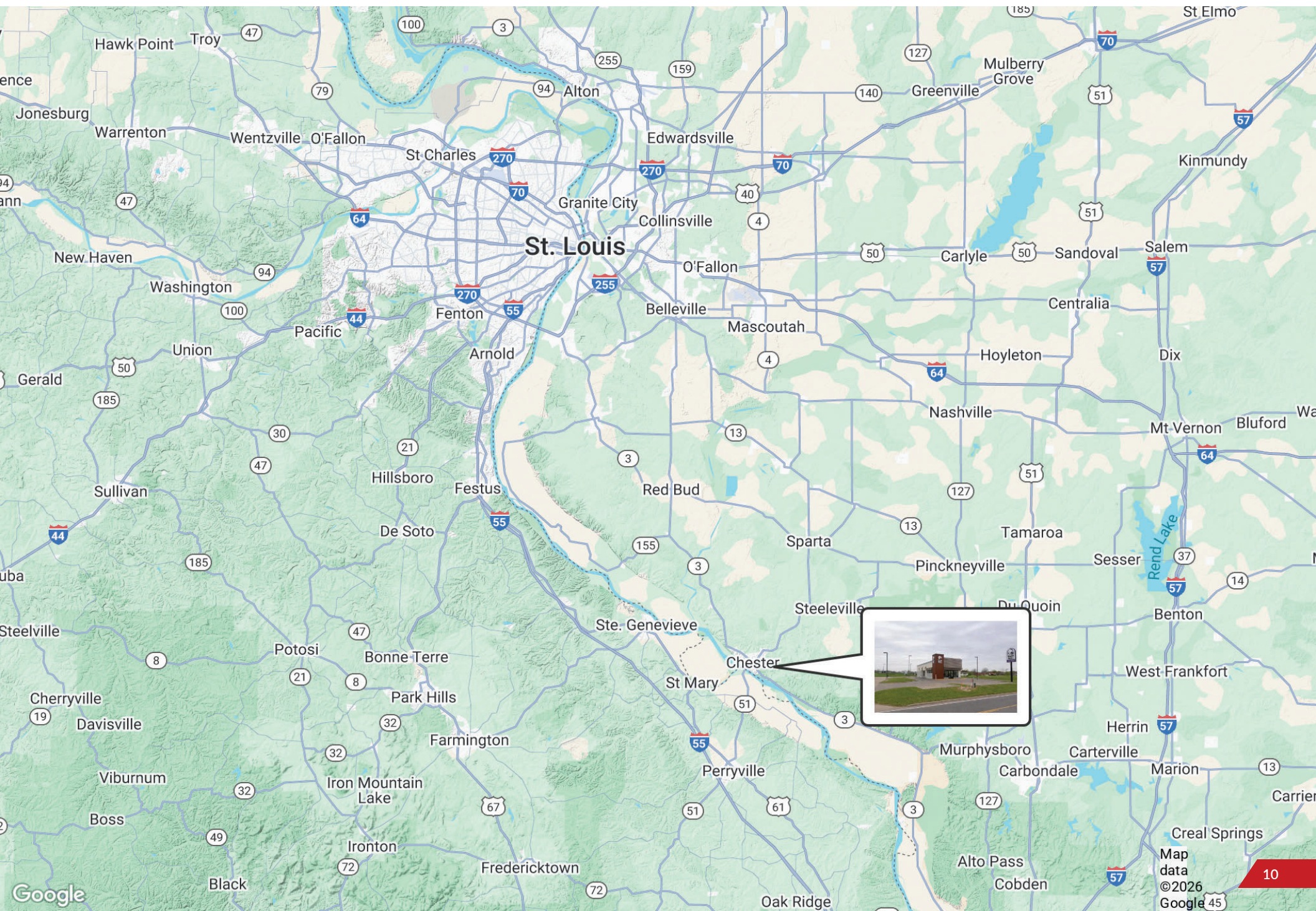
1 of 1 locations



Source: AlphaMap.com

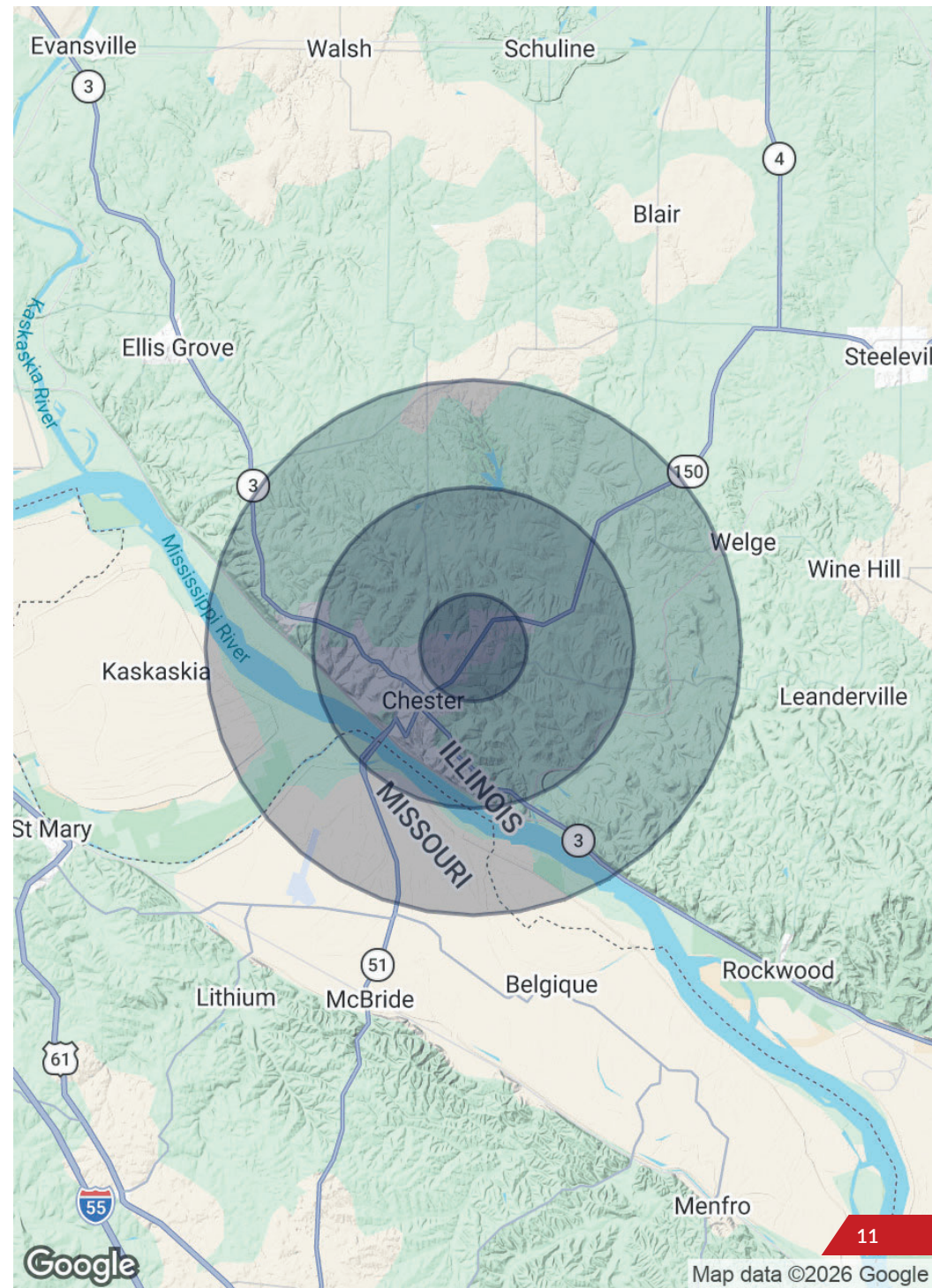






Demographics / Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,630	7,360	7,975
Average Age	45	42	42
Average Age (Male)	43	41	41
Average Age (Female)	46	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	684	2,177	2,368
# of Persons per HH	2.4	3.4	3.4
Average HH Income	\$85,346	\$81,800	\$82,522
Average House Value	\$156,382	\$203,543	\$204,658





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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Summit Net Lease, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Summit Net Lease, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Summit Net Lease, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Summit Net Lease, LLC

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