

**BRAND NEW FREESTANDING KFC  
WITH 15 YEAR NET LEASE**



Kentucky Fried Chicken Eagleby  
1-29 River Hills Road, Eagleby QLD



Direct access onto the Pacific Motorway connecting Brisbane and Greater Queensland to the Gold Coast



Located on Queensland's busiest highway with exposure to 157,000<sup>^</sup> cars per day



Brand new freestanding KFC with 15 year net lease to 2032 and options to 2047



Leased to ASX listed company - Collins Foods Limited (ASX:CFK) with 344 stores throughout Australia, Asia and Europe



Net annual income of \$166,336 pa\* with CPI + 1% income growth annually



Substantial land holding of 2,385 sqm\* in major growth corridor



Brand new development offering significant tax saving depreciation benefits

\*approx  
\*\*plus options  
<sup>^</sup> Traffic Census 2017  
- CPI Mar 18 of 1.72% applied as per Oct 18 increase

For further information contact the exclusive selling agents:

**Darren Collins**  
0404 781 787  
darren.collins@cbre.com.au

**Sergio Demetriou**  
0421 322 324  
sergio.demetriou@cbre.com.au

**Joseph Du Rieu**  
0408 892 976  
joseph.durieu@cbre.com.au



#PortfolioAuctionsDoneDifferently

QUEENSLAND  
RETAIL INVESTMENTS



Substantial 2,385 sqm\* Landholding



Gold Coast  
47k\*

Brisbane  
34k\*

OVER 57,000,000 CARS PER YEAR\*  
PACIFIC MOTORWAY

OUTLINE INDICATIVE ONLY

Fronting Queensland's busiest motorway



Leased to ASX listed company Collins Foods Limited (ASX:CFK)



Within high performing Convenience Centre



Net annual income of \$166,336\*