



STARBUCKS

643 & 645 US-46, FAIRFIELD, NJ



BRAND NEW CONSTRUCTION | CORPORATE LEASES | ESSEX COUNTY NJ – 30 MILES TO NYC

Marcus & Millichap
THE DOUGHERTY TEAM

**MID
ATLANTIC** Real Estate Journal
TOP SALES BROKER TEAMS AWARD

CoStar™
POWER BROKER AWARD

CREXI
PLATINUM BROKER AWARD



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

LEAD AGENT CONTACT



NICK GEANEOTES

ASSOCIATE DIRECTOR INVESTMENTS

(215) 531-7071
nick.geaneotes@marcusmillichap.com
License No. RS350464(PA)



MARK KRANTZ

SENIOR DIRECTOR INVESTMENTS

(215) 531-7056
mark.krantz@marcusmillichap.com
License No. RS336064 (PA)
License No. 1863254 (NJ)



DERRICK DOUGHERTY

SENIOR MANAGING DIRECTOR INVESTMENTS

(215) 531-7026
derrick.dougherty@marcusmillichap.com
License No. RS305854 (PA)

WEST BELT PLAZA | 2M Annual Visits

Placer.AI Top Performers (Nationwide)

 National Rank Top 5%	 National Rank Top 9%
 National Rank Top 43%	 National Rank Top 50%

WAYNE TOWN CENTER | 5M Annual Visits

Placer.AI Top Performers (Nationwide)

 National Rank Top 1%	 National Rank Top 4%	 National Rank Top 4%
 State Rank Top 5%	 National Rank Top 13%	 National Rank Top 42%

WILLOWBROOK MALL | 6.1M Annual Visits

Placer.AI Top Performers (Nationwide)

 National Rank Top 1%	 State Rank Top 1%	 National Rank Top 3%
--	---	--



Hwy 46 (58,094 VPD)





Wawa

Placer.ai National Rank
Top 29%



TARGET

Placer.ai State Rank
Top 10%

**Raymour
& Flanigan®**

Placer.ai National Rank
Top 8%



Cane's
Raising
CHICKEN FINGERS



MassMutual
Regional Office
Fortune 100



STARBUCKS



46
Hwy 46 (58,094 YPD)

PORTFOLIO SUMMARY

RAISING CANE'S & STARBUCKS | ESSEX COUNTY

PROPERTY ADDRESS

643 & 645 US-46, FAIRFIELD, NJ 07004



PORTFOLIO

Price	\$9,407,656
Cap Rate	5.04%
NOI	\$474,000
Total GLA	5,037 SF
Total Lot Size	3.30 Acres



RAISING CANE'S

Price	\$5,789,474
Cap Rate	4.75%
NOI	\$275,000
Total GLA	2,862 SF
Total Lot Size	1.45 Acres



STARBUCKS

Price	\$3,618,182
Cap Rate	5.50%
NOI	\$199,000
Total GLA	2,175 SF
Total Lot Size	1.85 Acres



INVESTMENT OVERVIEW

RAISING CANE'S | FAIRFIELD, NJ



\$5,789,474

ASKING PRICE



4.75%

CAP RATE



\$275,000

NOI

643 US-46, FAIRFIELD, NJ

Tenant	Raising Cane's Restaurants LLC
Lease Type	NNN Ground
Gross Leasable Area	2,862 SF
Lot Size	1.45 Acres
Year Built	2025
Zoning	HD
Lease Commencement	2/1/2026
Lease Expiration	1/31/2041
Base Term	15 Years
Term Remaining	14.7 Years
Increases	10% Every 5 Years
Options	3, 5 Year Options

RENT SCHEDULE						
YEARS	Start Date	End Date	Annual	Monthly	PSF	Increase
Years 1-5 (Current)	2/1/2026	1/31/2031	\$275,000	\$22,917	\$96.09	-
Years 6-10	2/1/2031	1/31/2036	\$302,500	\$25,208	\$105.70	10.0%
Years 11-15	2/1/2036	1/31/2041	\$332,750	\$27,729	\$116.26	10.0%
OPTIONS						
Years 16-20 (Option 1)	2/1/2041	1/31/2046	\$366,025	\$30,502	\$127.89	10.0%
Years 21-25 (Option 2)	2/1/2046	1/31/2051	\$402,628	\$33,552	\$140.68	10.0%
Years 26-30 (Option 3)	2/1/2051	1/31/2056	\$442,890	\$36,908	\$154.75	10.0%



INVESTMENT OVERVIEW

STARBUCKS | FAIRFIELD, NJ



\$3,618,182
ASKING PRICE



5.50%
CAP RATE



\$199,000
NOI

645 US-46, FAIRFIELD, NJ

Tenant	Starbucks Corporation
Lease Type	NN
Gross Leasable Area	2,175 SF
Lot Size	1.85 Acres
Year Built	2026
Zoning	HD
Lease Commencement	5/1/2026
Lease Expiration	4/30/2036
Base Term	10 Years
Term Remaining	9.8 Years
Increases	10% Every 5 Years
Options	4, 5 Year Options

RENT SCHEDULE						
YEARS	Start Date	End Date	Annual	Monthly	PSF	Increases
Years 1-5 (Current)	5/1/2026	4/30/2031	\$199,000	\$16,583	\$91.49	-
Years 6-10	5/1/2031	4/30/2036	\$218,900	\$18,242	\$100.64	10.0%

OPTIONS						
Years 11-15 (Option 1)	5/1/36	4/30/41	\$240,790	\$20,066	\$110.71	10.0%
Years 16-20 (Option 2)	5/1/41	4/30/46	\$264,869	\$22,072	\$121.78	10.0%
Years 21-25 (Option 3)	5/1/46	4/30/51	\$291,356	\$24,280	\$133.96	10.0%
Years 26-30 (Option 4)	5/1/51	4/30/56	\$320,491	\$26,708	\$147.35	10.0%





NEW CONSTRUCTION PROTOTYPE W/ DRIVE-THRUS | 3.30-ACRE LOT

- Purpose-built, brand-new Raising Cane's on a 1.45-acre lot and Starbucks on a 1.85-acre lot, purpose-designed for drive-thru throughput and operational efficiency

STRONG CORPORATE GUARANTEES | MINIMAL LANDLORD RESPONSIBILITIES | PASSIVE INVESTMENT

- Raising Cane's: True NNN Ground lease structure with zero landlord responsibilities
- Starbucks: NN lease structure – Landlord responsible for roof/structure

RAISING CANE'S | ONE OF THE FASTEST-GROWING QSR BRANDS IN THE U.S.

- Raising Cane's operates 900+ locations nationwide and continues rapid expansion, with 100+ new units planned for 2026

HEALTHY RENT-TO-SALES RATIO | PROVEN UNIT ECONOMICS

- Raising Cane's operates at an average of \$6.6M in sales per location, yielding a potential healthy 4.2% rent-to-sales ratio at this site

PRIME RETAIL CORRIDOR | BEST-IN-CLASS LOCATION

- Positioned adjacent to: (ranked by annual visitors in the state of NJ)
- Top 10% Target
- #1 BJ's Wholesale
- Top 5% Costco
- Top 15% Starbucks
- The Willowbrook Mall anchored by Nordstrom, Bloomingdale's, Macy's & JCPenney

EXCEPTIONAL HIGHWAY ACCESS & VISIBILITY | ROUTE 46

- Direct Route 46 frontage with 37,000+ vehicles per day
- Property sits at the interchange entrance and exit, delivering unmatched accessibility and daily traffic exposure

DENSE & AFFLUENT TRADE AREA | GROWTH MARKET

- 232,000+ population within 5 miles and projected 4.8% population growth over the next 5 years
- Average household income of \$157,000 within 3 miles reflects a high-spending consumer base

ATTRACTIVE INFLATION HEDGE | 10% RENTAL BUMPS EVERY 5 YEARS

- Scheduled 10% rent escalations every 5 years throughout the base term and the renewal options

LONG-TERM INCOME STABILITY

- Raising Cane's: 14+ Years Remaining
- Starbucks: 9+ Years Remaining
- Significant lease term remaining providing long-term predictable income





Raising Cane's Chicken Fingers, commonly known as Raising Cane's, is a rapidly growing fast-food chain renowned for its simple, high-quality menu centered around fresh, never-frozen chicken finger meals. Established in Baton Rouge, Louisiana, the brand was founded with a focused concept built on doing one thing exceptionally well. Known for its signature chicken fingers, crinkle-cut fries, Texas toast, coleslaw, and its highly popular Cane's Sauce, the chain has developed a loyal following driven by consistency, quality, and a streamlined menu. Raising Cane's has experienced significant expansion over the past two decades and now operates over 900 locations across the United States, with a growing international presence including markets in the Middle East and Asia. The company remains privately held and continues to expand aggressively, appealing to a broad customer base while maintaining its core brand identity and operational simplicity.

3

AMERICA'S 45 MOST PROFITABLE FASTFOOD CHAINS 2025

QSR

3

BEST OF CHICKEN: SYSTEMWIDE SALES

QSR

16

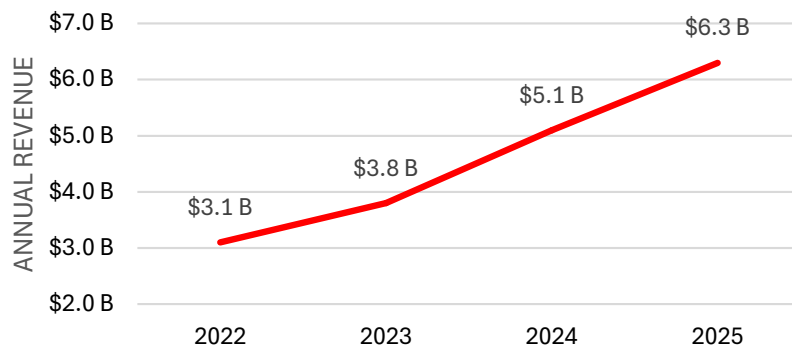
THE 2025 QSR 50

QSR

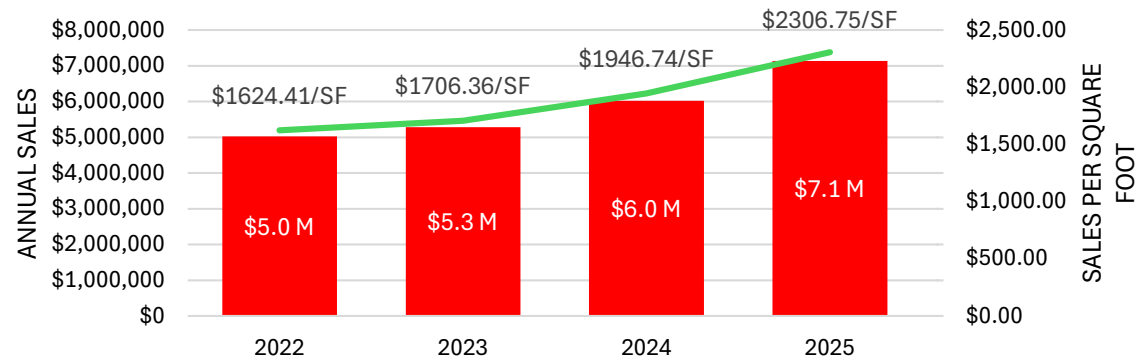
Company Overview

Company	Raising Cane's Chicken Fingers
Number of Locations	950
Revenue 2025	~\$4.5–\$5.0 Billion
Founded	1996
Headquarters	Baton Rouge, Louisiana

STORE LOCATIONS



AVERAGE ANNUAL SALES PER STORE



QSR 50

/2025

QSR 50 Annual Ranking: 16th Overall

Big things are ahead for Raising Cane's. The chain is expanding its Dallas Restaurant Support Office (DRSO) in Plano, Texas, reinforcing its long-term growth strategy. Originally launched in 2009 with a 24,000-square-foot office and 53 jobs, the DRSO now spans 120,000 square feet and supports approximately 480 crewmembers.

The company, which has grown to over 900 restaurants across more than 40 states and internationally, hopes to reach 1,600 restaurants and \$10 billion in sales by 2030. To support this ambition, Raising Cane's purchased a 400,000-square-foot campus. The brand plans to remodel the campus over the next year and relocate its team by 2026.

Raising Cane's also proved it's not afraid to get creative with its marketing plans. In April, the company launched a nationwide campaign featuring pop culture icon Flavor Flav, who declared it "Cane's O' Clock." The campaign kicked off on April 23 with Flav starring in ads across TV, billboards, and in-store signage. A limited run of custom Raising Cane's x Flavor Flav clock necklaces, designed by jeweler Rock N Stonez, were made available online, each hand-bedazzled and signed by Flav. Net proceeds supported the Women's Sports Foundation.

In 2024, Raising Cane's finished with 828 U.S. locations, up 101 stores year-over-year. Approximately 97 percent of those restaurants are company-owned. The chain also posted an AUV of \$6.56 million, and its U.S. systemwide sales nearly reached \$5 billion, which is the third-highest among chicken chains in the country behind Chick-fil-A and Popeyes.

[Click Here for Full Report](#)

CHICKEN			2024 U.S.		SYSTEMWIDE SALES (MILLIONS)				
01	CHICK-FIL-A*	▬	03	\$7,500	3,054	55	3,109	145	\$22,746
02	POPEYES	▬	13	\$1,819	3,050	98	3,148	97	\$5,726
03	RAISING CANE'S	🟢	16	\$6,560	22	806	828	101	\$4,960
04	KFC	🔴	18	\$1,336	3,589	80	3,669	-122	\$4,900
05	WINGSTOP	▬	19	\$2,138	2,154	50	2,204	278	\$4,765
06	ZAXBYS	▬	27	\$2,790	825	143	968	26	\$2,630
07	BOJANGLES	▬	31	\$2,351	559	266	825	12	\$1,881
08	EL POLLO LOCO	▬	40	\$2,300	173	325	498	3	\$1,096
09	CHURCH'S CHICKEN	▬	47	\$1,097	602	159	761	-28	\$847
10	KRISPY KRUNCHY CHICKEN	★	48	\$300	3,168	0	3,168	325	\$800

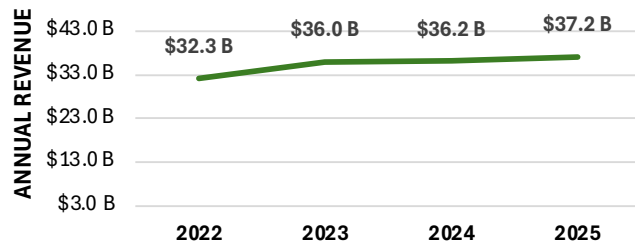




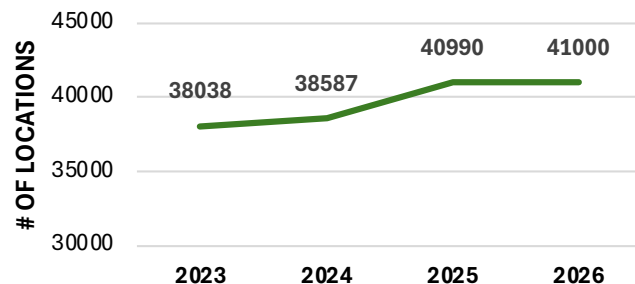
Company Overview

Founded	1971
Locations	41,000+/-
Type	Public (NYSE: SBUX)
Credit Rating	BBB+ (S&P)
Headquarters	Seattle, WA
Revenue	\$37.18 Billion (2025)

COMPANY SALES



STORE LOCATIONS



Starbucks is a globally recognized leader in the specialty coffee industry, offering high-quality coffee, handcrafted beverages, and a curated selection of food items. Founded in 1971 and headquartered in Seattle, Washington, Starbucks operates more than 38,000 stores worldwide, making it one of the most iconic and influential coffeehouse brands.

KEY HIGHLIGHTS

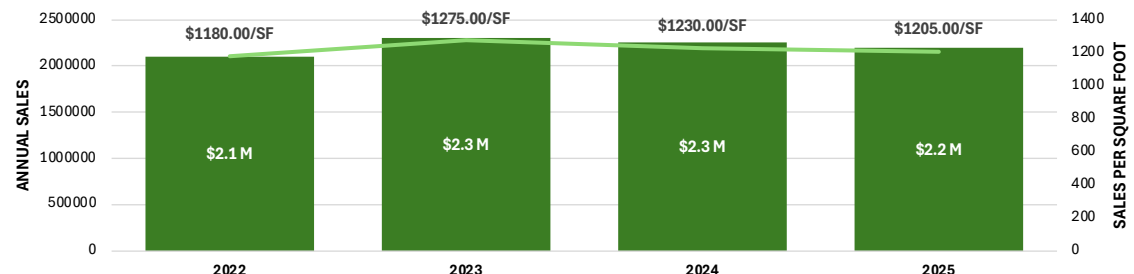
ESSENTIAL DAILY SERVICE: Starbucks fulfills the daily coffee and beverage needs of millions of customers, driving consistent traffic and repeat business across diverse markets.

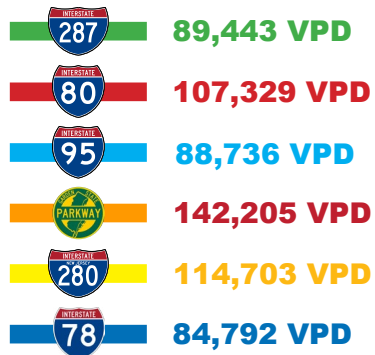
ESTABLISHED BRAND PRESENCE: With over 50 years in business and a strong global footprint, Starbucks is one of the most recognizable and trusted brands in the world.

RESILIENT BUSINESS MODEL: The company's ability to adapt through drivethru, mobile ordering, delivery, and loyalty programs ensures steady demand in both strong and challenging economic conditions.

GLOBAL REACH: Starbucks' expansive network of company-operated and licensed stores across six continents reinforces its stability, growth prospects, and cultural relevance.

AVERAGE ANNUAL SALES PER STORE





3 MILE TRADE AREA



53,693
POPULATION
3-MILE RADIUS

\$157K+
AHHI
3-MILE RADIUS

NEWARK
30 MILES AWAY

NEW YORK
30 MILES AWAY



Raymour & Flanigan
Placer.ai National Rank
Top 8%


DOLLAR TREE
Placer.ai National Rank
Top 34%


TARGET
Placer.ai State Rank
Top 10%

WILLOWBROOK MALL | 6.1M Annual Visits
Placer.ai Top Performers (Nationwide)

		
National Rank Top 1%	State Rank Top 1%	National Rank Top 3%


WEST ESSEX HIGH SCHOOL
1,000+ Students Enrolled | 4.1 Miles Away


Rte-23 (71,683 VPD)



I-80 (109,206 VPD)



Hwy 46 (58,094 VPD)

TOTOWA SQUARE | 4.7M Annual Visits
Placer.ai Top Performers (Nationwide)

 National Rank Top 1%	 National Rank Top 2%	 National Rank Top 4%
 National Rank Top 7%	 National Rank Top 8%	 National Rank Top 10%

TOTOWA COMMONS | 2M Annual Visits
Placer.ai Top Performers (Nationwide)

 National Rank Top 4%	 National Rank Top 17%
---	--

WEST BELT PLAZA | 2M Annual Visits
Placer.ai Top Performers (Nationwide)

 National Rank Top 5%	 National Rank Top 9%
 National Rank Top 43%	 National Rank Top 50%

WAYNE TOWN CENTER | 5M Annual Visits
Placer.ai Top Performers (Nationwide)

 National Rank Top 1%	 National Rank Top 4%	 National Rank Top 4%
 State Rank Top 5%	 National Rank Top 13%	 National Rank Top 42%

DEMOGRAPHICS

FAIRFIELD, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2025 Population	3,873	53,693	232,306
2030 Population Est.	4,132	56,296	241,632
Population Growth (%)	6.7%	4.8%	4.0%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2025 Households	1,416	19,528	82,875
2030 Household Est.	1,511	20,463	86,351
Household Growth (%)	6.7%	4.8%	4.2%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2025 Average HH Income	\$129,107	\$157,344	\$156,785
2025 Median HH Income	\$95,358	\$131,579	\$128,876

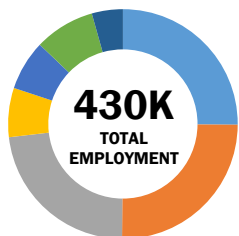
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	943	5,333	12,934



MARKET PERFORMANCE

FAIRFIELD, NJ // ESSEX COUNTY

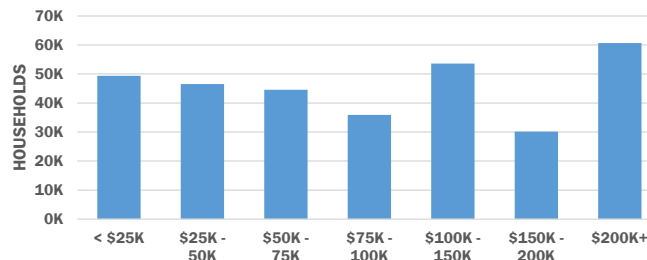
TOP INDUSTRIES



- (25%) TRADE, TRANSPORTATION, & UTILITIES
- (25%) EDUCATION & HEALTHCARE
- (23%) PROFESSIONAL & BUSINESS SERVICES
- (7%) CONSTRUCTION
- (7%) FINANCIAL ACTIVITIES
- (9%) LEISURE & HOSPITALITY
- (4%) GOVERNMENT

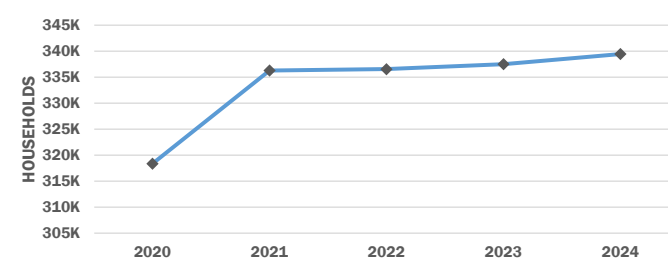
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

HOUSEHOLD GROWTH



Source: ACS

ESSEX COUNTY, NJ

Large Population

#3 most Populous County in NJ
(860,000+)



Major Employment Hub

Home to the largest port on the East Coast, with proximity to NYC, Essex county is a hub for major employers across several industries such as Healthcare, Transportation/Logistics, Finance, Education, and more.



Diverse Civilian Force

Rated the #1 Most Diverse County in NJ, and #2 in the USA.



Employment:

EMPLOYER	EMPLOYEES
RWJ Barnabas Health	35,000+
Prudential Financial	25,000+
NJ Transit	11,000+
ADP	10,000+
United Airlines	12,000+



Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
Garden State Parkway	200,000+ VPD
I-95	200,000+ VPD
I-280	160,000+ VPD
Route 21	80,000+ VPD
Route 22	80,000+ VPD



The State of New Jersey
**Department of
Transportation**

Education:

SCHOOL NAME	STUDENTS
New Jersey Institute of Technology (NJIT)	12,309
Rutgers University - Newark	11,686
Seton Hall University	10,000+
Essex County College	6,000+
Bloomfield High School	2,055





EXCLUSIVE OFFERING

INVESTMENT SALES ADVISORS

LEAD AGENTS



Nick Geaneotes

Associate Director Investments

(215) 531-7071

nick.geaneotes@marcusmillichap.com



Mark Krantz

Senior Director Investments

(215) 531-7056

mark.krantz@marcusmillichap.com



Derrick Dougherty

Senior Managing Director Investments

(215) 531-7026

derrick.dougherty@marcusmillichap.com



Scott Woodard

Senior Director Investments

(215) 531-7058

scott.woodard@marcusmillichap.com



Colin Reder

Associate Director Investments

(215) 531-7057

colin.reder@marcusmillichap.com



Jacob Haslach

Associate Director Investments

(215) 531-7078

jacob.haslach@marcusmillichap.com



NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved. License:

BROKER OF RECORD

Jim McGuckin

**250 Pehle Ave., Suite 501
Saddle Brook, NJ 07663**

P: 201-742-6100

Lic #: 2082114



643 & 645 US-46, FAIRFIELD, NJ



BRAND NEW CONSTRUCTION | CORPORATE LEASES | ESSEX COUNTY NJ – 30 MILES TO NYC

Marcus & Millichap
THE DOUGHERTY TEAM