

POPEYES

2526 HWY 9 E, LITTLE RIVER, SC
(MYRTLE BEACH MSA)

NEARBY THOUSANDS
OF NEW HOMES!

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

Representative Photo



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Popeyes Louisiana Kitchen in Conway, SC. The Premises is leased to Popeyes for a 20 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter & retail thoroughfare through Little River, SC



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
MYRTLE BEACH, SC**

| LEASE YEARS | TERM | ANNUAL RENT |
|---------------|-------|--------------|
| Current Term | 1-20 | \$215,000 |
| | | 2% Increases |
| 1st Extension | 21-25 | \$319,479 |
| 2nd Extension | 25-30 | \$352,730 |
| 3rd Extension | 31-35 | \$389,443 |
| 4th Extension | 36-40 | \$429,976 |

| | |
|--------------|--------------------|
| NOI | \$215,000 |
| CAP | 5.25% |
| PRICE | \$4,095,000 |

ASSET SNAPSHOT

| | |
|---------------------------|--------------------------------------|
| Tenant Name | Popeye's Louisiana Kitchen |
| Address | 2526 Hwy 9 E, Little River, SC 29566 |
| Building Size (GLA) | 2,350 SF |
| Land Size | 0.57 Acres |
| Year Built/Renovated | 2025 |
| Signator/Guarantor | Franchisee (50 Units) |
| Rent Type | Abs. NNN |
| Landlord Responsibilities | None |
| Rent Commencement Date | COE |
| ROFR | None |
| Rental Increases | 2% Annually |
| Remaining Term | 20 Years |
| Current Annual Rent | \$215,000 |



46,274 PEOPLE
IN 5 MILE RADIUS



\$90,655 AHHI
IN 5 MILE RADIUS



30,700 VPD
ON HWY 9 E





ATTRACTIVE LEASE FUNDAMENTALS

New 20 year Abs. NNN | 2% annual rental increases | Zero Landlord Responsibilities | 4 x 5 year extensions providing a long term investment



BRAND NAME TENANT

Popeyes is the second largest "quick-service chicken restaurant group" | Over 4,100+ locations in 40 states and 30 countries world wide | In Q3 of 2023, Popeyes had 16.1% Sales Growth compared to Q3 in 2022



HIGHLY VISIBLE ON MAIN COMMUTER & RETAIL THOROUGHFARE

Site is fronting major commuter highway to the Myrtle Beach coast | Over 30K cars travel the highway per day | Over 266K SF of retail is located in a 1-mile radius, boasting a 0% vacancy rate



NEW RESIDENTIAL COMMUNITIES

Across the street from the site is the new residential development Beazer Homes at Sunset Landing | With 194 homes recently built in this community starting at \$300,000 | Under a half mile from the site is another new residential development, Bridgewater Community | This community has over 1,500 houses which are spread across 950 acres with a resort style



NEW CONSTRUCTION

Popeyes is constructing the new building to their newest prototype | With the new construction comes a "digital-centric" format with kiosks, streamlined kitchens, digital pick up shelves, and much more



TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment



North Strand
Recreation Center

TSC TRACTOR
SUPPLY CO.

FOOD LION

POPEYES

DEL TACO

Freddy's
BROKEN SQUEAK
STEAKBURGERS

TAKE
5
BREWERY

DUNKIN'

CVS

MINI MALL STORAGE

CNB

ANYTIME
FITNESS



JOHN J.
SINCE 1983
FRESH SANDWICHES

Bojangles



CHARLOTTE
152 MILES
3:10 DRIVE

RALEIGH
130 MILES
2:35 DRIVE

WILMINGTON
51 MILES
1:15 DRIVE

CHARLESTON
104 MILES
2:30 DRIVE

1 MILES

3,255
PEOPLE
\$81,481
AHHI
1,315
TOTAL
EMPLOYEES

3 MILES

19,887
PEOPLE
\$80,916
AHHI
5,747
TOTAL
EMPLOYEES

5 MILES

46,274
PEOPLE
\$90,655
AHHI
17,669
TOTAL
EMPLOYEES

Columbia

POPEYES
Little River

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.

Founded in 1972, Popeyes has more than 40 years of history and culinary tradition. Popeyes owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans-style fried chicken that has now made the brand famous throughout the world. Popeyes culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. We continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves.

Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. This unique and flavorful food has allowed Popeyes to become one of the world's largest chicken quick service restaurants, with over 2,970 restaurants in the U.S. and around the world.

In 2017, Restaurant Brands International acquired Popeyes for \$1.8 billion (\$79.00 /share).



POPEYES QUICK FACTS

| | |
|------------------------|-------------|
| Founded: | 1972 |
| Ownership: | Public |
| # of Locations: | 4,100+ |
| Headquarters: | Atlanta, GA |
| Guaranty: | Franchisee |

OFFERED FOR SALE

\$4,095,000 | 5.25% CAP

POPEYES

2526 HWY 9 E
LITTLE RIVER, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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