

CONFIDENTIAL OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$2,714,000 | 6.00% CAP

POPEYES

1517 NC 24-87, Cameron, NC
(Fayetteville, NC MSA)

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Popeyes Louisiana Kitchen in Cameron, NC. The Premises is leased to Popeyes for a 15 year initial term with three (3) - five (5) year options. The Asset is well positioned on the main commuter corridor in Cameron, NC and is nearby Fort Liberty, the largest military base in the world.



**WELL-KNOWN
TENANT**



**15 YEARS
REMAINING ON
ABS NNN GL**



**LOCATED ON
PRIMARY RETAIL
CORRIDOR**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$162,864
Rent Escalation	Years 6-10	\$175,893
Rent Escalation	Years 11-15	\$189,964
1st Extension	Years 16-20	\$205,161
2nd Extension	Years 21-25	\$221,574
3rd Extension	Years 26-30	\$239,300

NOI	\$162,864
CAP	6.00%
Price	\$2,714,000

ASSET SNAPSHOT

Tenant Name	Popeyes Louisiana Kitchen
Address	1517 NC 24-87, Cameron, NC 28326
Building Size (GLA)	1,990 SF
Land Size	1.13 Acres
Year Built	2024
Signator/Guarantor	Polo Restaurant Group - 8 Units (Development Agreement for 20+)
Lease Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Remaining Term	15 Years
Current Annual Rent	\$162,864



11,193
PEOPLE IN
5 MILE RADIUS



\$109,902
AHHI
3 MILE RADIUS



41,000
VPD ON
US 70 BUS W



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

New 15 year Abs. NNN ground lease | 8% rent increases every 5 years | No Landlord Responsibilities



NAME BRAND 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



NEARBY TO MAJOR ECONOMIC DRIVER - FORT LIBERTY

Approximately 12 miles to Fort Liberty, a 251 square mile military base | The largest military base in the entire world with over 52K military personnel | Fort Liberty has an economic impact of \$8.1 billion to the local economy



POSITIONED ON A RETAIL CORRIDOR

Over 212KSF of retail space located in a 1-mile radius | Nearby National Retailers include: Food Lion, McDonald’s, Bojangles, Wendy’s, Dunkin, and Valvoline



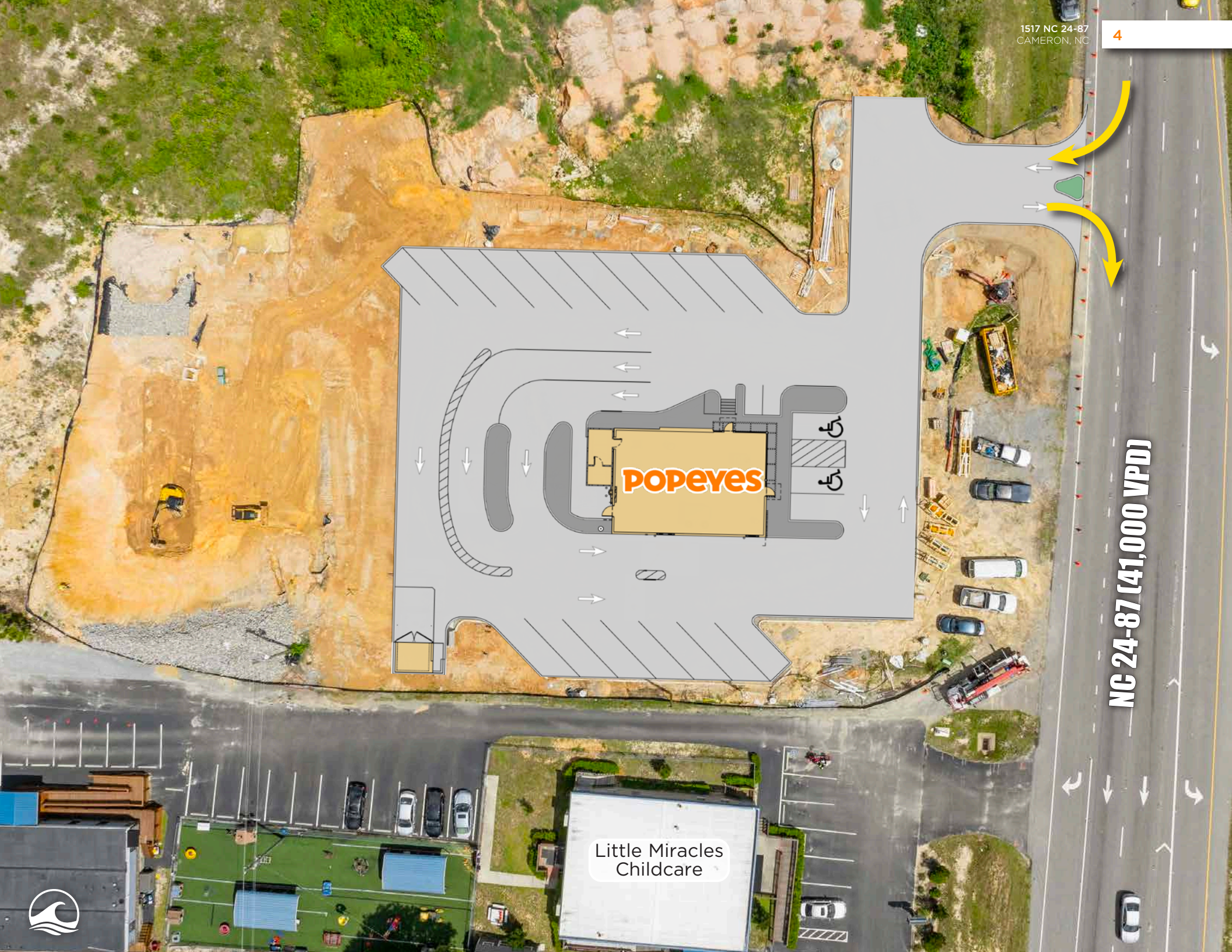
HIGHLY VISIBLE AND SURROUNDED BY HUNDREDS OF NEW HOMES

Fronting NC Hwy 24-87 (41,000 VPD) | Over a 7.0% annual population growth over the past 13 years in a 1-mile radius | Total number of homes in a one mile radius has nearly doubled in last 13 years (7.3% annual growth)



NEW CONSTRUCTION

Popeyes is constructing the new building to their newest prototype



NC 24-87 [41,000 VPD]

Little Miracles
Childcare





SHEETZ

AutoZone



ZAXBY'S

Mildred Poole Elementary
625 Students



Biscuitville

Advance Auto Parts

Future Development

Little Caesars

POPEYES



Little Miracles Childcare

NC 24-87 (41,000 NPD)

PLANTATION DR



Shughart Middle
408 Students



CVS pharmacy



Sandhills Orthodontics

The Childrens Courtyard



PLANTATION DR

Little Miracles
Childcare



POPEYES



NC 24-87 (41,000 VPD)

Future
Development



POPEYES

The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.

Winston Salem

Greensboro
70 Mi. | 1:15 Drive

Durham

Raleigh
43 Mi. | 1:00 Drive

POPEYES
Cameron

Charlotte
100 Mi. | 2:25 Drive

Fayetteville
16 Mi. | 0:30 Drive

Wilmington
96 Mi. | 2:10 Drive

1 MILES

258
PEOPLE
\$79,303
AHHI
20
TOTAL EMPLOYEES

3 MILES

6,252
PEOPLE
\$85,980
AHHI
272
TOTAL EMPLOYEES

5 MILES

11,193
PEOPLE
\$101,389
AHHI
995
TOTAL EMPLOYEES

POPEYES

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
Number of Locations	4100 +
Headquarters	Atlanta, GA
Guaranty	Franchisee



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POPEYES

LOUISIANA KITCHEN

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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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