



# Little Caesars®

**OFFERED  
FOR SALE**

**\$1,569,000 | 6.50% CAP**



1032 N. Miami Blvd, Durham, NC  
(Raleigh MSA)

 **Atlantic**  
CAPITAL PARTNERS™

# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Little Caesars in Durham, NC. The Premises is leased to Little Caesars, who will sign a 20 year initial term, with three (3) - five (5) year options at closing. The Asset is a high-performing store and is well positioned at a lighted intersection in high-growth Durham, NC.



**HIGH  
PERFORMING  
LOCATION**



**20 YEARS  
REMAINING ON  
ABS. NNN LEASE**



**LOCATED DIRECTLY  
OFF INTERSTATE 885  
(53,000 VPD)**




RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$102,000
Rent Escalation	Years 6-10	\$112,200
Rent Escalation	Years 11-15	\$123,420
Rent Escalation	Years 16-20	\$135,762
1st Extension	Years 21-25	\$149,338
2nd Extension	Years 26-30	\$164,272
3rd Extension	Years 31-35	\$198,386

NOI	\$102,000
CAP	6.50%
Price	\$1,569,231

## ASSET SNAPSHOT

Tenant Name	Little Caesars
Address	1032 N. Miami Blvd, Durham, NC 27703
Building Size (GLA)	3,841 SF
Land Size	0.57 Acres
Year Built/Renovated	1988/2023
Signator/Guarantor	Aces Pizza (80+ Units)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	At Close of Escrow
Remaining Term	20 Years from COE
Current Annual Rent	\$102,000



 <b>187,067</b> PEOPLE IN 5 MILE RADIUS	 <b>\$98,028</b> AHHI 5 MILE RADIUS	 <b>12,500</b> VPD ON HALLOWAY ST
---	---	---



## INVESTMENT HIGHLIGHTS



### HIGH GROWTH TRIANGLE NC

The Triangle (Raleigh, Durham, and Chapel Hill) is the 10th fastest growing region in the US since 2020 | 5.6% population growth Since 2020 | Over 2.1M people live in the NC Triangle



### ATTRACTIVE LEASE FUNDAMENTALS

20 Year Abs. NNN Lease | 10% rental increases every 5 years including options | Three (3) - five (5) year options | Zero LL responsibilities



### WELL KNOWN BRAND

Little Caesars is the third largest Pizza Chain in the world | Restaurants located in 50 U.S. states and 27 countries | Total global sales grew by 2% in 2023



### EXPERIENCED OPERATOR AT HIGH-PERFORMING LOCATION

2nd Largest Little Caesars franchisee in the Nation with over 80 locations | High-performing location



### GOOD VISIBILITY ON SIGNALIZED INTERSECTION

Located at the lighted intersection of Raynor St & N. Miami Blvd. | Cross access with adjoining shopping center with two points of ingress and egress



### LOCATED IN RETAIL NODE

Over 630K SF of retail space is located in a 1-mile radius | Nearby tenants include: McDonalds, family Dollar, AutoZone, and Advance Auto Parts

Little  
Caesars

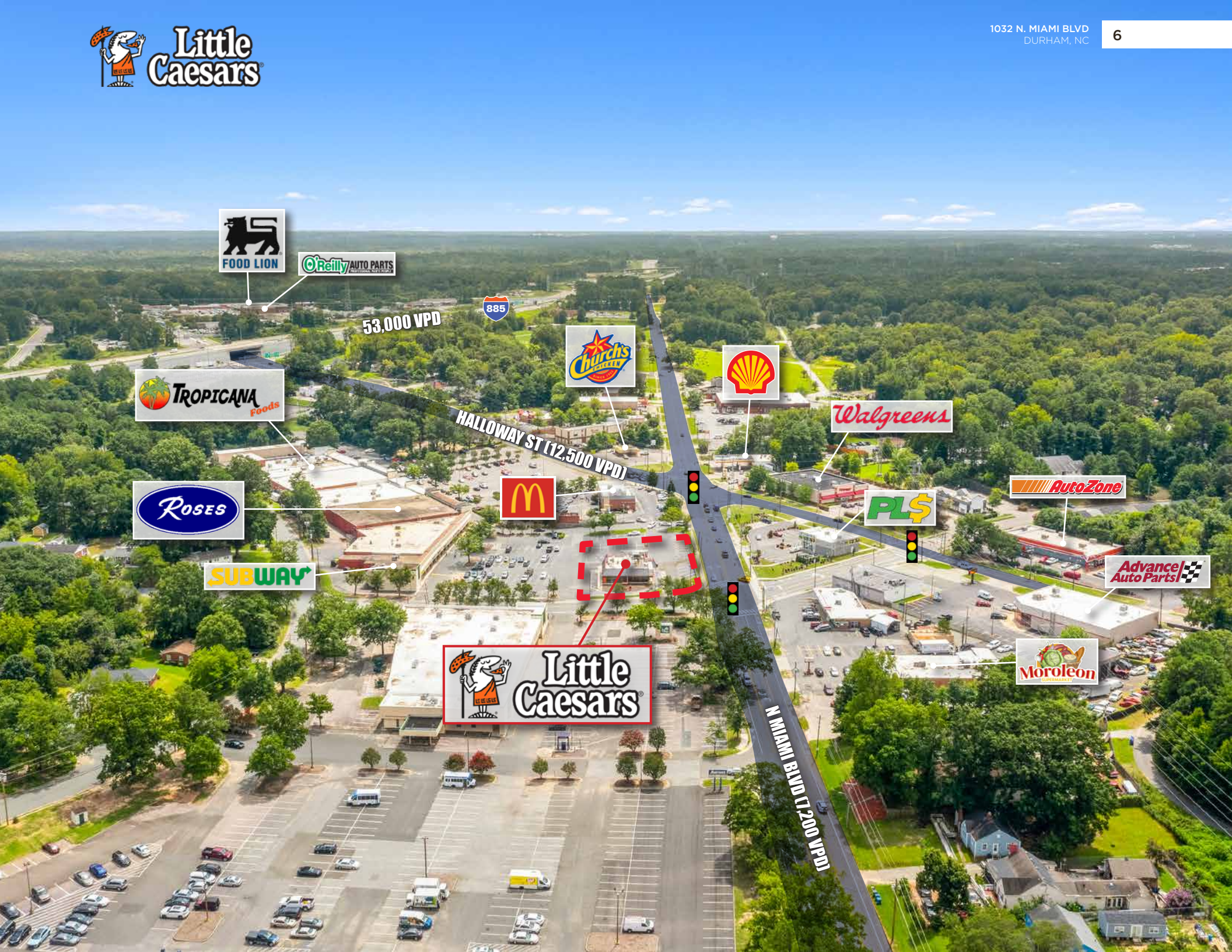


RAYNOR ST

N MIAMI BLVD (7,200 VPD)







53,000 VPD

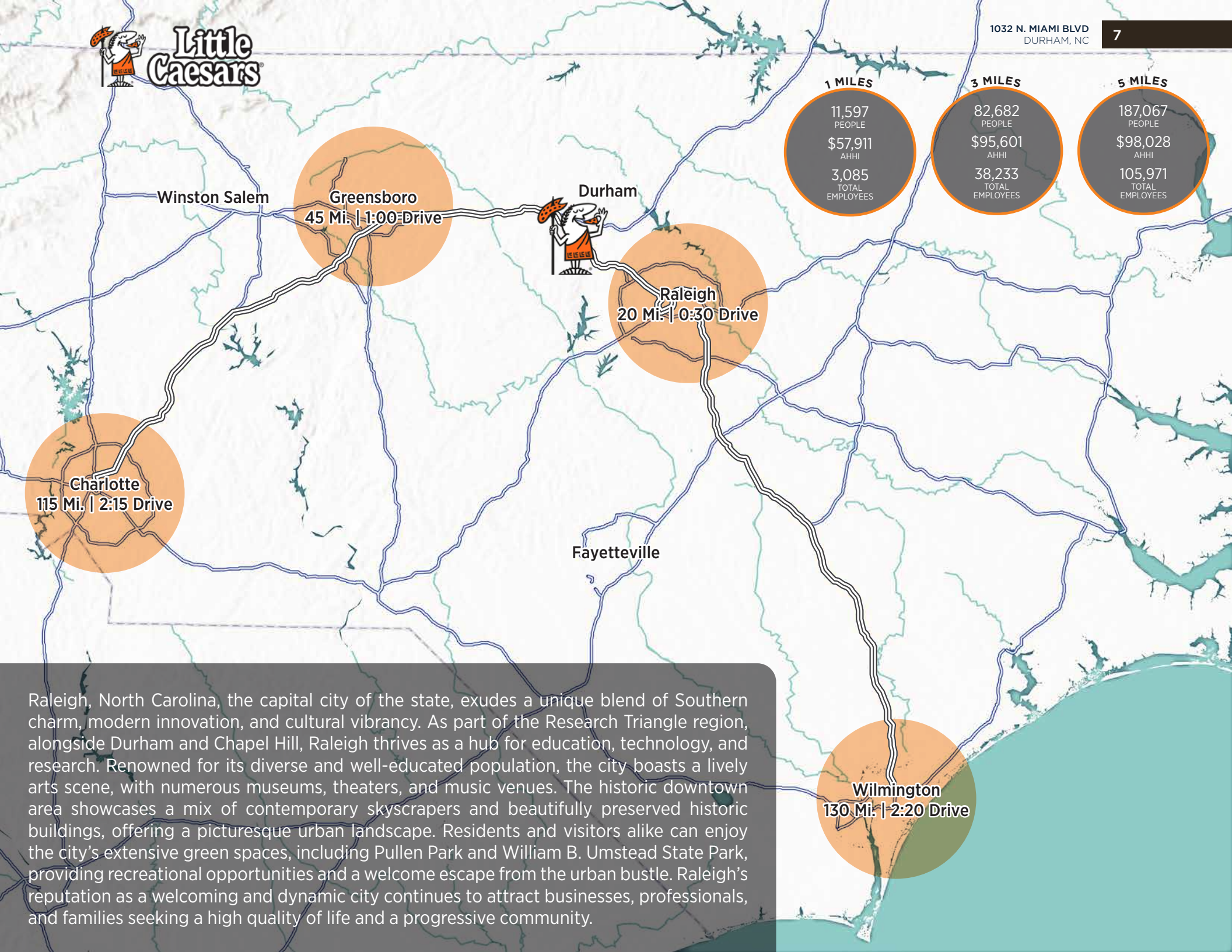


HALLOWAY ST (12,500 VPD)



N MIAMI BLVD (17,200 VPD)





Winston Salem

**Greensboro**  
45 Mi. | 1:00 Drive

Durham

**Raleigh**  
20 Mi. | 0:30 Drive

**Charlotte**  
115 Mi. | 2:15 Drive

Fayetteville

**Wilmington**  
130 Mi. | 2:20 Drive



Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

## LITTLE CAESARS

Headquartered in Detroit, Michigan, Little Caesars was founded by Mike and Marian Ilitch in 1959 as a single, family-owned store. Today, Little Caesars is the third largest pizza chain in the world, with restaurants in each of the 50 U.S. states and 27 countries and territories.

Little Caesars recently introduced contactless options for both delivery and carry-out through the Little Caesars app. Pizzas are baked in 475-degree ovens to ensure food safety and never touched after baking. The chain has also reinforced cleanliness and sanitization procedures, increasing the frequency of cleaning commonly touched surfaces including door handles, glass, countertops, Pizza Portal surfaces, phones, and cash registers.

Known for its HOT-N-READY® pizza and famed Crazy Bread®, Little Caesars has been named “Best Value in America” for the past twelve years (based on nationwide survey of national quick service restaurant customers conducted by Sandelman & Associates - 2007-2019 entitled “Highest Rated Chain - Value for the Money”). Little Caesars products are made with quality ingredients, like fresh, never frozen, mozzarella and Muenster cheese and sauce made from fresh-packed, vine-ripened California crushed tomatoes.



### LITTLE CAESARS QUICK FACTS

Founded	1959
Ownership	Private
# of Locations	5000+
Headquarters	Detroit, MI
Guaranty	Franchisee - Aces Pizza - (80+ Units)





# OFFERED FOR SALE

\$1,569,000 | 6.50% CAP



# Little Caesars®

1032 N. Miami Blvd, Durham, NC  
(Raleigh MSA)

## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

## NATIONAL TEAM

### SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

### MIKE LUCIER

Executive Vice President

980.337.4469

mlucier@atlanticretail.com

### PATRICK WAGOR

Executive Vice President

561.427.6151

pwagor@atlanticretail.com

### ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

### DANNY GRIFFIN

Vice President

781.635.2449

dgriffin@atlanticretail.com

### BEN OLMSTEAD

Analyst

980.498.3296

bolmstead@atlanticretail.com

Exclusively Offered By

 **Atlantic**  
CAPITAL PARTNERS™

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Little Caesars - Durham, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.