

**OFFERED
FOR SALE**

\$3,689,000 | 5.15% CAP

OUTBACK
STEAKHOUSE®

3601 Raleigh Road Pkwy W,
Wilson, NC



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Outback Steakhouse in Wilson, NC. The Premises is ground leased to Outback Steakhouse for a 15 year initial term with four (4) - five (5) year options. The Asset is well positioned at a high trafficked intersection in Wilson, NC along the main retail thoroughfare.



**IN THE HEART
OF WILSON'S
PRIMARY RETAIL
CORRIDOR**



**15 YEARS
REMAINING ON
ABS. NNN GL**



**LOCATED AT THE
INTERSECTION OF
2 MAIN ROADS**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$190,000
Rental Increase	Years 6-10	\$209,000
Rental Increase	Years 11-15	\$229,900
1st Extension	Years 16-20	\$252,890
2nd Extension	Years 21-25	\$278,179
3rd Extension	Years 26-30	\$305,997
4th Extension	Years 31-35	\$336,597

NOI	\$190,000
CAP	5.15%
Price	\$3,689,000

ASSET SNAPSHOT

Tenant Name	Outback Steakhouse
Address	3601 Raleigh Road Pkwy W, Wilson, NC 27896
Building Size (GLA)	5,000 SF
Land Size	1.84 Acres
Year Built	2024
Signator/Guarantor	Outback Steakhouse of Florida, LLC (Corporate)
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Estimated Rent Commencement Date	6/1/2025 (Seller to Provide Rent Credit at Closing)
Estimated Lease Expiration Date	5/31/2040
Remaining Term	15 Years
Rent Increases:	10% Every 5 Years
Current Annual Rent	\$190,000



50,582
PEOPLE IN
5 MILE RADIUS



\$84,366
AHHI
1 MILE RADIUS



27,500
VPD ON
AIRPORT BLVD NW



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

New 15 year Abs. NNN Ground Lease | 10% rent increases every 5 years | Four (4) renewal options of five (5) years each | No Landlord Responsibilities



GLOBALY RECOGNIZED BRAND

Outback Steakhouse has over 1,300 locations in 23 countries throughout North and South America, Asia, and Australia | Outback is a subsidiary of Bloomin' Brands Restaurant Group | Bloomin' Brands reported over \$4.4 billion in revenue



WILSON, NC - A MANUFACTURING HUB

Wilson, NC has over 90 different manufacturers | Approximately \$134M of capital was spent on either expanding or developing manufacturing facilities in 2022, bringing approximately 190 jobs | Subject site is located less than 8 miles from Bridgestone America's manufacturing facility, which employs over 1,700 people



POSITIONED IN DOMINANT RETAIL NODE

Over 1.2MSF of retail space in a one-mile radius boasting a ~0.6% vacancy rate | Across the street from Heritage Crossing Shopping center a 460K SF Target-anchored power center



HIGHLY VISIBLE AND TRAFFICKED LOCATION

Located on the corner of a high trafficked lighted intersection of Raleigh Road Pkwy (23.5k VPD) and Airport Blvd NW (27.5K VPD) | Multiple points of ingress and egress on Airport Blvd and Raleigh Road Parkway with cross-access to other retailers



NEW CONSTRUCTION

Newly built Outback, building being constructed by Tenant with newest restaurant prototype

7-ELEVEN®

3601 Raleigh Road Pkwy W
WILSON, NC

4

AIRPORT BLVD W (27,500 VPD)

OUTBACK
STEAKHOUSE®

Firestone

RALEIGH RD PKWY W (23,500 VPD)



Harris Teeter

popshelf

tru
by MILTON

TARGET

belk
ROSS
DRESS FOR LESS
Marshalls

The Carolinian
264 Units

Moe's
Southwest Grill

Tanera
BREAD

PNC BANK

five
BEL'W

Burlington

Eastwood Homes
100 SF Homes

BEST BUY

PET SMART

Olive
Garden

AIRPORT BLVD W (27,500 VPD)

7-ELEVEN

LIDL

OUTBACK
STEAKHOUSE®

RALEIGH RD PKWY W (23,500 VPD)

Firestone

Mobil

HERITAGE CROSSING

belk BEST BUY PET SMART Marshalls

TARGET five BELOW ROSS DRESS FOR LESS



GATEWAY PLAZA

HOBBY LOBBY Dunham's SPORTS

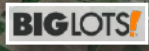
Super Savings, Super Selection!

WESTWOOD PLAZA

Walmart Staples DOLLAR TREE TSC TRACTOR SUPPLY CO

WILSON MALL

Roseco AMC



23,500 ADT

9,600 ADT

20,500 ADT

15,500 ADT

13,000 ADT

6,900 ADT

Raleigh Road Pkwy

Merck Rd

Airport Blvd NW

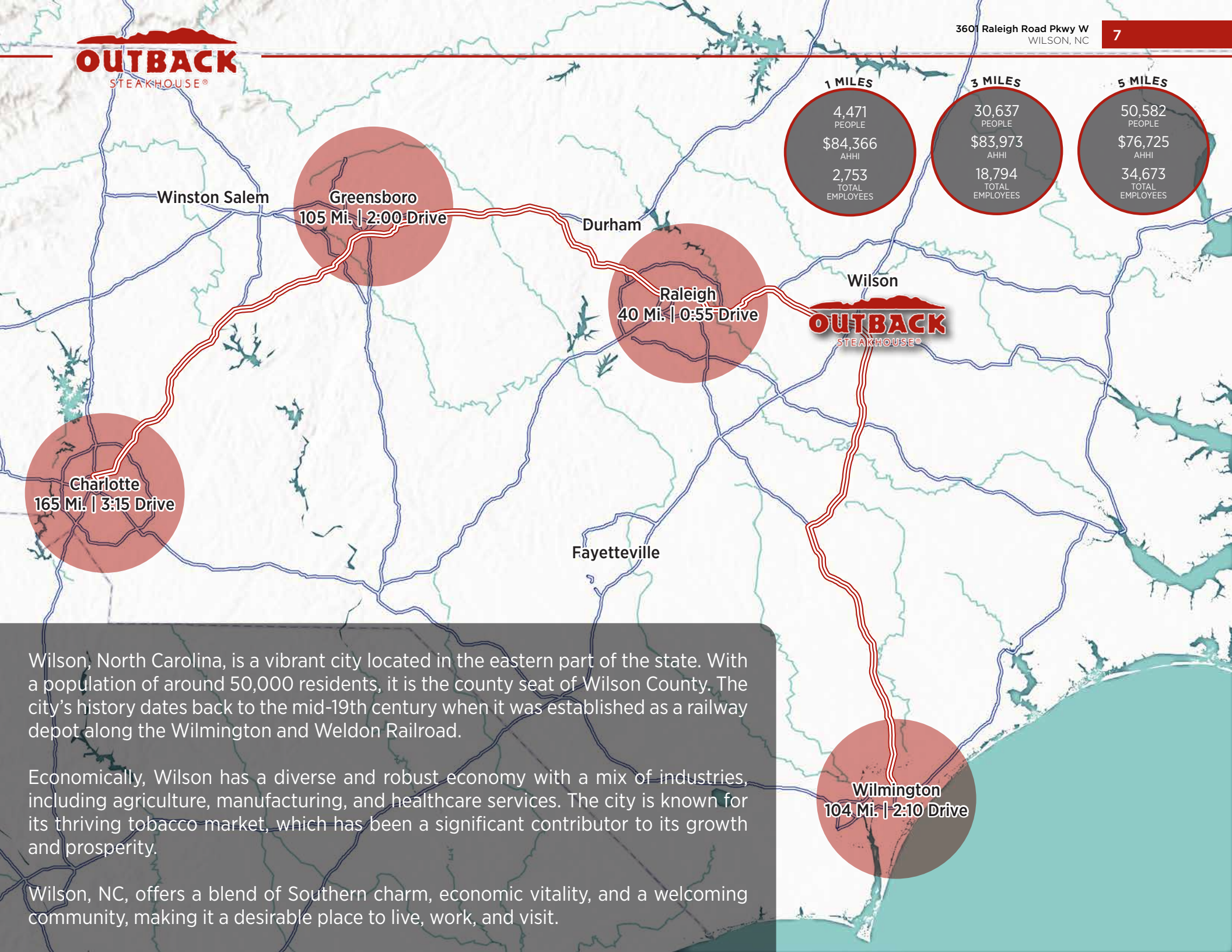
Forest Hills Rd

Tarboro St

Ward Blvd

Downing St





Charlotte
165 Mi. | 3:15 Drive

Greensboro
105 Mi. | 2:00 Drive

Durham

Raleigh
40 Mi. | 0:55 Drive

Wilson

OUTBACK
STEAKHOUSE®

Fayetteville

Wilmington
104 Mi. | 2:10 Drive

Wilson, North Carolina, is a vibrant city located in the eastern part of the state. With a population of around 50,000 residents, it is the county seat of Wilson County. The city's history dates back to the mid-19th century when it was established as a railway depot along the Wilmington and Weldon Railroad.

Economically, Wilson has a diverse and robust economy with a mix of industries, including agriculture, manufacturing, and healthcare services. The city is known for its thriving tobacco market, which has been a significant contributor to its growth and prosperity.

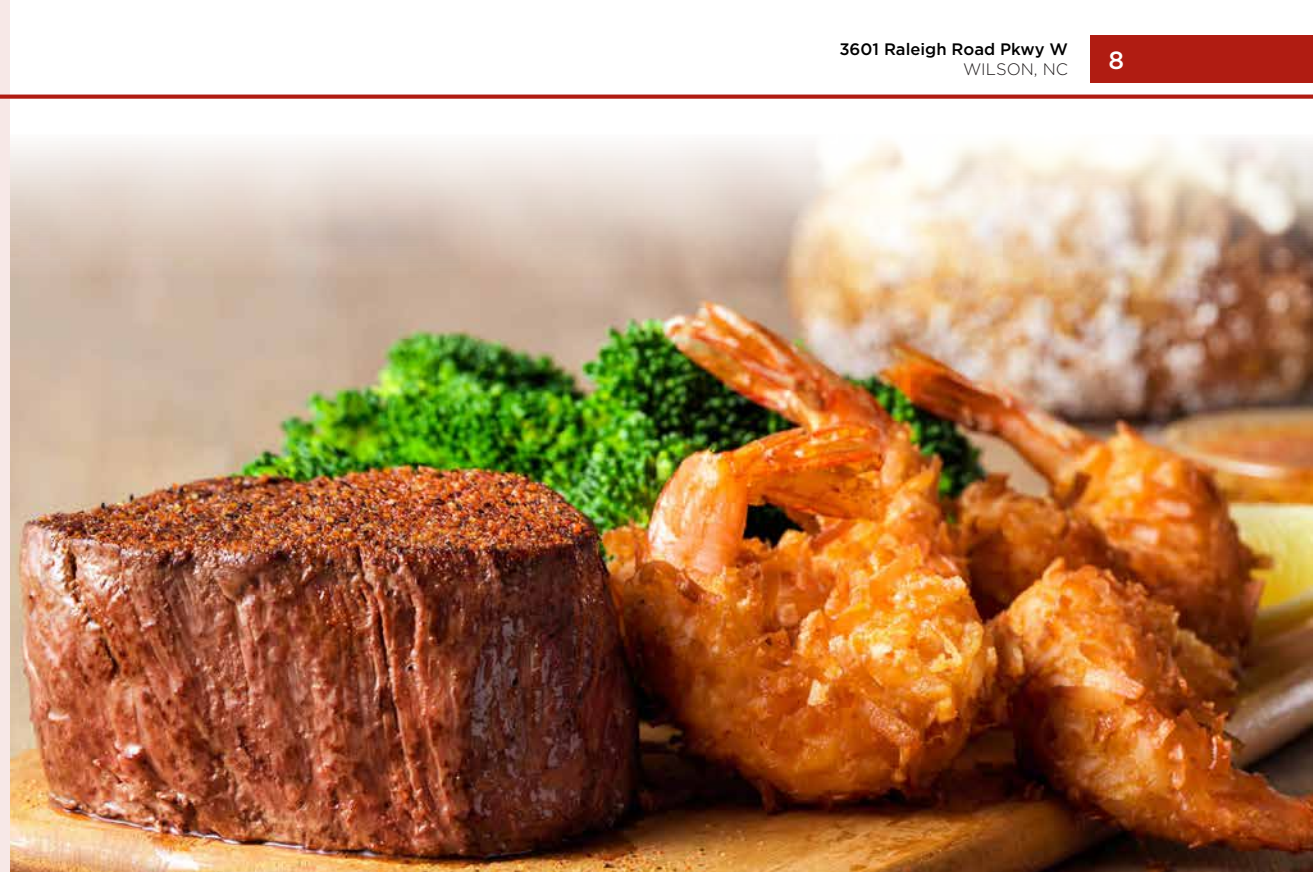
Wilson, NC, offers a blend of Southern charm, economic vitality, and a welcoming community, making it a desirable place to live, work, and visit.

About Outback Steakhouse

Outback Steakhouse is an Australian-themed American casual dining restaurant chain, serving American cuisine, based in Tampa, Florida. The chain has over 1,300 locations in 23 countries throughout North and South America, Asia, and Australia. It was founded in March 1988 with its first location in Tampa by Bob Basham, Chris T. Sullivan, Trudy Cooper, and Tim Gannon. It was owned and operated in the United States by OSI Restaurant Partners until it was acquired by Bloomin' Brands, and by other franchise and venture agreements internationally. Outback has approximately \$2,16B in sales revenue in 2020 at their 706 U.S. locations.

About Bloomin' Brands

Bloomin' Brands is one of the largest casual dining restaurant companies in the world, with a portfolio of leading, differentiated restaurant concepts. In March 1988, they opened the first Outback Steakhouse in Tampa, FL. Since then, they have expanded their family of brands to include Carrabba's Italian Grill, Fleming's Prime Steakhouse & Wine Bar, and Aussie Grill by Outback. Their restaurant concepts range in price point and degree of formality from casual (Outback Steakhouse and Carrabba's Italian Grill) to upscale casual (Bonefish Grill) and fine dining (Fleming's Prime Steakhouse & Wine Bar). Together, those unique, Founder inspired restaurants make up Bloomin' Brands Inc. Currently they have approximately 77,000 employees at over 1,450 restaurants across 47 states, Puerto Rico, Guam, and 20 Countries.



Bloomin' Brands Headquarters

OUTBACK STEAKHOUSE QUICK FACTS

Founded	1987
Ownership	Public
Number of Locations	1,300+
Headquarters	Tampa, FL
Guaranty	Corporate



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PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

NATIONAL TEAM

SAM YOUNG
Executive Vice President
980.498.3292
syoung@atlanticretail.com

PATRICK WAGOR
Executive Vice President
561.427.6151
pwagor@atlanticretail.com

BEN OLMSTEAD
Senior Analyst
980.498.3296
bolmstead@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN
Vice President
781.635.2449
dgriffin@atlanticretail.com

Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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