

POPEYES

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Popeye's Louisiana Kitchen in Conway, SC. The Premises is leased to Popeye's for 20 year initial term with four (4) - five (5) year options. The new "digitalcentric" format will provide an easier access for customers along the high trafficked US 501 (54.3K VPD)







20-YR LOCATED IN LEASE 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	2885 US 501, Conway, SC 29526	
Building Size (GLA)	2,350 SF	
Land Size	0.89 Acres	
Year Built/Renovated	2025	
Signator/Guarantor	Carolina Brisa 544, LLC - Franchisee (50 Units & \$250M Balance Sheet)	
Rent Type	Abs.NNN	
Landlord Responsibilities	None	
Rent Commencement Date	COE	
ROFR	Yes, 30 Days	
Rental Increases	2% Annually and in Option Periods	
Remaining Term	20 Years	
Current Annual Rent	\$215,000	















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



INVESTMENT HIGHLIGHTS

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



COASTAL CAROLINA UNIVERSITY

2.5 Miles from the site is Coastal Carolina University which has more than 11K students | With the school growing every year the economic impact of Coastal Carolina exceeds \$565 Million annually



NEW IMMEDIATE DEVELOPMENT

The site has proposed surrounding development of over 500K SF of retail with more than 1.600 multi-family homes being added Proposed plans nearby include a Supercenter and further residential development, establishing a new trade area



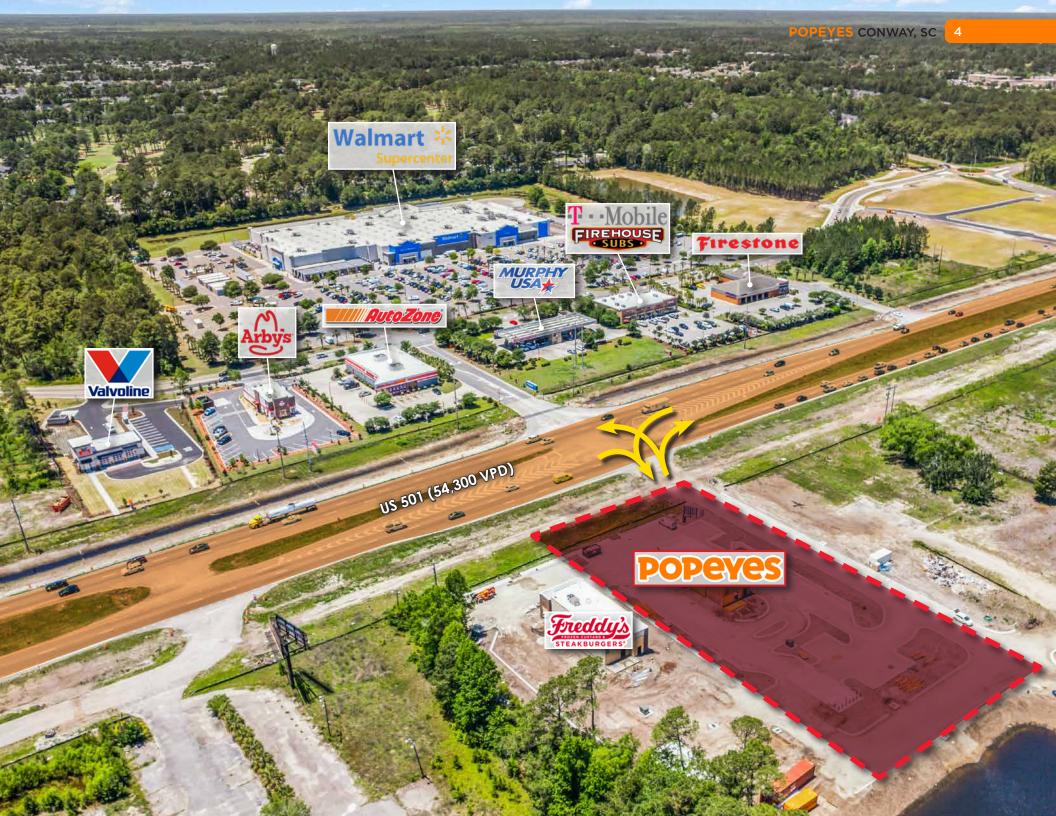
NEW CONSTRUCTION

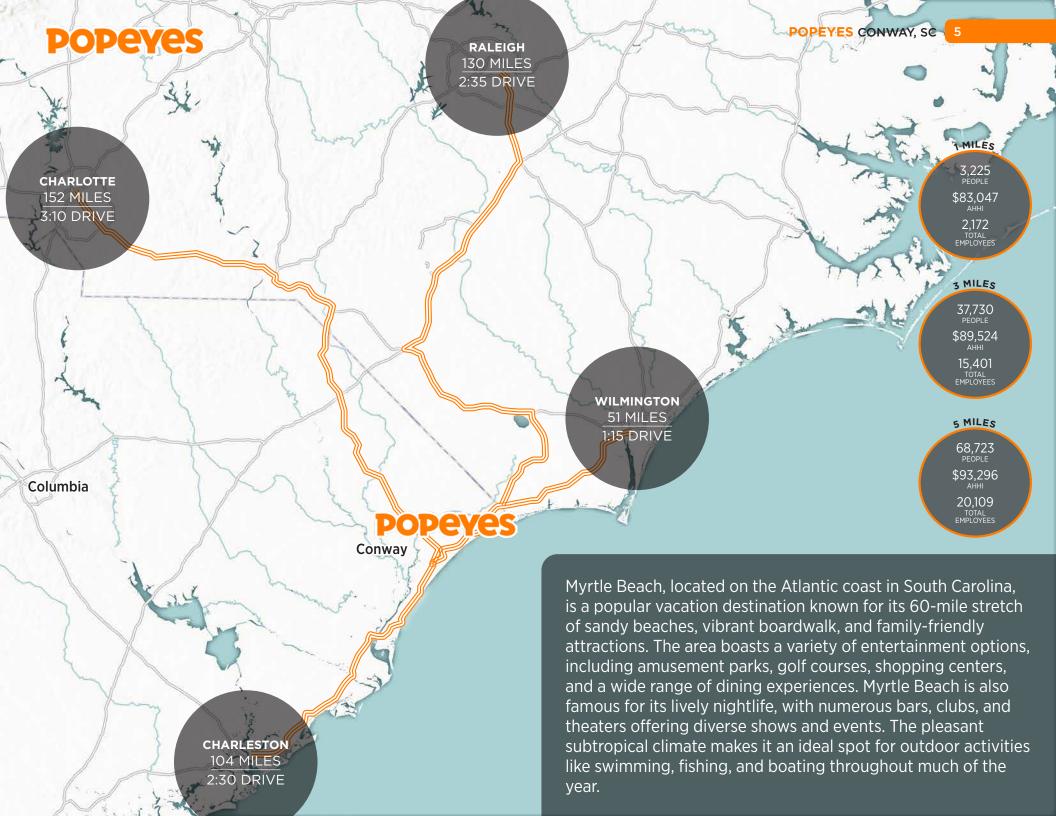
Popeyes is constructing the new building to their newest prototype With the new construction comes a "digital-centric" format with kiosks, streamlined kitchens, digital pick up shelves, and much more



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







TENANT SUMMARY

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



Founded: 1972 Ownership: Public 4,100+ # of Locations: **Headquarters:** Atlanta, GA

Guaranty: Franchisee

OFFERED FOR SALE \$4,095,000| 5.25% CAP

POPEYES

2885 US 501 CONWAY, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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