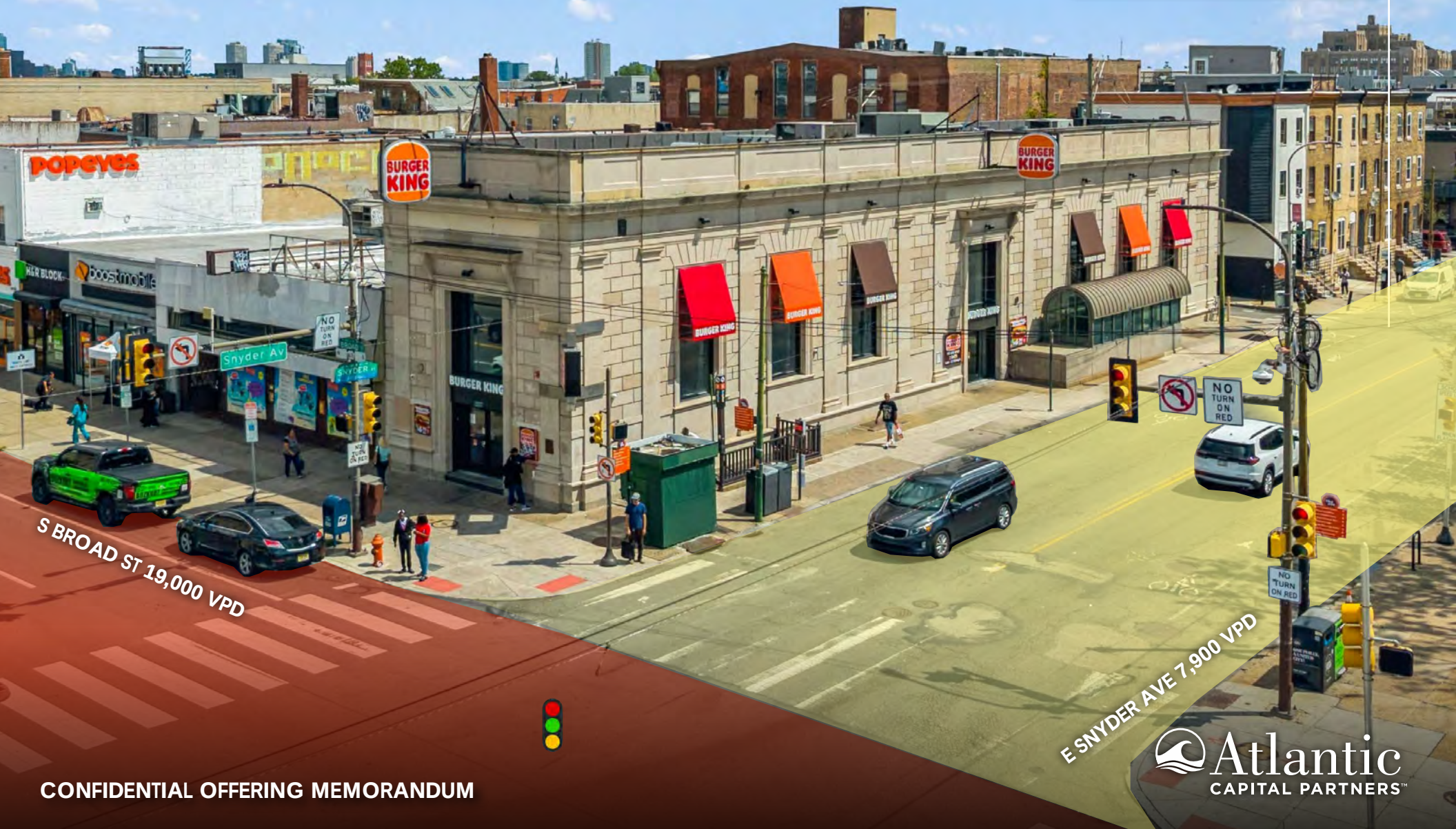


BURGER KING

2037 S BROAD ST | PHILADELPHIA, PA

OFFERED
FOR SALE
\$2,655,000
5.50% CAP



S BROAD ST 19,000 VPD

E SNYDER AVE 7,900 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Burger King in Philadelphia, PA. Burger King's 15-year ground lease has 14 years remaining with four (4) option periods totaling 20 years of potential additional term. The property is located in the heart of South Philadelphia directly outside of SEPTA's Snyder Station (120K passengers/day).



**STRONG LEASE
FUNDAMENTALS**



**SURGING TENANT &
PARENT COMPANY
FINANCIALS**



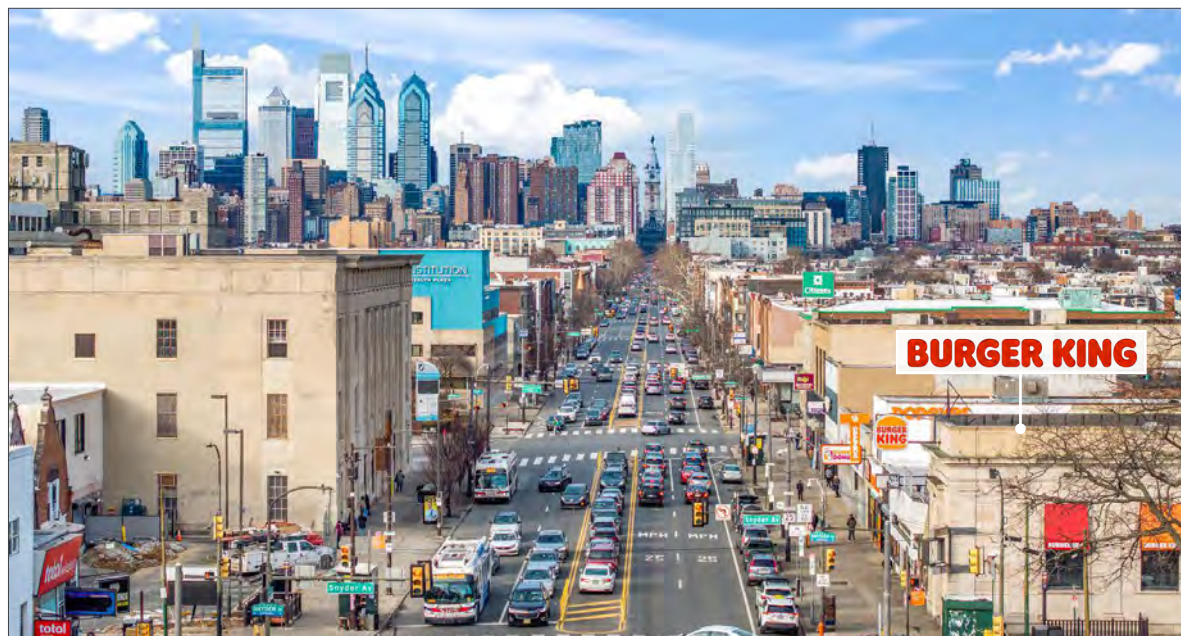
**HIGH PROFILE
LOCATION**

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Year 1 - 5	8/17/2025 - 8/16/2030	\$146,018	5.50%
Year 6 - 10	8/17/2030 - 8/16/2035	\$160,620	6.05%
Year 11 - 15	8/17/2035 - 8/16/2040	\$176,682	6.65%
Year 16 - 20 (Option 1)	8/17/2040 - 8/16/2045	\$194,350	7.32%
Year 21 - 25 (Option 2)	8/17/2045 - 8/16/2050	\$213,785	8.05%
Year 26 - 29.5 (Option 3)	8/17/2050 - 2/16/2055	\$235,163	8.86%
Year 30.5 - 35 (Option 4)	2/17/2055 - 8/16/2060	Fair Market Rental Rate	

NOI	\$146,018
CAP	5.50%
PRICE	\$2,655,000

ASSET SNAPSHOT

Tenant Name	Burger King
Guarantor	Burger King Company LLC (Corporate)
Address	2037 S Broad St, Philadelphia, PA 19148
Building Size (GLA)	4,100 SF
Land Size	0.09 AC
Year Renovated	2025
Lease Type	Ground
Landlord Responsibilities	None
Lease Commencement Date	8/17/2025
Lease Expiration Date	8/16/2040
Remaining Term	14.0 Years
Rental Increases	10% Every 5 Years
Renewal Options	2 X 5, 1 X 4.5, 1 X 5.5
NOI	\$146,018



342,873 PEOPLE
IN 3 MILE RADIUS



\$110,076 AHHI
IN 3 MILE RADIUS



19,000 VPD
ON S BROAD ST



STRONG LEASE FUNDAMENTALS

Ground lease with 14 years remaining and zero landlord responsibilities | four (4) option periods totaling 20 years in extensions | 10% increases every 5 years during base term



CORPORATE GUARANTY FROM PUBLICLY TRADED COMPANY

RBI (NYSE: QSR) has the 4th largest market cap of all restaurant chains equal to \$37.36B | over 33,000+ total locations across the world | plans to open 1,800 locations per year



SURGING TENANT & PARENT COMPANY FINANCIALS

RBI stock is up 20.29% YTD | Burger King U.S. same-store sales increased by 8.5% in Q2 of 2026 | \$700M being invested in RBI's "Reclaim the Flame" initiative



INFLATION HEDGE

Fixed 10% increases every 5 years provide a fixed hedge against inflation and consistent rent growth



HIGH PROFILE LOCATION

Site is located directly outside of SEPTA's Snyder Station | SEPTA is Philadelphia's major public transportation system | subway train is ridden by 120K commuters per day



NEARBY ECONOMIC & POPULATION DRIVERS

South Philly is home to several market drivers such as the Xfinity Mobile Arena, Citizens Bank Park, and Lincoln Financial Field | combined 14M visits over the past 12 months (per placer.ai)



DENSE URBAN MARKET

Exceptional 3-mile demos: population of nearly 343K residents, daytime employment of nearly 343K, & an AHHI of \$110K+



THE CITY OF BROTHERLY LOVE

Philadelphia is the 7th most populated city in the U.S. with nearly \$1.6M residents | 11th largest GDP of all U.S. cities (\$557.6B) | 10 Philadelphia-area companies in 2026 fortune 500 list







NORTHEAST AERIAL

BURGER KING PHILADELPHIA, PA

5





MARKET AERIAL

BURGER KING PHILADELPHIA, PA

6

PENNSYLVANIA ACADEMY
OF THE FINE ARTS



PHILADELPHIA
MUSEUM OF ART

PHILADELPHIA
CITY HALL



QUEEN
VILLAGE

NEW WORLD PLAZA



NEW JERSEY
PENNSYLVANIA



ITALIAN
MARKET



FITLER
SQUARE

UNIVERSITY OF
PENNSYLVANIA
29,384 STUDENTS



WHARTON SQUARE
PLAYGROUND



POINT
BREEZE

JEFFERSON
METHODIST HOSPITAL

BURGER KING

2037 S BROAD ST, PHILADELPHIA, PA

GRAYS
FERRY

GIRARD
ESTATES

CITIZENS
BANK PARK

LINCOLN
FINANCIAL FIELD

XFINITY
MOBILE ARENA

PHILADELPHIA
INTERNATIONAL AIRPORT
30-31 MILLION PASSENGERS/YEAR

99,144
PEOPLE

\$100,407
AHHI

342,873
PEOPLE

\$110,076
AHHI

821,807
PEOPLE

\$90,279
AHHI







LOCATION OVERVIEW

BURGER KING

2037 S BROAD ST, PHILADELPHIA, PA

PHILADELPHIA, PA
2.3 MILES

NEW YORK, NY
98.5 MILES

WILMINGTON, DE
26 MILES

PHILADELPHIA is the economic and cultural center of the Delaware Valley, a four-state metropolitan region encompassing portions of Pennsylvania, New Jersey, Delaware and Maryland. With approximately 6.3 million residents, the Philadelphia-Camden-Wilmington MSA is the ninth-largest metropolitan area in the United States and benefits from a large, highly diversified economy anchored by healthcare, education, life sciences, financial services, technology and government. Major regional institutions and employers include the University of Pennsylvania, Penn Medicine, Jefferson Health, Children's Hospital of Philadelphia, Comcast and Independence Blue Cross. The market is further supported by an extensive transportation network that includes Interstate 95, Amtrak's Northeast Corridor, SEPTA and Philadelphia International Airport, providing direct connectivity throughout the Northeast.

The property is positioned at the signalized intersection of South Broad Street and Snyder Avenue in the heart of South Philadelphia, less than one block from Passyunk Avenue. The location benefits from substantial pedestrian and vehicle activity, direct access to SEPTA's Broad Street Line and traffic counts of approximately 23,300 vehicles per day along South Broad Street. Adjacent South Philadelphia High School contributes more than 1,000 students and faculty members to the immediate daytime population, while the surrounding densely developed neighborhoods provide a substantial built-in customer base. The combination of urban density, transit accessibility, prominent visibility and limited availability of comparable QSR sites supports the property's long-term retail fundamentals.

BURGER KING

BURGER KING QUICK FACTS

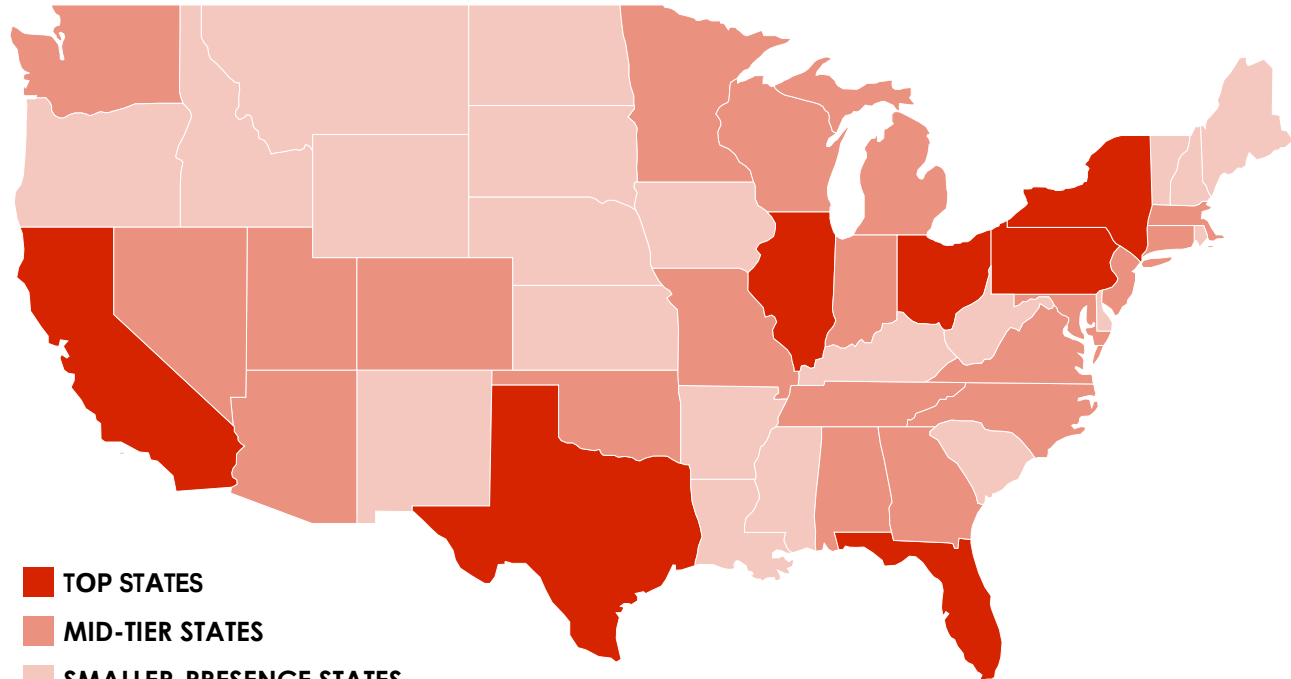
Founded:	1954
Headquarters:	Miami, FL
Locations:	19,000+
Website:	https://www.bk.com/

RBI QUICK FACTS

Founded:	2014
Headquarters:	Toronto, Canada
Ownership:	Public (NYSE: QSR)
Credit Rating:	S&P: BB+
Locations:	33,000+
Website:	https://www.rbi.com

Founded in 1954, Burger King is one of the world's largest and most recognizable quick-service restaurant brands, best known for its signature flame-grilled Whopper. The company operates more than 19,000 restaurants across over 120 countries and territories, approximately 95% of which are operated by independent franchisees. Burger King is owned by Restaurant Brands International (NYSE: QSR), one of the world's largest restaurant companies and the parent company of Tim Hortons, Popeyes and Firehouse Subs. Collectively, RBI's brands generate nearly \$49 billion in annual systemwide sales.

Burger King continues to invest heavily in its domestic restaurant base through its "Reclaim the Flame" strategy, which includes advertising support, operational improvements and the modernization of hundreds of U.S. restaurants. The brand's established global footprint, value-oriented menu and more than 70 years of operating history provide meaningful durability within the highly competitive QSR sector. The subject property is backed by a corporate guarantee from Burger King Company LLC under a 15-year absolute net lease featuring 10% rent increases every five years, including throughout the renewal options. This combination of corporate credit, contractual income growth and zero landlord responsibilities offers investors a passive net lease opportunity supported by one of the most established names in the restaurant industry.



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



\$30.8B
2025 SYSTEMWIDE
SALES



19,000+
LOCATIONS



MIAMI, FL
HEADQUARTERS



120+
GLOBAL MARKETS



1954
FOUNDED





LEASE ABSTRACT

LESSEE:	Burger King				
BUILDING SIZE:	4,100 square feet				
LAND SIZE:	0.09 acres				
LEASE TERM:	Fifteen (15) Years				
RENT COMMENCEMENT DATE:	August 17, 2025				
EXPIRATION DATE:	August 16, 2040				
BASE RENT:	Period (Lease Years)	Annual	Monthly	PSF	
Year 1 - 5	8/17/2025 - 8/16/2030	\$146,018	\$12,168	\$35.61	
Year 6 - 10	8/17/2030 - 8/16/2035	\$160,620	\$13,385	\$39.18	
Year 11 - 15	8/17/2035 - 8/16/2040	\$176,682	\$14,724	\$43.09	
Year 16 - 20 (Option 1)	8/17/2040 - 8/16/2045	\$194,350	\$16,196	\$47.40	
Year 21 - 25 (Option 2)	8/17/2045 - 8/16/2050	\$213,785	\$17,815	\$52.14	
Year 26 - 29.5 (Option 3)	8/17/2050 - 2/16/2055	\$235,163	\$19,597	\$57.36	
Year 30.5 - 35 (Option 4)	2/17/2055 - 8/16/2060	Fair Market Rental Rate			
SECURITY DEPOSIT:	None.				
GUARANTOR:	Burger King Company LLC (Corporate)				
RENEWAL TERM(S):	Tenant shall have the option of extending the Term for four (4) additional periods as follows: (i) Extension 1 and Extension 2 for five (5) years each, (ii) Extension 3 for four (4) years and six (6) months, and (iii) Extension 4 for five (5) years and six (6) months.				
PERMITTED USE:	Tenant proposes to use the Property for any lawful retail use, including the construction and operation of a free standing fast food Burger King restaurant, together with signage acceptable to Tenant which signage shall be comparable as to size and character to the signage existing as of the Effective Date of this Lease.				
TERMINATION OPTION(S):	None.				
REAL ESTATE TAXES:	Tenant covenants and agrees to pay, prior to delinquency and directly to the applicable taxing authorities, all real estate taxes and other ad valorem taxes, impositions and assessments (general or special) that are levied and assessed during the Term upon or against the Property by any lawful authority. If the Property is separately assessed for Real Estate Taxes, then Landlord covenants and agrees to direct the applicable taxing authorities to deliver all real estate tax bills, notices, and statements directly to Tenant as of the commencement of the Term.				
REPAIRS & MAINTENANCE:	Tenant shall be responsible for any and all costs associated with Tenant's maintenance, repairs and replacements of the Property (including, but not limited to, landscaping costs, snow removal costs, driveway maintenance costs, and costs associated with Tenant's maintenance and upkeep of the improvements on the Property). Landlord shall have no obligation to maintain the Property.				
UTILITIES:	Tenant's obligations under this Lease are contingent on Tenant confirming that water, gas, electricity, sanitary sewers, storm sewers and any and all other utilities necessary to use the Property for Tenant's Proposed Use as determined by Tenant in Tenant's sole discretion (collectively, the "Utilities") are immediately on or contiguous to the Property, adequate for Tenant's Proposed Use, and available to Tenant for a connection fee, tap-in fee and/or impact fee satisfactory to Tenant and at Tenant's sole cost with respect to all Utilities. Tenant shall be responsible for any cost or expense incurred by Tenant in connection with the Utility Easements.				
INSURANCE:	During the Term, Tenant will procure and maintain, at Tenant's sole cost and expense: (i) commercial general liability insurance insuring against bodily injury and property damage liability, including liability arising out of the maintenance, repair, condition or operation of the Property, with a combined single limit of not less than \$2,000,000.00 per injury or occurrence with respect to any insured liability; and (ii) worker's compensation insurance consistent with statutory requirements in the state in which the Property is located.				
ASSIGNMENT, SUBLETTING & GO DARK:	Except for an assignment or sublease to a Permitted Transferee, Tenant shall not have the right to assign or transfer this Lease in whole or in part, and/or to sublet all or any part of the Property, without the Landlord's prior consent which consent shall not be unreasonably withheld, conditioned or delayed. Tenant has the right to assign or transfer any or all of its rights and privileges under the Lease, and/or to sublet all or any part of the Property, to a Permitted Transferee without Landlord's consent, provided that no such assignment, transfer or sublease shall operate to relieve Tenant of its obligations.				
ESTOPPEL CERTIFICATE:	Each of Landlord and Tenant shall at any time, and from time to time, without charge, and upon not less than thirty (30) days' prior written request from the other party, execute, acknowledge and deliver to the requesting party, a statement in writing.				
RIGHT OF FIRST REFUSAL:	In the event Landlord shall receive a bona fide offer to purchase, or a proposed purchase contract that is acceptable to Landlord, from any third-party with respect to the ROFR Property (the "Offer"), then Landlord shall promptly provide Tenant with a true, correct and complete copy of the Offer. Tenant shall have thirty (30) days after receiving a copy of the Offer within which to provide Landlord with a written notice (the "Purchase Notice") setting forth Tenant's agreement to purchase the ROFR Property upon the terms and conditions contained in the Offer.				

2037 S BROAD ST | PHILADELPHIA, PA

BURGER KING

**OFFERED
FOR SALE
\$2,655,000
5.50% CAP**

Exclusively Offered By



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Garrick Hagins - Atlantic Retail

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