

POPEYES

3565 GREENWOOD ROAD
SHREVEPORT, LA 71109

OFFERING MEMORANDUM



ACTUAL SUBJECT PROPERTY

CONTACTS



DREW ISAAC

Senior Vice President Investments
303-328-2048
drew.isaac@marcusmillichap.com

KAITLIN O'MALLEY

Director of Operations
303-328-2031
kaitlin.omalley@marcusmillichap.com

KENDALL KLINE

Marketing Coordinator
303-328-2078
kendall.kline@marcusmillichap.com

NIKKI BRITA

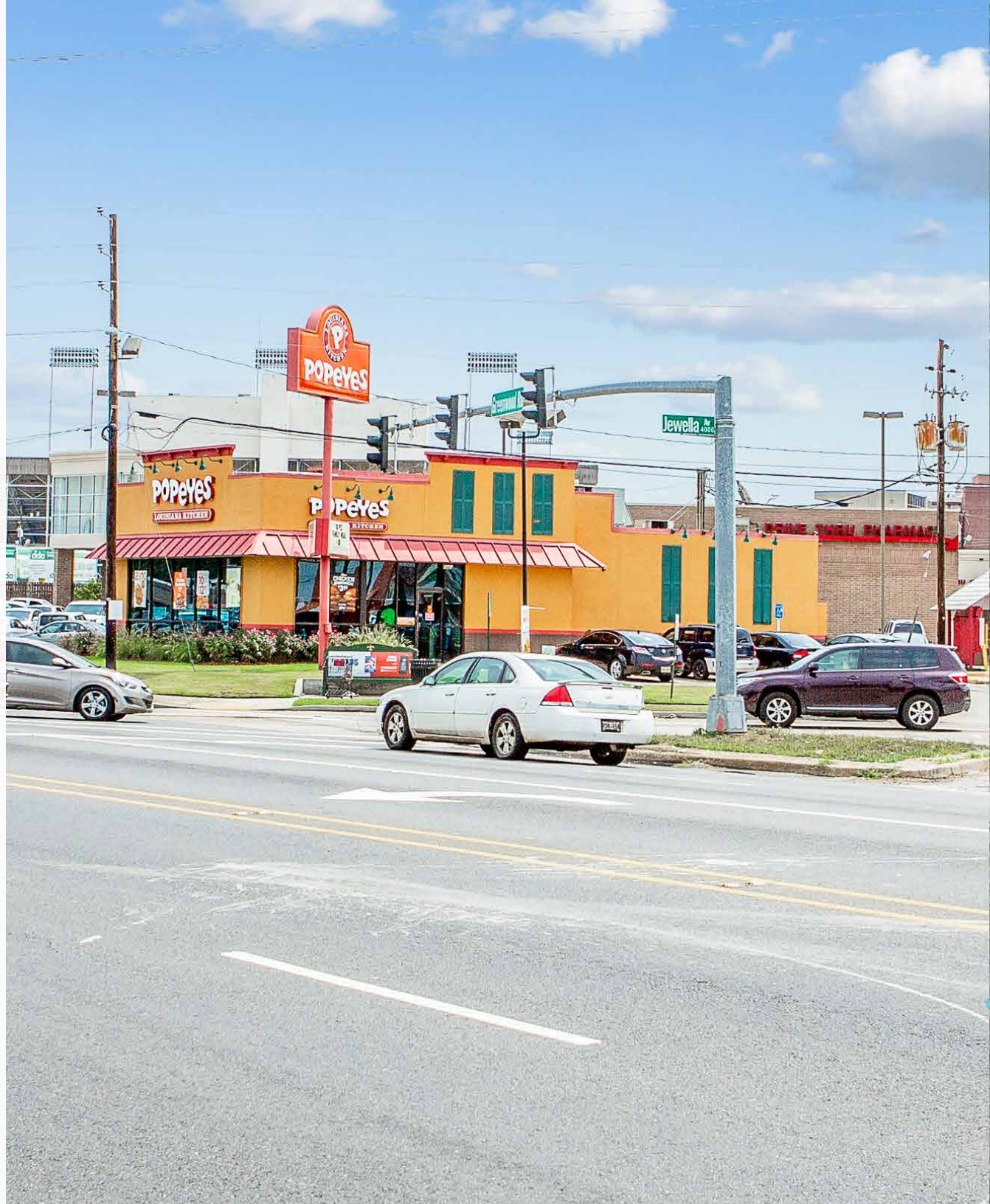
Marketing & Operations Associate
303-328-2043
nicole.brita@marcusmillichap.com

BROKER OF RECORD

Chris Shaheen
License #BROK.0095692662-ACT

**Marcus &
Millichap**

**THE
ISAAC
GROUP**



CROSS LAKE

Walgreens

WALK-ON'S
OUTSTANDING & BAR
INDEPENDENCE BOWL

Independence Stadium is located in Shreveport, Louisiana and holds the annual Independence Bowl (college football game). This stadium holds over 63,000 fans, and hosts multiple Louisiana college football teams.

George's Pond at Hirsch Coliseum sits directly across from Independence Stadium, holding up to 10,300 seats for multiple events including basketball, concerts, and ice hockey.

George's Pond
AT HIRSCH COLISEUM

LSEM
FRIENDS

LIFECARE
HOSPITALS
OF SHREVEPORT

LSU Health
SHREVEPORT

LifeCare Hospitals of Shreveport consist of multiple medical building in the general area. There are 54 private rooms and over 165 physicians.

POPEYES

LOUISIANA KITCHEN, INC.

MIDWAY
ELEMENTARY & JR.
HIGH SCHOOL

JEWELL AVENUE

GREENWOOD ROAD

INTERSTATE
20

INDUSTRIAL

FAMILY DOLLAR **Pizza Hut** **W** **Capital One**
WHATABURGER
SUBWAY **O'Reilly** **CHASE** **SONIC**

Libbey
GLASSWARE

THE STATE FAIR
LOUISIANA

The State Fair of Louisiana was founded in 1906 and is a non-profit organization made for the residents and college students of Shreveport to attend.

LSU Health
NEW ORLEANS
School of Medicine
Department of Pediatrics

UNITED STATES POSTAL SERVICE **FedEx** Ship Center
Travelodge BY WYNDHAM **ups**

POPEYES

SHREVEPORT, LOUISIANA

PROPERTY OVERVIEW

Price	\$942,000
NOI	56,628
CAP Rate	6.01
Address	3565 Greenwood Road
City, State, Zip	Shreveport, Louisiana 71109
Lot Size	0.47 AC
Building SF	2,012 SF



PROPERTY HIGHLIGHTS

-  **10.25 YEARS REMAINING ON PRIMARY LEASE TERM**
-  **10% RENT INCREASES EVERY 5 YEARS**
-  **LOCATED ONE BLOCK OFF OF INTERSTATE-20 AND ON US-79 (GREENWOOD ROAD)**
-  **LOCATED IN A DENSE RETAIL CORRIDOR SURROUNDED BY MANY NATIONAL RETAILERS**

KEY LEASE TERMS

COMMENCEMENT	LEASE EXP.	TYPE	GUARANTOR
01/04/2010	01/03/2030	NNN	Franchisee



LEASE ABSTRACT

TENANT NAME	POPEYES
ADDRESS	3565 GREENWOOD ROAD
CITY, STATE, ZIP	SHREVEPORT, LA 71109
INITIAL LEASE TERM	20 YEARS
RENT COMMENCEMENT DATE	01/04/2010
EXPIRATION DATE	01/03/2030

LEASE TERM REMAINING	10.25 YEARS
LEASED SF	2,012
LEASE TYPE	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	NONE
GUARANTOR	FRANCHISEE

START DATE	END DATE	OPTION	MONTHLY AMOUNT	ANNUALIZED AMOUNT	RENT/SF	CAP RATE
1/4/2015	1/3/2020	-	\$4,290	\$51,480	\$25.59	5.46%
1/4/2020	1/3/2025	-	\$4,719	\$56,628	\$28.15	6.01%
1/4/2025	1/3/2030	-	\$5,191	\$62,291	\$30.96	6.61%



10 PCS
FAMILY MEAL
\$ 20



TENANT & LOCATION OVERVIEW

POPEYES

POPEYES is an American chain restaurant of fast food serving fried chicken. Popeyes first restaurant was opened in 1972 in New Orleans, Louisiana and is now known as the second largest quick serve chicken restaurant. Popeyes has been headlined across the news in 2019 for being known to compete with Chick-fil-A's chicken sandwich and reported a 103% increase in traffic at their 3,102 locations.

SHREVEPORT, LOUISIANA is a city in the state of Louisiana and ranks third in population in Louisiana after New Orleans and Baton Rouge, with a total of over 192,036 residents. Shreveport extends along the Red River, which runs throughout the state of Louisiana; a total of 1,360 miles. Downtown Shreveport has seen major changes since 2010. The Sci-Port Discovery Center features an IMAX dome and hands-on-science exhibits. Riverboat casinos dominant popularity on the Red River and the Louisiana food scene will keep people coming back for more.



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POPEYES
LOUISIANA KITCHEN

CHICKEN
SANDWICH
\$3.99

DEMOGRAPHICS

POPULATION

	5 MILE	10 MILES	15 MILES
2023 PROJECTION	127,427	290,263	355,336
2018 ESTIMATE	130,275	287,112	346,709
2000 CENSUS	140,667	276,300	315,582
2010 CENSUS	131,157	282,669	335,064

HOUSEHOLDS

	5 MILE	10 MILES	15 MILES
2023 PROJECTION	49,927	116,692	140,534
2018 ESTIMATE	50,452	114,063	135,749
GROWTH 2018 - 2023	1.04%	2.31%	3.52%
2000 CENSUS	53,551	107,786	121,506
2010 CENSUS	51,603	113,823	132,957
GROWTH 2000 - 2010	3.64%	5.60%	9.42%

POPULATION BY RACE

	5 MILE	10 MILES	15 MILES
% WHITE POPULATION	27.65%	46.25%	52.53%
% BLACK POPULATION	68.41%	47.55%	41.45%
% ASIAN	0.75%	1.70%	1.62%
% AMERICAN INDIAN, ESKIMO, ALEUT	0.38%	0.44%	0.47%
% HAWAIIAN OR PACIFIC ISLANDER	0.04%	0.08%	0.08%
% MULTI-RACE	1.64%	2.19%	2.19%
% HISPANIC	2.83%	4.49%	4.41%
% OTHER POPULATION	1.13%	1.78%	1.66%
% MALE POPULATION	47.07%	47.54%	47.92%
% FEMALE POPULATION	52.93%	52.46%	52.08%

HOUSEHOLDS BY INCOME

	5 MILE	10 MILES	15 MILES
\$200,000 OR MORE	2.31%	3.18%	3.51%
\$150,000 - \$199,999	2.01%	3.01%	3.72%
\$100,000 - \$149,999	6.26%	9.27%	10.48%
\$75,000 - \$99,999	7.62%	10.08%	10.71%
\$50,000 - \$74,999	13.31%	16.01%	16.46%
\$35,000 - \$49,999	14.46%	14.16%	13.84%
\$25,000 - \$34,999	12.09%	11.62%	11.01%
\$15,000 - \$24,999	17.15%	14.20%	13.29%
\$10,000 - \$14,999	9.02%	6.93%	6.42%
UNDER \$9,999	15.77%	11.54%	10.57%



322,417
Daytime Population
(10-Mile Radius)



\$61,611
Average Household Income
(10-Mile Radius)



36
Median Age
(10-Mile Radius)



10 PCS
FAMILY MEAL
\$20



BONELESS WINGS
5 PC 10 PC 20 PC
\$19.99
10 2 5

KIDS MEALS
1 PC 2 PC 3 PC
\$5.99 \$6.99 \$7.99

2 for 10
TENDER CHICKEN
5 PC 10 PC 20 PC
\$10.99 \$19.99 \$29.99

CHICKEN SANDWICHES
2 PC 3 PC 4 PC
\$3.99 \$4.99 \$5.99

FAMILY MEALS
8 PC 12 PC 16 PC
\$12.99 \$19.99 \$24.99

NEW CHICKEN SANDWICH
Coca-Cola
\$3.99

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