



804 MISSISSIPPI DRIVE | WAYNESBORO, MS

PRICE: \$939,259 | CAP: 6.75%

INVESTMENT OFFERING

REPRESENTATIVE PHOTO

LITTLE CAESARS

EXECUTIVE SUMMARY

PRICE:
\$939,259

CAP:
6.75%

NOI:
\$63,400

LOCATION: 804 Mississippi Drive
Waynesboro, Mississippi

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: September 30th, 2028

LESSEE: Sizzling Caesar's, LLC

GUARANTOR: Sizzling Platter (300+ Units)

OPTIONS: (4) 5-Year Options

INCREASES: 2% Annually, including Option Periods

LAND SIZE: ±.28 Acres

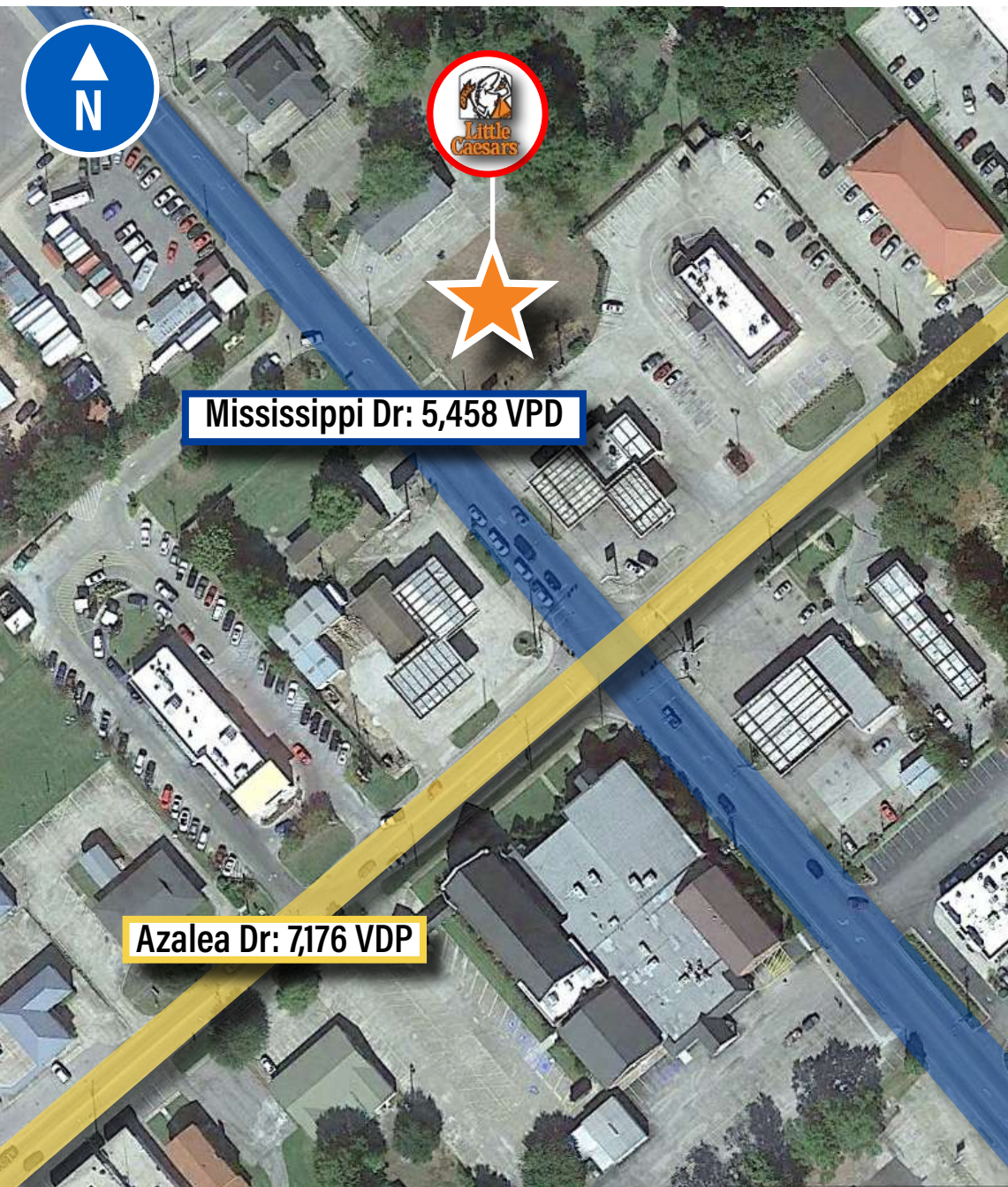
BUILDING SIZE: ±2,000 Square Feet

ROFR: None



REPRESENTATIVE PHOTO

PROPERTY OVERVIEW



Investment Highlights

- New Build
- 300+ Unit Guarantee
- Drive Thru
- Adjacent to McDonalds, Taco Bell, Sonic, AutoZone, Oreilly, Walgreens
- 2% Annual Increases
- $\pm 2,000$ Square Feet

Retail Investment Group is pleased to be the exclusive listing agent for Little Caesars in Waynesboro, Mississippi. This property has an absolute NNN lease that will expire on September 30, 2028. It has (4) 5-year options and 2% increases annually. The property guarantor is Sizzling Platter, known as a 300+ unit guarantor. The structure was built in 2016 and features a drive-thru. The property structure is $\pm 2,000$ square feet and sits on ± 0.28 acres of land. Nearby retailers include McDonald's, Taco Bell, Sonic Drive-In, AutoZone Auto Parts, O'Reilly Auto Parts and Walgreens to name a few.



Wayne County High School



Wayne County Dixie Baseball Complex



Wayne Central School



Wayne General Hospital



West King



Woodwards



Wayne County
High School

WAL★MART
SUPERCENTER



Waynesboro

Wayne General
Hospital

Waynesboro
Municipal Airport



Winchester

ABOUT WAYNESBORO



Waynesboro is the county seat of Wayne County. Found on the eastern edge of the state, Waynesboro is less than an hour drive from Meridian and a two-hour drive from the state capital, Jackson. The city has a population of $\pm 5,000$ and Wayne County as a whole has a population of $\pm 20,500$. The largest industries in Waynesboro include retail trade, manufacturing and accommodation and food services, but the most common jobs held by residents are in sales, production and office and administrative support. Living in Waynesboro offers residents a sparse suburban feel and most residents own their homes.

Those looking for things to do in Waynesboro can visit one of the town's parks, take a hike on one of its many walking trails or spend the day at Maynor Creek Water Park. Southeastern Baptist College, Jones County Junior College, William Carey University, Meridian Community College and the University of Southern Mississippi are all higher education institutions less than 60 miles away from Waynesboro. On average, Waynesboro has 221 sunny days per year and gets 58 inches of rain. Both of these numbers are higher than the U.S. average. The most pleasant months of the year for Waynesboro are October, April and May. These three comfortable months have high temperatures in the range of 70-85°. July is the hottest month for Waynesboro with an average high temperature of 91°.



Little Caesars was founded in 1959 by the married couple Mike Ilitch and Marian Bayoff. They invested their life savings to open the very first store in Garden City, Michigan. The first franchise opened three years later in Warren, Michigan. This was the start of what would become the fastest-growing U.S. pizza chain (based on net number of stores added each year 2008-2015).



SIZZLING PLATTER

Sizzling Platter is a proven restaurant management company founded in 1963, with more than 400 units globally. We are focused on adding and scaling segment leading concepts in outstanding demographic areas across US and select international markets. We have become a preferred partner for high growth, high return on capital brands looking to scale in our footprints. We strive to build lifetime guests across our concept portfolio utilizing lean enterprise techniques and technology to achieve operational excellence. We apply our systems, process, human capital, and passion for the restaurant business to quickly build scale within our target markets.

ABOUT THE BRAND



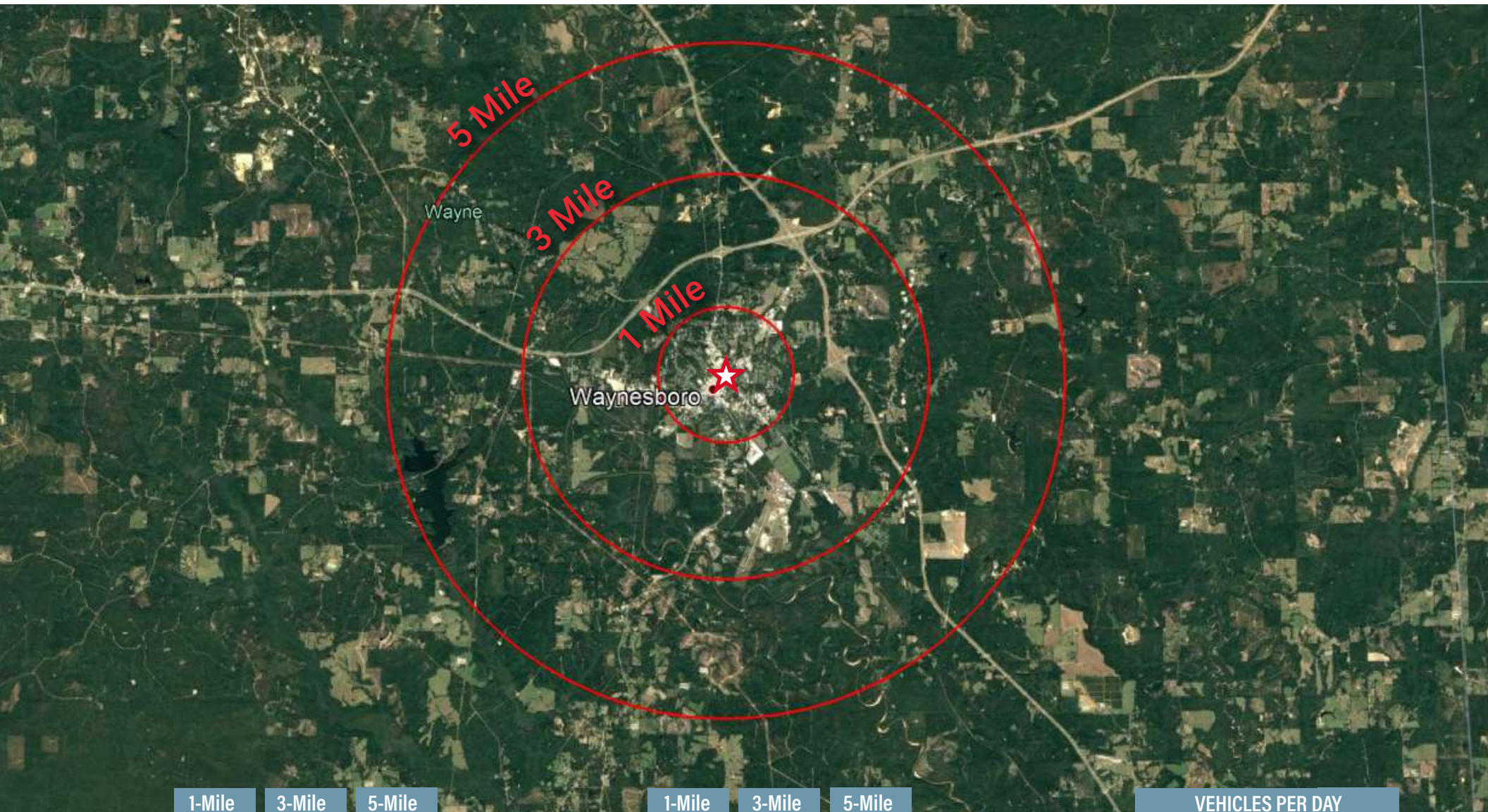
ADDITIONAL PHOTOS



REPRESENTATIVE PHOTO

LITTLE CAESARS | WAYNESBORO, MS

2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	3,478	6,165	7,963	2010 Households	1,382	2,440	3,139	Mississippi Dr:	±5,458/VPD
2019 Population	3,310	5,921	7,757	2019 Households	5,084	41,906	81,519	Azalea Dr:	±7,176/VPD
2024 Population	3,265	5,850	7,687	2024 Households	5,210	42,773	83,482		

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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