

# Popeyes

7617 S. Racine Ave | Chicago, IL



Price:  
**\$2,006,460**



Cap Rate:  
**5.00%**



**Generous**  
Rental Increases



**Top Restaurant**  
Operator



**Absolute NNN**



**20-Year** Guaranty

**Strong Demographics**



Population  
**797K+**  
within 5 miles



Avg HH Income  
**\$62K+**  
within 5 miles

**Stan Johnson Company**, on behalf of the Ownership, is pleased to exclusively offer to qualified investors the opportunity to acquire the fee simple interest in the single-tenant Retail property located at 7617 S. Racine Ave., Chicago, IL ("the Property"). The Property encompasses approximately 1,888 SF on .49 acres.

Popeyes is the world's second largest quick service chicken concept as measured by total number of restaurants (only behind KFC). Popeyes owns or franchises over 3,100 restaurants. Popeyes restaurants are quick service restaurants that distinguish themselves with a unique "Louisiana" style menu featuring spicy chicken, chicken tenders, fried shrimp and other seafood, red beans and rice and other regional items.

The 20-year lease on the Property currently has 19 years of term remaining. The Property is subject to an absolute triple net lease. The lease also provides attractive increases of 10% every 5 years, offering a hedge against inflation and upside potential. This offering provides a passive investment with minimal landlord responsibilities and no maintenance obligations of any kind.

**Download Offering Memorandum >>**



Representative Image

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**Stan Johnson Co.**