

REPRESENTATIVE IMAGE



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Popeyes

418 Lewiston Road
Grovetown, GA 30813

EXCLUSIVELY MARKETED BY:

DOUG ROLAND

Lic. # 73064

706.814.2217 | DIRECT
doug@SIGnnn.com

JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT
jmansour@SIGnnn.com

SAM MALLANE

Lic. # 734196

512.543.4759 | DIRECT
samual@SIGnnn.com

DANIEL BYBEE

Lic. # 120661

843.510.0551 | DIRECT
dbybee@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group Atlanta, LLC
Lic. # 67374 BoR: Andrew Ackerman Lic. # 311619

SANDS INVESTMENT GROUP

TABLE OF CONTENTS

04

06

07

11

13

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Location, Aerial
& Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,340 SF Popeyes Located at 418 Lewiston Road in Grovetown, GA. This Deal Includes a Brand New 2021 Construction With a 20 Year Triple Net (NNN) Lease and Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,880,000
CAP	5.00%
NOI	\$144,000
PRICE PER SF	\$1,230.77
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	418 Lewiston Road Grovetown, GA 30813
COUNTY	Columbia
BUILDING AREA	2,340 SF
LAND AREA	1.54 AC
YEAR BUILT	2021

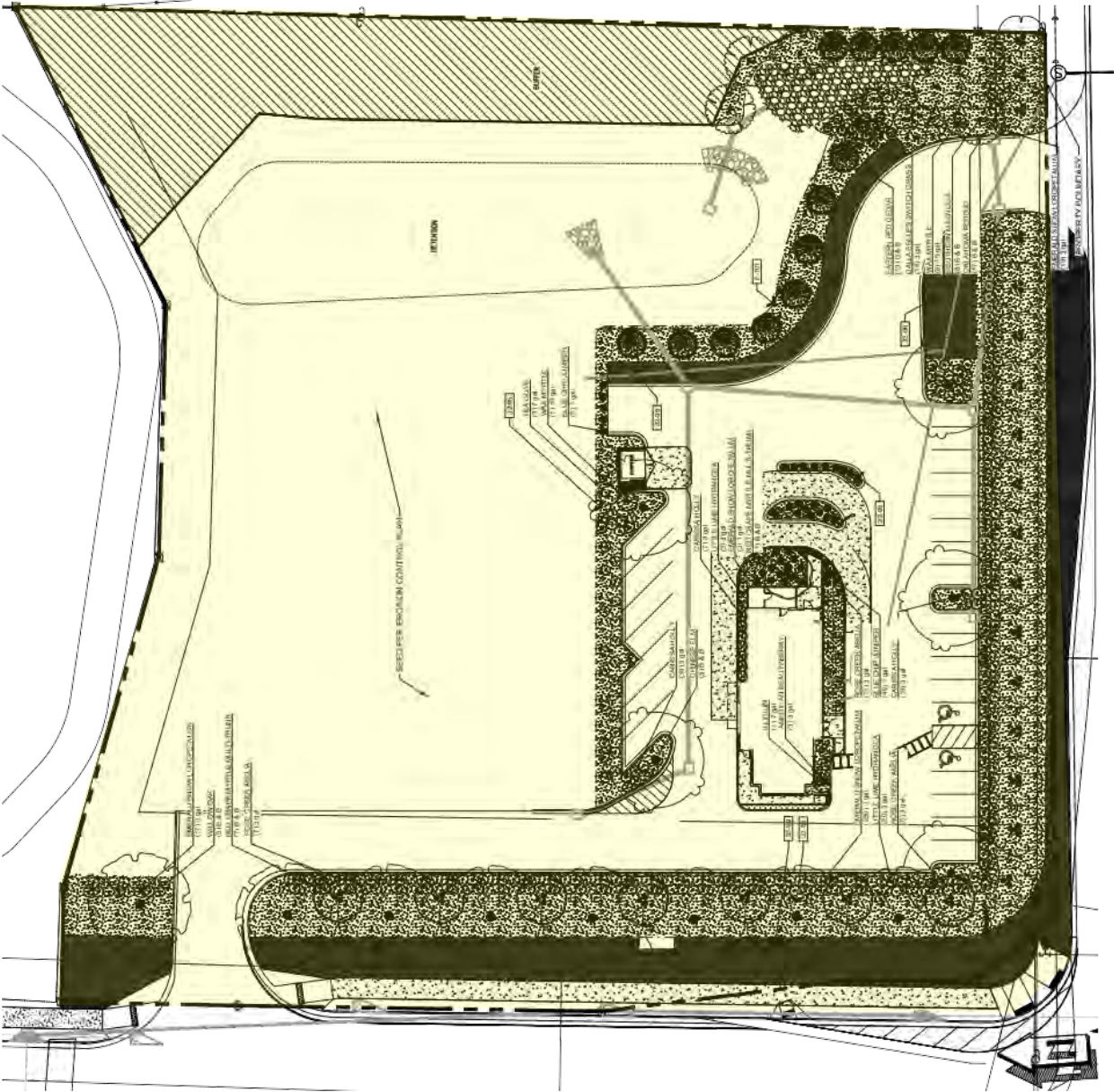


REPRESENTATIVE IMAGE

HIGHLIGHTS

- Brand New 2021 Construction
- Long Term 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Strong Franchisee (17+ Units) and Personal Guarantee
- Great Demographics With 88,689 Residents Making an Average Household Income of \$101,701 Within a 5-Mile Radius
- Strategically Located Across the Street From a Kroger Anchored Shopping Center
- Fort Gordon Army Base, Just 2-Miles South, is an Active Military Base With Approximately 30,000 Military and Civilian Employees
- Grovetown is Home to John Deere Commercial Products; This Location is the Highest-Volume Tractor Factory and is the Largest Private Employer in the County
- The Famous Augusta National Golf Club, Home to the Masters Tournament is Just 12-Miles to the East
- Augusta (15-Miles East) is a Regional Center of Medicine, Biotechnology and Cyber Security; The Largest Employers Are Augusta University, Savannah River Site (Nuclear Facility) and the U.S. Army
- Nearby Tenants Include: Kroger, Walmart Supercenter, McDonald's, Shell/Circle K, Panera Bread, Dunkin', MedNow Urgent Care, Wing Stop, Waffle House, Dairy Queen, Starbucks, LongHorn Steakhouse and More

LEASE SUMMARY

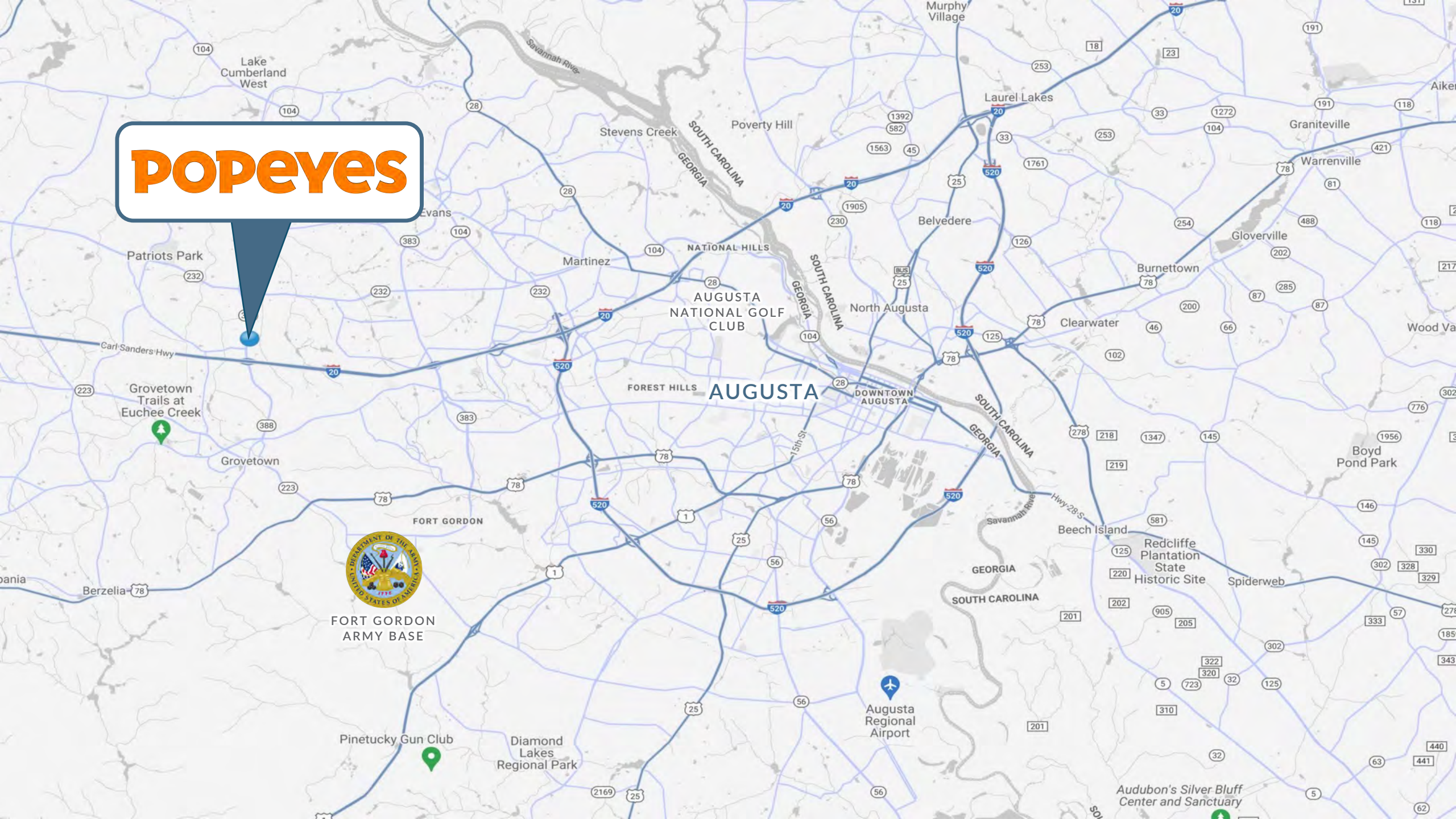


TENANT	Popeyes
PREMISES	A Building of Approximately 2,340 SF
LEASE COMMENCEMENT	TBD
LEASE EXPIRATION	20 Years From Commencement
LEASE TERM	20 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	4% Every 5 Years and Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,340 SF \$144,000 \$61.54

POPEYES





Columbia County
Exhibition Center



Goodwill
Walmart
Supercenter



LONGHORN
STEAKHOUSE

WAFFLE
HOUSE

Beacon
Automotive

MEDNOW
Urgent Care • Walk-in Center



Classic Collision



Panera
BREAD

Kroger



DUNKIN'

388

Lewiston Rd

POPEYES





RIVERSTONE
APARTMENT HOMES

**WAFFLE
HOUSE**

Beacon
Automotive

MEDNOW
Urgent Care + Walk-in Center



Classic Collision

Kroger

gerber
COLLISION & GLASS

William
Few Storage

atc
AutoCenter

FLINT

One3 Design, inc.

Jones Driver
Education



LONGHORN
STEAKHOUSE

388

Lewiston Rd



Panera
BREAD



La Cocina
Del Rey



DUNKIN'

POPEYES



POPEYES

232

Lewiston Road

FOOD LION



Carl Senders Hwy



388



INTERSTATE 20

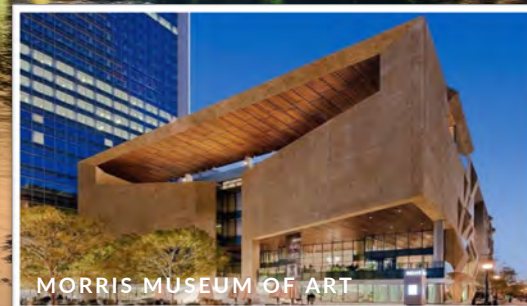


GROVETOWN | COLUMBIA COUNTY | GA

Grovetown is the largest city and one of only 2 incorporated cities in Columbia County. Located in Columbia County, Georgia, adjacent to Fort Gordon, new residential development fuels Grovetown's conversion from a "country crossroads" into a community with all of the amenities of a 21st century city. Grovetown's close proximity to Augusta positions it roughly half way between the state capitols of Georgia and South Carolina. Grovetown's location in south central Columbia County also places it at the edge of the developing urbanized area of metropolitan Augusta. It lies on high ground just to the northwest of Fort Gordon near the northern end of the Middle Savannah River sub-basin. The current population of Grovetown, Georgia is 16,734 based on projections of the latest US Census estimates.

Major industries in the city include educational, health and social services, professional, management, and administrative jobs, public administration, retail trade and manufacturing. Because of the proximity to Fort Gordon, where the US Army Cyber Command Headquarters is locating, the region is poised to attract and support a regional nucleus of cyber businesses. Fort Gordon is experiencing significant growth which will create multiple opportunities for private sector business development in Columbia County, and emerging cybersecurity firms considering the area has unmatched access to talent and industry resources. Its location in the Augusta-Aiken MSA area presents many regional opportunities. Excellent transportation infrastructure helps to make the Augusta Region a center for economic activity in the upper Savannah region. Major employers in the city include John Deere Commercial Products, GIW Industries Inc., Augusta Sportswear Inc. and Serta Mattress Co.

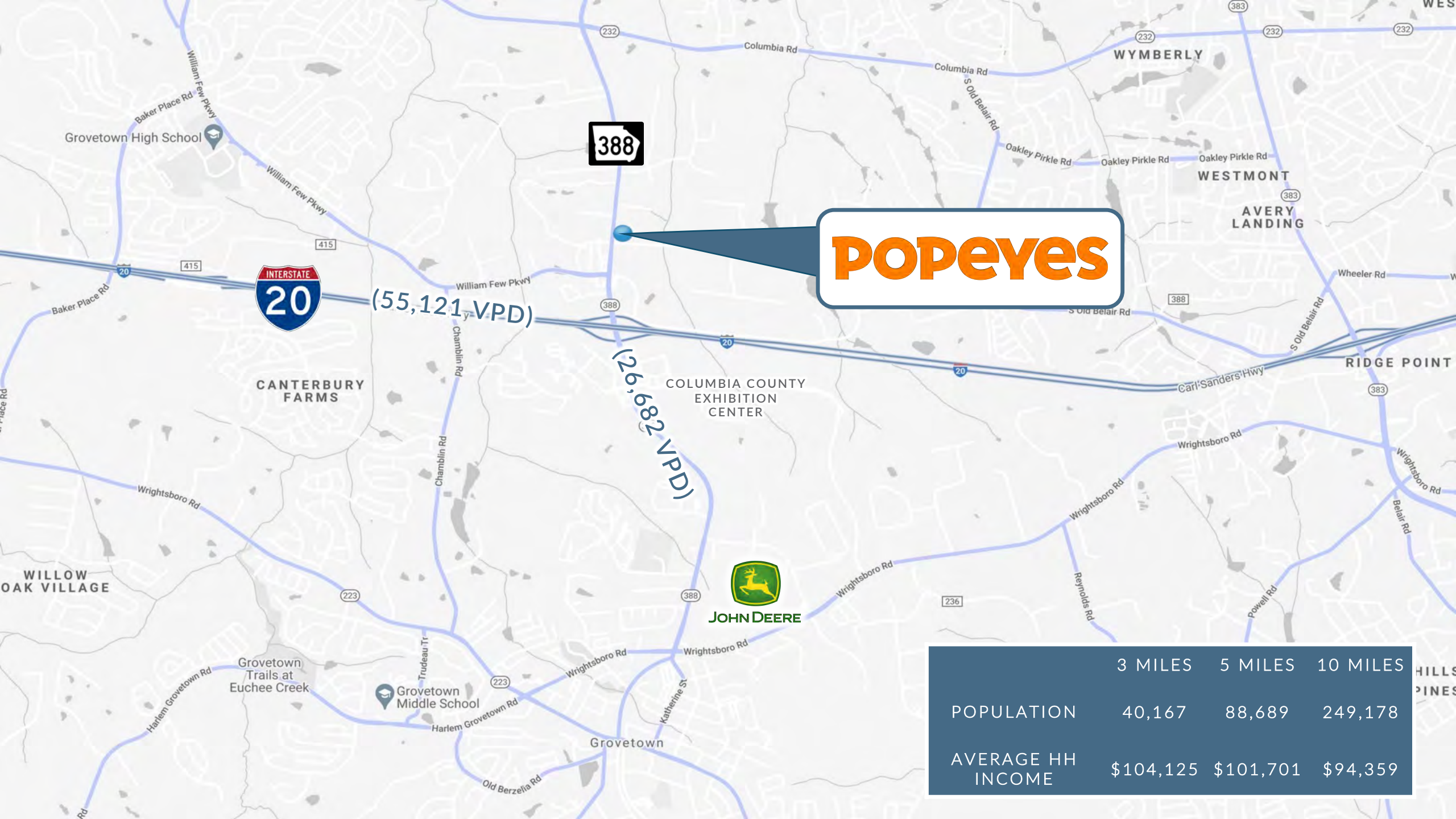
Grovetown Museum is located in Grovetown, and includes a restored 100 year old dwelling. There are also 4 galleries that house detailed exhibits and artifacts of the Grovetown area. Augusta Museum of History, and Lucy Craft Laney Museum of Black History also showcase exhibits of historical importance. Grovetown is close to numerous art museums and historical sites including the Morris Museum of Art, Redcliffe State Historical Site, Sand Hills Cottage, the Woodrow Wilson Home, and Meadow Garden. Mistletoe State Park, which is situated on the Clarks Hill Lake, covers 1,920 acres, and offers amenities for swimming, fishing, boating, hiking, bicycling, camping, and picnicking. Facilities for horseback riding are available at the 136-acre Canterbury Trails Equestrian Center.



MORRIS MUSEUM OF ART



FORT GORDON



388

POPEYES

INTERSTATE
20

(55,121 VPD)

(26,682 VPD)

CANTERBURY
FARMS

COLUMBIA COUNTY
EXHIBITION
CENTER



JOHN DEERE

	3 MILES	5 MILES	10 MILES
POPULATION	40,167	88,689	249,178
AVERAGE HH INCOME	\$104,125	\$101,701	\$94,359

POPEYES

TENANT PROFILE

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 2,700 restaurants in the U.S. and around the world.

Restaurant Brands International Inc. (NYSE: QSR) is one of the world's largest quick service restaurant companies with approximately \$33 billion in annual system-wide sales and over 27,000 restaurants in more than 100 countries. RBI owns three of the world's most prominent and iconic quick service restaurant brands - TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 45 years.



COMPANY TYPE
Subsidiary



FOUNDED
1972



OF LOCATIONS
2,700+



HEADQUARTERS
Miami, FL



WEBSITE
popeyes.com

CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Lic. # 73064

706.814.2217 | DIRECT
doug@SIGnnn.com

JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT
jmansour@SIGnnn.com

SAM MALLANE

Lic. # 734196

512.543.4759 | DIRECT
samual@SIGnnn.com

DANIEL BYBEE

Lic. # 120661

843.510.0551 | DIRECT
dbybee@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

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