

CHICK-FIL-A GROUND LEASE

6201 WEST MARKHAM STREET | LITTLE ROCK, AR 72205



PROPERTY
DRONE VIDEO

EXCLUSIVE ADVISORS

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INVESTMENT SUMMARY

PROPERTY DETAILS

LOCATION	6201 West Markham St Little Rock, AR	PRICING	\$3,232,429.71
PROPERTY SIZE	4,146 SF / 1.01 Acres	CAP RATE	3.5%
LEASE TYPE	NNN Ground Lease	CURRENT NOI (YEARS 1-5)	\$113,135.04 Starting 6/1/22 <i>*Seller to supplement the difference in rent at closing.</i>
COMMENCEMENT DATE	6/1/2007	YEARS 6-10	\$124,448.54
TERM	±10.5 years <i>Tenant exercised two options early, showing their strong commitment to the site.</i>	OPTIONS	Four (4) options of five (5) years with same 10% rental escalations

INVESTMENT HIGHLIGHTS

- Chick-fil-A has recently renovated the store at their own expense and has exercised two options concurrently, showing their strong commitment to the location
- Below market rents
- Extremely strong store sales
- In front of Target in the heart of Little Rock's main retail corridor.
- Excellent ingress and egress
- Double drive thru

TENANT HIGHLIGHTS

- Chick-fil-A operates more than 2,605 restaurants, primarily in the United States with locations in 47 states and the District of Columbia
- Chick-fil-A has been a family owned and privately held restaurant company since being founded in 1967
- Chick-Fil-A is the highest grossing unit level QSR in the nation with average sales of \$5.213M per unit (Nations Restaurant News)
- Total company revenue was \$4.3 billion in 2020, a 13% increase over its \$3.8 billion revenue in 2019





PROPERTY AERIAL

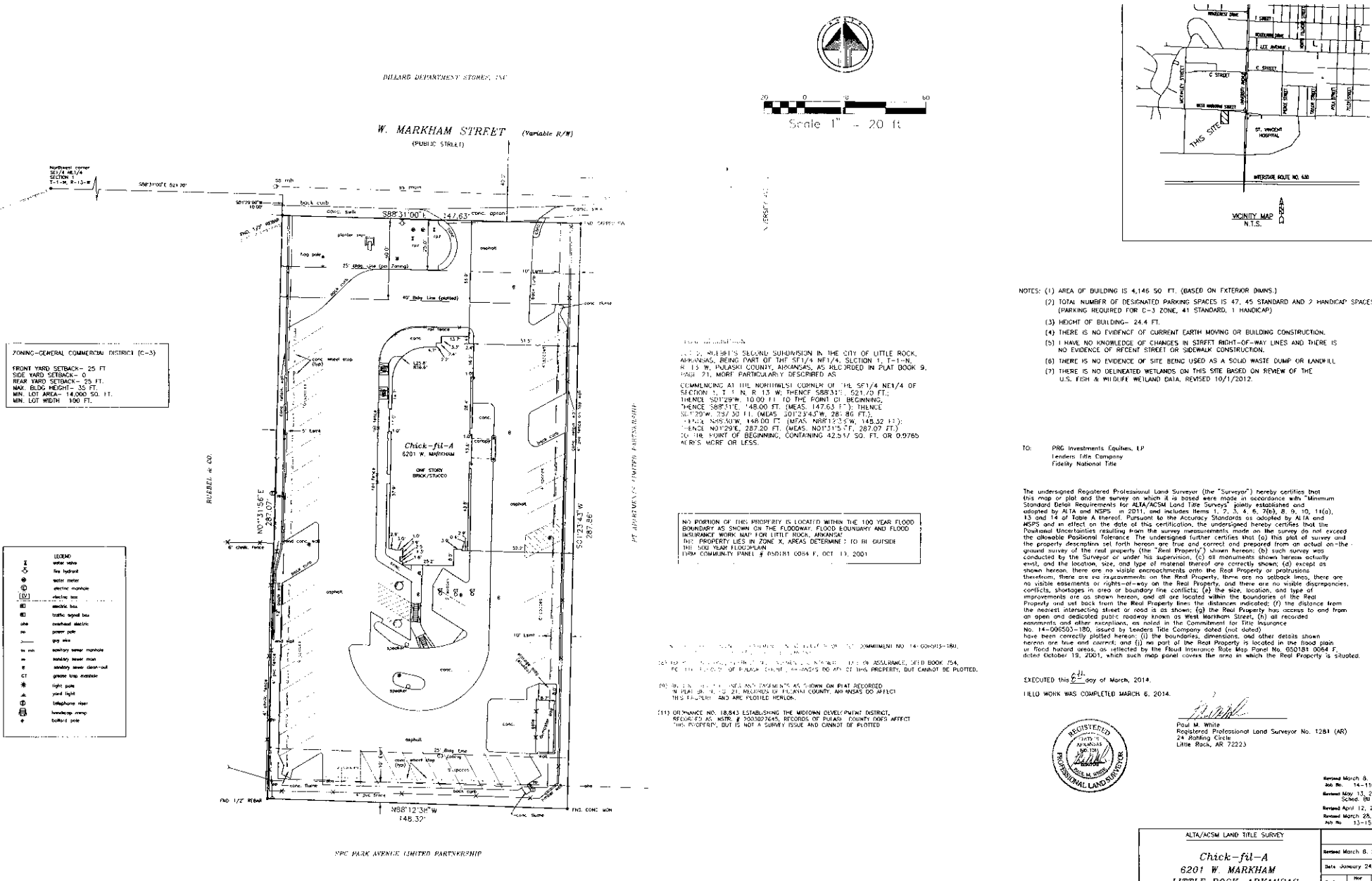




DOWNTOWN LITTLE ROCK
4.9 MILES FROM SITE



SITE PLAN



LOCATION



DEMO SNAPSHOT

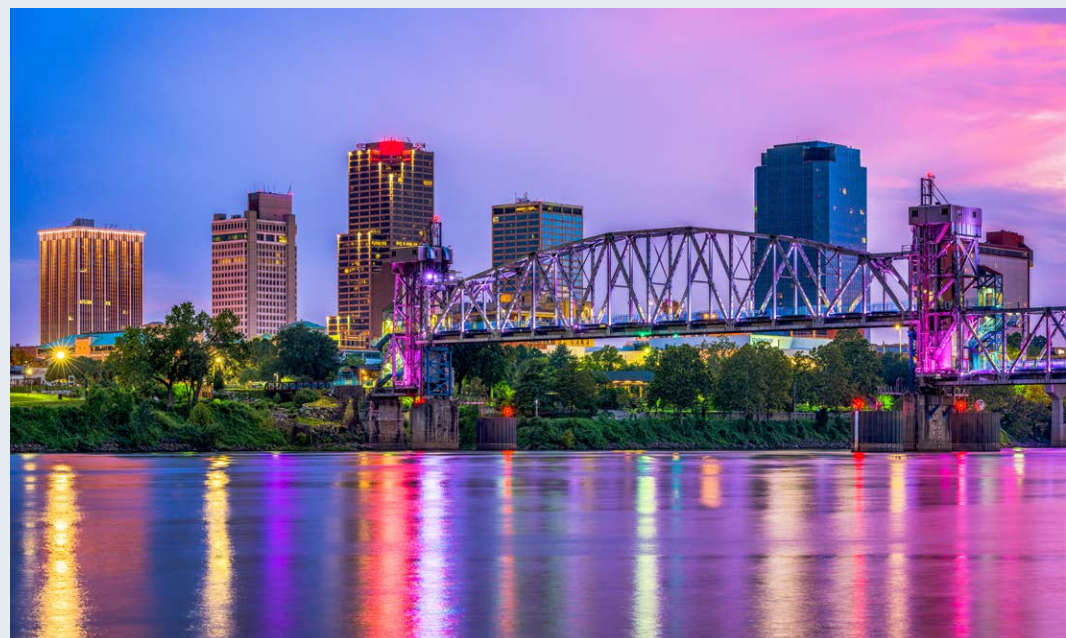
	1 MILE	3 MILES	5 MILES
EST. POPULATION (2021)	9,347	75,123	155,854
POPULATION GROWTH (2010-2021)	0.23%	0.01%	0.24%
PROJ. POPULATION (2026)	9,453	75,177	157,732
EST. HOUSEHOLDS (2021)	4,757	33,154	68,435
HOUSEHOLD GROWTH (2010-2021)	0.12%	-0.06%	0.13%
PROJ. HOUSEHOLDS (2026)	4,790	33,123	69,146
ESTIMATED AVG. HH INCOME (2021)	\$69,053	\$70,966	\$69,646
PROJECTED AVG. HH INCOME (2026)	\$76,969	\$78,456	\$76,841

LITTLE ROCK MARKET OVERVIEW

Home to 202,591 residents (2020 US Census Bureau estimate), Little Rock is a center for several major employers in a variety of industries including healthcare, aerospace, government, education, and agriculture. Little Rock has been recognized by Kiplinger's as Number 1 on the "10 Great Places to Live" list; Number 6 on Gallup's "America's Happiest Cities," Number 2 on Moody's Investors Services "Most Diverse Economy in the Nation," Number 46 in Forbes's Top 200 "Best Places for Business and Careers," and Number 7 on "Best Value City" by Kiplinger's.

As the capital and most populous city of Arkansas, Little Rock also serves as the county seat. Home to large and small innovative companies in various sectors, Little Rock embraces pioneering companies like Acxiom, Stephens Inc., Fidelity Information Systems (FIS), PrivacyStar, Bond.AI, and Dillard's to name a few. The Town has 52 parks with more than 5,000 acres, while North Little Rock boasts 12, including the 1,700-acre Burns Park, one of the largest municipal parks in the nation. There are also many state and national parks within a 60-mile radius of Little Rock that provide recreation and camping facilities.

Little Rock promotes a lifetime of learning. From innovative, public Pre-K to graduate offerings unique on the planet, the region values education and economic development as inseparable. The Town is also home to world-renowned social organizations working to solve the toughest human challenges on the planet: hunger, food insecurity, sustainability, renewable energy, aging, childhood obesity and life-threatening diseases.



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