



OFFERING MEMORANDUM

NEW DEVELOPMENT POPEYES - ABSOLUTE NNN

2729 SE HWY 70, ARCADIA, FL 34266

DREW DUNCAN

262.309.4900

drew@trinityreis.com

JACOB MACE

405.795.2071

jacob.mace@trinityreis.com



TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 210 BARTON SPRINGS ROAD, SUITE 575, AUSTIN, TX 78704



ARCADIA, FL

\$3,282,355 | 4.25% CAP

- New Development Popeyes Set to be Complete December of 2022 With 20 Year Term to Commence at Completion of Construction
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Guaranteed by Sailormen, a 140+ Unit Top Popeyes Franchisee
- Attractive Rental Increases 2% Annually
- Walmart Outparcel on Main Ingress/Egress Point to the Shopping Center, Providing Great Access
- Strong 5-Mile Demographics of 19,660+ Residents
- Situated on a Dense Retail Corridor With Numerous National Tenants Including Walmart, Subway, Dollar Tree, Tractor Supply, Publix, and More
- Popeyes Recorded \$5.1 Billion of Revenue in 2021 & the Chain Holds Over 17% of the Fast Food Chicken Market

EXCLUSIVELY MARKETED BY:

DREW DUNCAN

262.309.4900 | drew@trinityreis.com

JACOB MACE

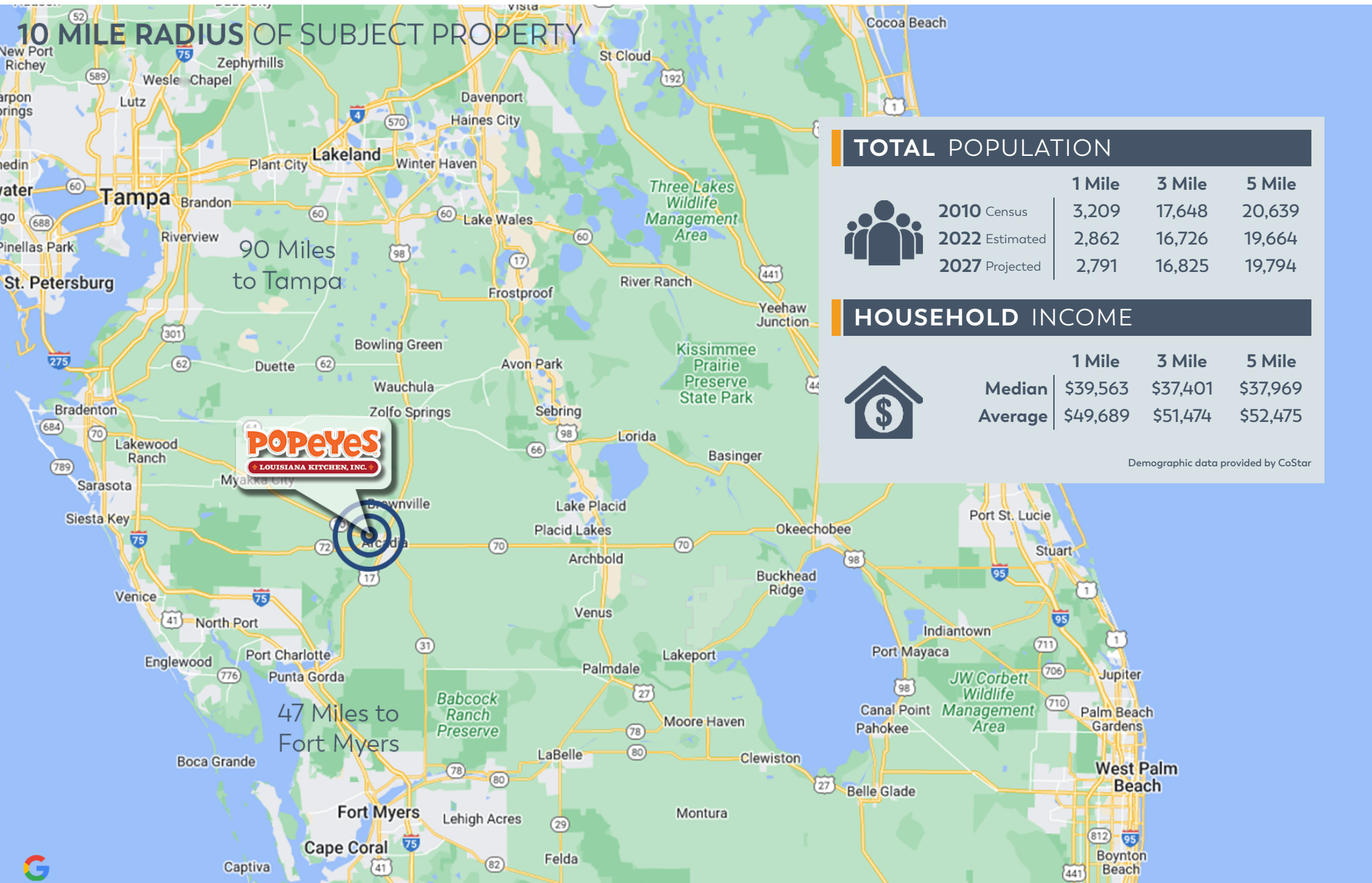
405.795.2071 | jacob.mace@trinityreis.com

PROPERTY DETAILS:

Building Area:	2,133 SF
Land Area:	.66 AC
Year Built:	2022
Guarantor:	Sailormen, 140+ Units
Price (Psf):	\$1,538.84

LEASE OVERVIEW:

Remaining Lease Term:	20 Years
Rent Commencement:	Upon COE
Lease Expiration:	20 Years From COE
Base Annual Rent:	\$139,500
Lease Type:	Absolute NNN
Scheduled Rent Increases:	2% Annually
Options & Increases:	Four (4), 5-Year; 2%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



RETAILER MAP

2729 SE HWY 70 | ARCADIA, FL



RETAIL MAP

2729 SE HWY 70 | ARCADIA, FL



RETAIL MAP

2729 SE HWY 70 | ARCADIA, FL





Actual Property



Actual Property



Sailormen Inc. is one of the largest franchisees and operators of Popeyes Louisiana Kitchen, Inc. restaurants in the U.S. They were founded in 1987, originally acquiring 11 restaurants eventually leading to their current success of 140+ units.



34 Years
of Success



\$218MM
Annual Sales
(2020)



2019
Developer of
the Year



Miami, FL
Headquarters



140+
Units

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY 

DREW DUNCAN
262.309.4900
drew@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN
Bang Realty-Naples, Inc
FL#BK3327646

JACOB MACE
405.795.2071
jacob.mace@trinityreis.com

FUTURE
DEVELOPMENT

Actual Property