

ABSOLUTE NNN POPEYES

615 E OGLETHORPE AVE, HINESVILLE, GA 31313

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HINESVILLE, GA

\$2,328,000 | 5.5% CAP

- Absolute NNN Popeyes With 20-Year Primary Term
- Brand New 20-Year Lease Re-Cast Showing Strong Tenant Commitment to Site
- Guaranteed by Sailormen, a 150+ Unit Top Popeyes Franchisee
- Healthy Reported Sales of Over \$1.65MM Putting Rent-to-Sales at 7.75%
- Attractive Rental Increases 1.75% Annually
- Strong 5-Mile Demographics With 44K+ Residents
- Located in Dense Retail Corridor With Numerous National Tenants Including Walmart, Zaxby's, McDonald's, Dollar General, and More
- 2 Miles From Fort Stewart the Largest Military Facility in the Eastern U.S. Covering 280K Acres

EXCLUSIVELY MARKETED BY:

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PROPERTY DETAILS:

Building Area: 2,990 SF

Land Area: .94 AC

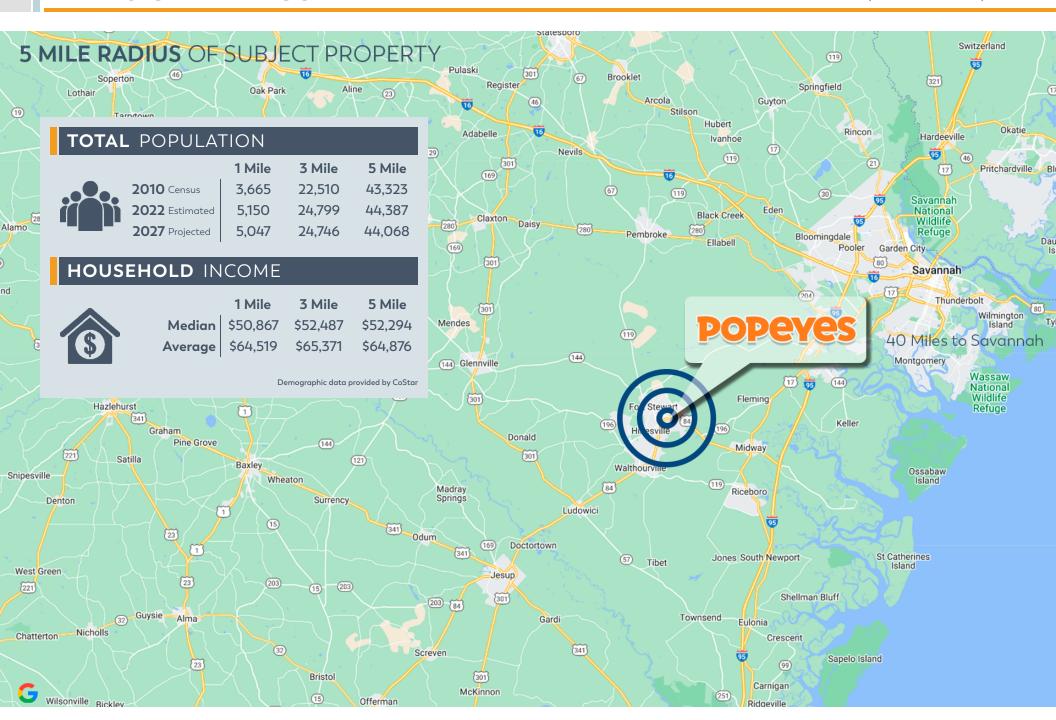
Year Built: 1975

Guarantor: Sailormen, 150+ Units

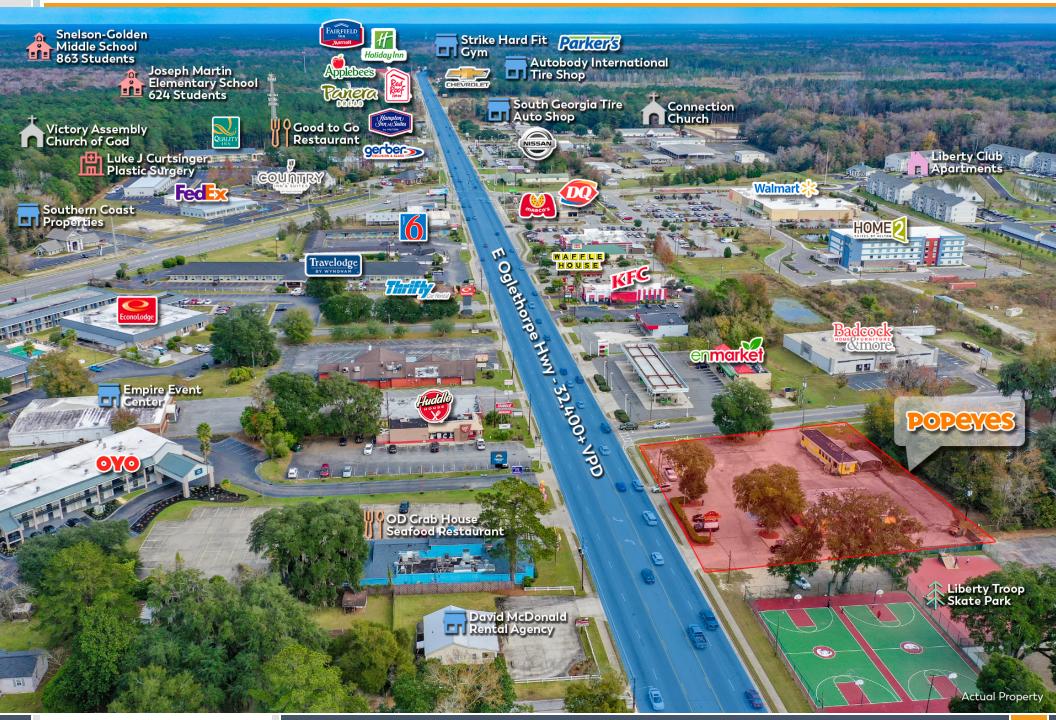
Price (Psf): \$778.60

LEASE OVERVIEW:

| Re | emaining Lease Term: | 20 Years |
|----|--------------------------|----------------------------|
| Re | ent Commencement: | 11/30/2022 |
| Le | ease Expiration: | 11/30/2042 |
| В | ase Annual Rent: | \$128,000 |
| Le | ease Type: | Absolute NNN |
| So | cheduled Rent Increases: | 11/30/2023; 1.75% Annually |
| 0 | ptions & Increases: | Four (4), 5-Year; 1.75% |
| ln | surance: | PAID BY Tenant |
| Po | arking Lot Maintenance: | PAID BY Tenant |
| Pı | roperty Taxes: | PAID BY Tenant |
| R | oof & Structure: | PAID BY Tenant |
| | | |
| Н | VAC: | PAID BY Tenant |















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REAL ESTATE INVESTMENT SERVICES

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