



OFFERING MEMORANDUM

Actual Property

ABSOLUTE NNN POPEYES

615 E OGLETHORPE AVE, HINESVILLE, GA 31313

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TRINITYREIS.COM

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



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 MARKETING 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:

| | |
|---------------------------|-----------------------------------|
| Remaining Lease Term: | 20 Years |
| Rent Commencement: | 11/30/2022 |
| Lease Expiration: | 11/30/2042 |
| Base Annual Rent: | \$128,000 |
| Lease Type: | Absolute NNN |
| Scheduled Rent Increases: | 11/30/2023; 1.75% Annually |
| Options & Increases: | Four (4), 5-Year; 1.75% |
| Insurance: | PAID BY Tenant |
| Parking Lot Maintenance: | PAID BY Tenant |
| Property Taxes: | PAID BY Tenant |
| Roof & Structure: | PAID BY Tenant |
| HVAC: | PAID BY Tenant |

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



2010 Census
2022 Estimated
2027 Projected

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|--------|--------|--------|
| 2010 Census | 3,665 | 22,510 | 43,323 |
| 2022 Estimated | 5,150 | 24,799 | 44,387 |
| 2027 Projected | 5,047 | 24,746 | 44,068 |

HOUSEHOLD INCOME



Median
Average

| | 1 Mile | 3 Mile | 5 Mile |
|---------|----------|----------|----------|
| Median | \$50,867 | \$52,487 | \$52,294 |
| Average | \$64,519 | \$65,371 | \$64,876 |

Demographic data provided by CoStar

POPEYES

40 Miles to Savannah

RETAILER MAP

615 E OGLETHORPE AVE | HINESVILLE, GA



RETAIL MAP

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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 150+ units.



34 Years
of Success



\$250MM
Annual Sales
(2021)



2019
Developer of
the Year



Miami, FL
Headquarters



150+
Units

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BROKER OF RECORD

BRIAN BROCKMAN

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