

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 15-YEAR LEASE | OPEN & OPERATING | DRIVE-THRU EQUIPPED



5701 S. Olive Street | Pine Bluff, Arkansas

LITTLE ROCK MSA

ACTUAL SITE





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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, drive-thru equipped, absolute NNN, Chick-fil-A investment property located in Pine Bluff, Arkansas. The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. The site features a modern design and first-class amenities.

Chick-fil-A is strategically located at the signalized, hard corner intersection of South Olive Street and Interstate 530 which serves over 43,000 vehicles per day. Furthermore, the site also benefits from nearby access to State Highway 530 (5,300 VPD), making this a centralized location with easy commutes. Located in a dense retail corridor, the subject is within close proximity of multiple national/credit tenants including Walmart Supercenter, Hibbett Sports, Dollar General, Dollar Tree, and more. Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site. Moreover, the site is ideally situated less than 2 miles south of Jefferson Regional Hospital (290 beds), further increasing consumer traffic to the subject trade area. The site will feature brand-new construction and be equipped with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The 5-mile subject trade area is supported by more than 33,000 residents and 22,000 daytime employees. Residents within a 1-mile radius earn an average household income of more than \$70,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$6,599,000
Net Operating Income	\$320,065
Cap Rate	4.85%
Guaranty	Corporate Signed
Tenant	Chick-fil-A
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	4,947 SF
Land Area	3.24 Acres
Property Address	5701 S. Olive Street Pine Bluff, Arkansas 71603
Year Built	2023
Parcel Number	TBD
Ownership	Fee Simple (Land & Building Ownership)



Brand New 15-Year Lease | Scheduled Rental Increases | Well-Known & Established Tenant | Corporate Signed

- The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-Mile Trade Area

- The 5-mile subject trade area is supported by more than 33,000 residents and 22,000 daytime employees
- Residents within a 1-mile radius earn an average household income of more than \$70,000

Strong National/Credit Tenants | Dense Retail Trade Area | New Construction | Open & Operating | Drive-Thru Equipped

- The subject is within close proximity of multiple national/credit tenants including Walmart Supercenter, Hibbett Sports, Dollar General, Dollar Tree, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site
- The site features brand-new construction and be equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without

Signalized, Hard Corner Intersection | Heavily Traveled Corridor | Jefferson Regional Hospital (290 beds)

- Chick-fil-A is strategically located at the signalized, hard corner intersection of South Olive Street and Interstate 530 which serves over 43,000 vehicles per day
- The subject also benefits from nearby access to State Highway 530 (5,300 VPD), making this a centralized location with easy commutes
- The site is ideally situated less than 2 miles south of Jefferson Regional Hospital (290 beds), further increasing consumer traffic to the subject trade area

PROPERTY OVERVIEW



LOCATION



Pine Bluff, Arkansas
Jefferson County

ACCESS



S. Olive Street: 1 Access Point

TRAFFIC COUNTS



S. Olive St/U.S. Hwy 63 & 63 Business: 15,000 VPD
Interstate 530 /U.S. Hwy 63 & 65 & 79: 28,000 VPD
State Hwy 530: 5,300 VPD

IMPROVEMENTS



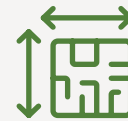
There is approximately 4,947 SF
of existing building area

PARKING



There are approximately 73 parking spaces on the
owned parcel.
The parking ratio is approximately 14.76 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 3.24
Square Feet: 141,134

CONSTRUCTION



Year Built: 2023

ZONING



General Commercial



SALLY
BEAUTY SUPPLY
CATO
Cosmo Prof.
T-Mobile
SUBWAY

Walmart
Supercenter

18,000
VEHICLES PER DAY

Arby's

MURPHY
USA

BURGER
KING

Chick-fil-A

INTERSTATE 530 / U.S. HIGHWAY 63 & 65 & 79

6,300
VEHICLES PER DAY

15,000
VEHICLES PER DAY

DOLLAR TREE

SHELL

HIBBETT
SPORTS
rue21
petsense
by Tractor Supply
verizon







S. OLIVE ST.
63

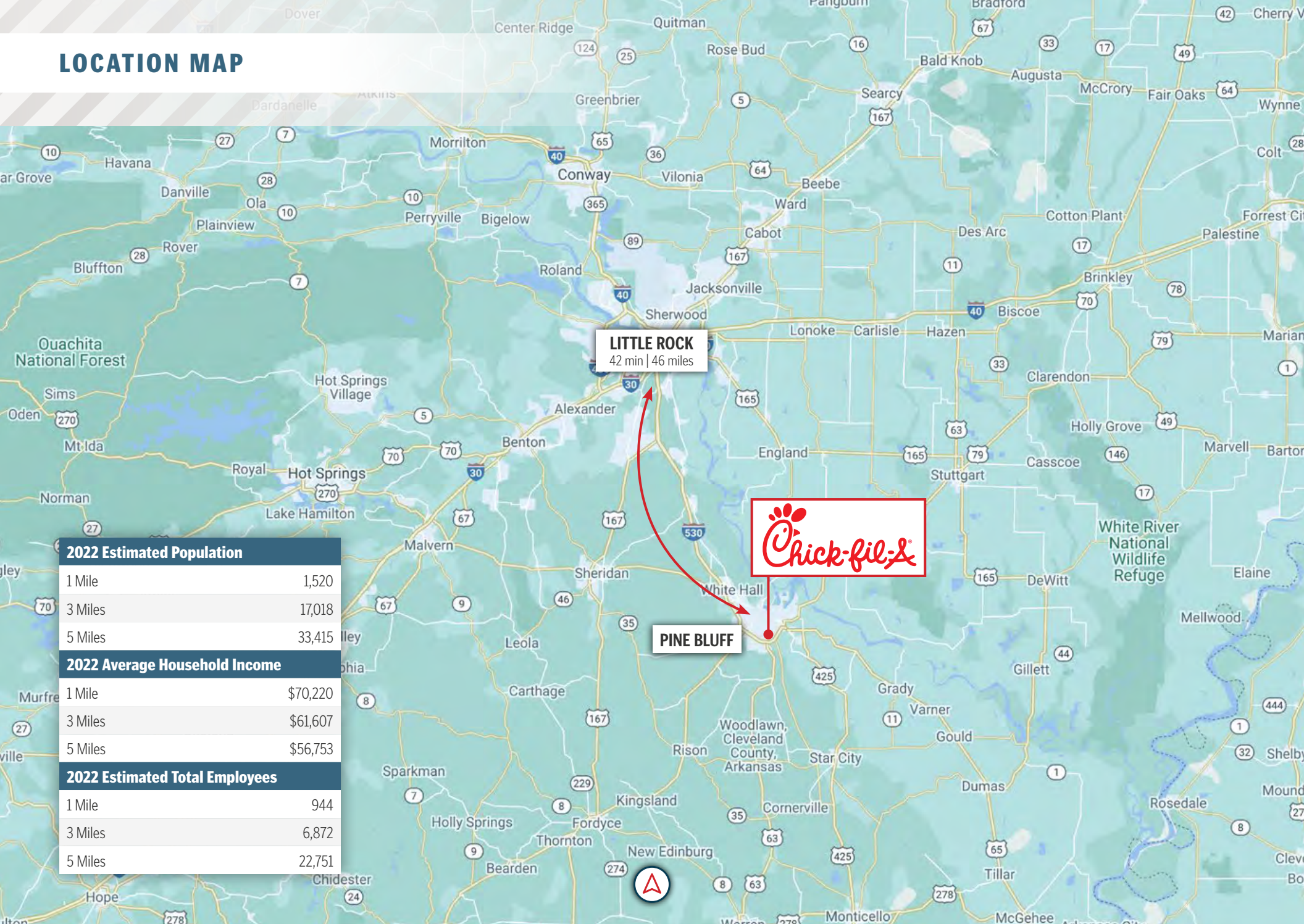


15,000
VEHICLES PER DAY

PYLON SIGN



LOCATION MAP





PINE BLUFF, ARKANSAS

Pine Bluff, Arkansas, in Jefferson county, is 128 miles SW of Memphis, Tennessee. It is situated on high bluffs overlooking the Arkansas River. The City of Pine Bluff is the 10th largest city in Arkansas with a population of 40,219 as of July 1, 2022.

The city is an industrial, rail, and marketing centre and a river port. Poultry processing, cotton, paper, lumber, soybeans, and cattle are basic to its economy. Major area employers include Jefferson Regional Medical Center, Simmons First National Corp., Tyson Foods, Evergreen Packaging, the Pine Bluff Arsenal and the Union Pacific Railroad. It is the large number of paper mills in the area that give Pine Bluff its, at times, distinctive odor, a feature known prominently among Arkansans. The largest industries in Pine Bluff, AR are Manufacturing, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Utilities, Professional, Scientific, & Technical Services, and Mining, Quarrying, & Oil & Gas Extraction.

Pine Bluff and nearby Attractions are Jefferson County Historical Museum, Arkansas Railroad Museum, Art and Science Center for Southeast Arkansas, Band Museum. There are many museums in Pine Bluff which provide insight into the area's history. Art lovers can visit the University of Arkansas Pine Bluff Fine Art Gallery and the Old Town Theater Center. Harbor Oaks Golf Club offers a range of facilities for golf players. While in the city, one can visit the many amusement parks. Shopping centers such as the Magic Mart Shopping Center, Oak Park Village Shopping Center, and Pines Mall provide opportunities for shopping. One can also visit the many churches in the city. There are several local festivals including the BBQ Cook-Off and Music Festival, Mudbug Madness Crawfish Festival, and Smoke on the Water Festival.

University of Arkansas at Little Rock, University of Arkansas at Monticello, Arkansas State University-Beebe Branch, University of Central Arkansas, and Harding University provide facilities for higher education.



LITTLE ROCK, ARKANSAS

The City of Little Rock, incorporated in 1831, is located in the central part of the State, and is considered to be one of the top growth areas in the State. The City of Little Rock currently occupies a land area of 123 square-miles. The City of Little Rock is the largest city in Arkansas with a population of 201,415 as of July 1, 2020. Halfway between Canada and Mexico, the Little Rock region offers access to 100 million people within a 550-mile radius. Air, rail, water, and interstates give the region an ideal intermodal network near the geographic and population centers of the United States.

Over 1 million people live within 50 minutes of downtown Little Rock. Within the metro area, unique communities and counties are united to compete as one common, globally recognized brand – Little Rock. From large worldwide companies to new tech startups, the city has the workforce, partners, and programs that will help one create success. Some of these worldwide companies include Acxiom, Caterpillar Inc., Dassault Falcon Jet Corp., Dillard's Inc., FIS Global, LM Wind Power, L'Oreal USA Products, Inc., Stephens Inc., and Welspun Tubular, LLC.

Little Rock is home to two of the seven regional transmission organizations in the United States: Southwest Power Pool (SPP) and Midcontinent Independent System Operator (MISO). Both organizations oversee cost-effective delivery of electric power through competitive wholesale markets. The largest, private investment bank outside Wall Street is headquartered in Little Rock: Stephens Inc., which was founded in 1933 and has 25 offices worldwide.

The Little Rock region is the center of the healthcare industry in Arkansas with more than ten medical hospitals and numerous other psychiatric and drug rehabilitation facilities. The University of Arkansas for Medical Science (UAMS), and Arkansas Children's are leaders in research and development activities.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	1,520	17,018	33,415
2027 Projected Population	1,465	16,332	32,199
2010 Census Population	1,553	19,994	41,596
Households & Growth			
2022 Estimated Households	725	7,454	14,220
2027 Projected Households	707	7,228	13,839
2010 Census Households	700	8,147	16,251
Race & Ethnicity			
2022 Estimated White	20.09%	15.05%	16.83%
2022 Estimated Black or African American	75.72%	80.33%	78.90%
2022 Estimated Asian or Pacific Islander	1.05%	0.93%	0.66%
2022 Estimated American Indian or Native Alaskan	0.39%	0.38%	0.30%
2022 Estimated Other Races	0.66%	0.83%	0.81%
2022 Estimated Hispanic	1.12%	1.43%	1.42%
Income			
2022 Estimated Average Household Income	\$70,220	\$61,607	\$56,753
2022 Estimated Median Household Income	\$47,269	\$38,463	\$37,266
2022 Estimated Per Capita Income	\$30,656	\$27,062	\$24,191
Businesses & Employees			
2022 Estimated Total Businesses	76	643	1,527
2022 Estimated Total Employees	944	6,872	22,751



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Chick-fil-A	4,947	Nov. 2023	Nov. 2038	Year 1	-	\$26,672	\$5.39	\$320,065	\$64.70	Absolute NNN	13 (5-Year)
(Corporate Signed)		(Est.)	(Est.)	Year 6	10%	\$29,339	\$5.93	\$352,072	\$71.17		10% Increases at the Beg. of Each Option
				Year 11	10%	\$32,273	\$6.52	\$387,279	\$78.29		

¹Minimum Rent is based on Project Cost. Current Rent is based on "Budget Estimate." Final Rent will be based on "Final Project Cost."

FINANCIAL INFORMATION

Price	\$6,599,000
Net Operating Income	\$320,065
Cap Rate	4.85%
Lease Type	Absolute NNN

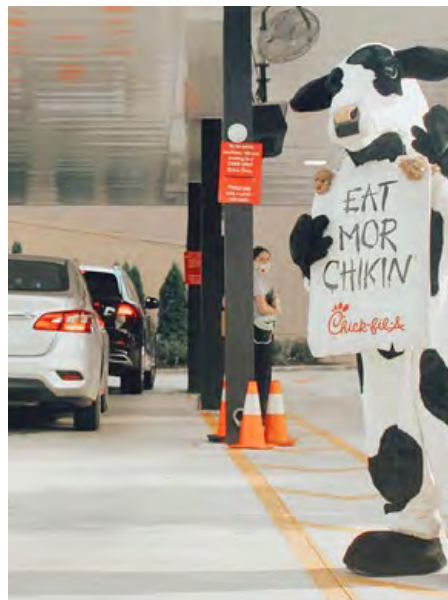
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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



CHICK-FIL-A

chick-fil-a.com

Company Type: Private

Locations: 2,700+

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Chick-fil-A, Inc. owns, operates, and franchises a chain of quick-service chicken restaurants in the United States. Its restaurant concepts include mall/in-line restaurants; stand-alone restaurants; drive-thru only outlets; full-service restaurants; non-traditional outlets; and satellite/lunch-counters. The company also includes a '50s diner-themed concept frill restaurant; and a restaurant concept that offers fresh seafood items, as well as other Hawaii-inspired dishes. In addition, it offers catering services. Devoted to serving the local communities in which its franchised restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners, LLC

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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