

Properties for Sale

1 2 W Thigpen Ave, Lakeland, GA 31635



Price	\$1,669,789
Gross Leasable Area	2,821 SF
Cap Rate	4.75%
Status	Active

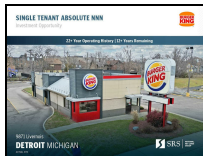
Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Double Net Leased McDonald's w/ Landlord Responsibilities Limited to Roof and Structure, Located in Between Heavily Trafficked Sections of West Thigpen Avenue (5,540 Vehicles Passing Daily (VPD)) and West Church Avenue (880 VPD). Lease Features over 2-Years Remaining with 8 Percent Rent Increases Every 5-Years to Hedge Against Inflation and Provide Maximum Investor Security. Lease Corporately Guaranteed by McDonald's (NYSE: MCD), the World's Largest Restaurant Chain by Revenue Serving Over 69 Million Customers Daily with an S&P Rating of BBB+ and Included in the Fortune 500. Subject Property is Surrounded by Many of the Nation's Most Successful Retailers Including AutoZone, NAPA Auto Parts, Piggly Wiggly, Dollar General, Huddle House, Exxon, Marathon Gas, and Subway, Among Others. Situated within One Quarter Mile of Lanier County Elementary, Middle and High School with a Combined 1,250 Students Enrolled and within One Half mile from SGMC Hospital a 25-Bed Facility Serving Lakeland and the Surrounding Communities. McDonald's Benefits from Being One of Only Three Nationally Recognized Quick Service Restaurants in Lakeland and 17-Miles from the Nearest McDonald's.

2 9871 Livernois Ave, Detroit, MI 48204



Price	\$1,711,000
Gross Leasable Area	2,127 SF
Cap Rate	4.50%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- The tenant, Burger King, has operated at this location for 22+ years
- 12 years remain on this lease
- The Burger King brand is owned by Restaurant Brands International Inc. (TSX, NYSE: QSR), one of the world's largest quick service restaurant companies with more than \$27 billion in system-wide sales and over 29,000 restaurants in more than 100 countries and U.S. territories

3 5990 Neal Ave N, Oak Park Heights, MN 55082



Price	\$1,750,000
Gross Leasable Area	4,337 SF
Cap Rate	5.52%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate guaranteed, drive-thru equipped, Arby's investment property located in Oak Park Heights, Minnesota (Minneapolis-St. Paul MSA). The tenant, Franchise Associates LLC, has 9 years years remaining in their initial lease term with 2 (5-year) options to extend. The lease features a 5% rental increase in August 2026 and 8% increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed by RTM, Inc., a subsidiary of Arby's Restaurant Group, Inc., and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Arby's is the second-largest sandwich restaurant brand in the world with more than 3,400 restaurants in eight countries.

4 710 W Parker Rd, Plano, TX 75075



Price	\$1,800,000
Gross Leasable Area	2,014 SF
Cap Rate	5%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SLJ Company, LLC (SLJ) has been exclusively retained to offer qualified investors the opportunity to acquire a 100% fee-simple interest in Black Rock Coffee Bar located at 710 W Parker Rd, a ±2,014 square foot quick-service restaurant with drive-thru in Plano, Texas (the "Property"). Positioned on Parker Road just west of Central Expressway (U.S. Highway 75), the Property is ideally located in a dense retail corridor with high visibility, excellent access and exposure to ±46,600 vehicles per day passing directly in front of the site. The Property was substantially renovated in 2022, including a new electrical, plumbing, interior finish out, parking lot and exterior building upgrades. The Tenant, Black Rock Store Operations, LLC, is a Black Rock Coffee Bar corporate entity. The Lease is absolute triple net with zero Landlord responsibility. There are over 14 years remaining on the initial lease term which has 10% rent increases every five years and runs through June 2037. Additionally, the Lease has three 5-year renewal option terms. The Property is strategically positioned in the heart of the Dallas-Fort Worth market in close proximity to some of the region's major thoroughfares like Central Expressway (US Hwy 75) and President George Bush Turnpike (SH 190). The Property's West Parker Road location provides exposure to significant commuter traffic with over 231,600 vehicles per day on West Parker Road and Central Expressway combined. National retailers located in the immediate vicinity along the Central Expressway commercial corridor include Target, Costco, Best Buy, Petsmart, Burlington, In-N-Out Burger, and Ross Dress for Less, just to name a few. Plano is a premier Dallas-Fort Worth suburb that offers diverse job opportunities, strong demographics and population growth. There are numerous new developments happening in Plano including high-end residential, multifamily, industrial and distribution centers plus restaurant and retail projects. Overall, Black Rock Coffee offers an investor a high-quality, stable, income-producing asset ideally positioned in an attractive Dallas-Fort Worth submarket.



Price	\$2,000,000
Gross Leasable Area	1,891 SF
Cap Rate	5.55%
Status	Active

Property Notes

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Sale Notes

BRAND

Dunkin' Brands Group Inc., traded on the NASDAQ as DNKN, boasts an impressive presence in the global coffee and baked goods industry through its subsidiary, Dunkin' Donuts. With a remarkable network spanning over 12,000 restaurants across 36 countries, Dunkin' Donuts stands as one of the foremost leaders in its field.

On a larger scale, Dunkin' Brands Group Inc. commands a worldwide footprint with over 19,000 points of distribution across nearly 60 countries. This places the company among the ranks of the world's most significant franchisors within the quick service restaurant (QSR) sector, catering to a wide range of patrons seeking both hot and cold coffee, as well as delectable baked goods.

Dunkin' Brands follows a highly successful and efficient franchise business model, with nearly 100% of its operations operating under this structure. This includes a robust portfolio featuring more than 12,000 Dunkin' Donuts restaurants and over 7,700 Baskin-Robbins establishments.

TENANT

Purple Square Management Co. (the Tenant) has its roots dating back to its founding in 2006. Originating in Tampa, Florida, the company's influence has expanded far beyond its initial location. Presently, they hold ownership and operational control of an impressive portfolio, comprising over 245 franchise locations spanning across a diverse range of states, including Alabama, Arizona, Florida, Georgia, Indiana, Kentucky, Louisiana, Mississippi, North Carolina, Ohio, South Carolina, Tennessee, New York, Pennsylvania, and Virginia. Their stable of brands encompasses some of the most recognizable names in the industry, including Dunkin' Donuts/Baskin-Robbins, Popeyes Louisiana Kitchen, The Brass Tap, Rent-A-Center, RimTyme, Take 5 Oil Change, and American Family Care. This diverse portfolio underscores Purple Square Management's adaptability and agility in catering to a broad spectrum of consumer needs and preferences.

Purple Square Management is an exemplary and accomplished franchisee within the Dunkin' Brands Inc. network, demonstrating impressive growth and success in their endeavors. At present, Purple Square Management owns and operates an impressive array of over 99 Dunkin' Donuts and Baskin-Robbins stores, strategically situated across the states of Florida and Alabama. This places them among the most substantial and rapidly expanding Dunkin' Donuts operators in the United States.

Their dedication and excellence in the franchise business haven't gone unnoticed. In recognition of their outstanding contributions, Purple Square Management was honored with Dunkin' Brands' "National Rising Star Award" in 2008, followed by the prestigious "Franchisee of the Year Award" in 2014. Furthermore, in 2015, they received the esteemed "Philanthropist of the Year Award," underscoring not only their business acumen but also their commitment to giving back to their communities. Their achievements stand as a testament to their dedication and success in the Dunkin' Brands family.

In addition to Dunkin's impressive global presence, it's essential to highlight the invaluable contributions of franchisees like Purple Square Management within the Dunkin' Brands Inc. network. Purple Square Management is an exemplar of success and excellence in the realm of Dunkin' franchise ownership, showcasing remarkable growth and dedication in their undertakings. Looking ahead, Purple Square Management is poised for significant growth. With an ambitious development pipeline encompassing all their brands, they are on track to surpass 280 locations by the close of 2023. This projection speaks to their unwavering commitment to expansion and excellence within the franchising landscape.



Price	\$1,695,000
Gross Leasable Area	2,862 SF
Cap Rate	5.80%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This KFC is a 2,862 square foot QSR restaurant on 0.32 acre parcel of land with a long history of consistent and strong sales.

The original 20 year absolute NNN lease commenced in 2018 after the tenant remodeled their the restaurant to the latest "American Showman Prototype". KBP Foods (the largest KFC franchisee in the U.S.) operates 840 locations in 28 states (20% of locations in KFC's U.S. system) and will generate sales in excess of \$1 Billion Dollars in 2023 (FQSR, LLC is the tenant on the lease, encompasses all restaurant locations). This KFC has successfully operated since 2008 with an attractive 7.65% Rent-to-Sales Ratio. Situated just off the hard corner with high drive-by visibility on the Main East/West thoroughfare (North Pike Street) where traffic counts exceed 11,820 CPD.

This KFC is the only quick serve chicken restaurant in the area. The location is just off the primary intersection for North Pike Street becoming the Northwestern Turnpike at Victory Avenue. Nearby is Autozone, McDonald's, Goodwill, Walgreens, NAPA Auto Parts, Pizza Hut, Dollar General, Cricket, Gormart, Dollar Tree, Subway, Truist Bank and First Community Bank.

Tenant pays for the property taxes, insurance and maintains all aspects of the premises. There are no Landlord expenses for the property. KFC is responsible for all damages and casualty repairs, if any. There is no rent abatement for any reason. Tenant pays rent via wire transfer Ideal, management free investment for a passive investor.

KFC, an essential business and a recession proof Tenant. The operating entity for KBP Foods is FQSR, LLC; the operations running over 800 locations in 28 states. KBP Foods is the largest KFC franchisee with at least 20% of KFC locations for YUM BRANDS. Yum! Brands, Inc. is an American multinational fast food corporation listed on the Fortune 1000. Yum! operates the brands KFC, Pizza Hut, Taco Bell, and The Habit Burger Grill.



Price	\$1,855,000
Gross Leasable Area	1,901 SF
Cap Rate	6.20%
Status	Active

Property Notes

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Sale Notes

Available Individually or as a Portfolio - See Flyer for Details

Northmarq is pleased to announce the exclusive offering of the fee simple interest in a KFC restaurant located in Jerseyville, IL (the "Property"). The Property consists of a 0.81 acre-parcel of land containing a newly constructed, approximately 1,901 square foot American Showman Prototype quick service restaurant. The Tenant, AMPEX Brands of St. Louis 3, Inc., is operating under a 20-year absolute net lease structure with contractual cash flow through January 2043. Additionally, the lease features frequent rental increases during the base term, as well as at the start of each of the three (3), five (5) year renewal option periods. The lease is guaranteed by the franchisee who operates 24 locations in Missouri and Illinois. The Property is situated in a prime location in the heart of Jerseyville and directly across from a Walmart Supercenter, drawing an abundance of traffic to the immediate area. Other neighboring businesses include popular brands such as AT&T, AutoZone, Taco Bell, Dollar Tree, Great Clips, US Cellular, Burger King, and Arby's. The Subject Property is located directly across the street from the only Walmart Supercenter in town. Additionally, the nearest KFC is approximately 18 miles away and provides a competitive advantage against other KFC operators. KFC is a world-renowned fast food restaurant brand with a 75-year history of serving up delicious, "finger-lickin'-good" fried chicken. As the second-largest restaurant chain in the world, KFC boasts over 27,000 locations in 145 countries and employs 800,000 team members. KFC is a subsidiary of Yum! Brands, Inc., which also operates popular restaurant brands such as Pizza Hut, Taco Bell, and The Habit Burger Grill.

In association with: Isaiah Harf, IL Lic #471019332



Price	\$3,683,000
Gross Leasable Area	3,200 SF
Cap Rate	5.30%
Status	Active

Property Notes

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Sale Notes

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by Panera, LLC, a subsidiary of the corporate entity
- Panera Bread, which was acquired by JAC Holding Company in 2017, is a leading quick-casual restaurant brand with over 2,180 locations

BAILEY BENSON

Director, Brokerage Operations Sage Real Estate Solutions, LLC bbenson@sagepartners.com

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AR License No. SA00072817



Price	\$1,828,000
Gross Leasable Area	2,820 SF
Cap Rate	5.75%
Status	Active

Property Notes

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Sale Notes

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in two, single tenant properties leased to Tim Hortons, (the "Property") in Monroe County, located in upstate New York. The two Tim Hortons in Rochester and Henrietta are both part of the Rochester MSA that is home to over 1 million residents. Tim Hortons operates on a corporate, fee simple absolute net (NNN) lease with over 15 years of term remaining. The triple-net (NNN) lease structure allows for a hands-free, passive form of ownership. Additionally, the lease features annual increases of the greater of 1% or the change in CPI. Tim Hortons Inc., commonly referred to as Tim's, Timmie's or Hortons, is a Canadian multinational coffeehouse and restaurant chain based out of the Toronto area. In 2014, Tim Hortons was acquired with quick service giant, Burger King, creating Restaurant Brands International. Restaurant Brands International (RBI) is one of the world's largest quick service restaurant companies (QSR) with more than \$43 billion in annual system-wide sales and 31,070 restaurants in more than 100 countries. As of the three months ending December 31, 2023, system-wide sales for Tim Hortons grew 9.0% over the same period in the previous year reaching \$1.85 billion. In Q4 2023, Restaurant Brands International's consolidated comparable sales increased 5.8% and net restaurants grew 3.9% over the prior year. Additionally, system-wide sales increased 9.6% from Q4 of 2022 and for full year 2023, system-wide sales grew 12.2%. Tim Hortons ended 2023 with its largest number of U.S. restaurant openings in over five years. The brand expanded into new markets including Texas and Georgia while also finalizing agreements with operators to open in other U.S. states such as Arizona, Tennessee, Missouri, Delaware, and New Jersey (QSR Magazine). A study by Placer.ai reported that between Q1 2022 and Q1 2023, weekday visits to coffee shops increased across all four major chains which included Tim Hortons, proving the coffee industry to be inflation proof. As the net lease investment industry remains highly competitive, investors have seen coffee chains as a safe bet for steady returns.

-LONG TERM ABSOLUTE NNN LEASE WITH 15 YEARS REMAINING: Tim Hortons operates on a corporate, fee simple triple-net (NNN) lease with over 15 years of term remaining. The triple-net (NNN) lease structure allows for a hands-free, passive form of ownership.

-ANNUAL INCREASES OF 1% OR CPI: Both of the Tim Hortons leases call for annual increases of the greater of 1% or the change in CPI.

ROCHESTER MSA – Both Tim Hortons properties are located in Monroe County and part of the Rochester, NY MSA, home to a population of over 1 million residents.

-STRONG QSR TENANT: Tim Hortons is a subsidiary of Restaurant Brands International (RBI), one of the world's largest quick service restaurant companies (QSR) with more than \$43 billion in annual system-wide sales and 31,070 restaurants in more than 100 countries. As of the three months ending December 31, 2023, system-wide sales for Tim Hortons grew 9.0% over the same period in the previous year reaching \$1.85 billion. In Q4 2023, Restaurant Brands International's consolidated comparable sales increased 5.8% and net restaurants grew 3.9% over the prior year. Additionally, system-wide sales increased 9.6% from Q4 of 2022 and for full year 2023, system-wide sales grew 12.2%.

-PRIME LOCATION: Tim Hortons boasts multiple modes of ingress and egress while sitting at the signalized corner of West Henrietta Road and Lehigh Station Road which combine for 47,900 VPD.

-CONVENIENT INTERSTATE HIGHWAY ACCESS: Tim Hortons in Henrietta is located less than one-half mile off Exit 12A of Interstate 390, a major north south auxiliary Interstate Highway boasting over 84,800 VPD.

-CLOSE PROXIMITY TO TOP HIGHER EDUCATION INSTITUTION: The Henrietta Tim Hortons is located approximately two miles from the Rochester Institute of Technology, a Top 100 National Research University with over 20,500 students and over 4,100 faculty and staff.

-NEARBY RESIDENTIAL DEVELOPMENT: Located less than two miles from Tim Hortons, Marrano Homes developed the Glenbrooke community, a maintenance-free community consisting of 68 ranch style homes.



Price	\$2,830,769
Gross Leasable Area	624 SF
Cap Rate	6.50%
Status	Active

Property Notes

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Sale Notes

LEASE

This is a brand-new lease with "Micaza Enterprises Incorporated" and guaranteed by "Ziggi's Coffee Franchise LLC," which is the corporate entity for Ziggi's Coffee. The property is currently under construction and will feature a new 20-year absolute NNN lease with rent increases of 7.50% every 5 years through the property term and each of the six, 5-year renewal options. Construction is expected to be completed late summer 2024.

PROPERTY

The property features Ziggi's latest prototypical 624 SF building with a double drive-thru on 0.510 acres of land in highly desirable Parker, CO. The area is exploding with growth in all directions with high barriers to entry on Denver's southeast side. When completed, the property will feature a double drive-thru on the morning side of traffic, perfect for a quick serve coffee user.

TRADE AREA

Parker is on the southeast side of Denver, which is a 2.9 million person MSA. Parker itself boasts over 64,000 people and is the 20th most populated city in the state of Colorado. The entire Denver MSA is a high growth market with new developments taking place all around the property. Denver has grown by over 100,000 people in the past 5 years alone. Population is expected to grow from 2.9 million people to 4 million by 2040. Denver has a \$7.4 million mass transit system under development, has the 6th busiest airport in the country with 60 million passengers/yr, and is home to five professional sports teams.

TENANT

Ziggi's Coffee is a national coffee chain with over 100 locations across 12 states and growing. They have an additional 50+ stores currently under development and will quickly be approaching the 200-unit mark. The company is privately owned by its original founders who have been in the coffee business 20+ years. They are one of the fastest growing franchisee concepts in the country. The property is guaranteed by corporate, speaking to the strength of this location and the company's desire to expand within the Denver MSA.



Price	\$2,906,260
Gross Leasable Area	2,325 SF
Cap Rate	5%
Status	Active

Property Notes

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Sale Notes

CIRE Partners is pleased to exclusively present for sale a brand new construction single-tenant net leased investment opportunity located at 920 NE Wood Village Boulevard in Wood Village, Oregon, which is a city in Multnomah County and within the greater Portland MSA. The subject property, occupied by Chipotle, is comprised of an approximately 2,325 square foot quick-service restaurant building featuring their signature "Chipotlane" drive-thru, an indoor dining area, outdoor patio seating, and is situated on an approximately 1.41 acre parcel of land.

This Chipotle property is store #36-4553 of approximately 3,400 in the entire Chipotle system. Chipotle operates under a 15 year corporate guaranteed lease, which includes fixed 7.5% rent increases every 5 years throughout the primary lease term and renewal option periods, providing for healthy yield growth and a hedge against inflation. The tenant has three (3) - five (5) year renewal options to extend the lease. The subject property is strategically located as an outparcel/pad site to the Wood Village Town Center, which is an approximately 139,831 square foot institutional quality, grocery shadow-anchored, multi-tenant retail property with a strong tenant mix. The subject property benefits from prominent visibility, excellent ingress and egress, strong traffic volumes, a local trade area that provides demand and synergy, and limited fast food/quick-service restaurant competition.

The property is located in Multnomah County and approximately 15 miles east of Portland. Multnomah County is home to the Port of Portland and the most populous county in Oregon. Multnomah County boasts a diverse economy with strong sectors in technology, manufacturing, healthcare, and retail.

*Broker of Record: Congress Realty Inc., Lic.:200810066 (OR) & 200804165 (OR)



Price	\$4,660,000
Gross Leasable Area	7,332 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Contemporary Strip Center in the Heart of Ukiah's Prime Retail Hub: This handsome, high-quality 2019 construction property is anchored by Panda Express and supported by T-Mobile and Sourdough & Co. The mix of dining and service concepts is recession and internet resistant. The property sees strong traffic from Costco and other nearby national retailers including: Food Maxx, Walmart, Michaels, Staples, Tractor Supply, etc.

Anchored by a Corporate Drive-Thru Panda Express, the Largest Asian QSR in the World: Having been in operation for 40+ years, Panda Express is a dominant force in the restaurant business. The company is the 14th-largest quick-service chain in America in terms of US sales, according to the QSR 50. Known for constant innovation, the company has grown to nearly 2,500 locations worldwide with over 50,000 associates. In 2023, Panda Express had revenue of \$5.4 Billion.

Panda Express Pays Below Market Rent and Sees Very Strong Sales: Panda Express rent is approximately \$100K, and they report excellent sales at this location. With a cult following, this restaurant location saw customers line up for hours when it opened, some having previously driven 58 miles to get to the nearest Panda Express.

Developable 0.67 Acre Pad Presents Upside: There is a pad included as part of the sale, presenting additional opportunity in this strong retail sub-market.

Ukiah is a Regional Retail Hub and Key Tourist/Transit Pit Stop on CA 101: the city's retail industry is bolstered by many small communities throughout the region. Additionally, tourists abound on the scenic 101 as it offers access to the Mendocino and Sonoma wine regions,

California's Lost Coast, and natural attractions like the Redwood forests and Clear Lake. On stretch of 101 near Ukiah, retail options are sparse. Panda Express is part of a cluster of hotels, restaurants and retail that serve steady tourism and trucking traffic.

Pro-Housing Designation is Boosting Growth in Ukiah: in 2023, The Mendocino County Board of Supervisors approved a 171-lot residential development 2 miles south of the subject property. Additionally, the California Department of Housing and Community Development awarded Ukiah with a Prohousing Designation, recognizing the City's efforts promoting housing development. Since 2019, more building permits have been issued for new housing than in any 4-year period of the city's modern history.



Price	\$3,681,000
Gross Leasable Area	3,275 SF
Cap Rate	5%
Status	Active

Property Notes

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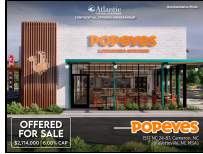
Sale Notes

Located at the intersection of East Main Street (46,000 AADT) and Oakland Avenue, with multiple access points into the property. Positioned within three miles from Apopka High School, Apopka Memorial Middle School, and Apopka Elementary, serving the combined 5,500+ students and families that attend these schools.

This site is surrounded by major national brands and retailers, including a newly constructed Winn-Dixie shopping center, driving traffic into the area and positioning the site to capture significant crossover buyer activity.

This Popeyes is just west of the interchange of East Main St and U.S. Route 441 / South Orange Blossom Trail (a major artery connecting Apopka to Orlando), allowing the site to capture immense traffic. Within a 5-mile radius of the site, there are 148,012 residents earning an average annual household income of \$102,010 (projected to increase by at least 17% over the next five years).

This Popeyes in Apopka is located less than 15 miles northwest of downtown Orlando, Florida's most populous inland city and one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic.



Price	\$2,714,000
Gross Leasable Area	1,990 SF
Cap Rate	6%
Status	Active

Property Notes

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Sale Notes

Attractive Lease Fundamentals

- New 15 year Abs. NNN lease
- 8% rent increases every 5 years
- No Landlord Responsibilities

Name Brand Tenant

- Popeyes is the second largest "quick-service chicken restaurant group"
- Over 4,100+ locations in 40 states and 30 countries worldwide
- In Q3 of 2023, Popeyes had 16.1% Sales Growth compared to Q3 in 2022

Nearby to Major Economic Driver - Fort Liberty

- Approximately 12 miles to Fort Liberty, a 251 square mile military base
- The largest military base in the entire world with over 52K military personnel
- Fort Liberty has an economic impact of \$8.1 billion to the local economy

Positioned on a Retail Corridor

- Over 212KSF of retail space is located in a 1-mile radius
- Nearby National Retailers include: Food Lion, McDonald's, Bojangles, Wendy's, Dunkin, and Valvoline

Highly Visible and Surrounded by Hundreds of New Homes

- Fronting NC Hwy 24-87 (41K VPD)
- Over a 7.0% annual population growth over the past 13 years in a 1-mile radius
- Total number of homes in a one mile radius has nearly doubled in last 13 years (7.3% annual growth)

New Construction

- Popeyes is constructing the new building to their newest prototype



Price	\$1,846,000
Gross Leasable Area	510 SF
Cap Rate	6.15%
Status	Active

Property Notes

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Sale Notes

Kentucky Broker of Record: Justin Baker / TRIO Commercial Property Group / License No: 204053

Faris Lee Investments is pleased to present the rare opportunity to acquire a brand new 7 Brew, double drive-thru, long-term ground lease located in the affluent MSA of Louisville KY. The investment includes a signed personal guaranty from the largest 7 Brew franchisee, Brew

Crew, with 62 locations open and over 100 projected locations to be open by the end of 2025. The subject property is part of Stern Preston Center with Thorton's, Mike's Car Wash, a Chick-Fil-A which is open and operating, and Chipotle, expected in Q1 of 2025. The property offers excellent ingress/ egress for customers and passing traffic from Preston Hwy (55,349+ VPD) to visit the center. This quick-service coffee restaurant is set to open in Q3 2024, and will be commencing a new 15+ year lease with 10% rental increases occurring every 5 years of the lease term. This newly constructed 7 Brew property has zero landlord responsibilities, which makes it the ideal investment opportunity for a passive investor or 1031 Exchange Buyer looking for a fast food QSR property to purchase. In addition, the subject property is located near the major distribution hub of Louisville, KY, which is experiencing high growth with top employers such as Amazon, UPS Worldport, Ford, Best Buy Logistics, and KMG Fabrication

7 Brew is a QSR brand taking over the beverage sector by storm. Highly desired by investors because of the beverage product and simple concept, 7 Brew is growing rapidly across the United States.

Founded in Arkansas during 2017, the company is now planning for over 3,000 stores nationwide. 7 Brew operates by the principal of serving all customers in less than 5 minutes from when they enter the drive-thru lane. The company's beverage selections, efficiency, and double-drive-thru equipped properties make the concept highly attractive to consumers.

The subject property is located at the signalized hard corner of Preston Hwy with approximately 55,349 VPD and has excellent visibility. The development is the only parcel along Preston Highway with direct access, a feature that is extremely rare for this limited access highway. In addition, the subject property sits in a dynamic trade area with nearby major retailers, such as Walmart, Lowe's, Kroger, Meijer, and Cinemark, make it an attractive investment opportunity. The property's demographics are also impressive, with a population of 129,404 and an average household income of \$87,866 within a 5-mile radius.



Price	\$2,642,000
Gross Leasable Area	1,992 SF
Cap Rate	6.15%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

ATTRACTIVE LEASE FUNDAMENTALS

- New 15 year Abs. NNN
- 10% rent increases every 5 years
- No Landlord Responsibilities

NAME BRAND TENANT

- Popeyes is the second largest "quick-service chicken restaurant group"
- Over 4,100+ locations in 40 states and 30 countries world wide
- In Q3 of 2023, Popeyes had 16.1% Sales Growth compared to Q3 in 2022

HIGHLY VISIBLE ON A RETAIL CORRIDOR

- Fronting W. 3rd St (15.5k VPD)
- Over 325KSF of retail space located in a 1-mile radius boasting a 0% vacancy rate
- Over 3.7K SF of retail space has been absorbed over the past 12 months
- Nearby national tenants include: Jersey Mikes, Circle K, Cook Out, McDonalds, and Burger King

CLOSE PROXIMITY TO HIGH GROWTH UNC PEMBROKE

- Less than a half-mile to UNC Pembroke
- Over 7,500 students and 420+ faculty
- 8 different colleges & schools
- Since adopting the NC Promise Tuition Plan in 2016, enrollment has grown 32%

NEW CONSTRUCTION

- Popeye's is constructing the new building to their newest prototype
-



Price	\$1,863,700
Gross Leasable Area	2,267 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The subject property is a single tenant Burger King restaurant in Memphis, Tennessee. Our original tenant, Mirable Investment Corp. along with lease guarantor Tennessee Quality, LLC were acquired by Carrols Corp. - the nation's largest Burger King operator. In May of 2024 Carrols was acquired by Restaurant Brands International, Inc - one of the world's largest quick service restaurant companies with \$40 billion in annual sales and the parent of Burger King restaurants. The property consists of a \pm 2,267 sf, freestanding quick service retail building with drive through window, on \pm 0.65 acres at the corner of Park Avenue and Loeb Street / Getwell Street. Burger King is strategically located across the street from the University of Memphis Park Avenue Campus and a few blocks south of the University of Memphis main campus (21,700 students). Both Park Ave. and Getwell St. are busy commercial arteries. Traffic generators sharing this intersection include Save A Lot Supermarket, Checker's QSR, dd's Discounts, Dollar Tree, CSL Plasma, Bank of America, Cricket Wireless, T-Mobile and The Bottle Shoppe. A few blocks away is Audubon Park which includes Memphis Botanic Garden, Radians Amphitheater and The Links at Audubon Park. The surrounding area consists of residential neighborhoods and commercial uses serving the university and community. The Oak Court Mall (Dillard's, Macy's, H&M), Target, Sprouts Grocery are less than a mile away. Burger King's absolute net lease commenced in September 2017 with a twenty year primary term running through September 2037, followed by two, 5 year renewal options. Rent increases by ten percent every five years, with the next rent increase occurring in September 2027. Tennessee has no state income tax. Burger King - Memphis is the ideal property for a passive investor seeking a national brand run by the largest operator in the country.



Price	\$2,722,608
Gross Leasable Area	3,900 SF
Cap Rate	5.75%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

BROKER OF RECORD - Goldman Investment Advisors - CO0000311

Faris Lee Investments is pleased to present the rare opportunity to acquire fee simple interest (Land & Building) in a drive-thru, freestanding Dairy Queen property in Kansas City, Missouri. This quick-service restaurant is a high-performing location for the brand with sales above the brand's average unit volume, and features a brand new, long-term, Absolute NNN lease with 10% rental increases every five years of the initial 20-year lease term and renewal options. This long-term lease provides additional security and stability for an investor. The drive-thru restaurant also sits on a rare 2.22- acre parcel fronting a major retail corridor and signalized intersection, making it a highly attractive investment property.

This Dairy Queen location has frontage/access to Oak Trafficway (18,900+ VPD) and benefits from the traffic created by the grocery-anchored shopping center adjacent to the property, which includes: Price Chopper, At Home, Walgreens, CVS, and more. Price Chopper is the grocery anchor of the trade area and the #3 visited Price Chopper nationwide with over 1.1M visitors in the last 12 months (Placer.ai). Because it is only ten miles from downtown Kansas City, residential communities surround and support this property. The trade area continues to grow, as a 249 townhomes community is under development just west of the subject property. In total, there are more than 145,000 residents within a 5-mile radius of this Dairy Queen in Kansas City, MO.



Price	\$2,053,000
Gross Leasable Area	3,320 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

- Corporately guaranteed lease from Inspire Brands which had 32,600+ restaurants and \$32.5B+ in global sales in FY2023
 - Inspire Brands is the 2nd largest restaurant company in the U.S.
 - Operates 3,600+ Arby's, generating \$4.8B in system-wide sales
 - Passive investment | Absolute NNN lease | Zero Landlord responsibilities
 - Early lease extension | Arby's just extended their lease early, bringing the total base term to over 10 years
 - 1.70% annual rent increases throughout the base term and options | Great hedge against inflation | Average CAP of 6.48% over the remaining base term, assuming purchase at List Price
 - Excellent visibility from State Road 16 which boasts nearly 36,570 VPD
 - Walking distance to the Cherry Valley Hotel | 200+ rooms
 - Adjacent to the only gas station (Speedway) off the Thornwood Xing exit from State Road 16
 - Arby's is one of the largest quick-service restaurant chains in the world with over 3,600 locations across nine countries | Ranked #3 on QSR Magazine's Sandwich Segment and #18 on the Top 50 QSR segment in 2022
 - Ideal, brand-driven demographics | There are 46,000+ residents with an average HH income exceeding \$81,500 within a 10-minutes drive
-



Price	\$2,900,000
Gross Leasable Area	3,538 SF
Cap Rate	6.25%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

NEW 20-YEAR ABSOLUTE NNN GROUND LEASE

- Freestanding single tenant quick-service restaurant 100% leased to Whataburger (no Landlord management or maintenance obligations whatsoever)
- Passive long-term lease shall commence upon Close of Escrow offering a new investor the maximum attainable term

SCHEDULED RENT INCREASES OF 10% EVERY 5-YEARS DURING THE PRIMARY LEASE TERM & OPTIONS

OPEN 24 HOURS / 7-DAYS PER WEEK

LATEST WHATABURGER BUILDING DESIGN | LARGE OUTDOOR SEATING AREA

- Building design includes a dual-lane drive-through to expedite ordering and increase volume

HUNTSVILLE ALABAMA MSA LOCATION: RANKED AMONG COUNTRY'S MOST PROSPEROUS METROS FOR 2023 (BY MYELISTING.COM)

- Hazel Green is situated 20 minutes north of Huntsville and part of the Huntsville MSA
- Huntsville, AL was ranked "Best Place to Live in U.S." for 2022-2023 by U.S. News & World Report

-

WHATABURGER - RENOWNED BURGER CHAIN & RAPIDLY EXPANDING

- Privately owned American fast-food chain with over 1,000 locations
- Headquartered in San Antonio and currently operating in 15 States
- Annual sales revenues exceed \$3.7 Billion
- Consistently Ranked in the Top 25 Fast Food chains in the U.S.

(1) Lease Terms, Building Specifications, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) Source: <https://huntsvillebusinessjournal.com>



Price	\$2,745,000
Gross Leasable Area	3,773 SF
Cap Rate	6.35%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Pegasus Investments Real Estate Advisory Inc and ParaSell, Inc., as exclusive investment sales advisors to Seller, is pleased to offer the opportunity to acquire the fee simple interest (land & building) in a Hawaiian Bros quick-service restaurant (QSR) located in Lee's Summit (Kansas City), Missouri (the "Property"). The Property is secured by a long-term triple net (NNN) lease to Hawaiian Bros' corporate entity ("Tenant"), featuring over 10 years of initial base term remaining. The Tenant has successfully operated at this location for nearly 5 years and boasts impressive average unit volumes exceeding \$3 million annually.

The Property provides a unique opportunity for investors to acquire a long-term net leased investment asset at a very low basis and well below replacement cost. In 2019, the Seller acquired the asset and did a full gut renovation specific for Hawaiian Bros, who, together with the Seller, invested nearly \$2 million into the renovation and buildout of the Property (a 10-year transferrable roof warranty will be assigned at closing). Also, the annual rent at the Property is not only replaceable but about half of the annual rent paid by the Tenant at their comparable de novo locations. The fungible site plan and large building footprint are an ideal prototype for most quick service, coffee, or fast casual operators providing long-term investment insulation.

Situated on an impressive, large 1.13-acre lot, the 3,773 SF structure is equipped with a well-stacked drive-thru and features an impressive 61 parking spaces, providing substantial parking for the Tenant's strong customer base. Well situated and fully fronting MO Route 291, the Property benefits from excellent visibility and access to the nearly 25,000 VPD in the mature commercial corridor of Lee's Summit, bookended by Lee's Summit High School and a high-performing Hy-Vee grocery-anchored shopping center.

An emerging and rapidly growing best-in-class QSR operator, Hawaiian Bros features the use of a traditional plate lunch concept with a unique menu of Hawaiian food options not found in any existing national QSR or fast-casual chains. Founded and based in Kansas City, Hawaiian Bros opened its first location in 2018 and has rapidly grown to over 58 units across nine (9) states. Today, Hawaiian Bros has 15 units open and operating in Kansas City, its largest concentration of units in the country, where it has become a household name. Additionally, Hawaiian Bros has explosive growth and development plans for several hundred units over the next five (5) years. The exceptional average unit volumes in 2023 ranked the Tenant as one of the top 10 best-performing QSR concepts nationally (by average unit volume), according to National Restaurant News.



Price	\$3,378,000
Gross Leasable Area	3,557 SF
Cap Rate	5%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This Panera Bread is excellently positioned in a high-traffic area along 9 Mile Road, the main retail corridor servicing Pensacola. The site is easily accessible and benefits from proximity to Interstate 10, which ensures consistent traffic flow and visibility. The surrounding area is home to a robust mix of national retailers, hotels, and residential developments, which contribute to a steady stream of potential customers. The property is within 0.5 miles of ramps leading to and from Interstate 10, providing easy access to both local residents and travelers. Additionally, the location is supported by significant traffic counts from nearby Pine Forest Road and Pensacola Boulevard, further enhancing the site's visibility and accessibility.

This newly constructed Panera Bread features a modern design, incorporating the latest in energy-efficient materials and systems. The 3,557-square-foot building is optimized for customer flow, with a well-designed interior layout that supports both dine-in and take-out operations. The inclusion of a drive-thru lane and outdoor seating area provides additional convenience for customers, catering to the growing demand for quick-service options.

Set on a spacious 1.20-acre parcel, the property offers ample parking and smooth ingress and egress, which are critical for maximizing customer turnover and sales. The prominent signage along 9 Mile Road and Pine Forest Road ensures that the location is highly visible, drawing in both local traffic and visitors passing through the area. The property's strategic placement within a rapidly developing commercial corridor positions it for strong performance and long-term value appreciation.



Price	\$2,236,000
Gross Leasable Area	2,200 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Taco Bell is the nation's leading Mexican-inspired quick serve restaurant. The tenant, Hospitality Tennessee, Inc., is a wholly owned subsidiary of Hospitality Restaurant Group (HRG), which operates 109+ restaurants across 6 states.



Price	\$3,585,453
Gross Leasable Area	2,900 SF
Cap Rate	5.50%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 2,900 square foot CAVA restaurant located along Highland Road in Baton Rouge, Louisiana. The property was newly constructed in 2023 and the tenant signed a brand new 15 year lease with four, five year options to renew. The lease boasts large 10% rental increases every 5 years throughout the base term and each renewal period. This is a NNN* lease structure with landlord responsibilities limited to roof and structure and the tenant reimbursing for insurance, taxes, and maintenance of common areas. The lease is corporately guaranteed by CAVA- a now publicly traded company as of June 2023. Since their IPO in June, the company's stock price has increased 300% and the company plans to add over 500 new units in the next several years. CAVA is ideally situated and has excellent visibility at the signalized hard corner on Lee Dr (21,709 VPD), and approximately 1,000 feet from Burbank Dr (23,225 VPD). It's strategically located adjacent to the Highland Village Shopping Center that is anchored by Walmart Neighborhood Market. Additional surrounding national retailers include The UPS Store, CVS Pharmacy, Walgreens, Raising Cane's, Circle K and numerous local uses and tenants. The subject property is strategically positioned just 1 mile southeast of Louisiana State University, offering unparalleled convenience for the state's largest student body, comprising over 37,000 students.

Baton Rouge, the capital city of Louisiana, is a vibrant hub situated along the Mississippi River and sits approximately 80 miles northwest of New Orleans. Known for its dynamic economy, the city hosts prominent industries including petrochemical, medical, tech, and film. The subject property is located within a strong demographic area of Baton Rouge boasting an average population of over 68,800 within 3 miles and an average population of over 145,800 within 5 miles of the site. It is also a highly affluent area with the average household incomes exceeding \$90,000 in both the 3- and 5-mile radius of the property.



Price	\$1,551,438
Gross Leasable Area	1,155 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Property underwent a major renovation in 2022, enhancing its modern appeal and operational efficiency. The location boasts an outstanding year-over-year sales growth of over 19%, significantly outpacing industry averages. The inclusion of a drive-thru significantly boosts sales by catering to customers looking for quick, convenient service.

In association with: Rob Gernerchak, OH Lic #BRKP.2019006339



Price	\$3,175,000
Gross Leasable Area	2,788 SF
Cap Rate	6.35%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS Real Estate, LLC and SRS Real Estate Partners, LLC are pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, drive-thru equipped, newly built, Freddy's Frozen Custard & Steakburgers (Freddy's) investment property located in Flowood, MS (Jackson MSA). The tenant, MS Steakburger, LLC, recently signed a brand new 15-year lease with 4 (5-year) option periods to extend, demonstrating their long-term commitment to the site. The lease features 5% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation. The lease is franchisee guaranteed and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Founded in 2002, Freddy's is among the leading quick service restaurant chains with more than 500 locations across 36 states.



Price	\$1,985,000
Gross Leasable Area	550 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Broker of record: STEVEN R. REISIG, CCIM - Partner / Sponsoring Broker - License No. 14916A

Faris Lee Investments is pleased to present the rare opportunity to acquire a brand new, double drive-thru, long-term ground leased 7 Brew property located in Hammond, Louisiana. Hammond is part of the larger New Orleans-Metairie MSA and known as a major distribution hub for the region. The city has direct access to the Interstate 55 freeway (a major north-south corridor) and Interstate 12 (a major east-west corridor). This quick service coffee restaurant recently commenced a 20-year ground lease with 10% rental increases occurring every 5 years throughout the lease term. This brand new 7 Brew ground lease has zero landlord responsibilities, which ensures ease of ownership and makes this an ideal investment opportunity for a passive investor looking for a high-performing QSR tenant with a strong brand identity, quality product, and explosive brand growth nationwide.

The subject property is positioned in the middle of Hammond's primary retail corridor and has frontage on Ronald Reagan Highway (29,200 VPD per Land Vision), which serves as the main artery through downtown Hammond. This 7 Brew location is also adjacent from the Town & Country shopping center, a grocery-anchored shopping center that includes Winn-Dixie, Petco, Ross, CVS, Office Depot, and more. Tenants in the immediate trade area benefit from direct access to Interstate 55 (+56,000 VPD), which is the main interstate freeway connecting New Orleans MSA to Chicago and other Midwest U.S. cities. National retailer tenants and major traffic drivers surrounding the site include Walmart Supercenter, Albertsons, Lowe's, Rouse's, Hobby Lobby and more. Additionally, there is a significant QSR presence approximate to the subject property including national brands Chick-Fil-A, Raising Cane's, McDonald's, Taco Bell, Starbucks, and Wendy's.



Price	\$2,350,000
Gross Leasable Area	3,482 SF
Cap Rate	6.15%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Long-Term Absolute NNN Lease | Highway Visibility | Main Retail Trade Area Serving Fort Leonard Wood (80,000 Personnel/Yr)



Price	\$2,018,000
Gross Leasable Area	2,573 SF
Cap Rate	5.50%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Cushman & Wakefield is pleased to present a 2,573 +/- single-story retail building leased to Jack in the Box on a 0.74 +/- acre lot in Houston, Texas with 9 years remaining. Originally built in 1997, the single-story building features a drive thru and ample on-site parking. The property is on the hard corner of the signalized intersection of Hempstead Highway and W 34th Street with combined traffic counts over 47,600. Tenants in the surrounding area include Fiesta Mart, Starbucks, Chipotle, Chase, Bank of America, Taco Bell, Wells Fargo, and other national tenants. The Houston MSA is the fifth largest in the United States with the city itself home to 2.3 million residents. Greater Houston encompasses 10,000 square miles, nine counties along the Gulf Coast in Southeast Texas, and is home to League City, Pasadena, Pearland, Sugar Land, and The Woodlands. Greater Houston has the highest trade export value of all metropolitan areas, accounting for 42% of total exports of Texas. Twenty-six Fortune 500 companies headquarter their organizations in Houston, ranking third among all MSAs. In cooperation with Kristopher Von Hohn, a licensed TX agent with Cushman & Wakefield.



Price	\$1,733,000
Gross Leasable Area	550 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Faris Lee Investments is pleased to present the rare opportunity to acquire a brand new, double drive-thru, long-term net leased (fee simple interest) 7 Brew property in Batesville, Arkansas. The subject property is centrally located on one of the top-visited QSR corridors in the state of Arkansas (Placer.ai). This quick-service coffee restaurant will be commencing a fresh 15+ year lease with 10% rental increases occurring every 5 years of the lease term at the close of escrow. This brand new 7 Brew property has zero landlord responsibilities, which makes it the ideal investment opportunity for a passive or out-of-state investor looking for a high-performing QSR tenant with a strong brand identity, quality product, and explosive brand growth nationwide.

7 Brew Coffee is a QSR brand taking over the beverage sector by storm. Highly desired by consumers because of their beverage products and 'smile brand' service, 7 Brew is a growing rapidly across the United States. Founded in Arkansas during 2017, the company is now planning for over 3,000 stores nationwide. 7 Brew operates by the principal of serving all customers less than 5 minutes from when they enter the double drive-thru lanes. The company's beverage selections, efficiency, and double-drive-thru equipped properties make the concept highly attractive to consumers.

The subject 7 Brew property has multiple ingress and egress points to St. Louis Street / US-Highway 167 (22,900 VPD) in Batesville AR. Additionally, the site's close proximity to the White River Medical Center, Ozark Mountain Poultry facility, PECO Foods facility, and Flower Foods baking facility creates ease of access for employees. After the September 2024 grand opening, there are now 33 7 Brew locations in the brand's 'home state' of Arkansas.



Price	\$3,446,019
Gross Leasable Area	2,297 SF
Cap Rate	5.08%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

We are pleased to offer an attractive investment opportunity with a new 20-year Triple Net (NNN) ground lease, featuring zero landlord responsibilities. This lease structure includes annual rental increases of 2%, extending into the option periods, and provides four renewal periods of five years each, potentially extending the lease term to a remarkable 40 years. The Dhanani Group, a prominent player in the quick-service restaurant (QSR) sector, operates over 2,000 businesses, including approximately 390 Popeyes, 554 Burger Kings, and 42 La Madeleines. With total revenue exceeding \$1.7 billion, the group has been recognized as the third-largest franchisee in America, highlighting its strong market presence and stability.

Strategically located in Aurora, a development epicenter adjacent to Buckley Yard—an upcoming master-planned community of 295 residential units—the site benefits from a dense retail, industrial, and military node. Surrounding tenants include major players such as Raytheon, Amazon, and McDonald's, contributing to exceptional traffic counts of approximately 49,962 cars per day on S Airport Blvd and 32,117 cars per day on E Alameda Pkwy. As the third most populous city in Colorado and part of the thriving Denver metropolitan area, Aurora is recognized for its outdoor recreation, tech innovation, and strong community culture, making this ground lease an exceptional opportunity for investors seeking long-term growth in a dynamic market.



Price	\$2,240,000
Gross Leasable Area	1,782 SF
Cap Rate	6.25%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

MO Broker of Record: David Saverin | Marcus & Millichap Real Estate | 7800 Forsyth Blvd., Ste. 710 St. Louis, MO 63105 | P: (314) 889-2500 | Lic #: 2008013520 | David.Saverin@marcusmillichap.com
Growing & Popular QSR Brand | Largest Franchisee in the Chain | Strong Demographics | Brand New Construction | 1.5% Annual Rental Increases



Price	\$3,611,650
Gross Leasable Area	3,054 SF
Cap Rate	5.15%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Tenant Overview

For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. We did it by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality. SONIC is part of the Inspire Brands family of restaurants.

Franchise Overview

The franchisee group was established by Andrew Patrick Wendt in 2016 following the sale of his restaurant and live music venues in North Texas in 2015. The group-initiated construction on a Sonic Drive-In located at 2312 N Roosevelt Blvd in Key West, Florida, with the groundbreaking originally scheduled for October 2017. However, the project faced an eight-month delay due to the impact of Hurricane Irma, which made landfall in the Florida Keys shortly before the scheduled groundbreaking. Once recovery efforts were completed, construction resumed, and the drive-in opened to the public on September 1, 2018. On May 10, 2019, the company successfully negotiated the acquisition of four additional locations in South Florida. This strategic move allowed for favorable development agreements with Sonic Corporate, granting exclusive development rights over a significant portion of South Florida, coupled with a unique fee structure that supports future growth in the Florida market. After experiencing rapid expansion, growing from zero to five locations within a year, the company made a strategic decision to focus on operational efficiencies and temporarily pause new openings.



Price	\$3,365,000
Gross Leasable Area	2,413 SF
Cap Rate	4.60%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Snyder Carlton National Net Lease Team is pleased to offer to qualified investors an opportunity to acquire a corporate leased Jack in the Box in Phoenix, AZ. Jack in the Box, a publicly traded company (NASDAQ: JACK), operates over 2,200 locations across 22 states and has nearly \$6 billion annual systemwide sales. The long term absolute NNN lease was recently extended, and has over 17 lease years remaining in the primary term and features 10% rent increases every 5 years. This high performing Jack in the Box is ranked in the top 20% performing stores in the state and top 28% in the Country. The 4,414 SF QSR building with drive-thru on 0.91-acre parcel is strategically positioned on the hard corner signalized intersection of Highway 17 Arizona Veterans, Highway 60 Black Canyon Highway and Thomas Road which sees over 267,200 VPD. This combined with the over 434,000 people living within a 5-mile radius as well as over 17,680 businesses making this an irreplaceable location for a quick service restaurant.



Price	\$2,476,190
Gross Leasable Area	2,900 SF
Cap Rate	5.25%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Marcus & Millichap is pleased to present for sale this Wendy's Hamburger Restaurant located at 517 Martintown Rd. in North Augusta, South Carolina. North Augusta is a city in Aiken and Edgefield counties in South Carolina on the north bank of the Savannah River. It is directly across the river and state border from Augusta, Georgia and has a population over 24,379. The city is included in the Central Savannah River Area and part of the Augusta Georgia Metropolitan Area.

Numerous apartment complexes surround this Wendy's including Argento at Riverwatch Apartments, Residence at Riverwatch, The Edgewater, Royal Palms Apartments, Savannah Oaks, and The Highland. Brand new home developments in the area include Forrest Bluff by Ivey Homes, Rushing Waters by D.R. Horton, Windsor by Ivey Homes and Keystone Homes. Colleges and universities nearby include Helms College, Cambridge College, Augusta University and East Georgia State College.

Wendy's was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built his business on the premise "Quality is our Recipe." Today Wendy's Company is the world's third-largest quick-service hamburger and its franchisees employ thousands of people across 7,000 restaurants worldwide and annual revenue exceeds \$2.2B. Wendy's is best known for made-to-order square hamburgers using fresh and never frozen beef, freshly prepared salads, chili, baked potatoes and the Frosty Dessert.



Price	\$3,406,000
Gross Leasable Area	1,075 SF
Cap Rate	5.40%
Status	Active

Property Notes

If you would like information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- Brand-new, single-tenant investment opportunity with Angie's Lobster and Burger, quick-service restaurant concepts by the founders of the popular, healthy drive-thru company Salad and Go.
 - ±20.5-year absolute triple-net (NNN) lease with attractive 2% annual increases and four (4), five (5) year option periods. The lease is personally guaranteed by the founders.
 - Angie's Food Concepts currently has 12 locations open under their concepts Angie's Lobster, Angie's Burger, and Angie's Prime Grill, with a dozen more scheduled to open within the next year.
 - Angie's Lobster is a vertically integrated company. To control costs, they purchased a wharf in Bailey Island, ME to buy lobster direct, as well as a lobster processing facility in Richmond, ME, where they process all lobster for their drive-thru properties. By cutting out the middlemen, Angie's Lobster is able to profitably serve fresh-caught Maine lobster meals at a fraction of the price compared to their competitors.
 - The Property is located within 5 minutes of Westgate Entertainment District, which offers over 533,000 square feet of retail, office, and residential space; State Farm Stadium, home of the NFL's Arizona Cardinals (±73,000 seats); and Desert Diamond Arena (±18,300 seats). Westgate also features Tanger Outlets, which has over 90 brand name outlet stores.
 - Currently under development approximately 5 minutes southwest of the Property is the VAI Resort, the largest hotel and entertainment destination in Arizona with over 1,200 luxury hotel suites and rooms, a large state of the art 360-degree concert stage, and 13 elevated fine dining concepts; and the Mattel Adventure Park, Arizona's first fully themed indoor/outdoor amusement park covering 9 acres. Both are expected to open in 2025.
 - Approximately 6 minutes northwest of the Property is the Desert Diamond Casino – West Valley, a casino with ±320 rooms and over 75,000 square feet of entertainment.
 - The demographics surrounding the Property are strong, with an average household income of \$122,591 in a 1-mile radius and population of ±150,104 in a 3-mile radius (Source: Esri).
 - The Property is located at the highly traveled intersection of W Glendale Ave and 83rd Ave, with ±43,019 VPD (Source: ADOT, 2023).
-