$1,602,510
5.53% CAP RATE

1220 SUNSET AVE
CLINTON, NC 28328

POPEYES®

Marcus & Millichap
NFB GROUP

WHY INVEST?

Freestanding Drive-Thru QSR | Prime Sunset Avenue Location | Growing Clinton Retail Corridor

- **Strategically Positioned Along Sunset Avenue (US-421 Business)**, A Primary Commercial Corridor Serving Clinton And The Surrounding Sampson County Trade Area, With Strong Traffic Volumes And Convenient Access To US Highway 421 And Interstate 40
- **Freestanding Popeyes With Drive-Thru** Offering Excellent Visibility And Dedicated Onsite Parking Supporting High-Volume Quick-Service Restaurant Operations
- **Located Within Clinton's Primary Retail Corridor** Near National Retailers, Restaurants, Healthcare Providers, And Everyday Service Destinations That Generate Consistent Consumer Traffic
- **Positioned Within A Growing Eastern North Carolina Market** Supported By Ongoing Residential Development, Expanding Employment Opportunities, And Regional Economic Investment
- **Benefits From Strong Surrounding Demographics**, Continued Economic Growth, And Proximity To Major Transportation Routes Supporting Long-Term Consumer Demand, Retail Activity, And Investment Stability

NNN Lease Structure | Scheduled 3% Rent Increases Every 3 Years

- **Approximately Seven Years Remaining On Firm Lease Term**, Providing Stable Cash Flow Through February 2033
- **Scheduled 3% Rental Increases Every Three Years**, Delivering Consistent Organic Income Growth And Ongoing Inflation Protection
- **NNN Lease Structure Minimizes Landlord Obligations**, Creating A Passive Investment Opportunity With Predictable And Reliable Cash Flow
- **Three (3) Five-Year Renewal Options**, Providing The Potential For Up To 15 Additional Years Of Occupancy
- **Operated And Guaranteed By A Popeyes Franchisee**, Supporting Long-Term Operational Stability And Ongoing Tenant Commitment At The Property

Iconic Global QSR Brand With Loyal Customer Base

- **Operated And Guaranteed By A Popeyes Franchisee**, With A Proven Track Record Of Delivering Consistent Quick-Service Restaurant Operations And Customer Service Excellence
- **Global QSR Leader —** Popeyes Louisiana Kitchen Is One Of The World's Leading Chicken Concepts, With Thousands Of Locations Across The United States And A Rapidly Expanding International Footprint
- **Widely Recognized For Its Signature Louisiana-Inspired Menu**, Driving Consistent Consumer Demand And Strong Unit-Level Performance Through Brand Loyalty And Convenience

INVESTMENT SUMMARY

Address: GOOGLE MAPS	1220 Sunset Ave, Clinton, NC 28328
Concept:	Popeyes
Guarantor:	Franchisee
Price:	$1,602,510
Cap Rate:	5.53%
NOI:	$88,694
Building Size (SF):	±2,140 SF
Lot Size (AC):	±0.77 Acres
Year Built:	2022

LEASE TERMS

Lease Commencement:	2/10/2023
Lease Term Expiration:	2/28/2033
Term Remaining:	±7 Years
Lease Type:	NNN*
Landlord Responsibilities:	See Footnote*
Monthly Rent:	$7,391
Annual Base Rent:	$88,694
Rental Increases:	3%/3-Years
Renewal Options:	3 x 5 Years

*Per the lease, Tenant is responsible for all maintenance and repairs, including roof, parking lot, and HVAC, but Tenant is not obligated to replace capital components (roof, structural elements, and parking lot).

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

$1,602,510
LISTING PRICE

5.53%
CAP RATE

±7 YRS
LEASE TERM

$88,694
NOI

NNN*
LEASE TYPE

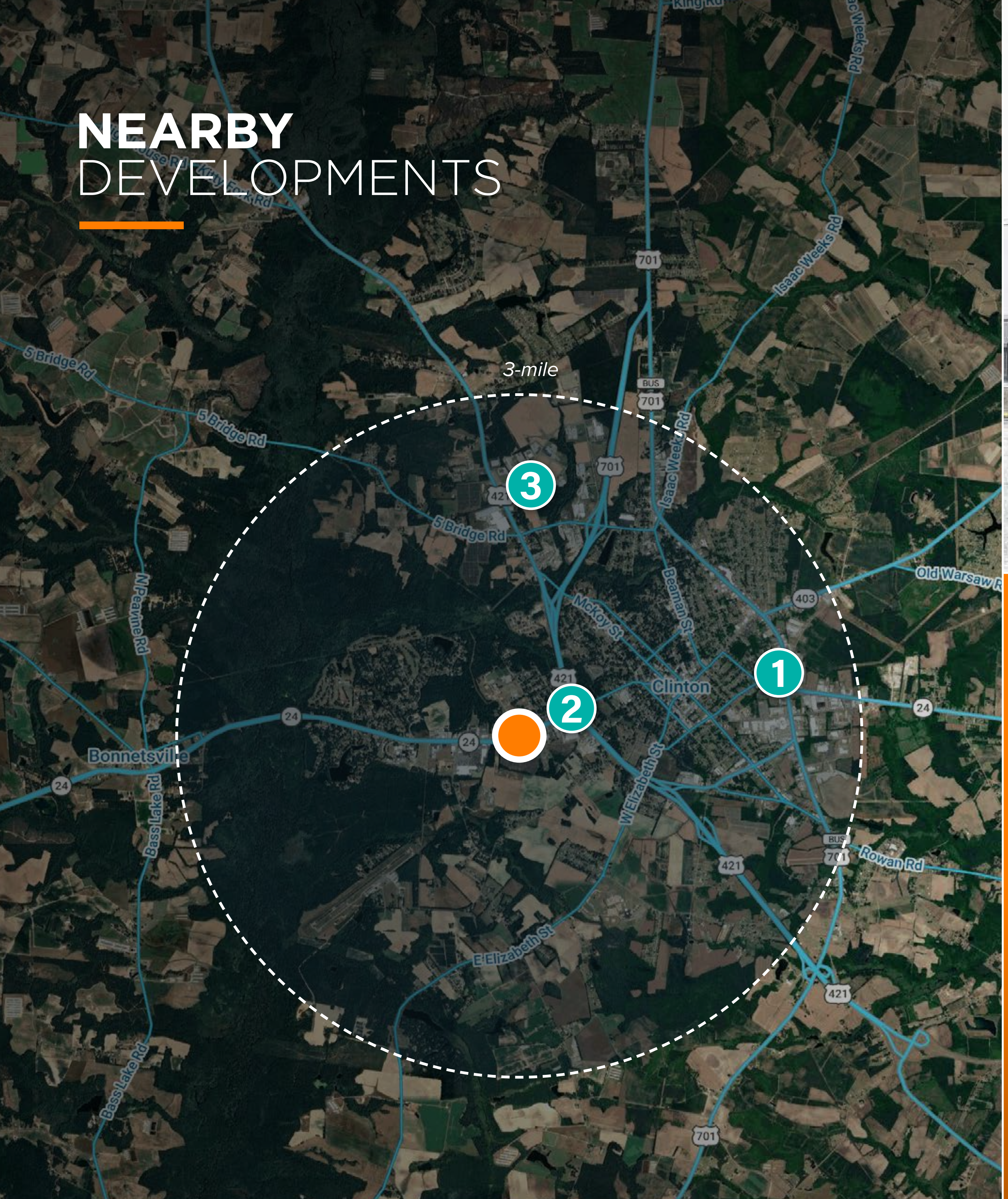
2022
YEAR BUILT

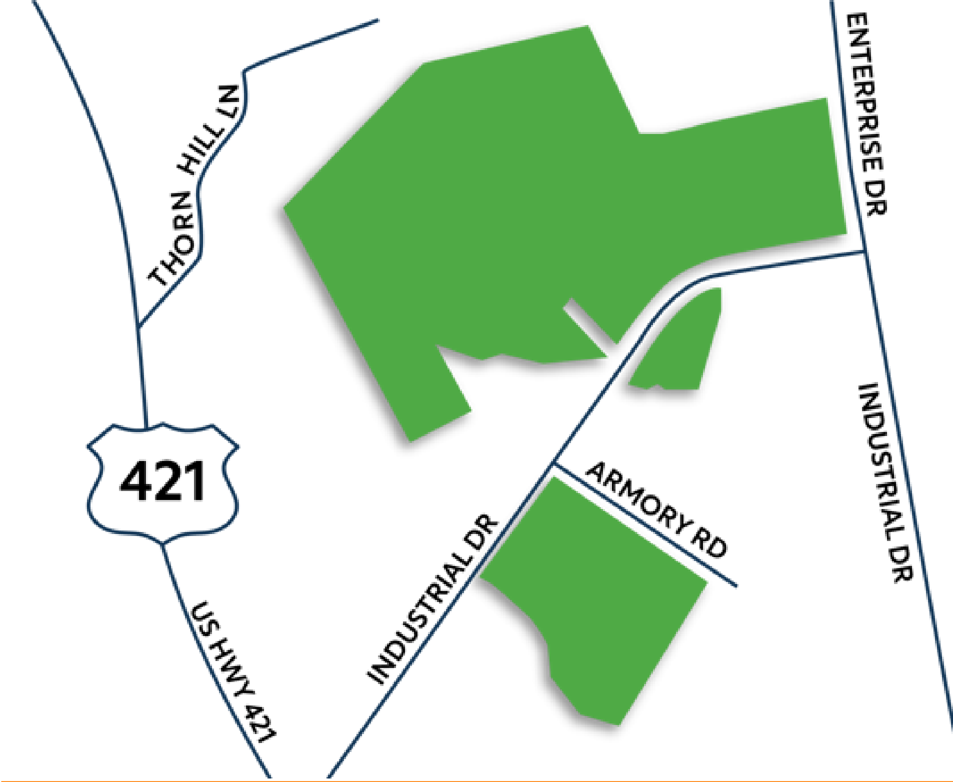

POPEYES


POPEYES
LOUISIANA KITCHEN


Walmart Supercenter
Bath & Body Works
belk
Arby's
verizon
AT&T
HIBBETT
cricket wireless
ups
Little Caesars
McDonald's
bealls OUTLET
DOLLAR TREE
T-Mobile
Jersey Mike's Subs
five BELOW
SHOE SHOW MEGA
MAVIS TIRE
GMC
CHEVROLET
SAMPSON COMMUNITY COLLEGE
TRACTOR SUPPLY CO
Aaron's
Hardee's
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Bojangles
Quality Oil
TACO BELL
Comfort
WAFFLE HOUSE
STAR COMMUNICATIONS
POPEYES
Hong Kong City Restaurant
SUNSET AVE | ±23,264 VPD
Beauty & US
LA MONARCA
Mario's Auto Sales
InkSpot

NEARBY DEVELOPMENTS





1. LG Textile Corp: New Premium Apparel Manufacturing Facility with 210 Jobs by 2027 (Manufacturing / Economic Development)

LG Textile Corp, a fabric developer and premium apparel manufacturer headquartered in Harrisburg, North Carolina, opened its new cut-and-sew facility in Clinton on October 1, 2025. Temporarily operating at 409 Southeast Boulevard while pursuing a larger site in Sampson County, the facility produces 100% USA-made apparel for premium and luxury brands. The project created 60 to 80 jobs during its first year, with an additional 130 positions expected in 2026 and 2027, bringing total employment to approximately 210. Operations are led by industry veteran Fernando Herradon, former plant manager at Brooks Brothers. County officials noted that the company's decision to locate in Clinton reflects the area's strong workforce and commitment to economic development, while the planned expansion is expected to support continued job growth.

READ MORE

2. NCDOT US 421 and Sampson County Secondary Roads Resurfacing: $4.6 Million Highway Improvement (Transportation Infrastructure)

The North Carolina Department of Transportation awarded a $4.6 million contract to S.T. Wooten Corporation of Wilson, North Carolina in June 2025 for resurfacing of a section of US 421 and two sections of secondary roads in Sampson County. Construction began in July 2025 with final completion targeted for November 2026. US 421 (Faircloth Freeway) is the primary limited-access bypass serving Clinton's commercial corridor, connecting Sunset Avenue (NC 24) to I-95 in Dunn. The project is part of the broader, multi-decade NCDOT effort to upgrade the NC 24 corridor from Fayetteville through Clinton to I-40 in Duplin County, a 40-mile expansion originally conceived to connect Fort Bragg and Camp Lejeune. Ongoing NCDOT investment in the US 421 corridor directly improves regional highway access and freight connectivity for the subject's Sunset Avenue trade area.

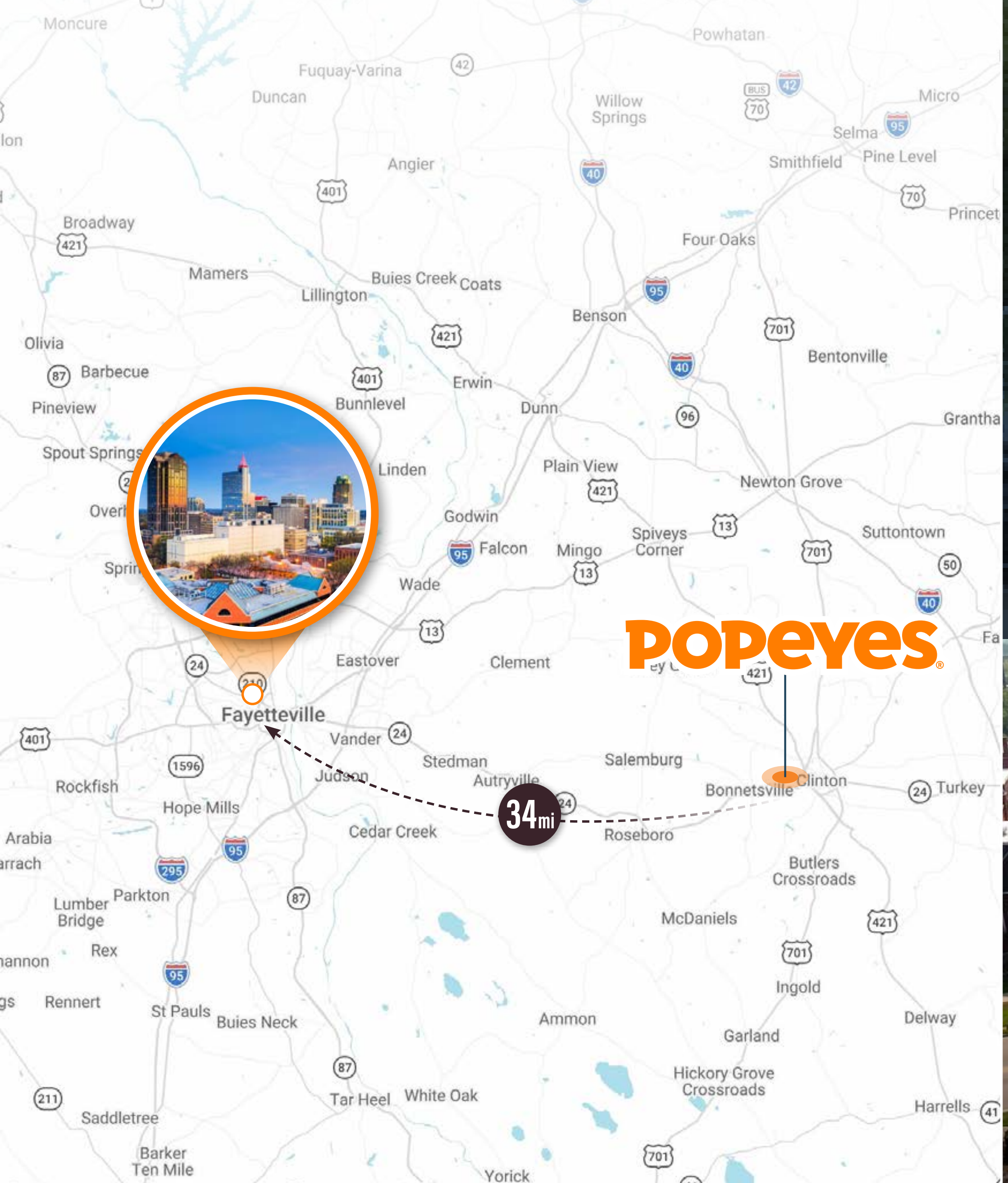
READ MORE

3. Sampson Southeast Business Center: Golden Leaf Site Development Grant for 60,000 SF Building (Industrial / Economic Development)

Sampson County received a $265,112 grant from the Golden Leaf Foundation's Site Development Program for site preparation of a future 60,000-square-foot industrial building at the Sampson Southeast Business Center off Armory Road in Clinton. The grant funds grading, utility infrastructure, and pad preparation to bring the site to shovel-ready status for industrial recruitment. The Sampson Southeast Business Center is the county's primary industrial park and recruitment asset, located with direct access to US 421 and the NC 24 corridor. The Golden Leaf Foundation, funded by proceeds from North Carolina's share of the national tobacco settlement, targets economic development in rural and underserved communities. The site preparation investment positions Sampson County to compete for the next major industrial employer in the region, directly supporting long-term job growth and tax base expansion for the Clinton trade area.

READ MORE

FAYETTEVILLE
MSA



The Fayetteville Metropolitan Statistical Area, centered in Cumberland County, is home to nearly 400,000 residents and serves as a major economic center in eastern North Carolina. Anchored by Fort Bragg, one of the largest military installations in the world, the region supports a diverse economy driven by defense, healthcare, education, logistics, and professional services. Major employers include Fort Bragg, Cape Fear Valley Health, and Fayetteville State University, while continued population growth and business investment support ongoing development throughout the area.

Strategically positioned along the Interstate 95 corridor, Fayetteville provides convenient access to Raleigh, Wilmington, and other major North Carolina markets. The region benefits from direct connectivity via Interstates 95 and 295, as well as U.S. Highways 401 and 421, supporting efficient transportation and distribution throughout the Southeast. Ongoing investment in industrial facilities, residential communities, retail centers, and infrastructure projects continues to strengthen the area's economic foundation. Recent growth along the I-295 corridor and throughout western Fayetteville has further enhanced the region's appeal to businesses, developers, and residents.

Four-Time All-America City Award Winner
— National Civic League, 2023

Fort Bragg

Segra Stadium

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
396,220	**$91,407**	**232,207**
within MSA	*within MSA*	*within MSA*

The Fayetteville Metropolitan Statistical Area combines a diverse economy with a strong quality of life, supported by leading industries in defense, healthcare, education, logistics, and professional services. The region benefits from a skilled workforce, the economic influence of Fort Bragg, and access to major transportation corridors throughout the Southeast. Fayetteville is also known for its revitalized downtown, cultural attractions, and recreational amenities, including the Airborne & Special Operations Museum and Cape Fear Botanical Garden. These economic and lifestyle advantages continue to position Fayetteville as one of North Carolina's leading regional growth markets.

LARGEST EMPLOYERS

U.S. DEPT OF DEFENSE · amazon · FedEx
Walmart · GOODYEAR · CUMBERLAND COUNTY SCHOOLS

Downtown Fayetteville

Fayetteville benefits from a strong educational network and workforce pipeline supported by institutions including Fayetteville State University, Methodist University, and Fayetteville Technical Community College. The region maintains a strong sense of community through local events, recreational amenities, cultural attractions, and ongoing public investment. Combined with continued growth in education, healthcare, infrastructure, and workforce development, these assets continue to strengthen Fayetteville's position as a leading center for economic development, workforce growth, and quality of life in eastern North Carolina.

TENANT PROFILE

Popeyes

Founded in 1972 in New Orleans, Louisiana, Popeyes® boasts over 45 years of culinary tradition and history. Renowned for its unique New Orleans-style menu featuring delectable offerings like fried chicken, chicken tenders, fried shrimp, and other regional favorites, Popeyes® has earned its place as one of the world's largest quick-service chicken restaurants. The chain's famous Louisiana seasoning and hand-battered preparation techniques contribute to its distinctive taste. With more than 3,700 locations across the United States and around the globe, Popeyes® is celebrated for its commitment to Louisiana heritage and authentic flavors. The brand's iconic chicken sandwich, launched in 2019, sparked a nationwide craze and significantly boosted its popularity.

As a subsidiary of Restaurant Brands International (RBI), Popeyes® is part of a powerhouse in the quick-service restaurant industry. RBI, with annual system-wide sales exceeding $35 billion, operates over 29,000 restaurants in more than 100 countries. The company's strategic growth initiatives and marketing campaigns have helped expand Popeyes® reach. Among its portfolio are four esteemed and iconic quick-service restaurant brands, including Tim Hortons®, Burger King®, Popeyes®, and Firehouse Subs®. Rated "BB" by S&P, Restaurant Brands International stands as a leader in the global culinary landscape.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
$6.8B	3.7K+	25K+	rbi restaurant brands international

SOURCE: 2025, STATISTA

IN THE NEWS

FULL ARTICLE

POPEYES MODERNIZES RESTAURANT OPERATIONS TO SUPPORT FUTURE GROWTH

March 3, 2026 | *The U.S. Sun*

One of the new president's focuses is on service, with the chicken chain increasing its field team by roughly 75% and training those workers at company restaurants in New Orleans, where Popeyes was founded. The president's second focus is on Popeyes' core menu and its Louisiana culinary heritage. Another of Perdue's initial goals is to sharpen the fried chicken chain's focus on value, which is key in an environment with increasingly wallet-conscious diners. The Miami-headquartered company recently...

HUGE 24-HOUR QUEUES FORM AS POPEYES OPENS FIRST IRISH BRANCH IN DUBLIN

June 6, 2026 | *The Irish Sun*

Popeyes, the iconic New Orleans-born chicken brand, has opened their doors to Irish foodies at The Green Mall in Blanchardstown Centre, Co Dublin, marking its "long-awaited debut in Ireland". The launch of the new fast-food chain allows Dubliners to finally taste their bold New Orleans flavours, enjoy warm Southern hospitality and world-famous 'Shatter Crunch' chicken. All Popeyes chickens are marinated for 12 hours in its signature blend of bold Louisiana seasoning before being hand-battered...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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NFB GROUP

POPEYES®

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Activity ID: ZAH1050202