

BURGER KING

106 PARK PLAZA DRIVE
NEW ALBANY | MISSISSIPPI 38652



ACTUAL SITE

ADVISORY TEAM

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IN STATE BROKER

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Highlights

BURGER KING

PRICE	CAP RATE	NOI
\$1,964,000	5.50%	\$108,000

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Walmart, Lowe’s, Tractor Supply Co., Harbor Freight, Hibbett Sports, Cato, Shoe Show, Roses Discount Store, Factory Connection, Reed’s Market, Sherwin-Williams, Verizon, AT&T, Dollar General, Dollar Tree, Walgreens, AutoZone, O’Reilly Auto Parts, Napa Auto Parts, GameStop, Goodwill, Salvation Army Thrift Store, Anytime Fitness, etc.; Dining options include Cracker Barrel, McAlister’s Deli, KFC, Taco Bell, McDonald’s, Sonic Drive-In, Wendy’s, Popeyes, Zaxby’s, Pizza Hut, Domino’s Pizza, Little Caesars Pizza, Captain D’s, Subway, Waffle House, Huddle House

Healthcare: 3 minutes (less than 1 mile) to **Baptist Memorial Hospital Union County** - a 153-bed community hospital providing comprehensive care, including a 24/7 emergency department, maternity services with LDR rooms, a Level II nursery and lactation support, surgical services, advanced diagnostics (CT, PET, and mammography), a sleep lab, and Telehealth. Recognized for clinical excellence, the hospital has earned an “A” Safety Grade from Leapfrog, a 5-star CMS rating, and consistently high patient satisfaction scores. It continually reinvests in advanced technology to better serve Mid-South residents, with a strong commitment to caring for medically underserved communities.

ABSOLUTE NNN LEASE

12+ years remaining on Absolute NNN lease with an attractive 8% rental escalations! Next escalation - August 1, 2028!

TENANT

Nashville Quality, LLC is a subsidiary of Carrols Restaurant Group and a wholly owned subsidiary of Restaurant Brands International “RBI”, the parent company of Burger King, which completed its \$1 billion acquisition of Carrols in May 2024, making RBI its own largest U.S. franchisee and integrating Carrols’ 1,000+ Burger King and Popeyes locations into its portfolio.

SEASONED SALES LOCATION

Successfully open and operating for decades (recent lease extension) with an **ATTRACTIVE 6.97% (YE 2025) - Rent to Sales Ratio!**

DENSE RETAIL CORRIDOR

Conveniently located at the interchange of Interstate 22 & Hwy 30 - Dominant retail corridor and adjacent to Walmart Supercenter, Lowe’s Home Improvement, Harbor Freight, Tractor Supply Co., etc.

TRAFFIC COUNTS

Well-positioned on a ±0.66-acre lot with exceptional visibility from Interstate 22 (29,345 CPD) and access from Hwy-30 with traffic counts of 12,447 CPD!

2025 DEMOGRAPHICS

Population (5-mi)	12,710
Households (5-mi)	4,936
Average Household Income (1-mi)	\$93,878

Financial Analysis

SITE ADDRESS	106 Park Plaza Drive New Albany, Mississippi 38652
TENANT	Nashville Quality, LLC
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,934 SF*
LOT SIZE	±0.66 acre*
YEAR BUILT	1995*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	12+ years remaining
RENTAL INCREASES	8% escalations
RENT COMMENCEMENT DATE	August 1, 2011
EXPIRATION DATE	July 31, 2038 (Recently Extended)
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow

* According to Union County Assessor



Rent Roll

TERM	ANNUAL RENT	CAP RATE
08/01/23 to 07/31/28	\$108,000	5.50%
08/01/28 to 07/31/33	\$116,640	5.94%
08/01/33 to 07/31/38	\$125,971	6.41%
AVG ANNUAL RETURN		6.02%

RENEWAL OPTIONS	
08/01/38 to 07/31/43	\$136,049
08/01/43 to 07/31/48	\$146,933
08/01/48 to 07/31/53	\$158,687
08/01/53 to 07/31/58	\$171,382

Tenant Profile

BURGER KING

Burger King Corporation is an American multinational chain of hamburger fast food restaurants, it is the second largest fast food hamburger chain globally with **19,000+ locations in more than 120 countries & U.S. territories.**

Established in 1954, Burger King is renowned for its signature flame-grilled Whopper®, along with popular menu items like the BBQ Brisket Whopper, crispy Chicken Fries, Croissan’wich®, and the Original Chicken Sandwich.

Burger King is also recognized for its iconic slogan, ‘Have It Your Way’ - a promise that goes beyond made-to-order meals. It’s a reflection of their global reputation for exceptional hospitality and respect. From drive-thru guests to team members, Burger King’s commitment to creating great experiences is at the heart of everything they do.

THE TENANT: NASHVILLE QUALITY, LLC

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THE PARENT COMPANY: restaurant brands international

TYPE	Public
TRADED AS	NYSE: QSR
S&P CREDIT RATING	BB Stable
INDUSTRY	Restaurants: Fast Food
MARKET CAP	23.27B (10/15/25)
FOUNDED HQ	2014 Toronto, Canada

Restaurant Brands International Inc. (NYSE: QSR) is one of the world’s largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and **over 32,000 restaurants in more than 120 countries and territories.**

RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.



City View



New Albany Synopsis

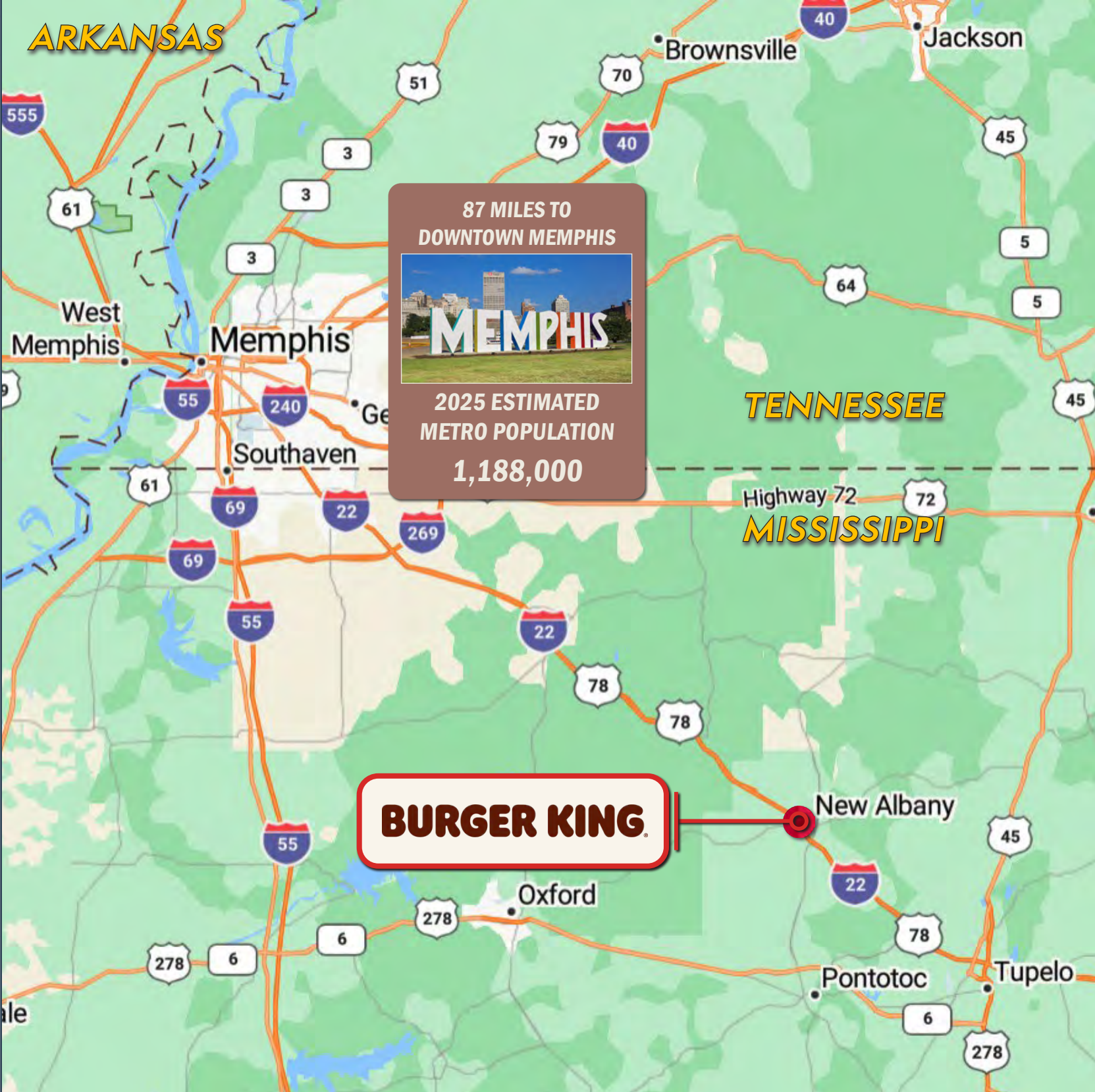
New Albany serves as the seat for Mississippi’s Union County. It’s known locally as “The Fair and Friendly City.” New Albany’s local economy is diverse with a mix of manufacturing, retail, healthcare, and services. New Albany hosts annual festivals — including the Tallahatchie RiverFest and seasonal community celebrations — and offers parks, sports facilities, and a welcoming small-town atmosphere that blends history, culture, and Southern hospitality.

NEW ALBANY TOP EMPLOYERS:

- 1. Walmart Distribution (food distribution) – 761 employees
- 2. Albany Industries (upholstered furniture) – 414 employees
- 3. Baptist Memorial Hospital Union County (healthcare) - 405 employees
- 4. Metal Impact South (aluminum/steel extrusions) - 200 employees
- 5. Imperial Trading (wholesale distribution for convenience stores) - 170 employees

2025 Demographics

	1-MI	3-MI	5-MI
Population	1,995	8,312	12,710
Households	775	3,267	4,936
Daytime Demographics Age 16+	2,932	8,852	10,699
Median Age	36.9	35.7	36.4
Average Household Income	\$93,878	\$78,839	\$83,531



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