

# BURGER KING

106 PARK PLAZA DRIVE  
NEW ALBANY | MISSISSIPPI 38652



ACTUAL SITE



# ADVISORY TEAM

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# Highlights

# BURGER KING®

**PRICE**

\$1,964,000

**CAP RATE**

5.50%

**NOI**

\$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

$\pm 2,934$  SF\*

## LOT SIZE

$\pm 0.66$  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

## ACTUAL SITE



## 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 <b>07/31/38</b>	\$125,971	6.41%
<b>AVG ANNUAL RETURN</b>		<b>6.02%</b>

## RENEWAL OPTIONS

08/01/38 to 07/31/43

08/01/43 to 07/31/48

08/01/48 to 07/31/53

08/01/53 to 07/31/58

\$136,049

\$146,933

\$158,687

\$171,382

\* According to Union County Assessor

# 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

**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.

THE PARENT COMPANY: **rbi** restaurant brands international

<b>TYPE</b>	Public
<b>TRADED AS</b>	NYSE: QSR
<b>S&amp;P CREDIT RATING</b>	BB Stable
<b>INDUSTRY</b>	Restaurants: Fast Food
<b>MARKET CAP</b>	23.27B (10/15/25)
<b>FOUNDED   HQ</b>	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.





# 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
<b>Average Household Income</b>	<b>\$93,878</b>	\$78,839	\$83,531



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