



POPEYES

ACTUAL SITE

2123 Crawfordville Hwy Crawfordville, FL 32327

Price: \$2,640,000



- ESTABLISHED 1947 -

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INVESTMENT SUMMARY

ADDRESS	2123 Crawfordville Hwy, Crawfordville, FL
PRICE	\$2,640,000 (5% Cap) *
LEASE TYPE	NNN
ANNUAL NOI	\$132,000 **
TERM	20 years (16 remaining)
RENTAL INCREASES	10% every five years (next bump 9/29/25)
OPTIONS	Three, 5-Year Options
LOT SIZE	1.00 Acres (43,696 SF)
ROOF / STRUCTURE	Tenant Responsibility
REAL ESTATE TAXES	Tenant Responsibility
LANDLORD	No Responsibilities

OPPORTUNITY TO ACQUIRE POPEYES

- ◆ 16 years remaining on lease term (Lease Exp. Date: 09/28/2040)
- ◆ Large Parcel Size (+/- 1 acre, 43,696 SF)
- ◆ Zero Landlord Responsibilities
- ◆ 10% rental increases every five years providing a tremendous hedge against inflation, including a 10% rental bump in less than one year
- ◆ Guaranteed by Sailormen, one of the largest and most experienced Popeye's Franchisees, with 150 + Units
- ◆ Located along U.S. Route 319 / Crawfordville Hwy, a major thoroughfare through all of Crawfordville and into downtown Tallahassee (19,900 AADT)
- ◆ 22,623 residents within five miles providing a large customer base
- ◆ 5 miles from Western Guildford High School (1400+ students)
- ◆ Over 14% projected growth through 2028
- ◆ Average Annual household income of \$112,020 within 1 mile
- ◆ Neighbored by the only Walmart Supercenter within 20 miles
- ◆ Other National retailers include Burger King, Taco Bell, Zaxby's, Walgreens, Dollar General, Tractor Supply, Waffle House, and many more
- ◆ Within a five mile radius of four schools totaling over 2,100 students
- ◆ New construction completed in 2020 with drive-thru
- ◆ Ample parking on site with 33 parking stalls
- ◆ Income Tax Free, Estate Tax Free and Inheritance Tax Free state



* Current list price (\$2,640,000) and cap rate (5%) includes upcoming 10% rental increase and is based on annual NOI of \$132,000. If sale occurs prior to rental increase, seller will credit buyer the difference in rent at closing

** Annual NOI of \$132,000 includes the 10% rental increase on 9/29/25

TENANT SNAPSHOT



ANNUAL RENT:	\$132,000 *
LEASE EXPIRATION:	09/28/2040
OPTIONS:	3 - 5 YEAR OPTIONS
LEASE TYPE	NNN
TAXES	TENANT
INSURANCE	TENANT
UTILITIES	TENANT
LANDLORD RESPONSIBILITIES	NONE

RENT SCHEDULE

YEAR	RENT
1-5	\$120,000
6-10	\$132,000
11-15	\$145,200
16-20	\$159,720
21-25 (OPTION 1)	\$175,692
26-30 (OPTION 2)	\$193,261
31-35 (OPTION 3)	\$212,587

** Annual NOI of \$132,000 includes the 10% rental increase on 9/29/25

AREA OVERVIEW - CRAWFORDVILLE, FLORIDA



Crawfordville, an unincorporated community and county seat of Wakulla County, is the central hub of government and business in its county. This county has several major routes that pass directly through the area including US Route 98, US Route 319, State Road 267, State Road 363, and County Road 375. Crawfordville is home to a satellite campus of Tallahassee Community College and the Wakulla Environmental Institute. It is located about 17 miles south of downtown Tallahassee, and US Route 319 / Crawfordville Road is a direct thoroughfare to downtown Tallahassee, about 17 miles north.

Wakulla County is located in the Big Bend region of northern Florida, and part of the Tallahassee, Florida MSA. The two county area of Wakulla and Leon County has a population of over 320,000 and a labor workforce greater than 165,000. Wakulla County is also home to Apalachicola National Forest, Wakulla Springs State Park (one of the world's largest springs), and St. Marks National Wildlife .

PROPERTY OVERVIEW



2123 Crawfordville Hwy is located directly along US Route 319 / Crawfordville Hwy, a major north / south thoroughfare through the entirety of Crawfordville. Popeyes boasts 19,900 vehicles daily directly in front of the site and is also poised to benefit from significant growth with a projected population increase over 14% through 2028. This location benefits from 22,623 residents within 5 miles and is strategically positioned to a neighboring Walmart Super Center, the only Walmart within 20 miles. 2123 Crawfordville Hwy is surrounded by many retailers including Taco Bell, Walgreens, Walmart, Dollar General, Tractor Supply, Zaxby's, Burger King, Waffle House and many more. The site is also within a five mile radius of four schools with a combined enrollment over 2,100. Finally, Crawfordville serves as the primary gateway to Tallahassee (north), and to the Gulf of Mexico / Apalachee Bay (south).



Over 14%
growth projected
through 2028



Nearest Airport
Tallahassee Int'l
Airport (16 miles)



19,900 AADT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	1,757	13,471	22,623
Households	615	4,349	7,326
Avg. Household Income	\$112,020	\$103,006	\$98,422



ABOUT THE OPERATOR



Sailormen Inc. was founded in 1987 with ten stores and has grown to over 150 stores with over \$250 million in Annual Sales (2022), mainly in Florida, Georgia, Mississippi, Alabama and Louisiana. They have benefitted from over 37 years of success, and were named 2019 Developer of the Year. Headquartered in Miami, Sailormen is one of the largest franchisees and operators of Popeyes Louisiana Kitchen, Inc restaurants in the United States. Sailormen Inc. also own and operate over 50 Burger King and Taco Bell's and has 2,200 total employees across all of its locations.

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DETAILED DEMOGRAPHIC REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	1,977		13,471		22,623	
2024 Estimate	1,757		11,805		19,826	
2020 Census	1,769		10,854		18,228	
Growth 2024 - 2029	12.52%		14.11%		14.11%	
Growth 2020 - 2024	-0.68%		8.76%		8.77%	
2024 Population by Age						
	1,757		11,805		19,826	
Age 0 - 4	84	4.78%	639	5.41%	1,106	5.58%
Age 5 - 9	99	5.63%	707	5.99%	1,241	6.26%
Age 10 - 14	110	6.26%	785	6.65%	1,367	6.89%
Age 15 - 19	111	6.32%	815	6.90%	1,401	7.07%
Age 20 - 24	93	5.29%	641	5.43%	1,093	5.51%
Age 25 - 29	98	5.58%	629	5.33%	1,065	5.37%
Age 30 - 34	123	7.00%	755	6.40%	1,259	6.35%
Age 35 - 39	132	7.51%	813	6.89%	1,357	6.84%
Age 40 - 44	119	6.77%	772	6.54%	1,307	6.59%
Age 45 - 49	126	7.17%	788	6.68%	1,314	6.63%
Age 50 - 54	130	7.40%	822	6.96%	1,341	6.76%
Age 55 - 59	135	7.68%	846	7.17%	1,372	6.92%
Age 60 - 64	117	6.66%	789	6.68%	1,306	6.59%
Age 65 - 69	96	5.46%	656	5.56%	1,094	5.52%
Age 70 - 74	74	4.21%	541	4.58%	909	4.58%
Age 75 - 79	53	3.02%	389	3.30%	634	3.20%
Age 80 - 84	32	1.82%	234	1.98%	373	1.88%
Age 85+	25	1.42%	182	1.54%	286	1.44%
Age 65+	280	15.94%	2,002	16.96%	3,296	16.62%
Median Age	41.20		40.80		40.10	
Average Age	40.40		40.00		39.60	

DETAILED DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	1,757	11,805	19,826
White	1,358 77.29%	9,259 78.43%	15,662 79.00%
Black	193 10.98%	1,360 11.52%	2,283 11.52%
Am. Indian & Alaskan	7 0.40%	54 0.46%	90 0.45%
Asian	24 1.37%	117 0.99%	153 0.77%
Hawaiian & Pacific Island	1 0.06%	14 0.12%	18 0.09%
Other	173 9.85%	1,001 8.48%	1,620 8.17%
Population by Hispanic Origin	1,757	11,805	19,826
Non-Hispanic Origin	1,621 92.26%	11,208 94.94%	18,918 95.42%
Hispanic Origin	135 7.68%	597 5.06%	908 4.58%
2024 Median Age, Male	39.20	39.50	39.10
2024 Average Age, Male	39.40	39.20	38.80
2024 Median Age, Female	43.90	42.20	41.20
2024 Average Age, Female	41.50	40.90	40.30
2024 Population by Occupation Classification	1,442	9,511	15,831
Civilian Employed	950 65.88%	6,280 66.03%	10,341 65.32%
Civilian Unemployed	16 1.11%	126 1.32%	226 1.43%
Civilian Non-Labor Force	476 33.01%	3,105 32.65%	5,264 33.25%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	358	2,351	3,947
Married No Children	218	1,440	2,405
Married w/Children	139	911	1,542
2024 Population by Education	1,305	8,709	14,470
Some High School, No Diploma	82 6.28%	504 5.79%	837 5.78%
High School Grad (Incl Equivalency)	519 39.77%	2,666 30.61%	4,326 29.90%
Some College, No Degree	384 29.43%	3,089 35.47%	5,009 34.62%
Associate Degree	45 3.45%	492 5.65%	851 5.88%
Bachelor Degree	210 16.09%	1,330 15.27%	2,138 14.78%
Advanced Degree	65 4.98%	628 7.21%	1,309 9.05%

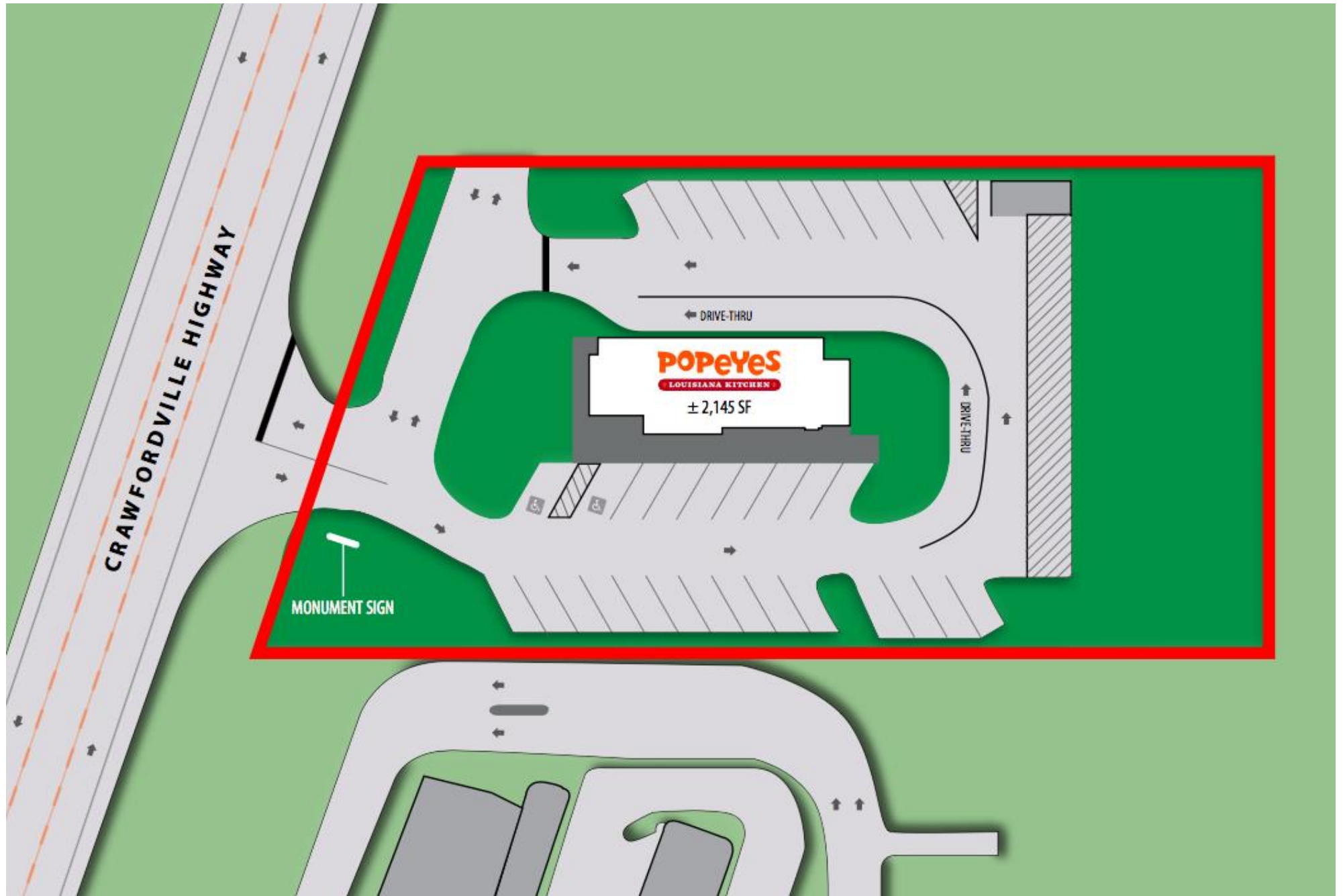
DETAILED DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	615	4,349	7,326
<\$25,000	53 8.62%	388 8.92%	824 11.25%
\$25,000 - \$50,000	90 14.63%	605 13.91%	1,012 13.81%
\$50,000 - \$75,000	88 14.31%	808 18.58%	1,592 21.73%
\$75,000 - \$100,000	68 11.06%	644 14.81%	926 12.64%
\$100,000 - \$125,000	188 30.57%	820 18.85%	1,113 15.19%
\$125,000 - \$150,000	37 6.02%	458 10.53%	804 10.97%
\$150,000 - \$200,000	12 1.95%	276 6.35%	550 7.51%
\$200,000+	79 12.85%	350 8.05%	505 6.89%
2024 Avg Household Income	\$112,020	\$103,006	\$98,422
2024 Med Household Income	\$101,130	\$89,499	\$81,344
2024 Occupied Housing	614	4,348	7,327
Owner Occupied	534 86.97%	3,546 81.55%	5,964 81.40%
Renter Occupied	80 13.03%	802 18.45%	1,363 18.60%
2020 Housing Units	543	3,865	6,510
1 Unit	542 99.82%	3,591 92.91%	6,220 95.55%
2 - 4 Units	0 0.00%	110 2.85%	126 1.94%
5 - 19 Units	1 0.18%	164 4.24%	164 2.52%
20+ Units	0 0.00%	0 0.00%	0 0.00%
2024 Housing Value	534	3,546	5,964
<\$100,000	66 12.36%	461 13.00%	841 14.10%
\$100,000 - \$200,000	126 23.60%	1,068 30.12%	1,881 31.54%
\$200,000 - \$300,000	284 53.18%	1,368 38.58%	2,192 36.75%
\$300,000 - \$400,000	40 7.49%	517 14.58%	773 12.96%
\$400,000 - \$500,000	18 3.37%	90 2.54%	204 3.42%
\$500,000 - \$1,000,000	0 0.00%	42 1.18%	73 1.22%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
2024 Median Home Value	\$226,408	\$217,836	\$211,861
2024 Housing Units by Yr Built	667	4,769	8,044
Built 2010+	146 21.89%	1,121 23.51%	1,843 22.91%
Built 2000 - 2010	233 34.93%	1,623 34.03%	2,774 34.49%
Built 1990 - 1999	114 17.09%	1,030 21.60%	1,712 21.28%
Built 1980 - 1989	97 14.54%	476 9.98%	810 10.07%
Built 1970 - 1979	74 11.09%	298 6.25%	433 5.38%
Built 1960 - 1969	1 0.15%	79 1.66%	203 2.52%
Built 1950 - 1959	2 0.30%	93 1.95%	168 2.09%
Built <1949	0 0.00%	49 1.03%	101 1.26%
2024 Median Year Built	2001	2001	2001

DETAILED DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	1,736	11,503	18,846
Real Estate & Finance	52 3.00%	301 2.62%	509 2.70%
Professional & Management	405 23.33%	3,116 27.09%	5,504 29.21%
Public Administration	162 9.33%	1,718 14.94%	2,642 14.02%
Education & Health	217 12.50%	1,316 11.44%	2,036 10.80%
Services	144 8.29%	1,143 9.94%	1,873 9.94%
Information	12 0.69%	28 0.24%	34 0.18%
Sales	239 13.77%	1,269 11.03%	2,122 11.26%
Transportation	0 0.00%	0 0.00%	0 0.00%
Retail	126 7.26%	793 6.89%	1,229 6.52%
Wholesale	0 0.00%	59 0.51%	124 0.66%
Manufacturing	62 3.57%	289 2.51%	559 2.97%
Production	76 4.38%	506 4.40%	720 3.82%
Construction	142 8.18%	574 4.99%	907 4.81%
Utilities	74 4.26%	203 1.76%	278 1.48%
Agriculture & Mining	1 0.06%	11 0.10%	21 0.11%
Farming, Fishing, Forestry	1 0.06%	11 0.10%	21 0.11%
Other Services	23 1.32%	166 1.44%	267 1.42%
2024 Worker Travel Time to Job	904	5,995	9,751
<30 Minutes	432 47.79%	2,720 45.37%	4,152 42.58%
30-60 Minutes	468 51.77%	2,755 45.95%	4,721 48.42%
60+ Minutes	4 0.44%	520 8.67%	878 9.00%
2020 Households by HH Size	611	3,993	6,756
1-Person Households	116 18.99%	890 22.29%	1,493 22.10%
2-Person Households	226 36.99%	1,355 33.93%	2,351 34.80%
3-Person Households	110 18.00%	742 18.58%	1,165 17.24%
4-Person Households	90 14.73%	580 14.53%	1,011 14.96%
5-Person Households	46 7.53%	262 6.56%	437 6.47%
6-Person Households	8 1.31%	90 2.25%	171 2.53%
7 or more Person Households	15 2.45%	74 1.85%	128 1.89%
2024 Average Household Size	2.70	2.60	2.60
Households			
2029 Projection	695	4,980	8,388
2024 Estimate	614	4,348	7,328
2020 Census	610	3,993	6,755
Growth 2024 - 2029	13.19%	14.54%	14.47%
Growth 2020 - 2024	0.66%	8.89%	8.48%

SITE PLAN



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



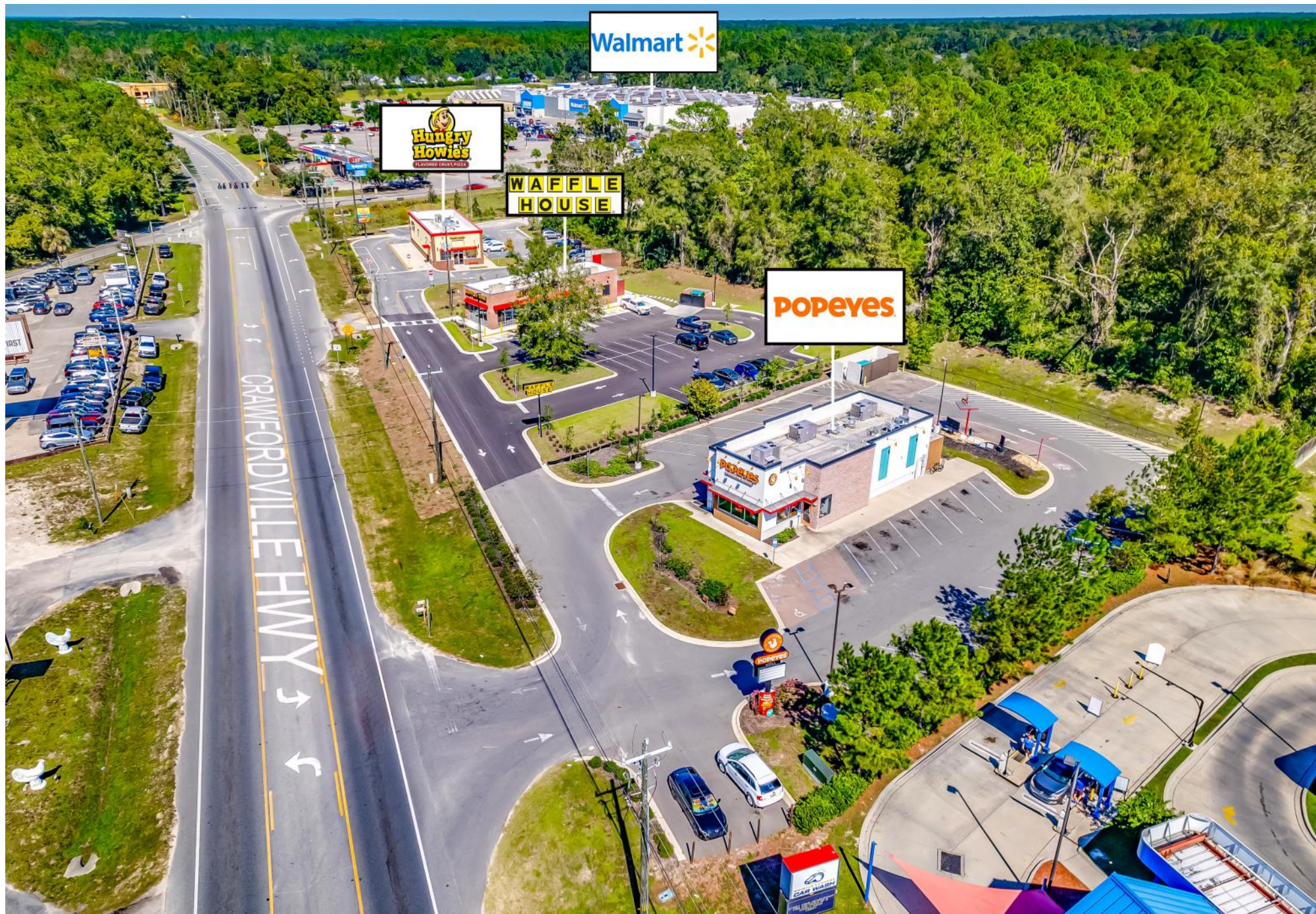
PHOTOS



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ABOUT US



LISTED BY:

ANDERSON & CARR

Since opening our doors in 1947, Anderson Carr has established itself as one of the preeminent providers of commercial and residential real estate services in South Florida. Specializing in real estate valuation, commercial brokerage and leasing, the mission is simple; to create value for our clients. We take great pride in developing and maintaining long lasting relationships with our clients and community. Anderson Carr has provided real estate advisory services exceeding \$100 billion worth of assets in over 100 million square feet of real estate. The real estate experts at Anderson Carr have a combined 250 years of experience and we look forward to sharing our trusted guidance and advice with you.

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