$2,666,667

6.00% CAP RATE

3340 SHERIDAN RD
ZION, IL 60099

POPEYES®

Freestanding Popeyes Drive-Thru | Prominent Sheridan Road Location In Zion, IL
Leading Global QSR Chicken Brand | Brand New 20-Year Absolute NNN Lease With
Scheduled 10% Rent Increases Every Five Years | Zero Landlord Responsibilities |
Operated By Award Winning & Established Franchisee w/ Personal Guaranty

Marcus & Millichap
NFB GROUP

WHY INVEST?

Freestanding Drive-Thru QSR
Prime Sheridan Road Corridor Location
Dense North Chicagoland Trade Area

- **Strategically Positioned Along Sheridan Road (IL-137)**, A Major Commercial Corridor Serving Zion And The Surrounding North Chicagoland Submarkets, With Strong Daily Traffic Volumes And Convenient Access To Illinois Route 173 And Interstate 94
- **Freestanding Popeyes with Drive-Thru** Offering Excellent Visibility, Multiple Points Of Ingress/Egress, And Dedicated Onsite Parking Designed To Support High-Volume Quick-Service Restaurant Operations
- **Located Within A Dense Retail Corridor** Near National Retailers, Grocery-Anchored Centers, Hospitality Uses, And Everyday Service Providers That Generate Consistent Consumer Traffic
- **Positioned Between Chicago And Milwaukee** Within A Well-Established Residential Trade Area Supported By A Large Population Base, Regional Commuters, And Nearby Employment Centers
- **Benefits From Strong Surrounding Demographics,** Year-Round Consumer Demand, And Proximity To Major Transportation Corridors Supporting Consistent Traffic And Long-Term Retail Fundamentals

Long-Term Absolute NNN Lease Structure
Built-In Rent Growth | Established Award Winning Franchisee

- **Brand New 20-Year Absolute NNN Lease** Commencing **June 2026**, Providing Long-Term Income Stability With Zero Landlord Responsibilities Throughout The Initial Lease Term
- **Scheduled 10% Rental Increases Every Five Years**, Delivering Consistent Organic Income Growth And Long-Term Inflation Protection
- **Absolute NNN Lease Structure Eliminates Landlord Expense Obligations**, Creating A Truly Passive Investment Opportunity With Predictable Cash Flow
- **Four (4) Five-Year Renewal Options**, Providing The Potential For Up To 20 Additional Years Of Occupancy And Extended Investment Duration
- **Operated By An Established Award Winning Franchisee,** Enhancing Credit Quality And Operational Stability (2024 Popeyes Developer Of The Year & 2022 Popeyes Franchisee Of The Year)

Multi-Unit Franchisee Backing
Iconic Global QSR Brand With Loyal Customer Base

- **Operated By An Experienced Popeyes Franchisee**, With A Proven Track Record Of Executing High-Volume, Drive-Thru-Oriented QSR Operations
- **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	3340 Sheridan Rd, Zion, IL 60099
Concept:	Popeyes
Guarantor:	Personal Guaranty (Inquire w/ Agent for Details)
Price:	$2,666,667
Cap Rate:	6.00%
NOI:	$160,000
Building Size (SF):	±2,163 SF
Lot Size (AC):	±1.58 Acres
Year Built:	2022

LEASE TERMS

Lease Commencement:	6/1/2026
Lease Term Expiration:	5/31/2046
Term Remaining	±20 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent (as of 8/1/2026):	$13,333
Annual Base Rent (as of 8/1/2026):	$160,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

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.

$2,666,667
LISTING PRICE

6.00%
CAP RATE

±20 YRS
LEASE TERM

$160,000
NOI

ABS NNN
LEASE TYPE

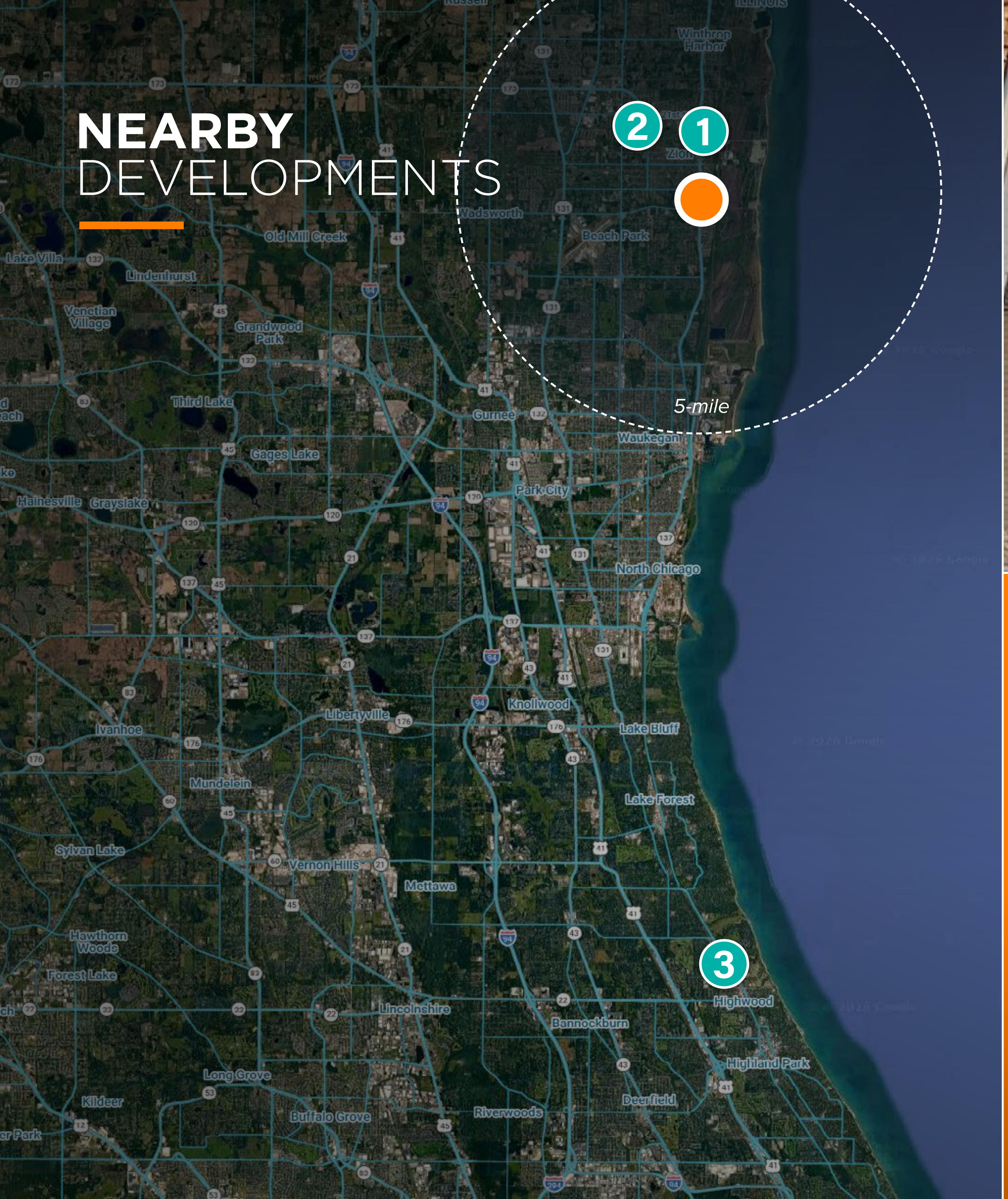
2022
YEAR BUILT


Popeyes
LOUISIANA KITCHEN


Popeyes
LOUISIANA KITCHEN


ACE Hardware
ALDI
AutoZone
PNC
Enterprise rent-a-car
DOLLAR GENERAL
OLD NATIONAL
Holiday Inn Express
Torres
Culver's
SHERIDAN RD | ±9,064 VPD
Wendy's

NEARBY DEVELOPMENTS



1. City of Zion 2026 Sidewalk Project Phase One: Pedestrian Infrastructure Expansion (Municipal Infrastructure)

The City of Zion is actively bidding its 2026 Sidewalk Project Phase One, with bids rejected by City Council on March 20, 2026 and a re-bid issued for April 8, 2026. The project will install new sidewalk infrastructure at key locations throughout Zion to improve pedestrian safety and accessibility. The city's bid documentation reflects a sustained multi-year commitment to upgrading pedestrian connectivity city-wide, supported by prior capital improvements including road paving contracts awarded in July 2025 to Chicagoland Paving Contractors and Bolder Contractors. Together these investments improve walkability and safety throughout the Sheridan Road trade corridor and surrounding neighborhoods.

READ MORE

2. Zion-Benton Township High School District 126: Multi-Phase Campus Expansion and CTE Renovation (Education)

Zion-Benton Township High School District 126 is executing a multi-phase, multi-year campus construction and renovation program. Phase 1 includes construction of new science classrooms and administrative suites. Phase 2 will add new Multi-Tiered System of Supports (MTSS) spaces and the first portion of the ZBTHS library. Phase 3 completes the full ZBTHS library, the ZB East library, and a new fine arts wing with classrooms for art, band, choir, and piano. The district has already completed a new Career and Technical Education (CTE) area with new classrooms and workshops, and active bid packages include football field and track improvements (Bid Release 1 posted in 2025) and a CTE Programs Center renovation (multiple bid releases). The ongoing construction activity represents a major long-term investment in educational infrastructure for approximately 2,159 students and serves as a significant employer and institutional anchor for the Zion community.

READ MORE

3. IDOT Sheridan Road Bridge and Culvert Repair: $7.2 Million State Infrastructure Project (Transportation Infrastructure)

The Illinois Department of Transportation (IDOT) has scheduled a $7.2 million culvert repair project on Sheridan Road over two unnamed creeks south of Zion, with construction running from spring 2026 through fall 2026. The project affects two bridge structures on Sheridan Road, the primary north-south arterial connecting Zion to Waukegan, North Chicago, and the broader Lake County transportation network. Work involves daytime lane closures during the construction window. Sheridan Road is the main commercial and civic spine of Zion, and this IDOT investment in the road's structural infrastructure reinforces the corridor's long-term viability and supports sustained vehicle access to the subject's immediate trade area. An additional Phase II engineering contract is also underway for replacement of the Sheridan Road bridges over unnamed creeks north of Lake Cook Road, extending the corridor improvement program further south.

READ MORE

CHICAGO
MSA

The Chicago Metropolitan Statistical Area (MSA) is the third-largest in the United States, home to more than 9.4 million residents across northeastern Illinois, northwestern Indiana, and southeastern Wisconsin. As one of the nation's most influential economic centers, Chicago serves as a global hub for finance, manufacturing, transportation, healthcare, and professional services. The region is home to the headquarters of major corporations including McDonald's, United Airlines, Boeing, and Mondelez International, while a diverse business base continues to drive employment and innovation throughout the Midwest.

Strategically positioned at the crossroads of North America, Chicago is one of the nation's premier transportation and logistics centers. The region is anchored by O'Hare International Airport, one of the busiest airports in the world, and benefits from extensive rail, interstate, and freight infrastructure. Major corridors including Interstates 90, 94, 55, and 80 provide connectivity to key U.S. markets, supporting one of the largest distribution networks in the country. Continued investment in downtown redevelopment, transit-oriented projects, and emerging innovation districts continues to attract both residents and businesses across the metropolitan area.

Best Big City in the U.S.
— Condé Nast Traveler Readers' Choice Awards

Millennium Park

Wrigley Field

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
9.46M	**$137,288**	**6.92M**
within MSA	*within MSA*	*within MSA*

The Chicago MSA combines one of the nation's most diversified economies with a rich cultural landscape, supported by leading industries in finance, healthcare, technology, education, and manufacturing. The region benefits from a highly educated workforce, strong population density, and direct access to national and global markets. Chicago is equally renowned for its world-class arts, dining, and entertainment offerings, featuring iconic destinations such as Millennium Park, The Art Institute of Chicago, and Navy Pier, alongside vibrant neighborhoods like West Loop, Lincoln Park, and Wicker Park. Together, these economic and cultural strengths continue to position Chicago as one of North America's most influential metro areas.

LARGEST EMPLOYERS

United · Northwestern Medicine · JPMorganChase · KraftHeinz · The University of Chicago · salesforce

United Center

Chicago is also a major center for higher education and professional sports. The region is anchored by leading institutions including University of Chicago and Northwestern University, both recognized for academic excellence and research leadership. The city supports a passionate sports culture, with teams including the Chicago Bears, Chicago Cubs, Chicago White Sox, Chicago Bulls, and Chicago Blackhawks drawing loyal fan bases. Major events, conventions, and cultural festivals held throughout the year further solidify Chicago's role as a leading center for commerce, entertainment, and Midwestern culture.

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.

The subject property is operated by a highly experienced and award winning franchisee. Specializing in the quick-service restaurant (QSR) sector, the franchisee operates an extensive portfolio of Popeyes locations across key Midwestern markets, including the Greater Chicago Area, Indiana, Michigan, and Wisconsin.

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

SOURCE: 2025, STATISTA

IN THE NEWS

FULL ARTICLE

POPEYES HIRES US COO FROM BURGER KING FOR STORE-LEVEL EXECUTION

March 25, 2026 | *Restaurant Dive*

Chris Padoan's appointment signals a greater investment in Popeyes' store-level execution, as the chain lags its chicken competitors in operations. Padoan has more than 15 years of operations experience with Burger King, according to the press release. In his most recent role at Burger King, he oversaw operational improvements in the South region, working closely with operators and restaurant teams to improve performance and execution. He also spent six years as the owner of a fast casual...

BACK FOR GOOD! POPEYES MAKES FAN-FAVORITE CHICKEN WRAPS PERMANENT

May 4, 2026 | *Popeyes Newsroom*

Popeyes® is bringing back the Chicken Wraps fans couldn't get enough of, and this time they're here to stay. Starting May 4, Popeyes Chicken Wraps ($3.99) return to menus nationwide as a permanent offering. The fan-favorite wraps are back in three signature flavors: Classic, Spicy, and a brand-new Blackened Ranch. Each wrap delivers Popeyes legendary Louisiana flavor rolled up in a delicious, snackable bite at a price point to love. The perfect addition to any meal...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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NFB GROUP

POPEYES®

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Activity ID: ZAH1050199