

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

ZAXBY'S

New 20-Year Lease | #6 location in North Carolina and 98th percentile Nationwide (Placer) |
~6.50% Rent to Sales Ratio | 100+ Unit Operator



2007 E. Dixon Boulevard

SHELBY NORTH CAROLINA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY

ZAXBY'S

GREG LABARRE

Vice President

National Net Lease

greg.labarre@srsre.com

M: 619.997.1242

CA License No. 02069301

ROBERT DONNELL

First Vice President

National Net Lease

robert.donnell@srsre.com

M: 619.818.5852

CA License No. 02082187



NATIONAL NET LEASE

Broker in Charge: Patrick Nutt, SRS Real Estate Partners-SoFlo LLC | NC License No. 281618



4

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

7

PROPERTY OVERVIEW

Property Photos
Aerials
Site Plan
Location Map

15

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



SRS Real Estate Partners – SoFlo, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Zaxby's investment property located in Shelby, North Carolina. The lease guarantor, Roost and Rise Holdings, LLC, which operates over 100 locations, just signed a brand new 20-year lease with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every five years throughout the primary term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The property features new construction with a modern design and state-of-the-art amenities. This is one of the best performing Zaxby's location in the nation, ranking #6 in North Carolina and #15 in the US per placer.ai.

Zaxby's is located at the entrance to Cleveland Shopping Mall on Highway 74 (East Dixon Boulevard) with 39,500 vehicles passing the site daily on average. Highway 74, one of Shelby's primary commercial corridors, provides strong visibility and easy access from nearby residential neighborhoods and employment centers, along with direct access to larger regional employment centers and consumer markets. Shelby is the county seat of Cleveland County and is located at the confluence of the beautiful rolling foothills of the Blue Ridge Mountains and the bustling Metrolina region of the Carolinas. Its proximity allows easy, convenient access to two international airports - Charlotte-Douglas, and Greenville-Spartanburg. The 5-mile trade area is supported by a population of over 39,500 residents and 18,400 employees. The average household income within 1 mile is \$93,693 and is projected to increase to \$105,034 by 2031.

OFFERING SUMMARY



OFFERING

Price	\$5,120,000
Annual Rent	\$320,000
Cap Rate	6.25%
Tenant	Zaxby's (1796 Chicken, LLC)
Lease Guarantor	Roost & Rise Holdings, LLC (100+ Unit Operator)
Lease Type	Absolute NNN
Lease Term	~20 Years Remaining
Renewal Options	2 (5-Year)
Increases	10% Every 5 Years

PROPERTY SPECIFICATIONS

Rentable Area	~2,146 SF
Land Area	~1.01 AC
Property Address	2007 E. Dixon Boulevard Shelby, North Carolina 28152
Year Built	2023
Parcel Number	70769

New 20-Year Lease | Options To Extend | 10% Rent Increases Every 5 Years | Top Performing Location

- The tenant recently signed a brand-new 20-year lease commencing in June 2026, featuring 2 additional 5-year renewal options, demonstrating long-term commitment to the site
- Scheduled 10% rent increases every 5 years throughout the primary term and each renewal option enhance long-term NOI growth and provide a built-in hedge against inflation
- **This location ranks #6 in North Carolina and #15 nationwide for all Zaxby's locations (Placer.ai)**
- The tenants has a very healthy rent to sales ratio of ~6.50% (financials can be provided)

Newly Constructed Building | Absolute NNN Lease

- Constructed in 2023 with modern design, materials, and systems, the property offers contemporary aesthetics and operational efficiency consistent with today's retail development standards
- The lease is structured as an Absolute NNN lease, with the tenant responsible for CAM, taxes, insurance, and all maintenance of the premises
- This zero-responsibility structure makes the asset an ideal, management-free investment for out-of-state or passive investors

Strong National Brand & Franchisee Operator

- Zaxby's was founded in 1990 and has since expanded to 1,005 locations in 25 states
- The lease guarantor, Roost and Rise Holdings LLC, operates over 100 locations and is the largest franchisee in the Southeast
- Ranked #27 on QSR Magazine's 2025 release of its top 50 restaurants based on US system-wide sales, and #6 in the in the Chicken category

QSRMAGAZINE.COM >>

Strategically Positioned Pad-Site to Cleveland Mall | Excellent Frontage, Visibility & Access | Strong Traffic on Highway 74 | Proximity to Local Car Dealerships

- Located directly in front of Cleveland Mall, a 409,000 square foot regional shopping mall, anchored by Marshalls, Belk, Bealls, AMC Theater, Dunham's Sports, Dollar Tree and Bath & Body Works
- Outstanding visibility and access on Highway 74, one of Shelby's primary commercial corridors
- 39,500 cars pass the site on East Dixon Blvd (Highway 74) each day on average (VPD)
- Shelby is strategically positioned between Charlotte, NC and Greenville, SC; supporting connectivity to larger regional employment centers and consumer markets
- Shelby is the county seat of Cleveland County and part of a growing micropolitan region that was named the #1 Top Micropolitan in North Carolina and #7 in the United States by Site Selection Magazine, reflecting strong local economic development activity relative to peer markets nationwide
- Surrounded by several local car dealerships (Shelby Auto Mall, Discovery Nissan, Classic Ford Lincoln, etc) providing a steady customer base keeping Zaxby's top-of-mind

Dense Residential Base | Strong Demographics

- Over 39,500 residents and 18,400 employees within a 5-mile radius
- Average household income within 1 mile projected to grow from \$93,693 in 2026 to \$105,034 by 2031

PROPERTY OVERVIEW

ZAXBY'S

LOCATION



Shelby, North Carolina
Cleveland County

ACCESS



E Dixon Blvd: 2 Access Points

TRAFFIC COUNTS



E Dixon Blvd: 39,500 VPD

IMPROVEMENTS



~ 2,146 SF of existing building area

PARKING



~40 parking spaces on the owned parcel. The parking ratio is 18.64 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 70769
Acres: 1.01

CONSTRUCTION



Year Built: 2023

ZONING



GB: General Business

PROPERTY PHOTOS



PROPERTY PHOTO

Shelby Towing LLC



Placer.ai

TOP PERCENTILE NATIONWIDE

ZAXBY'S

Ruby Tuesday

Top 98%

Top 80%





Cleveland Mall

Marshall's
Dunham's Sports
SHOE SHOW
DOLLAR TREE
Bath & Body Works[®]
claire's
amc THEATRES
Ruby Tuesday

bealls
belk
SHOE DEPT. ENCORE
HIBBETT
GNC
SUBWAY



Placer.ai

TOP PERCENTILE NATIONWIDE

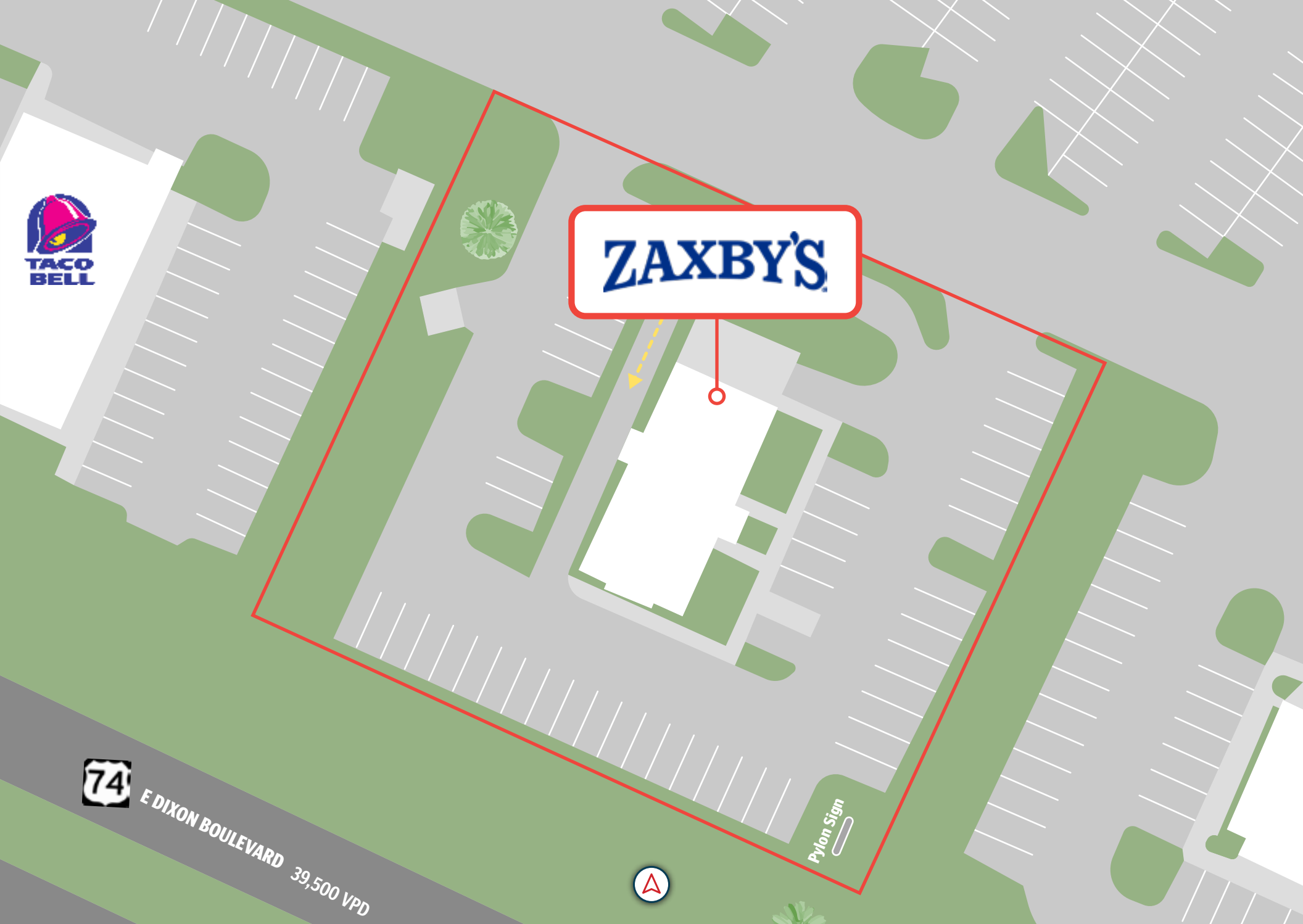
ZAXBY'S

Top 98%

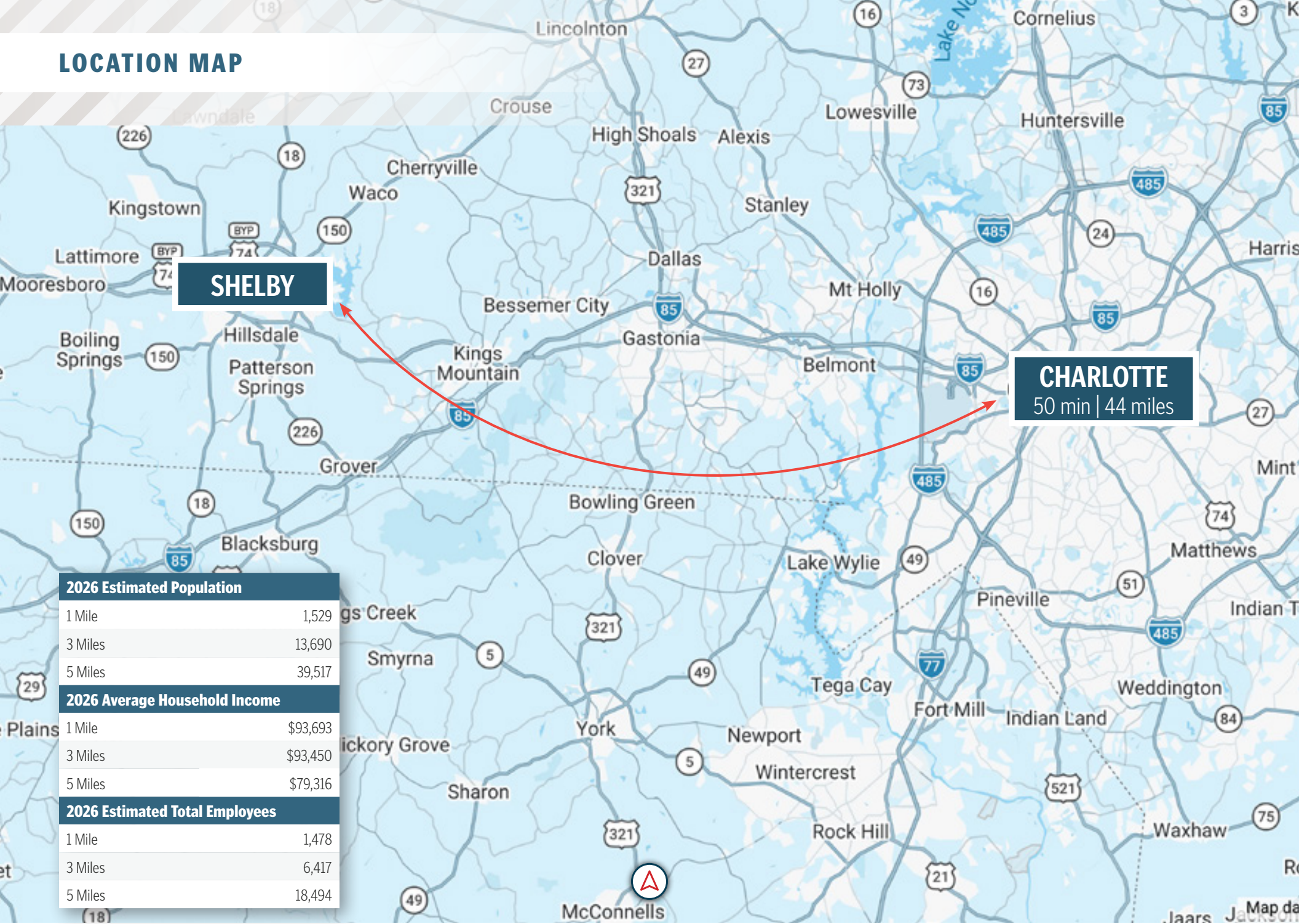
Ruby Tuesday

Top 80%





LOCATION MAP





SHELBY, NORTH CAROLINA

Shelby, city, seat of Cleveland County, in the Piedmont region of southwestern North Carolina, U.S., about 40 miles (65 km) west of Charlotte. It lies near the western edge of the Charlotte-Concord, NC-SC Combined Statistical Area. North Carolina. Shelby has a 2026 population of 23,531.

Shelby benefits from a diversified economy anchored by advanced manufacturing, automotive, aerospace and defense, textiles, healthcare, education, retail, and logistics. Major highways and interstates, including the new US Hwy 74 bypass and I-85, link the City of Shelby to North Carolina's largest metro areas and key Southeastern markets, supporting seamless regional and national distribution. The City's location allows companies to harness exceptional multi-modal connectivity to support the flow of goods, talent, and opportunity. The city's strategic location near major highways and the Charlotte metropolitan area, combined with a strong manufacturing base and established employers, supports continued commercial and industrial activity.

Shelby, North Carolina, offers great local spots and easy day trips to nearby nature parks, museums, and entertainment. Shelby has numerous parks and playgrounds including Holly Oak Park, Junior Women Club Park, Optimist Park, Plaster Park, Ezra Bridge Park, and Hickory Creek Park. Attractions in Shelby include the Earl Scruggs Center, Don Gibson Theatre, Shelby City Park, John H. Moss Lake, Uptown Shelby's historic district, and Broad River Greenway. The city also hosts cultural events, outdoor recreation, and the annual Cleveland County Agricultural Fair, providing entertainment and recreational opportunities for residents and visitors.

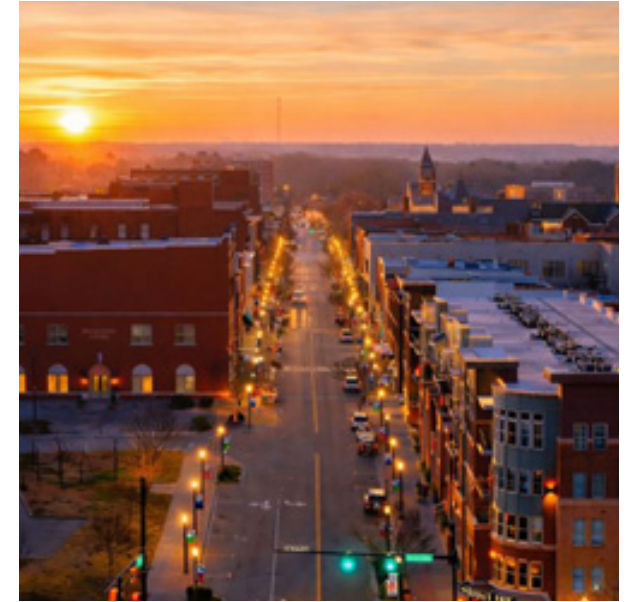
Cleveland County Schools is the school district for all of Cleveland County, including Shelby. Cleveland Community College is a primary higher education institution physically located in Shelby, North Carolina, offering associate degrees, certificates, and technical programs.

The nearest major airport is Charlotte Douglas International Airport. This airport has international and domestic flights from Charlotte, North Carolina and is 43 miles from the center of Shelby, NC.

AREA DEMOGRAPHICS

ZAXBY'S

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	1,529	13,690	39,517
2031 Projected Population	1,549	13,688	40,093
2020 Census Population	1,478	13,762	38,565
Projected Annual Growth 2026 to 2031	0.26%	0.00%	0.29%
Historical Annual Growth 2010 to 2020	0.44%	0.33%	0.44%
Households & Growth			
2026 Estimated Households	749	5,978	16,567
2031 Projected Households	770	6,057	16,965
2020 Census Households	709	5,808	15,967
Projected Annual Growth 2026 to 2031	0.55%	0.26%	0.48%
Historical Annual Growth 2010 to 2020	1.33%	0.72%	0.55%
Income			
2026 Estimated Average Household Income	\$93,693	\$93,450	\$79,316
2026 Estimated Median Household Income	\$57,359	\$71,009	\$59,282
2026 Estimated Per Capita Income	\$45,350	\$40,849	\$33,358
Businesses & Employees			
2026 Estimated Total Businesses	122	585	1,686
2026 Estimated Total Employees	1,478	6,417	18,494



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Zaxby's	2,146	Jun 2026	Jul 2046	Current	-	\$26,667	\$12.43	\$320,000	\$149.11	Absolute NNN	2 (5-Year)
(Roost & Rise Holdings, LLC)				Aug 2031	10.00%	\$29,333	\$13.67	\$352,000	\$164.03		10% rent increases every 5 years
				Aug 2036	10.00%	\$32,267	\$15.04	\$387,200	\$180.43		
				Aug 2041	10.00%	\$35,493	\$16.54	\$425,920	\$198.47		
				Option 1	10.00%	\$39,043	\$18.19	\$468,512	\$218.32		
				Option 2	10.00%	\$42,947	\$20.01	\$515,363	\$240.15		

FINANCIAL INFORMATION

Price	\$5,120,000
Annual Rent	\$320,000
Cap Rate	6.25%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2023
Rentable Area	~2,146 SF
Land Area	-1.01 AC
Address	2007 E. Dixon Boulevard Shelby, North Carolina 28152

FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



Zaxbys Surpasses 1,000 Locations as Brand Transformation Fuels Momentum Into 2026

Posted February 5, 2026

ATLANTA – Zaxbys®, the rapidly expanding QSR chicken brand famous for its quality Chicken Fingerz™, wings and signature sauces, enters 2026 with historic momentum after reaching 1,000 restaurants nationwide and earning recognition from QSR Magazine as the industry's Most Transformational Brands of the Year. Following a year defined by new market entries, design innovation and increased demand from multi-unit franchise operators, Zaxbys continues its evolution from a regional Southern favorite into a national QSR powerhouse.

As of January 2026, Zaxbys operates more than 1,000 restaurants across 22 states, with debut entries into major metro markets including Las Vegas and Phoenix, as well as expansion across Illinois, Maryland, New Jersey, and Pennsylvania, further extending the brand's footprint beyond its Southeast core. This year, the brand is targeting more than 60 new restaurant openings, supported by a long-term goal of reaching 100 new stores annually.

A major driver of Zaxbys' growth has been the rollout of its Modern Farmhouse restaurant prototype, which introduces flexible footprints, dual-lane drive-thrus, and a refreshed design that supports both traditional and non-traditional formats. Zaxbys recently signed a new non-traditional franchise agreement to open a restaurant on a prominent military base. With multiple formats ranging from full dine-in restaurants to drive-thru-only, the prototype allows franchisees to adapt to a wide range of real estate opportunities, including urban, suburban and high-traffic corridors.

"Zaxbys is at a pivotal moment in its history," said Bert Lane, Vice President of Franchise Sales at Zaxbys. "With more than 1,000 locations, combined with strong franchise demand and a modernized operating platform, the brand has built meaningful momentum. The focus going into 2026 is on building the right markets with the right partners while continuing to strengthen the foundation for sustained momentum across all aspects of the brand."

Zaxbys is fueling nationwide growth in 2026, and interest from both new and multi-unit operators remains strong as the brand enters its next phase of development. Key growth markets for 2026 include Florida, Illinois, Indiana, Kentucky, Michigan, Ohio, Tennessee, Texas and Virginia, as well as select non-traditional locations such as college campuses, military bases and travel hubs.

Zaxbys' transformation has extended beyond development and operations into marketing and menu innovation. In 2025, the brand launched its culturally relevant "Who's Got the Sauce™?" campaign, featuring actor Omar Epps as the Sauce Boss, helping drive brand awareness and connect with younger audiences nationwide. Building on that momentum, Zaxbys expanded its flavor portfolio with high-performing limited-time offers such as Lemon Pepper Dry Rub and piloted new dayparts, including Late-Night Zax, creating additional opportunities for franchisees to drive traffic and increase revenue.

[LINK TO FULL ARTICLE >>](#)

Source: International Franchise Association

BRAND PROFILE

ZAXBY'S



ZAXBY'S

zaxbys.com

Company Type: Private

Locations: 1,000+

Founded in 1990, Zaxbys is committed to serving delicious Chicken Fingerz, Zalads, wings, and signature sauces with Southern hospitality and a modern twist. In 2025, Zaxbys was recognized as Transformational Brand of the Year by QSR Magazine. Zaxbys has over 1,000 locations in 24 states and is headquartered in Atlanta, Ga.



ROOTS & RISE HOLDINGS, LLC

Roots & Rise Holdings, LLC is a multi-unit franchise operator focused on the restaurant industry, with a growing portfolio of Zaxby's locations. The company is focused on building a strong operating platform through strategic growth and the development and acquisition of additional restaurant locations. With an emphasis on operational excellence and long-term growth, Roots & Rise Holdings is positioned as an established franchise operator within the Zaxby's system.

Source: prnewswire.com



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets