$1,900,818

5.50% CAP RATE

801 US-701 HWY
TABOR CITY, NC 28463

BURGER KING

NNN Lease With Zero Landlord Responsibilities | Corporate-Guaranteed Burger King Lease With ±14 Years Remaining | 1.5% Annual Rent Increases | High-Visibility Location Along US Highway 701 in Tabor City, NC | Global QSR Brand With Strong Consumer Recognition and Long-Term Operating History

Marcus & Millichap
NFB GROUP

WHY INVEST?

Prime US Highway 701 Location High-Visibility Corridor in the Tabor City Trade Area

- **Strategically Positioned Along US Highway 701**, A Primary Commercial Corridor Connecting Tabor City With Whiteville, The North Carolina–South Carolina Border, And The Greater Myrtle Beach Region
- **Freestanding Burger King With Drive-Thru**, Offering Excellent Visibility, Multiple Points Of Access, And Ample On-Site Parking
- **Conveniently Located Near Downtown Tabor City**, NC Highway 410, NC Highway 904, And The Tabor City Industrial Park, Supporting Connectivity Throughout Columbus County And The Surrounding Trade Area
- **Surrounded By A Mix Of National Retailers**, Restaurants, Service Providers, Schools, Industrial Employers, And Established Residential Neighborhoods That Support Consistent Consumer Traffic
- **Benefits From Ongoing Public And Private Investment Throughout The Tabor City Area**, Including Industrial Development, Freight Rail Infrastructure, Commercial Investment, And Strong Recent Residential Construction Activity

Corporate Guaranteed | NNN Lease Through 2040 | Long-Term Income Stability With 1.5% Annual Rent Growth

- **NNN Lease With Zero Landlord Responsibilities**, Providing A Reliable, Passive Income Stream With Minimal Ownership Obligations
- **Approximately 14 Years Of Remaining Lease Term Through August 2040**, Providing Long-Term Contractual Cash Flow And Tenant Commitment
- **Three (3) Five-Year Renewal Options** Provide The Potential To Extend Tenant Occupancy An **Additional 15 Years Through 2055**
- **1.5% Annual Rental Increases** Provide Consistent Built-In Income Growth And Enhanced Inflation Protection Throughout The Lease Term
- **Corporate-Guaranteed Lease**, Providing Enhanced Credit Support And Long-Term Income Security From An Established Global QSR Brand

Global Recognized Brand | Resilient QSR Investment | Backed By NYSE: QSR

- **Burger King**®, One of the World's Most Iconic and Enduring Quick-Service Restaurant (QSR) Brands, With a Strong Franchise Model, and Ongoing Investment in Digital and Operational Innovation
- **Global QSR Leader** – Popeyes is a Top 25 U.S. QSR Brand with **Over 19,000 Locations** Worldwide and Growing International Presence
- Backed by **Restaurant Brands International (NYSE: QSR)**, One of the Largest Global Restaurant Companies
- Known for Its Flame-Grilled Burgers and the Iconic **Whopper**®, Driving Consistent Brand Loyalty and Consumer Demand

INVESTMENT SUMMARY

Address: GOOGLE MAPS	801 US-701 Hwy, Tabor City, NC 28463
Concept:	Burger King
Guarantor:	Corporate
Price:	$1,900,818
Cap Rate:	5.50%
NOI:	$104,545
Building Size (SF):	±3,174 SF
Lot Size (AC):	±1.33 Acres
Year Built/Remodeled:	1996/2025

LEASE TERMS

Lease Commencement:	4/15/2008
Lease Term Expiration:	8/31/2040
Term Remaining:	±14 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	$8,712
Annual Base Rent:	$104,545
Rental Increases:	1.5% Annually
Renewal Options:	3 x 5 Years

$1,900,818
LISTING PRICE

5.50%
CAP RATE

±14 YRS
LEASE TERM

$104,545
NOI

NNN
LEASE TYPE

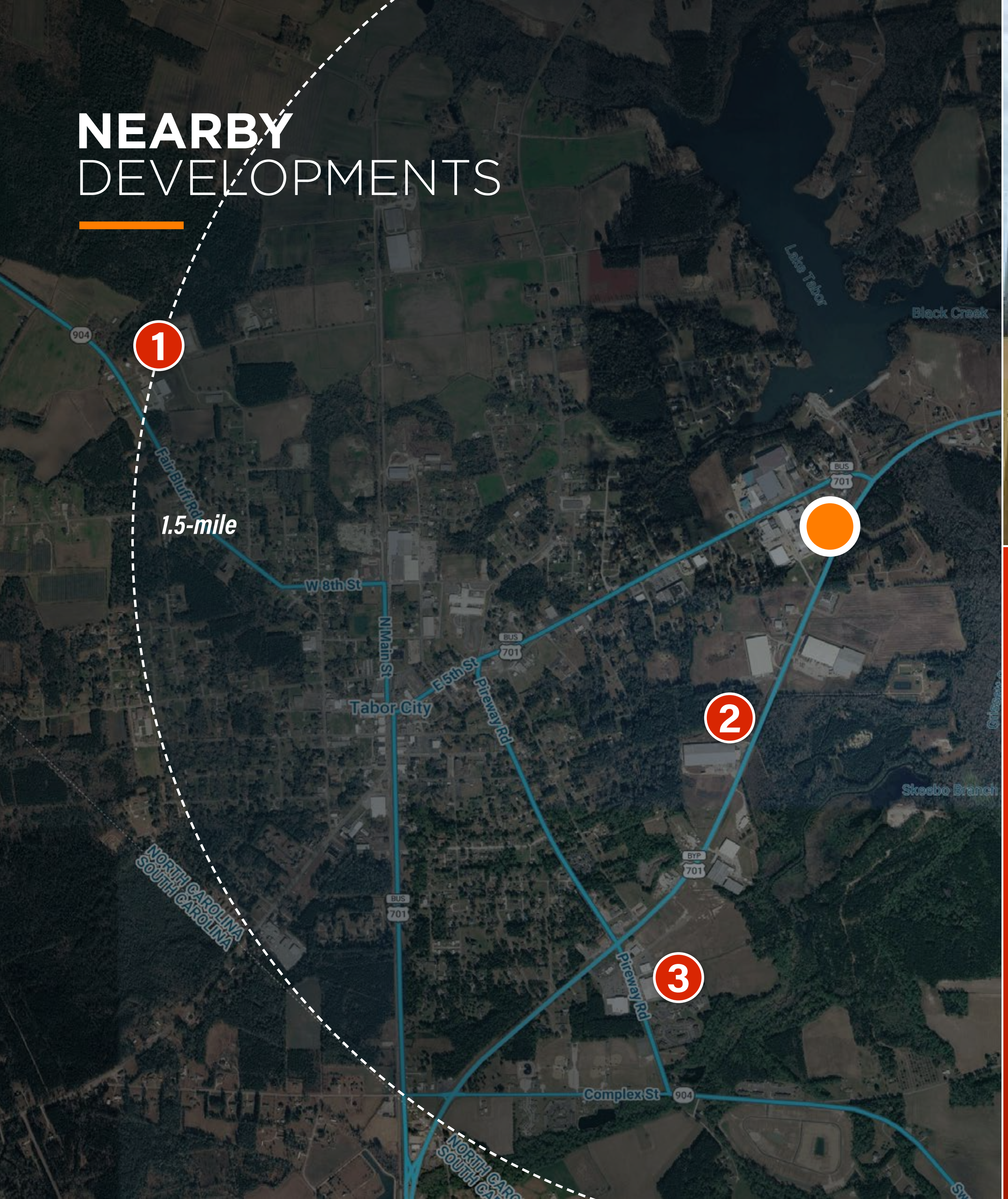
2025
YEAR REMODELED


BURGER KING
TRY OUR NEW
CLUB OR JALAPENO
ORIGINAL CHICKEN
SANDWICH
BURGER KING


BURGER KING


BURGER KING

NEARBY DEVELOPMENTS



1. **Tabor City Industrial Park: $2.5 Million Shell Building and Freight Rail Spur Under Construction (Industrial / Economic Development)**

The Golden LEAF Foundation Board of Directors approved $620,000 in December 2025 for a 25,000-square-foot expandable shell building at the Tabor City Industrial Park, bringing total Golden LEAF funding for the project to $2,045,000. The shell building is part of the Golden LEAF Shell Building Pilot Program, which provides grants to increase the number of publicly owned industrial buildings suitable for attracting new businesses or enabling existing businesses to expand in rural communities. Separately, Governor Stein announced $500,000 in Southeast Crescent Regional Commission (SCRC) funding in December 2025 to construct a 2,850-linear-foot freight rail spur at the industrial park, enabling a warehouse and distribution business to expand and creating 16 new jobs. The rail spur will connect to the RJ Corman Railroad, which links to the CSX mainline in Mullins, South Carolina. Combined, the shell building and rail spur represent over $2.5 million in state and federal investment to position the Tabor City Industrial Park for new employer recruitment.

READ MORE

2. **Direct Market Access Industries: 135,000 SF Building Renovation with State Grant and 21 New Jobs (Distribution / Automotive Parts)**

Direct Market Access Industries, LLC, a distributor of automotive parts throughout North America that supplies companies including O'Reilly Auto Parts, received a $100,000 NC Commerce Building Reuse grant to support the renovation of a 135,000-square-foot building in Tabor City. The project, announced by the Governor in December 2023, is expected to add 21 new jobs with a private investment of $1,514,600 tied to the grant. The renovation of the 135,000-square-foot facility is one of the largest commercial investments in the Tabor City trade area and reflects the community's growing role in logistics and distribution, leveraging its position at the intersection of US Highway 701, NC Highway 410, and the North Carolina-South Carolina border with access to the Myrtle Beach market (39 miles south) and Wilmington (75 miles northeast).

READ MORE

3. **Residential Construction Surge: 39 Building Permits in 2024 (Up 387.5%), $11.8 Million in New Housing (Residential New Construction)**

Tabor City issued 39 residential building permits in 2024 worth $11.8 million, a 387.5 percent increase from the prior year. At $303,000 per unit, new home construction in Tabor City is running 64 percent above the Columbus County average of $184,000 per unit, indicating higher-end residential development. All 39 permits were for single-family detached homes. The residential construction surge reflects growing demand for housing in the Tabor City trade area, driven by the community's proximity to Myrtle Beach (39 miles south via US 701), expanding local employment from the industrial park investments, and Tabor City's appeal as an affordable alternative to the higher-cost coastal markets. The new housing directly expands the consumer spending base supporting the subject's US Highway 701 trade area.

READ MORE

COLUMBUS COUNTY

Columbus County, located in southeastern North Carolina, is home to approximately 50,000 residents and serves as an important economic center between Wilmington, Myrtle Beach, and the Interstate 95 corridor. Benefiting from its strategic location near the Carolina coast, the county supports a diverse economy driven by manufacturing, agriculture, healthcare, distribution, education, and public-sector employment. Major employers include International Paper, Columbus Regional Healthcare System, and Columbus County Schools, while continued investment in industrial development is supporting new business activity throughout the region.

The county also benefits from proximity to the Port of Wilmington, regional airports, and freight rail connections supporting efficient goods movement and trade. Ongoing investment in industrial facilities, transportation infrastructure, residential communities, and commercial corridors continues to strengthen the region's economic foundation. Continued growth in Whiteville, Tabor City, and surrounding communities has further enhanced the county's appeal to businesses, workers, and residents.

#3 Largest County in North Carolina by Land Area

— U.S. Census Bureau, 2026

Jellystone Park

North Carolina Museum of Natural Sciences at Whiteville

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
50,357	**$74,991**	**35,533**
within county	*within county*	*within county*

Columbus County combines a diverse economy with a relaxed quality of life, supported by leading industries in manufacturing, agriculture, healthcare, logistics, retail, and distribution. Whiteville serves as the county's primary commercial and healthcare center, while communities including Tabor City, Lake Waccamaw, Chadbourn, and Fair Bluff contribute to the area's small-town character. Together, these economic and lifestyle advantages position Columbus County as an emerging growth market within southeastern North Carolina.

Columbus County also offers a variety of recreational and cultural destinations that contribute to the region's quality of life. Downtown Whiteville's Vineland Village serves as a local dining, shopping, and community hub, complemented by attractions such as the North Carolina Museum of Natural Sciences at Whiteville and historic Vineland Station. To the east, the Lake Waccamaw region is anchored by Lake Waccamaw State Park, offering hiking, fishing, paddling, camping, and access to one of North Carolina's most distinctive natural lakes. These destinations, along with the county's proximity to Wilmington and the Carolina beaches, provide residents and visitors with convenient access to outdoor recreation, cultural amenities, and regional attractions.

Lake Waccamaw

Columbus County also benefits from higher education and workforce training resources. The region is anchored by Southeastern Community College and Columbus Career and College Academy, which support technical education, industry certifications, and workforce development throughout the county. Columbus County maintains a strong sense of community through local events, outdoor recreation, and natural attractions, including Lake Waccamaw State Park. These educational and lifestyle assets continue to strengthen the county's position as a growing center for economic development, workforce growth, and quality of life.

TENANT PROFILE

BURGER KING

Founded in 1954 in Miami, Florida, **Burger King**® is one of the world's most iconic and enduring quick-service restaurant (QSR) brands. Built on a legacy of innovation and distinct flame-grilled flavor, Burger King® quickly rose to prominence with the introduction of its signature **Whopper**® sandwich in 1957—still a cornerstone of its menu today. The brand has consistently differentiated itself from competitors through its commitment to flame-grilling, customizable menu options, and bold, unapologetic marketing campaigns that resonate with a wide customer base. In addition to burgers, Burger King® offers a comprehensive menu that includes chicken sandwiches, breakfast items, sides, salads, desserts, and plant-based alternatives like the Impossible™ Whopper, appealing to evolving consumer preferences.

Today, Burger King® operates **over 19,000 restaurants in more than 120 countries**, making it the **second-largest fast-food hamburger chain in the world**. The company has embraced modernization in recent years with digital ordering platforms, mobile apps, and loyalty programs, as well as new store prototypes designed for convenience, drive-thru efficiency, and contactless service. These efforts have strengthened the brand's global presence while deepening customer engagement across multiple touchpoints.

Burger King® is a flagship brand under **Restaurant Brands International (RBI)**, a leading global QSR powerhouse that also owns **Popeyes®, Tim Hortons®, and Firehouse Subs**®. With nearly seven decades of brand equity, a strong franchise model, and ongoing investment in digital and operational innovation, **Burger King® remains a dominant force in the fast-food industry**, appealing to both legacy customers and new generations worldwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
$2.3B	19K+	104K+	rbi restaurant brands international

SOURCE: 2025, STATISTA

IN THE NEWS

FULL ARTICLE

BURGER KING PARENT BEATS QUARTERLY ESTIMATES ON VALUE MEAL DEMAND

May 6 (Reuters) - Restaurant Brands International (QSR.TO), opens new tab on Wednesday edged past expectations for quarterly overall same-store sales growth and adjusted profit, helped by resilient demand at its Burger King chain. Fast-food companies in the U.S. have increased value offerings as they try to woo budget-conscious consumers facing higher costs of living. In January, Restaurant Brands launched a limited-time $4.99 double cheeseburger meal, and has ongoing offers...

LOOKING TO BOOST SALES, FAST-FOOD CHAINS TURN TO QUALITY IMPROVEMENTS

Bob Wright, the new CEO of Wendy's, has not minced words about the condition the chain was in when he returned to the company this year following a seven-year absence. On the company's earnings call last month, he lamented the brand's "quality degradation."In an interview with the Wall Street Journal, he acknowledged that the brand "made some decisions around quality that were rooted in efficiency and cost savings. We have let our value equation erode." Wright, who was Wendy's...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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BURGER KING

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