

Popeye's

5222 W. Touhy Avenue Skokie, IL



- Outstanding suburban demographics | 175,000 people within a 3-mile radius and \$137,850 average household incomes within a 1-mile radius
- Ideal 1031 exchange opportunity | The offering is ideal for an investor seeking stable passive income from a truly management free asset.
- Located in the 3rd largest metro in the United States
- Irreplaceable real estate surrounded by nation's largest retailers including Target, Costco, Walmart, Dick's Sporting Goods, Best Buy and more.
- 38,000 vehicles per day on Touhy Avenue
- New 20-year lease. The tenant will be responsible for all repairs and maintenance during the lease term and the rental payments will be absolute net to the Landlord.



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Deal Overview

HMX Realty Advisors is pleased to offer a new construction Popeye's located in Skokie, IL. The lease is backed by a seasoned franchisee and comes with a brand new 20-year term with 12% rental increases every 5 years. Popeye's is an American multinational chain of fried chicken fast food restaurants with over 3,800 locations.

Location

Skokie, Illinois located 16 miles northwest of downtown Chicago and 12 miles east of O'Hare International Airport, is home to over 64,000 residents, 24,000 households and 2,400 businesses. For many years, Skokie promoted itself as "The World's Largest Village". Skokie's streets, like that of many suburbs, are largely a continuation of the Chicago street grid, and the village is served by the Chicago Transit Authority, further cementing its connection to the city. In 1888, the community was incorporated as Niles Centre. The name of the town was changed from "Niles Center" to "Skokie" by referendum in 1940. Skokie comes from a Potawatomi word for "marsh".

The village's AAA bond rating attests to strong economic health via prudent fiscal management. Skokie was the first community in the entire United States to have nationally accredited Fire, Police and Public Works Departments. In recent years, the Village of Skokie has encouraged redevelopment in Downtown Skokie that now includes development of the Illinois Science + Technology Park on the 23.4-acre former Searle/Pfizer site. The Village also participated in an expansion and renovation of Westfield Old Orchard, developed the North Shore Center for the Performing Arts in Skokie, renovated the Southeast Industrial area and began improvements to the West Dempster Street corridor.

Money magazine has named Skokie one of the 80 fastest-growing suburbs in the U.S. Chicago magazine continues to rank Skokie near the top in its suburban livability rating, praising the Village's schools, parks, municipal services and entertainment options.

Property Summary

Address	5222 W. Touhy Avenue, Skokie, IL
Building Size (SF)	2,004 SF
Land (AC)	.348
Price:	\$2,380,952
Cap Rate:	5.25%
Traffic Counts (VPD)	38,000

Lease Summary

Tenant	Popeye's (Khowaja Brothers Network, Inc)
Lease Type	Ground Lease
Remaining Lease Term	20 Years
Lease Commencement:	1/1/2025
Lease Expiration:	1/1/2045
Options	Four-5 Year Options
Credit	Franchisee
Lease Guarantee:	Franchisee Principals
NOI:	\$125,000
Rental Increases:	12% every 5 Years

Highlights

- Popeyes is an American multinational chain of fried chicken fast food restaurants founded in 1972 in New Orleans, Louisiana and headquartered in Miami, Florida. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken tenders, fried shrimp and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest quick service restaurant chicken concepts with over 3,800 restaurants in the U.S. and around the world.
- Ideal 1031 Exchange Opportunity | The offering is ideal for an investor seeking stable passive income from a truly management free asset.
- Skokie is the first suburb on the Northern Chicago border of Chicago
- Outstanding Suburban Demographics | 175,000 people within a 3-Mile radius and \$137,850 Average Household Income's within a 1-Mile radius
- Irreplaceable Real Estate Surrounded by Nation's Largest Retailers Including Target, Costco, Walmart, Dick's Sporting Goods, Best Buy and More.
- 38,000 Vehicles Per Day on Touhy Avenue
- Located in the 3rd Largest metro in the United States
- New 20-year lease. The tenant will be responsible for all repairs and maintenance during the lease term and the rental payments will be absolute net to the Landlord.
- Money magazine named Skokie among the 80 fastest-growing suburbs in the entire nation
- 5 Minutes from Oakton Community College | Over 7,000 Students

Built in 2024, this 2,004-square-foot building is strategically located within one of the premier retail destinations in Chicago's northern suburbs. The Popeye's site benefits from high visibility along West Touhy Avenue, the area's main east-west corridor, which sees approximately 38,000 vehicles daily. Additionally, the property is less than half a mile west of Interstate 94, offering direct access to over 164,000 vehicles per day. More than 175,000 residents live within a three-mile radius, with average annual household incomes exceeding \$105,000.



\$2,380,952

Price

5.25%

Cap Rate

\$125,000

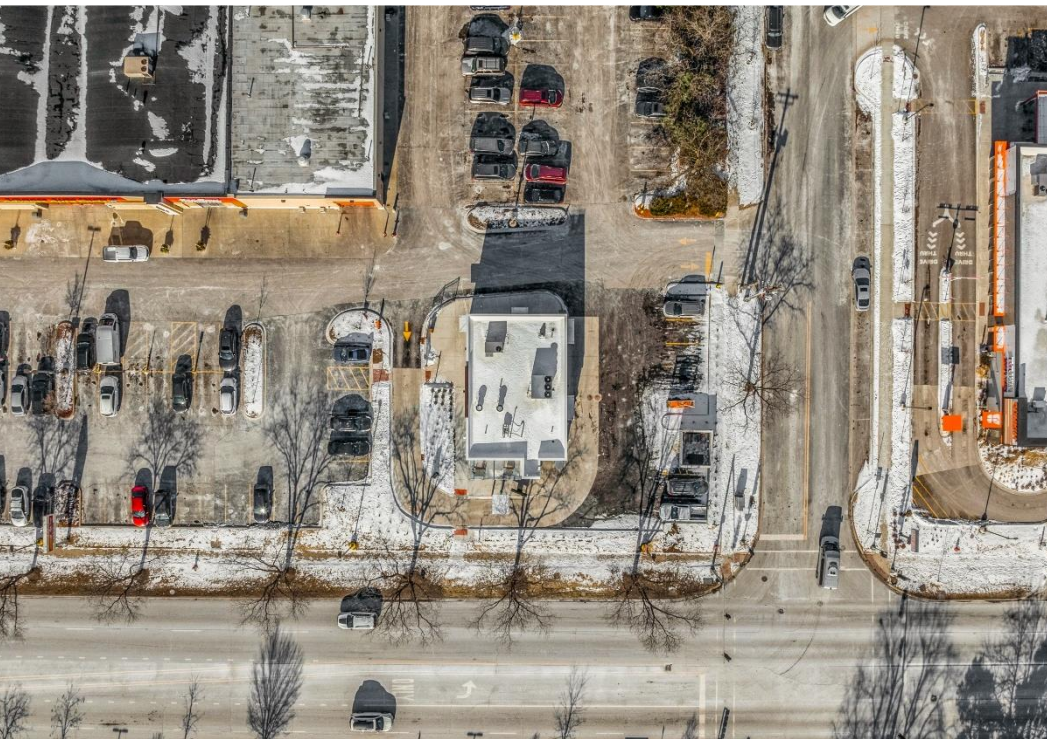
Net Operating Income



SUBJECT PROPERTY



POPEYES



Property Photos

5222 W. Touhy Avenue, Skokie, IL



Property Photos

5222 W. Touhy Avenue, Skokie, IL

AMC THEATRES
Red Robin GOURMET BURGERS & BEERS
BED BATH & BEYOND
chili's
FAMOUS FOOTWEAR LIVE WELL
GNC
OUTBACK STEAKHOUSE
BEST BUY
OfficeMax
PET SMART

Walmart **ROSS** DRESS FOR LESS®
Chick-fil-A
Bath & Body Works
FRESH FARMS MARKET
Walgreens **Great Clips**
WELLS FARGO **CHASE** **JIMMY JOHNS** **goodwill**

Holiday Inn **Bar Louie**
McDonald's

Orangetheory FITNESS
Pepe Boys
Advance Auto Parts

SHURE
 SOUND EXTRAORDINARY

SUBJECT PROPERTY

POPEYES

BANK OF AMERICA

BURGER KING

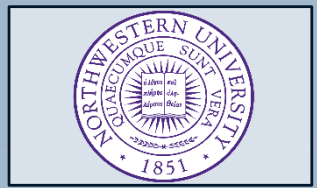
OfficeMax **BARNES & NOBLE** **CAI POTLE MEXICAN GRILL**
CHUCK E. CHEESE'S **PANDA EXPRESS CHINESE KITCHEN**

STARBUCKS COFFEE **vca animal hospitals**
AT&T
Bonchon KOREAN FRIED CHICKEN **EUROPEAN WAX CENTER**
AspenDental

TOUHY AVENUE - 38,000

DUNKIN' DONUTS

SKETCHERS



SKOKIE

Market Summary

Skokie, Illinois, is a thriving suburban community north of Chicago, offering a mix of single-family homes, townhouses, and multifamily buildings. The real estate market is strong, with median home prices typically ranging from \$300,000 to \$500,000. The town also has a robust commercial sector, benefiting from its proximity to major highways and the Westfield Old Orchard Mall. Skokie's diverse population, business-friendly environment, and well-regarded schools make it an attractive location for families and businesses alike. With continued development in retail, mixed-use properties, and green spaces, Skokie's outlook remains positive for both residential and commercial growth.



At a Glance

2.4M

Residents

3.2%

Unemployment Rate

19.5 M

Day Visitors per Year

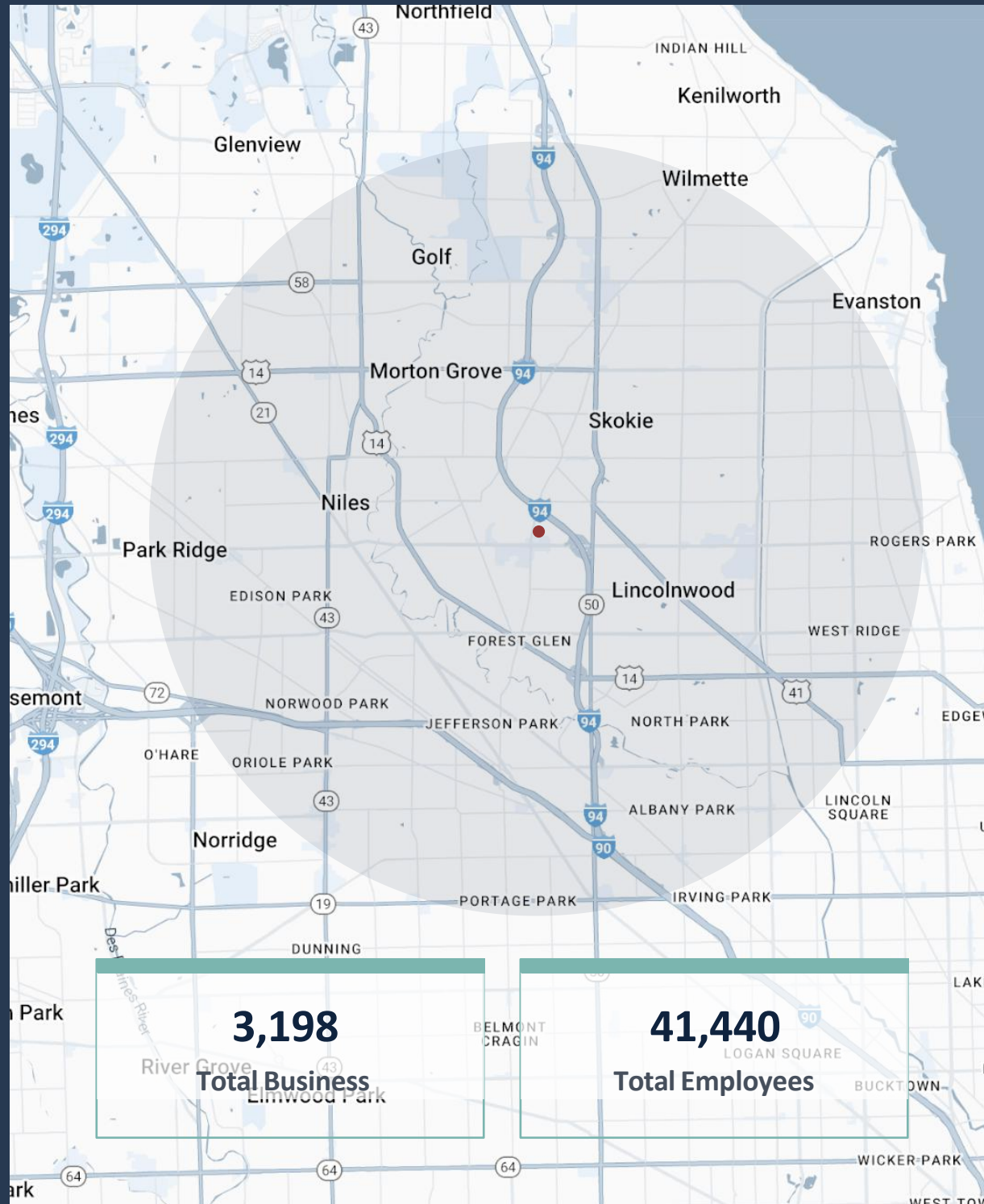
Major Metropolitan Area

Skokie, Illinois, is part of the Chicago metropolitan area, which is one of the largest and most economically diverse urban regions in the United States. The town lies just 15 miles north of downtown Chicago, making it an integral part of the North Shore suburbs of Chicago. The Chicago metro area is known for its vibrant economy, world-class cultural institutions, and major industries like finance, technology, manufacturing, healthcare, and education.

Demographics

Population	3 Mile	5 Mile	10 Mile
2010 Population	182,364	731,533	2,053,045
2022 Population	175,059	701,273	1,971,444
2027 Population Projection	171,577	687,111	1,932,316
Annual Growth 2010-2022	-0.3%	-0.3%	-0.3%
Annual Growth 2022-2027	-0.4%	-0.4%	-0.4%
Average HH Income	\$105,896	\$103,894	\$107,176
Median HH Income	\$81,909	\$75,803	\$77,576

Households	3 Mile	5 Mile	10 Mile
2010 Households	68,662	278,742	818,041
2022 Households	64,827	262,186	777,075
2027 Household Projection	63,291	255,771	759,641
Annual Growth 2010-2022	-0.1%	-0.1%	0.0%
Annual Growth 2022-2027	-0.5%	-0.5%	-0.4%
Avg Household Size	2.60	2.60	2.40
Avg Household Vehicles	2.00	1.00	1.00





Tenant Overview

Popeyes Louisiana Kitchen
Popeyeschicken.com

Locations: 3,850
Headquarters: Miami, FL
Industry: Fast Food
2021 Revenue: \$579,000,000



Founded in New Orleans in 1972, Popeyes Louisiana Kitchen, Inc., (Nasdaq: PLKI), is one of the largest quick service restaurant chains in the world; with more than 2,600 restaurants in the U.S. and around the world. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp, and other regional items. The chain's parent company, Restaurant Brands International Inc. ("RBI") (NYSE: QSR), operates over 24,000 restaurants in more than 100 countries with more than \$30 billion in system-wide sales. RBI owns three of the world's most prominent and iconic quick service restaurants brands - Tim Hortons, Burger King, and Popeyes.



Khowaja Brothers Network, a rapidly growing multi-unit franchise operator based in Illinois, currently owns and operates four Popeyes locations and one Rosati's restaurant. With ambitious plans for substantial expansion over the next five years, the company is poised for continued growth in the coming years.



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