



POPEYES

2844 Fish Hatchery Rd | Fitchburg, WI 53713
\$3,350,000 | 6% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

☎ (858) 348.8700

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Financial Info

Lease Expiration:	December 2038
Annual Rent:	\$200,964
Options:	Five (5) @ Five (5) Years
Increases:	1.5% annual rental increases
Building Size:	4,442 SF
Lot Size:	1.52 Acres
Lease Type:	Fee Simple - True NNN
Guarantee:	ABY Group
Price:	\$3,350,000 6% CAP

Highlights

- Popeyes Louisiana Kitchen, a nationally recognized quick-service restaurant brand, provides high-frequency, recession-resistant traffic and strong drive-thru performance.
- NNN structure minimizes landlord responsibilities for taxes, insurance, and maintenance.
- Minutes from Beltline Highway (US-12/18) and US-14, providing strong regional commuter traffic and access.
- Surrounded by dense residential neighborhoods, employment centers, and the University of Wisconsin–Madison, supporting consistent, repeat demand and long-term demographic growth.
- Lease expires December 2038, offering 12+ years of stable, contractual income.



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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Fish Hatchery Rd - 44,758 VPD



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W Beltline Hwy
133,109 VPD

US Hwy 14
32,643 VPD

Fish Hatchery Rd
44,758 VPD





DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	10,977	83,626	190,966
2024 POPULATION	11,375	84,233	192,388
2029 POPULATION PROJECTION	11,813	86,922	198,595
ANNUAL GROWTH 2020-2024	0.90%	0.20%	0.20%
ANNUAL GROWTH 2024-2029	0.80%	0.60%	0.60%

WHITE	5,248	57,161	136,401
BLACK	2,355	6,900	13,033
AMERICAN INDIAN/ALASKAN NATIVE	86	355	623
ASIAN	677	5,769	16,243
HAWAIIAN & PACIFIC ISLANDER	2	29	60
TWO OR MORE RACES	3,008	14,019	26,027
HISPANIC ORIGIN	2,811	11,294	19,315

2020 HOUSEHOLDS	4,878	35,261	83,697
2024 HOUSEHOLDS	5,065	35,634	84,650
2029 HOUSEHOLD PROJECTION	5,268	36,878	87,614
ANNUAL GROWTH 2020-2024	1.80%	1.10%	1.30%
ANNUAL GROWTH 2024-2029	0.80%	0.70%	0.70%
OWNER OCCUPIED HOUSEHOLDS	1,001	14,929	34,027
RENTER OCCUPIED HOUSEHOLDS	4,268	21,950	53,587
AVG HOUSEHOLD INCOME	\$66,505	\$97,694	\$92,833
MEDIAN HOUSEHOLD INCOME	\$48,308	\$68,640	\$65,043

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PROPERTY PHOTOS



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POPEYES



Popeyes Louisiana Kitchen, Inc., also known as Popeyes and formerly named Popeyes Chicken & Biscuits and Popeyes Famous Fried Chicken & Biscuits, is an American multinational chain of fried chicken fast food restaurants formed in 1972 in New Orleans, Louisiana and headquartered in Miami. It is currently a subsidiary of Toronto-based Restaurant Brands International. As of 2021, Popeyes has 3,705 restaurants, which are located in more than 46 states and the District of Columbia, Puerto Rico, and 30 countries worldwide. About 50 locations are company-owned; the vast remainder are franchised. Popeyes maintains a "Hall of Fame" of its franchise holders. Some international franchises, such as the ones located in Germany and Japan, are located only on US military installations and are generally not accessible to the local civilian public.



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TENANT INFORMATION



Credit Rating	Locations	Revenue
BB (S&P)	3,700+	\$6.5 Billion



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