NET LEASE PROPERTY FOR SALE

Popeyes Sarasota-Bradenton, FL MSA

3707 US-301, ELLENTON, FL 34222

Marcus & Millichap
PAINE RESTAURANT GROUP

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Marcus & Millichap

PAINE RESTAURANT GROUP

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marcusmillichap.com

POPEYES SARASOTA-BRADENTON, FL MSA

Marcus & Millichap

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Marcus & Millichap
PAINE RESTAURANT GROUP

Exclusively Listed By

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Marcus & Millichap
PAINE RESTAURANT GROUP

Marcus & Millichap
PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website
www.painerestaurantgroup.com

LinkedIn
painerestaurantgroup

Instagram
painerestaurantgroup

BRANDS WE WORK WITH

Popeyes Sarasota-Bradenton, FL MSA

MCDONALD'S

DAIRY QUEEN

Applebee's

Chipotle Mexican Grill

Wendy's

Burger King

Buffalo Wild Wings

Taco Bell

Olive Garden Italian Kitchen

Chili's

Louisiana Kitchen Popeyes

Whataburger

Raising Cane's Chicken Fingers

KFC

Denny's

Dutch Bros Coffee

IHOP

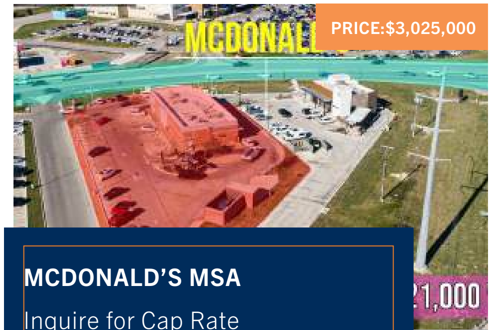
Jack in the box

RECENT ACTIVITY CLOSED

Popeyes Sarasota-Bradenton, FL MSA

TWIN PEAKS

Inquire for Cap Rate
Irving, TX

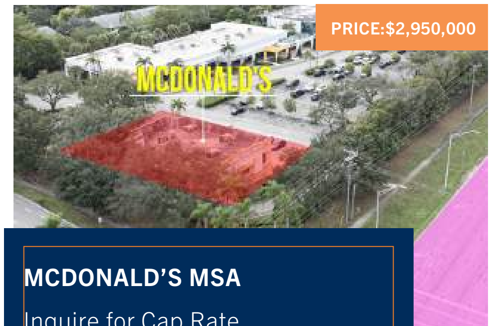


MCDONALD'S MSA

Inquire for Cap Rate
Austin, TX

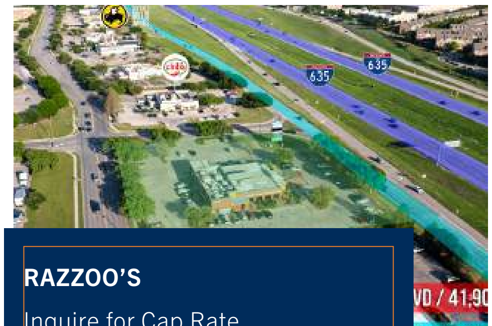
CHILI'S

Inquire for Cap Rate
Pearland, TX



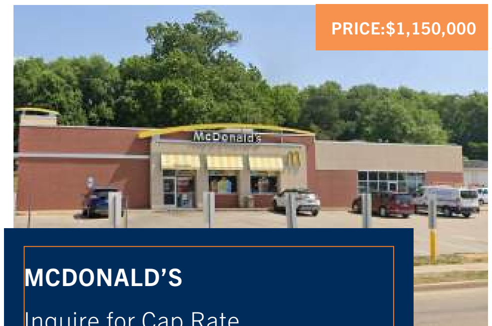
MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

Inquire for Cap Rate
Irving, TX

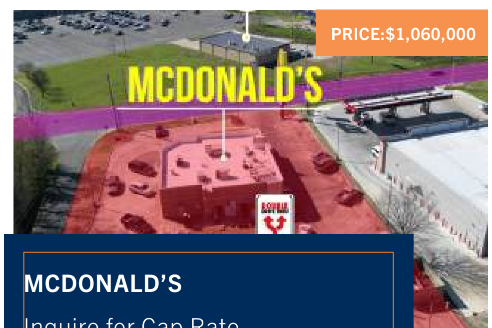


MCDONALD'S

Inquire for Cap Rate
Morrison, IL

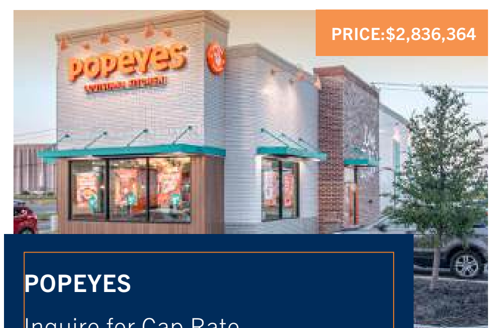
VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

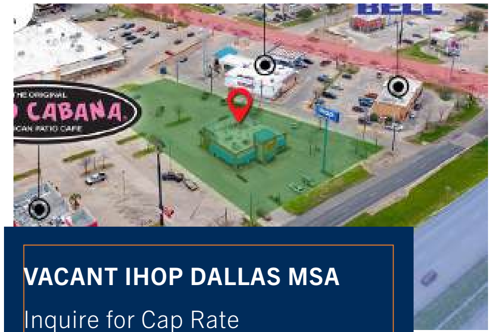
Inquire for Cap Rate
Fort Worth, TX

RECENT ACTIVITY CLOSED

Popeyes Sarasota-Bradenton, FL MSA

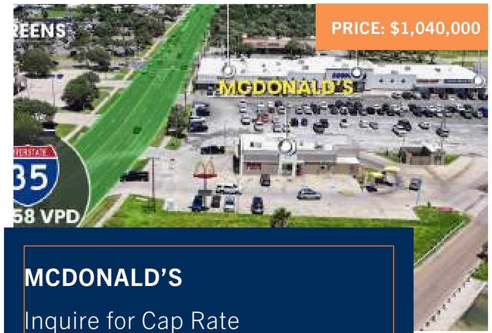
BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA

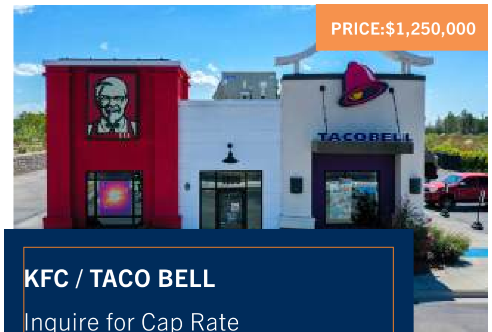
Inquire for Cap Rate
Ennis, TX



PRICE: $1,040,000

MCDONALD'S

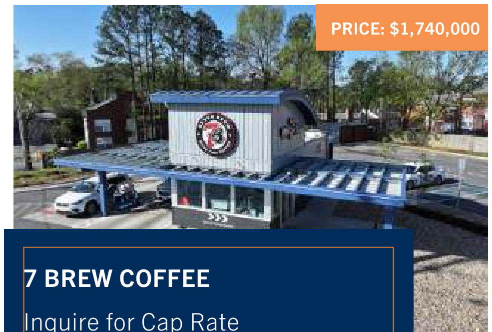
Inquire for Cap Rate
Rockport, TX



PRICE:$1,250,000

KFC / TACO BELL

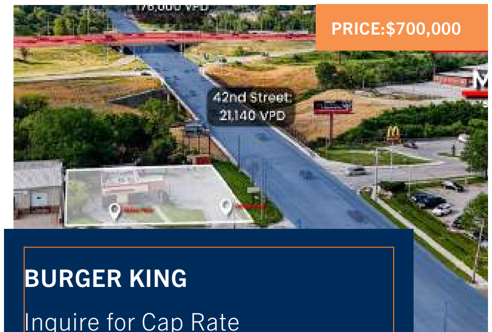
Inquire for Cap Rate
Anthony, TX



PRICE: $1,740,000

7 BREW COFFEE

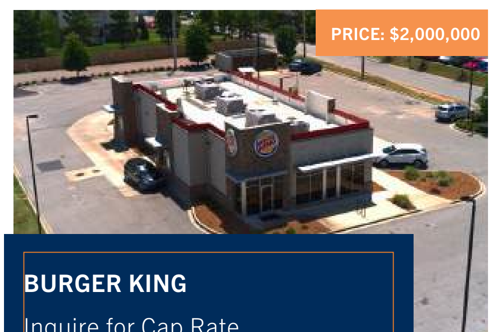
Inquire for Cap Rate
Little Rock, AR



PRICE:$700,000

BURGER KING

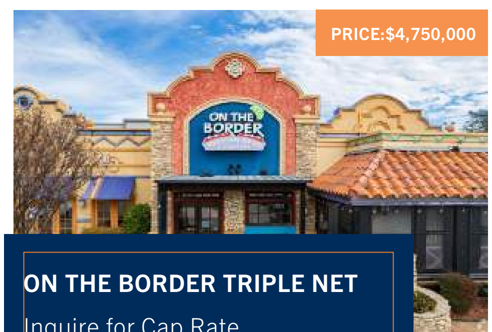
Inquire for Cap Rate
Omaha, NE



PRICE: $2,000,000

BURGER KING

Inquire for Cap Rate
Memphis, TN



PRICE:$4,750,000

ON THE BORDER TRIPLE NET

Inquire for Cap Rate
Fort Worth, TX

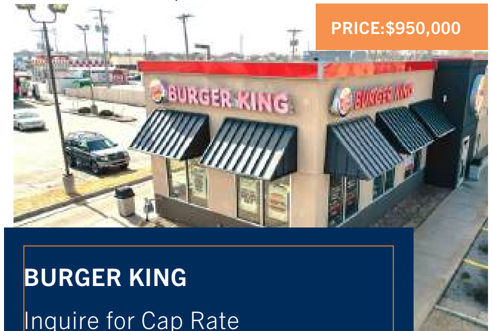
PRICE:$1,525,000

DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

RECENT ACTIVITY CLOSED

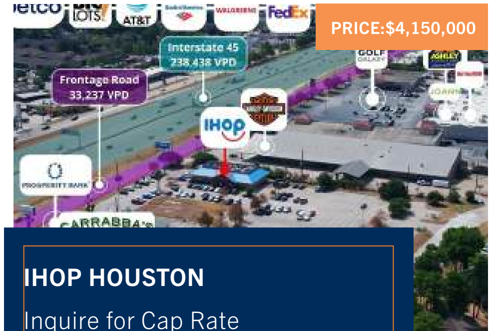
Popeyes Sarasota-Bradenton, FL MSA



PRICE:$950,000

BURGER KING

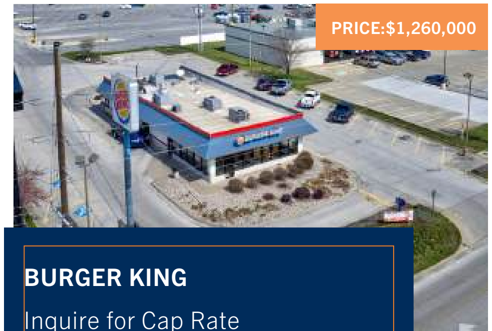
Inquire for Cap Rate
Wichita, KS



PRICE:$4,150,000

IHOP HOUSTON

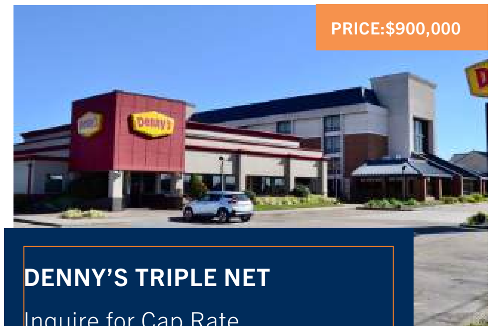
Inquire for Cap Rate
Spring, TX



PRICE:$1,260,000

BURGER KING

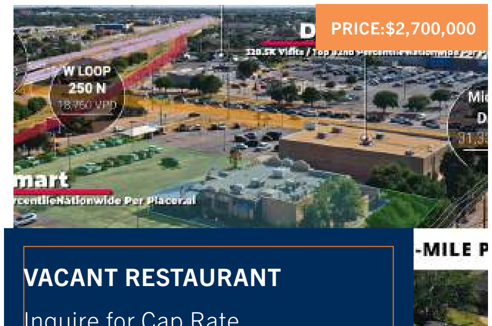
Inquire for Cap Rate
Ottawa, KS



PRICE:$900,000

DENNY'S TRIPLE NET

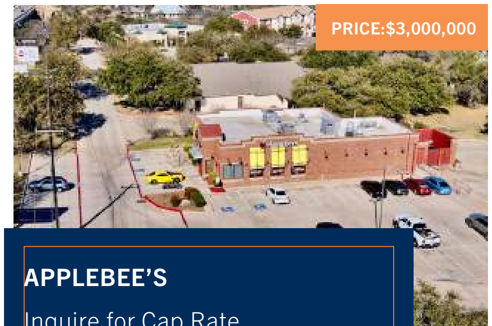
Inquire for Cap Rate
Evansville, IN



PRICE:$2,700,000

VACANT RESTAURANT

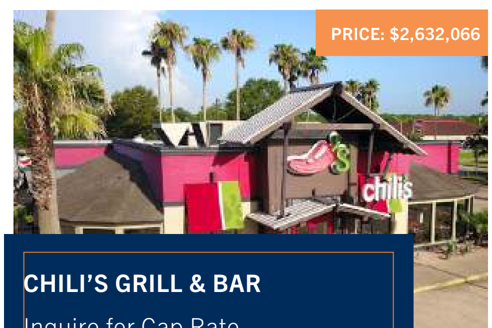
Inquire for Cap Rate
Midland, TX



PRICE:$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX



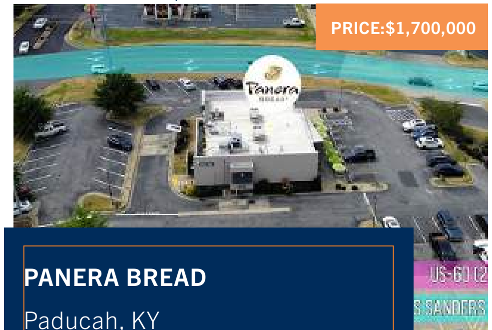
PRICE: $2,632,066

CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

RECENT ACTIVITY JUST LISTED

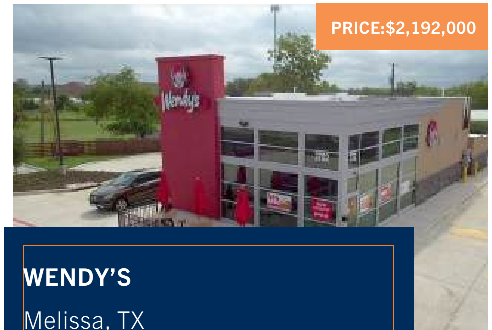
Popeyes Sarasota-Bradenton, FL MSA



PRICE:$1,700,000

PANERA BREAD

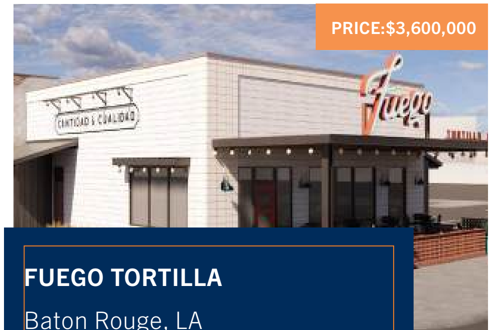
Paducah, KY



PRICE:$2,192,000

WENDY'S

Melissa, TX



PRICE:$3,600,000

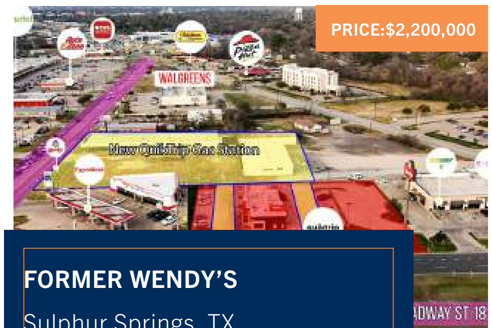
FUEGO TORTILLA

Baton Rouge, LA

PRICE:$2,650,000

DENNY'S
TRIPLE NET DFW MSA

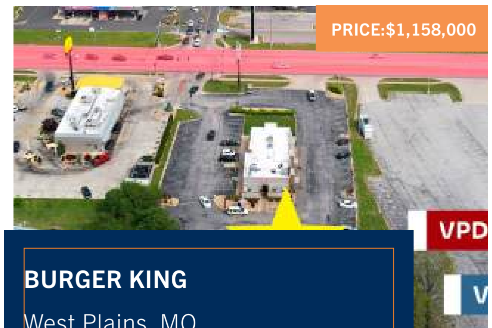
Mesquite, TX



PRICE:$2,200,000

FORMER WENDY'S

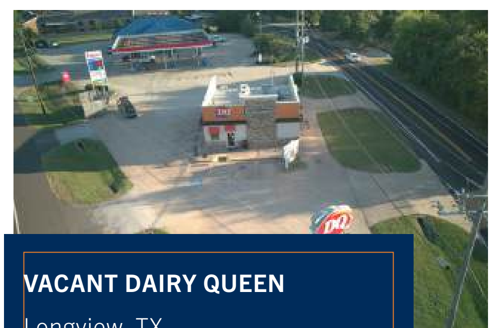
Sulphur Springs, TX



PRICE:$1,158,000

BURGER KING

West Plains, MO



VACANT DAIRY QUEEN

Longview, TX

SEC. 1 POPEYES SARASOTA-BRADENTON, FL MSA

Executive Summary

- Property Highlights/Summary
- Tenant Overview
- Traffic Count

Marcus & Millichap
PAINE RESTAURANT GROUP

PROPERTY HIGHLIGHTS/SUMMARY

Popeyes Sarasota-Bradenton, FL MSA

Price: $2,100,000
Building Size: 2,265 SF
Year Built: 2019
Cap Rate: 5.54%

Marcus & Millichap is pleased to present the investment opportunity located at 3707 U.S. Highway 301 N in Ellenton, Florida. Featuring an absolute NNN-leased Popeyes property ideally positioned near high volume traffic corridors, the offering provides a secure, passive investment backed by a strong tenant. As a result, this asset is an attractive acquisition option for investors seeking stable, hands-off income. The lease includes a scheduled 10 percent rent increase on July 1, 2029, with a primary term extending through June 30, 2039, offering long-term income visibility. The property is operated by the largest Popeyes franchisee in the state of Florida, which currently manages approximately 50 locations, underscoring the tenant's operational strength and commitment to the brand. Strategically located in Manatee County—one of Florida's fastest-growing regions experiencing 20 percent population growth since 2020—the asset likewise benefits from strong demographic trends and increasing consumer demand. Furthermore, the immediate trade area is undergoing retail expansion, with national brands such as Starbucks, Wendy's, and Chicken Salad Chick currently under construction or planned nearby. This surge in surrounding development reinforces the corridor's status as a growing retail hub, driving foot traffic and supporting long-term tenant performance. As a result, this retail asset is a highly desirable opportunity for investors prioritizing durability and upside potential.

Property Highlights

- Absolute NNN Lease | Zero Landlord Responsibilities
- Manatee County is one of Florida's Fastest Growing Counties with Nearly 20 Percent Population Growth Since 2020
- Located Strategically Between Tamiami Trail (US-41, 68,400 VPD) and I-75 (142,000 VPD) with Direct Frontage to 35,489 VPD on US-301
- Over 10,000 New Homes Under Construction in the Surrounding Trade Area of the US-301 Corridor
- Next 10 Percent Rent Bump Scheduled for 7/1/2029 | Primary Term of Lease Expires 6/30/2039
- Operated by the Largest Popeyes Franchisee in the State of Florida (Pulse Restaurant Group) | Approximately 50 Locations and Experienced Leadership

TENANT OVERVIEW

Popeyes Sarasota-Bradenton, FL MSA

Popeyes Louisiana Kitchen is a globally recognized fast-food brand that began in 1972 in New Orleans, rooted in the rich culinary traditions of Southern and Cajun cuisine. Now headquartered in Miami, it has grown into one of the world's largest quick-service chicken chains, operating more than 2,600 locations across the United States and internationally. Known for its bold identity, the brand's restaurants are easily recognizable by their distinctive orange and white exteriors. Popeyes has built its reputation on a flavorful menu centered around crispy fried chicken, including tenders and its popular chicken sandwiches, alongside classic sides like Cajun fries, mashed potatoes, mac and cheese, biscuits, and even seafood options like shrimp.

1972 Founded	**2,600** Worldwide Locations	**$6.5 B** Total Revenue
$42.8 M Net Income	**Miami, FL** Headquarters	**$4.8 B** Net Worth

Advanced Demographic Summary

The Ellenton, Florida trade area is characterized by steady population growth, a stable household base, and a mature demographic profile that supports consistent retail demand. Approximately 156,588 residents live within a five-mile radius of the property as of 2025, and this population is projected to reach 167,541 by 2030, representing a solid 7.0 percent increase. This sustained growth reflects a reliable and expanding consumer base that supports retail and service-oriented businesses in the area. Similarly, the population within a three-mile radius totals 57,430 residents, reinforcing the property's position within a well-established and growing suburban trade area. Another important trend for investors is the area's income profile. The average household income within the five-mile radius is $86,207, with a median household income of $69,215, reflecting a consumer base with moderate but stable purchasing power. Additionally, the area maintains a relatively stable economic environment, with an unemployment rate of approximately 4.0 percent, helping to underpin consistent consumer activity. The trade area also benefits from a diverse but notably older demographic composition. Approximately 25.4 percent of residents within the five-mile radius are aged 65 or older, and the median age is 45.0, both of which are higher than national averages. Overall, Ellenton's combination of population growth, stable household formation, and a mature yet balanced demographic profile positions the area as a dependable market for retail investment.

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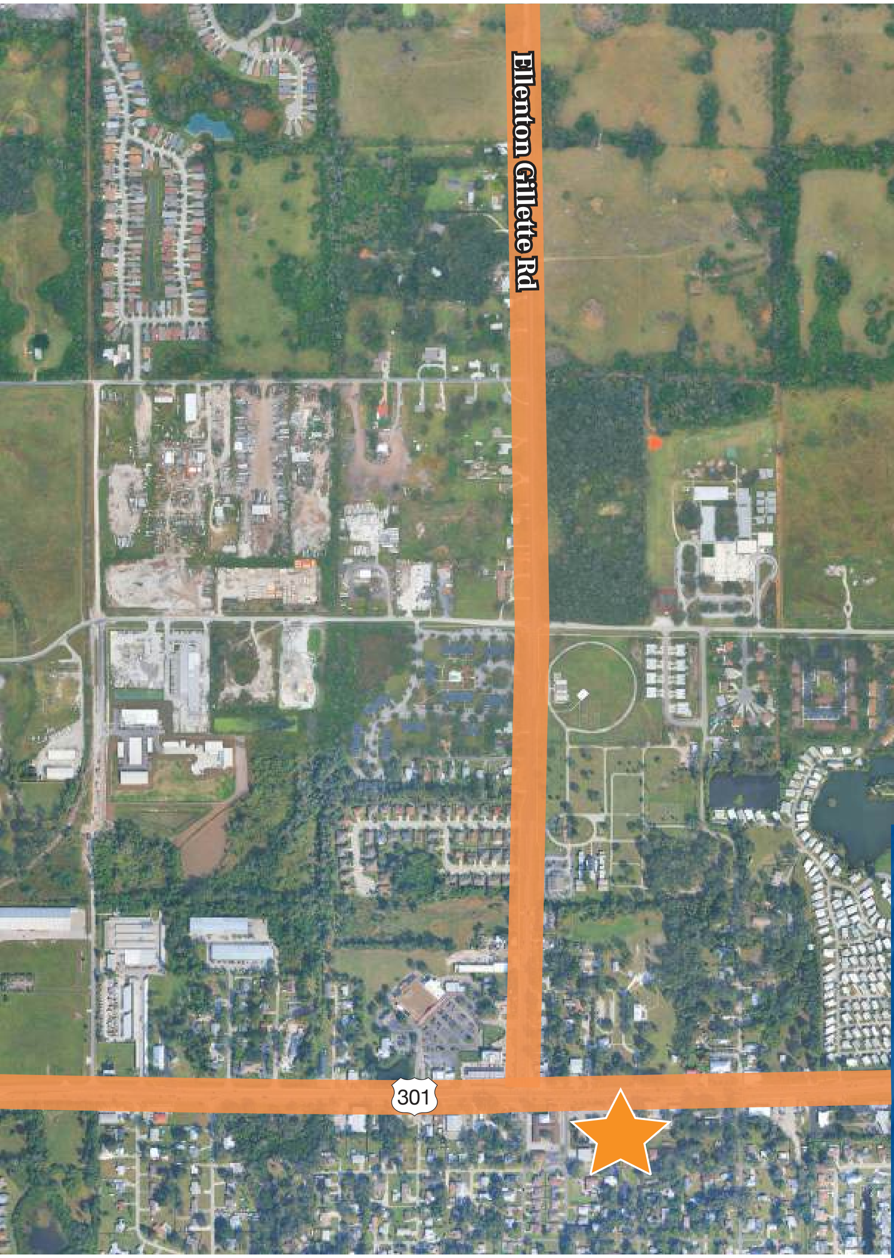
TRAFFIC COUNT

Popeyes Sarasota-Bradenton, FL MSA



Traffic Counts: Popeyes Sarasota-Bradenton (Ellenton, FL)

The property is close to the intersection of U.S. Highway 301 and Ellenton Gillete Road. The average daily traffic count along U.S. Highway 301 measures 35,489 vehicles daily. The average daily traffic count along Ellenton Gillete Road measures 10,500 vehicles daily. Additionally, the property is close to Interstate 75, a major travel route with an average traffic count of 142,000 vehicles daily. Nearby points of interest, including the Gamble Plantation Historic State Park and the Bradenton Area Convention Center, help to consistently fuel foot traffic and consumer activity near the property.

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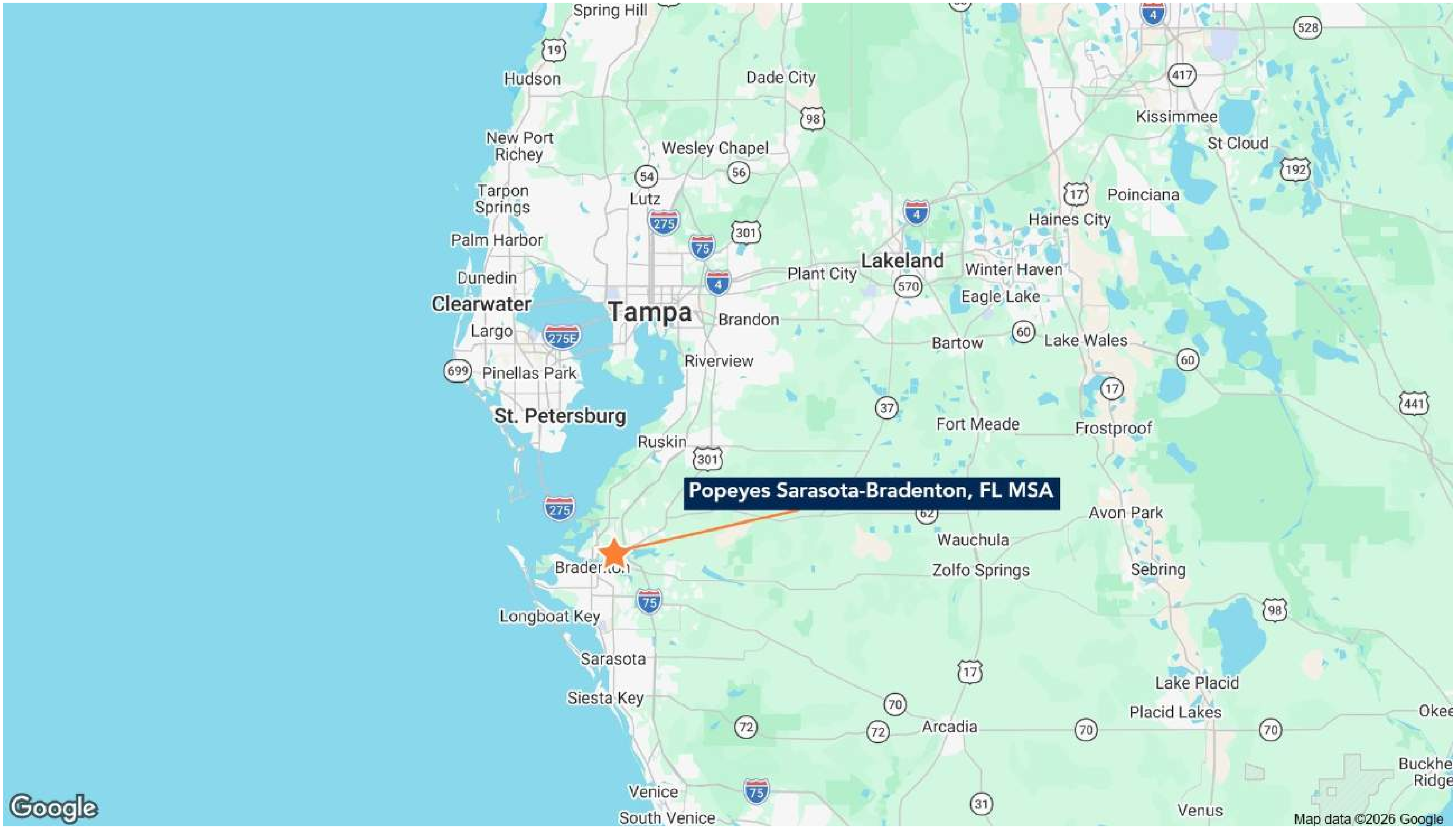
Property Information

- Regional Map
- Retailer Map
- Property Photos

REGIONAL MAP

Popeyes Sarasota-Bradenton, FL MSA



RETAILER MAP

Popeyes Sarasota-Bradenton, FL MSA

PROPERTY PHOTOS

Popeyes Sarasota-Bradenton, FL MSA

PROPERTY PHOTOS

Popeyes Sarasota-Bradenton, FL MSA

PROPERTY PHOTOS

Popeyes Sarasota-Bradenton, FL MSA

Financial Analysis

- Financial Details

FINANCIAL DETAILS

Popeyes Sarasota-Bradenton, FL MSA

THE OFFERING	
Price	$2,100,000
Capitalization Rate	5.54%
Price/SF	$927.15

PROPERTY DESCRIPTION	
Year Built / Renovated	2019
Gross Leasable Area	2,265 SF
Type of Ownership	Fee Simple
Lot Size	0.96 Acres

LEASE SUMMARY	
Tenant	Popeyes
Rent Increases	10% Every 5 Years
Guarantor	Franchisee Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	06/01/2019
Lease Expiration	06/30/2039
Renewal Options	Two 5-Year Renewal Options
Term Remaining on Lease (Yrs)	13 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE

YEAR		MONTHLY RENT	RENT/SF	CAP RATE
Current - 6/30/2029	$116,323	$9,694	$51.36	5.54%
7/1/2029 - 6/30/2034	$127,955	$10,663	$56.49	6.09%
7/1/2034 - 6/30/2039	$140,751	$11,729	$62.14	6.70%
*7/1/2039 - 6/30/2044	$154,826	$12,902	$68.36	7.37%
*7/1/2044 - 6/30/2049	$170,309	$14,192	$75.19	8.11%

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

Popeyes Sarasota-Bradenton, FL MSA

ELLENTON, FLORIDA

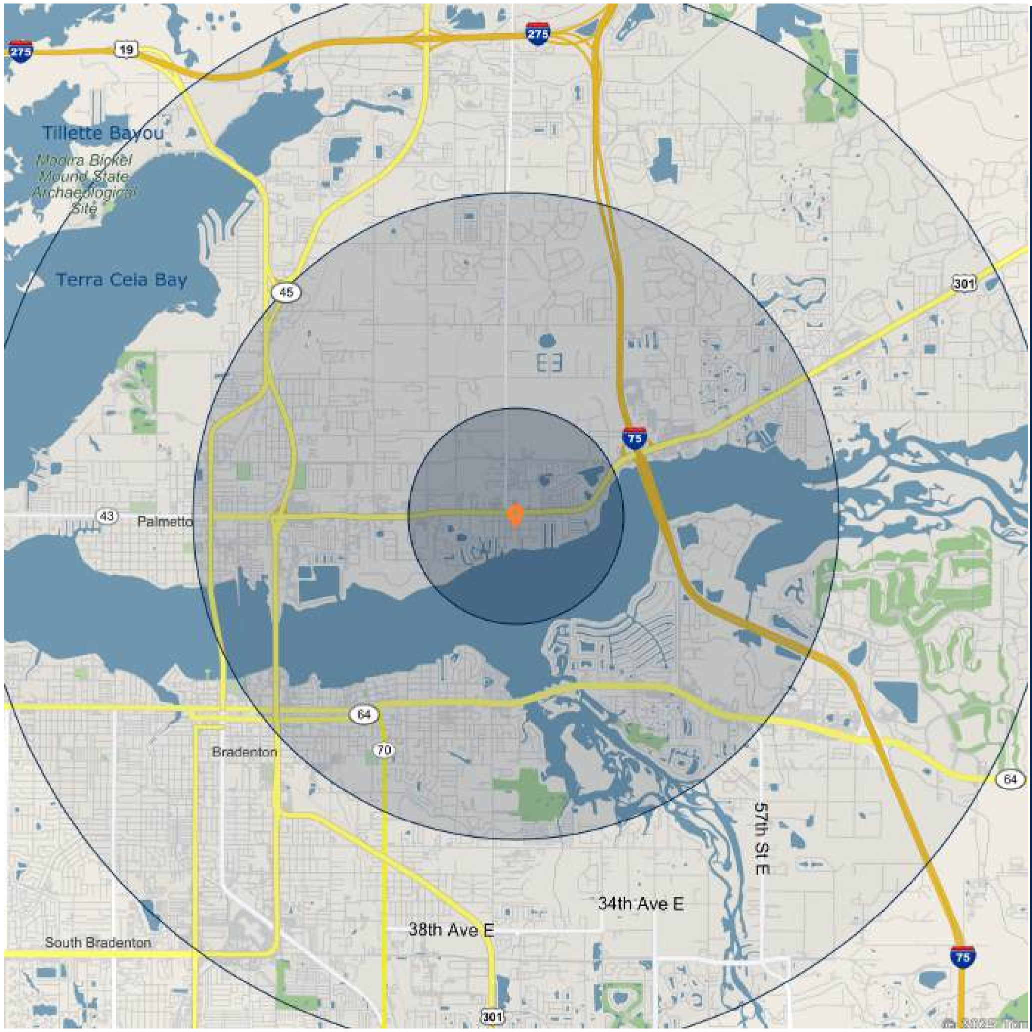
The investment property is in Ellenton, Florida, a census-designated place in Manatee County and appealing market for retail investors thanks to the area's rapidly growing population, strong economic performance, and excellent regional connectivity. Approximately 156,588 residents live within a five-mile radius of the property, and this population is projected to increase by seven percent over the next five years to reach 167,541 in 2030. Notably, over 25 percent of those residents are age 65 or older, an important demographic cohort that drives elevated demand for retail and essential services. The regional economy is anchored by large employers representing the healthcare, education, logistics, and retail sectors. Leading jobs providers include Manatee Healthcare System, Public, Amazon, and Beall's. While the area's median household income trails behind the national average, the presence of large employers and a low unemployment rate of 4.0 percent reflect a highly stabilized consumer base that supports reliable demand for retail. Ellenton's economic performance is reinforced further by the city's location less than five miles from county seat Bradenton, an important regional economic hub. Proximity to Interstate 75 and U.S. Highway 301 likewise contributes to the area's economic performance by connecting Ellenton to the entire Tampa-St. Petersburg-Clearwater metropolitan area.

HIGHLIGHTS

- Ellenton Benefits from Rapid Population Growth and Strong Long-Term Demographics
- Over 156,000 Residents Within Five Miles with Projected Growth to 167,000 by 2030
- Diverse Economy Supported by Major Employers Across Healthcare, Education, Logistics, and Retail
- Strategic Location Near Bradenton with Access to Interstate 75 and U.S. Highway 301

DEMOGRAPHICS

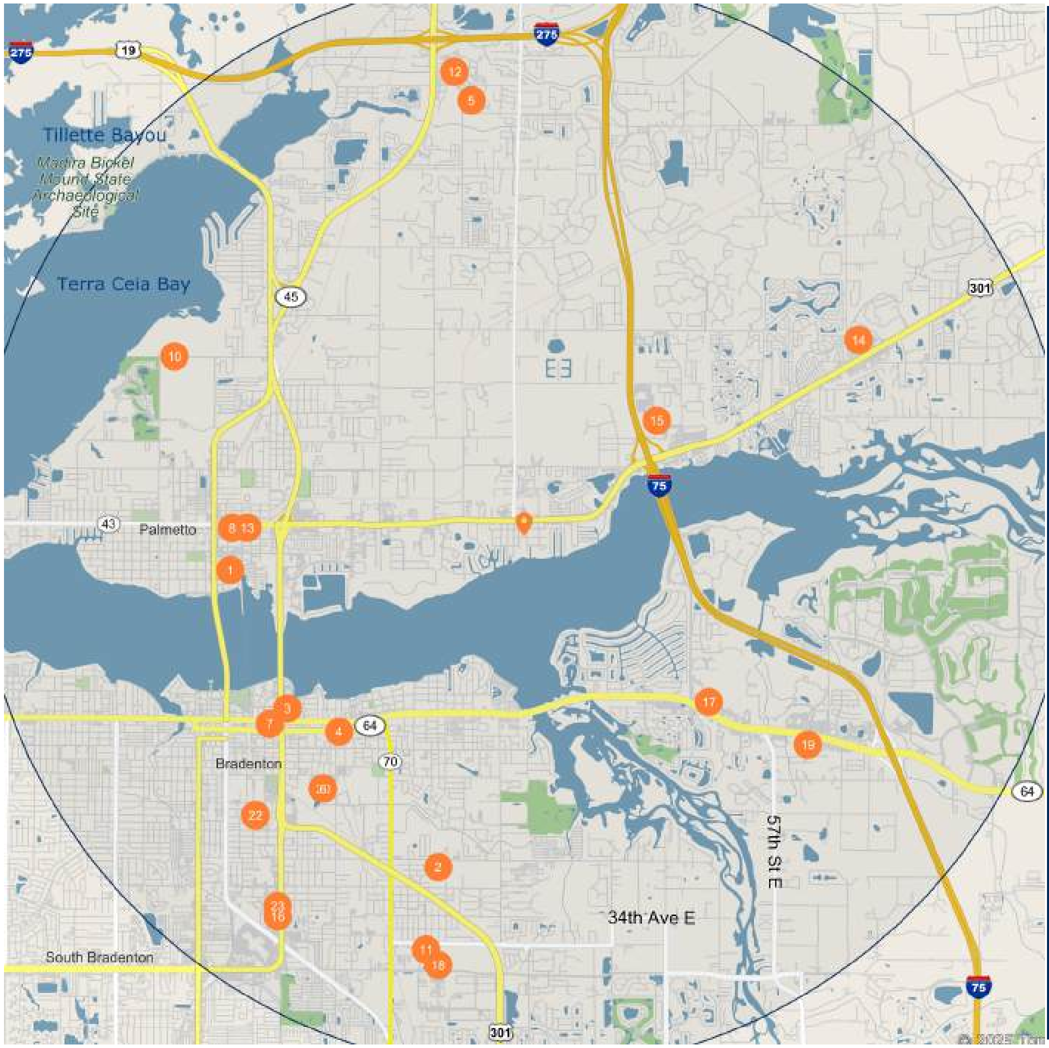
Popeyes Sarasota-Bradenton, FL MSA



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	4,605	61,124	167,541
2025 Estimate	4,137	57,430	156,588
2020 Census	3,436	53,007	141,261
2010 Census	3,436	44,355	118,842
HOUSEHOLD INCOME			
Average	$101,608	$81,752	$86,207
Median	$65,679	$63,588	$69,215
Per Capita	$44,493	$35,429	$36,616
HOUSEHOLDS			
2030 Projection	2,099	26,358	70,977
2025 Estimate	1,875	24,663	66,105
2020 Census	1,449	21,420	56,781
2010 Census	1,402	17,130	47,609
HOUSING			
Median Home Value	$453,843	$305,149	$328,399
EMPLOYMENT			
2025 Daytime Population	4,051	59,969	154,148
2025 Unemployment	1.71%	2.74%	2.49%
Average Time Traveled (Minutes)	24	29	29
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	3.08%	3.04%	2.98%
Some College (13-15)	45.47%	42.36%	39.21%
Associate Degree Only	19.07%	12.89%	13.03%
Bachelor's Degree Only	11.18%	9.93%	9.52%
Graduate Degree	18.80%	22.67%	25.28%

DEMOGRAPHICS

Popeyes Sarasota-Bradenton, FL MSA



	Major Employers	Employees
1	West Coast Tomato LLC-	5,005
2	Centerstone of America Inc-Manatee Glens	2,482
3	Manatee Memorial Hospital LP-Er At Byshore Grdns An EXT Mnt	1,174
4	Integrity Stffing Slutions Inc-	1,064
5	Sysco West Coast Florida Inc-	600
6	Bealls Inc-Bealls Department Store	460
7	School Dst Manatee Cnty Fla-	370
8	Pacific Tomato Growers Ltd-Pacific Tomato Growers	300
9	PTG Management Company-	300
10	Manatee Fruit Company-Manatee Farms	295
11	Bealls 1987 Inc-Bealls Department Store	255
12	Vienna Beef Ltd-Chipico South	253
13	Taylor & Fulton Packing LLC-	250
14	Lowes Home Centers LLC-Lowes Home Centers 3453	242
15	William Carter Company-Carters Factory Outlet	236
16	Remington Hotel Corporation-	229
17	Publix Super Markets Inc-Publix	229
18	Team Edition Apparel Inc-	225
19	Outsource America Inc-	225
20	Bealls 1987 Inc-Home Centric	220
21	Walmart Inc-Walmart	217
22	Centerstone of Florida Inc-Manatee Glens Adlscent Rcvery	198
23	Organizational Development Inc-	195
24	Burkes Outlet Stores Inc-	193
25	Florida Bealls Inc-Beallsflorida	180

Exclusively Listed By

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