

**OFFERED
FOR SALE**

\$2,769,000 | 6.00% CAP

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

1402 S. Main St,
Laurinburg, NC 28352



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Freddy's Frozen Custard & Steakburger | Laurinburg, NC. The Premises is leased to Freddy's Frozen Custard & Steakburgers for a 15-year initial term with three (3) - five (5) year options. The Asset is well positioned on the main commuter corridor in Laurinburg, NC and close to I-74 (23k VPD).

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	3/1/2024 - 2/28/2029	\$166,169
Rental Increase	3/1/2029 - 2/28/2034	\$179,462
Rental Increase	3/1/2034 - 2/28/2039	\$193,819
1st Extension	3/1/2039 - 2/28/2044	\$209,324
2nd Extension	3/1/2044 - 2/28/2049	\$226,070
3rd Extension	3/1/2049 - 2/28/2054	\$244,156

NOI	\$166,169
CAP	6.00%
Price	\$2,769,000

ASSET SNAPSHOT

Tenant Name	Freddy's Frozen Custard & Steakburgers
Address	1402 S. Main St, Laurinburg, NC 28352
Building Size (GLA)	2,357 SF
Land Size	0.68 Acres
Year Built	2024
Signator/Guarantor	Polo Restaurant Group - Multi Unit Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2024
Remaining Term	15 Years
Current Annual Rent	\$166,169



19,195
 PEOPLE IN
 5 MILE RADIUS



\$59,590
 AHHI
 5 MILE RADIUS



14,500
 VPD ON
 S MAIN ST



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

New 15 year NNN lease | 8% rent increases every 5 years | No Landlord responsibilities



FAST GROWING BRAND

Freddy's currently has over 300 locations in 31 states | Expansion plans include to have over 600 stores by middle of 2024



NEW STATE OF THE ART BUILDING

Building is being built to suit Freddy's concept | Warranties will be assigned to new owner



POSITIONED ON A RETAIL CORRIDOR

Over 1.7MSF of retail space located in a 1-mile radius | Nearby National QSRs include: Burger King, Arby's, Biscuitville, McDonald's, Bojangles, and Dunkin



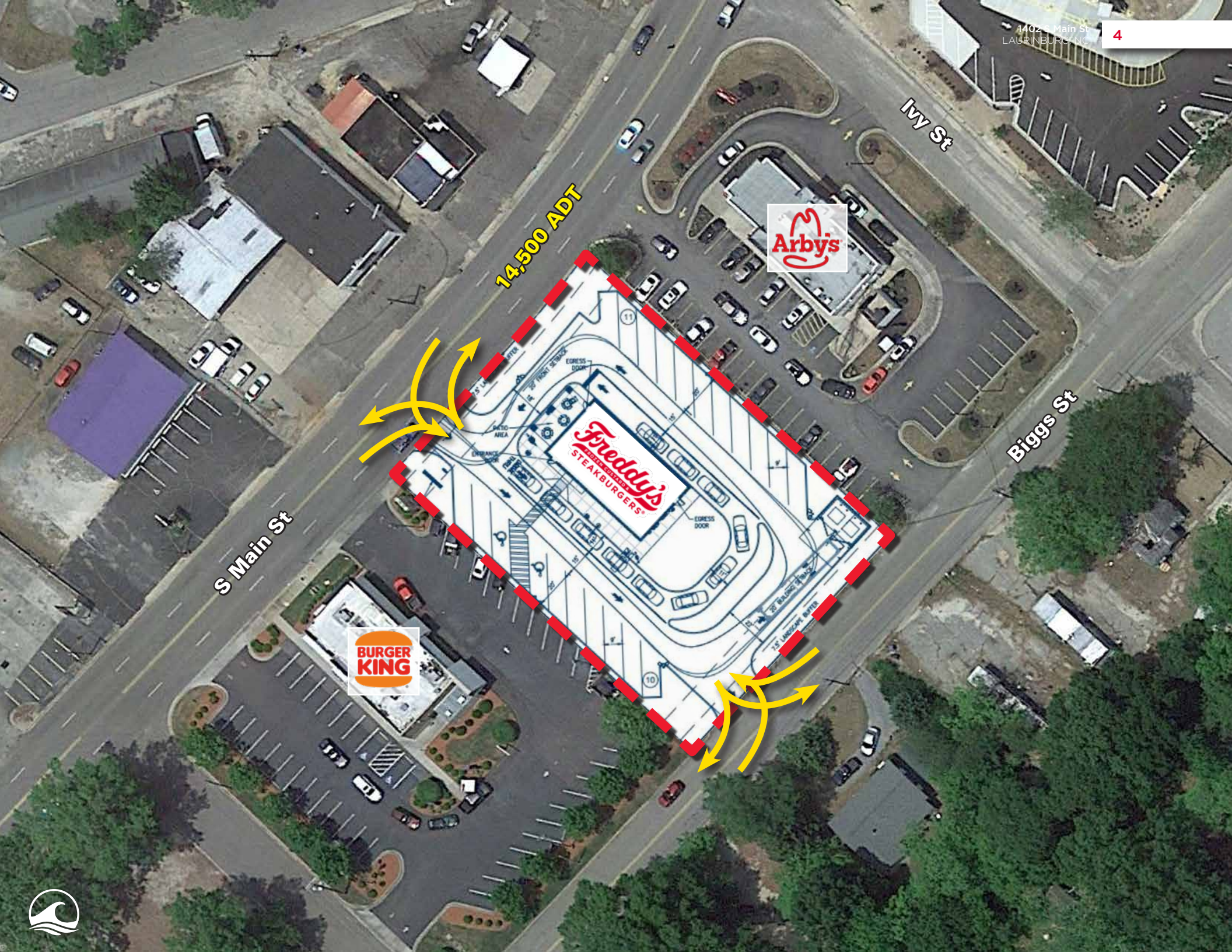
HIGHLY VISIBLE AND TRAFFICKED LOCATION

Fronting S. Main St (14,500 VPD) | Approximately 1/3 mile to I-74 (20,500 VPD) | Two points of ingress & egress (S. Main St & Biggs St) | -1.25 Miles to Downtown Laurinburg



SO-PAK-CO FACILITY

So-Pak-Co, a food processor and packager, chose Laurinburg for its new operation | \$85M project | 440 new jobs | State Economic Impact totaling \$1.5B



14,500 ADT



S Main St

Biggs St

Ivy St



Freddy's
STEAKBURGERS



DOLLAR GENERAL

1402 S Main St
LAURINBURG, NC

5



Live Oaks Estates
50 Apartments



Scottish Winds
36 Apartments



Laurinburg
Cinema

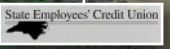
Laurinburg
Lanes



Plaza Rd

Atkinson St

14,500 ADT



Stoney Creek
44 Apartments

Plaza Terrace
154 Apartments



S Main St



23,000 ADT



Walgreens

Walmart

West Blvd

Roses planet fitness

DOLLAR GENERAL

O'Reilly

RotoZone

FAMILY DOLLAR

Advance Auto Parts

LOWE'S

14,500 ADT

PLANNED HOBBY LOBBY

Walgreens

Freddy's STEAKBURGERS

SCOTLAND CROSSING

belk HIBBETT SPORTS
DOLLAR GENERAL Bath & Body Works
CITI TRENDS CATO

74

S Main St

15,500 ADT

23,000 ADT

12,500 ADT

SCOTLAND MEMORIAL HOSPITAL

HOLLY SQUARE

IGA BIG LOTS! TRACTOR SUPPLY CO





Charlotte
83 Mi. | 1:45 Drive

Raleigh
83 Mi. | 1:40 Drive

Fayetteville
35 Mi. | 0:55 Drive



Laurinburg

Columbia
100 Mi. | 2:15 Drive

Wilmington
95 Mi. | 1:45 Drive

1 MILES
4,166
PEOPLE
\$45,300
AHHI
4,842
TOTAL
EMPLOYEES

3 MILES
14,122
PEOPLE
\$58,457
AHHI
8,857
TOTAL
EMPLOYEES

5 MILES
19,195
PEOPLE
\$59,590
AHHI
10,338
TOTAL
EMPLOYEES

Freddy's Frozen Custard & Steakburgers was co-founded in 2002 by brothers Bill and Randy Simon with their friend and business partner, Scott Redler. It was named in honor of Bill and Randy's father. Together, they built a brand focused on quality, hospitality, cleanliness, and timeless traditions.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 450 locations and 11,000+ employees today. Despite this growth, many Freddy's franchise opportunities exist nationwide with key regions targeted for expansion.

Freddy's menu includes everything from savory sandwiches, hot dogs, and desserts. But the restaurant is widely famous for its Steakburgers. Their steakburgers are made with high-quality beef and are made when ordered. With your meal, you can order from a variety of sides such as chicken tenders, chili cheese fries, and onion rings. And to satisfy your sweet tooth, you can have their best-selling frozen yogurt, sundaes, and concretes. Freddy's menu also includes an assortment of decadent shakes and malts.



FREDDY'S QUICK FACTS

Founded	2002
Ownership	Private
Number of Locations	450+
Headquarters	Wichita, KS
Guaranty	Franchisee



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Exclusively Offered By



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