

POPEYES

1930 HWY 544
CONWAY, SC

**OFFERED
FOR SALE**

\$4,095,000 | 5.25% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

Representative Photo



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Popeyes Louisiana Kitchen in Conway, SC. The Premises is leased to Popeye’s for a 20 year initial term with four (4) - five (5) year options. The site is an out-parcel to Ryan Homes new Meadows Edge Townhomes and fronts highly trafficked SC-544.



20-YR LEASE



LOCATED IN RETAIL NODE



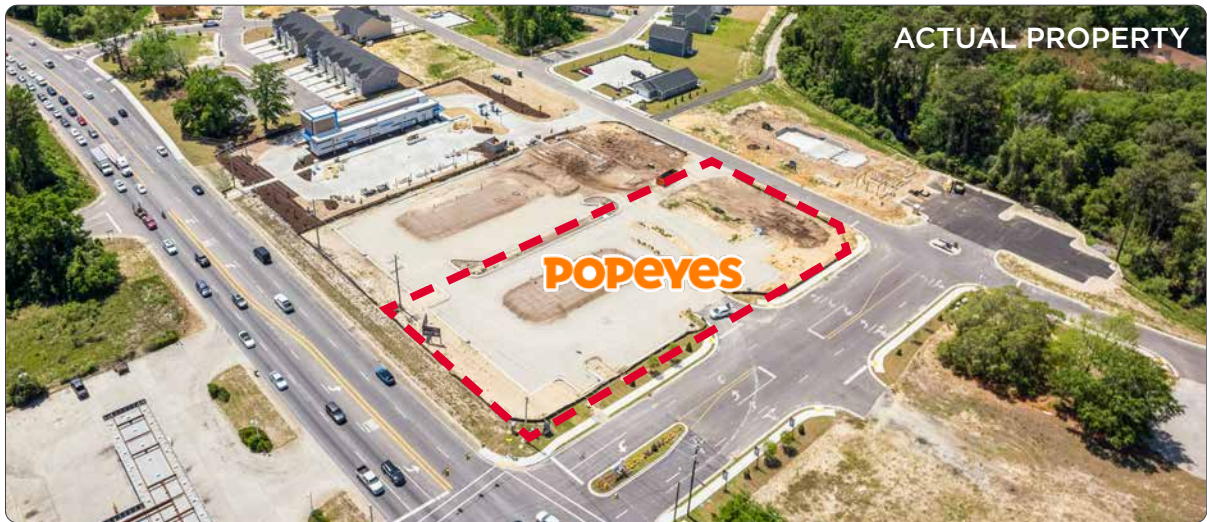
HIGH GROWTH MYRTLE BEACH, SC

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-20	\$215,000
		2% Increases
1st Extension	21-25	\$319,479
2nd Extension	25-30	\$352,730
3rd Extension	31-35	\$389,443
4th Extension	36-40	\$429,976

NOI	\$215,000
CAP	5.25%
PRICE	\$4,095,000

ASSET SNAPSHOT

Tenant Name	Popeyes Louisiana Kitchen
Address	1930 Hwy 544, Conway, SC 29526
Building Size (GLA)	2,350 SF
Land Size	1.00 Acres
Year Built/Renovated	2025
Signator/Guarantor	Carolina Chicken Witch 544, LLC - Franchisee (50 Units & \$250M Balance Sheet)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
ROFR	None
Rental Increases	2% Annually
Remaining Term	20 Years
Current Annual Rent	\$215,000



62,149 PEOPLE IN 5 MILE RADIUS	\$92,409 AHHI IN 5 MILE RADIUS	35,200 VPD ON SC-544
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ATTRACTIVE LEASE FUNDAMENTALS

New 20 year Abs. NNN | 2% annual rental increases | Zero Landlord Responsibilities | 4 x 5 year extensions providing a long term investment



BRAND NAME TENANT

Popeyes is the second largest “quick-service chicken restaurant group” | Over 4,100+ locations in 40 states and 30 countries world wide | In Q3 of 2023, Popeyes had 16.1% Sales Growth compared to Q3 in 2022



TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment



HIGHLY VISIBLE ON A RETAIL CORRIDOR

Fronting SC-544 (35.2K VPD) | Over 213K SF of retail space located in a 1-mile radius boasting a 0% vacancy rate | Nearby national tenants include: Food Lion, Walmart Supercenter, Publix, Kroger, Dollar General, and more



NEW CONSTRUCTION ON OUTPARCEL TO RYAN HOMES DEVELOPMENT

Popeyes is constructing the new building to their newest prototype | With the new construction comes a “digital-centric” format with kiosks, streamlined kitchens, digital pick up shelves, and much more | Outparcel to Ryan Home’s Meadows Edge Townhomes, a 120 Townhome Community



COASTAL CAROLINA UNIVERSITY

Under 2-miles from the site is Coastal Carolina University which has more than 11K students and 922 staff members | With the school growing every year the economic impact of Coastal Carolina exceeds \$565 Million annually



Meadows Edge Ave

Palm Meadows Way

S.C. 544 (35,200 VPD)



POPEYES



DOLLAR GENERAL

Meadows Edge
120 Townhomes



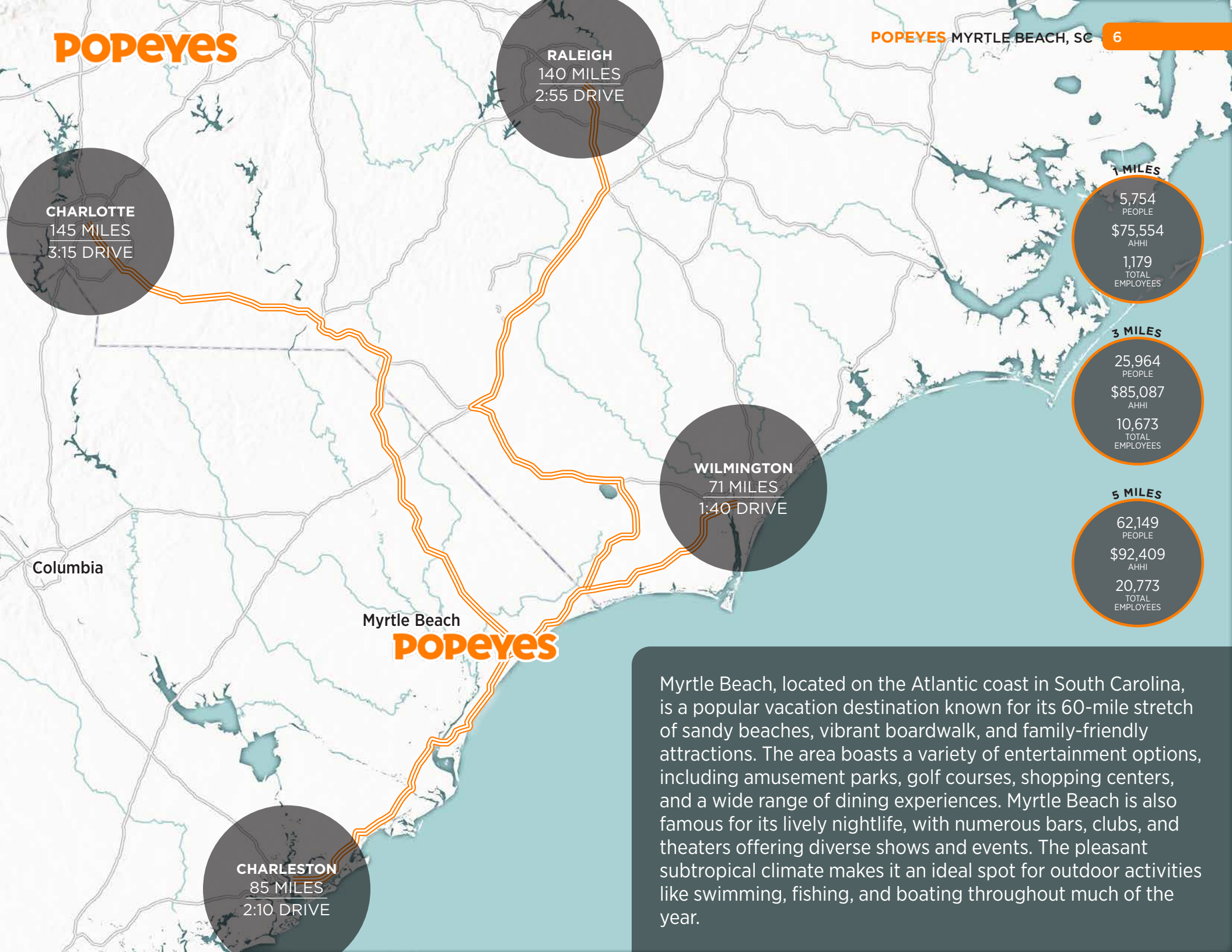
POPEYES



SC-544 (35,200 VPD)

Palm Meadows Way

Meadows Edge Ave



CHARLOTTE
145 MILES
3:15 DRIVE

RALEIGH
140 MILES
2:55 DRIVE

1 MILES

5,754
PEOPLE
\$75,554
AHHI
1,179
TOTAL
EMPLOYEES

3 MILES

25,964
PEOPLE
\$85,087
AHHI
10,673
TOTAL
EMPLOYEES

5 MILES

62,149
PEOPLE
\$92,409
AHHI
20,773
TOTAL
EMPLOYEES

WILMINGTON
71 MILES
1:40 DRIVE

Myrtle Beach
POPEYES

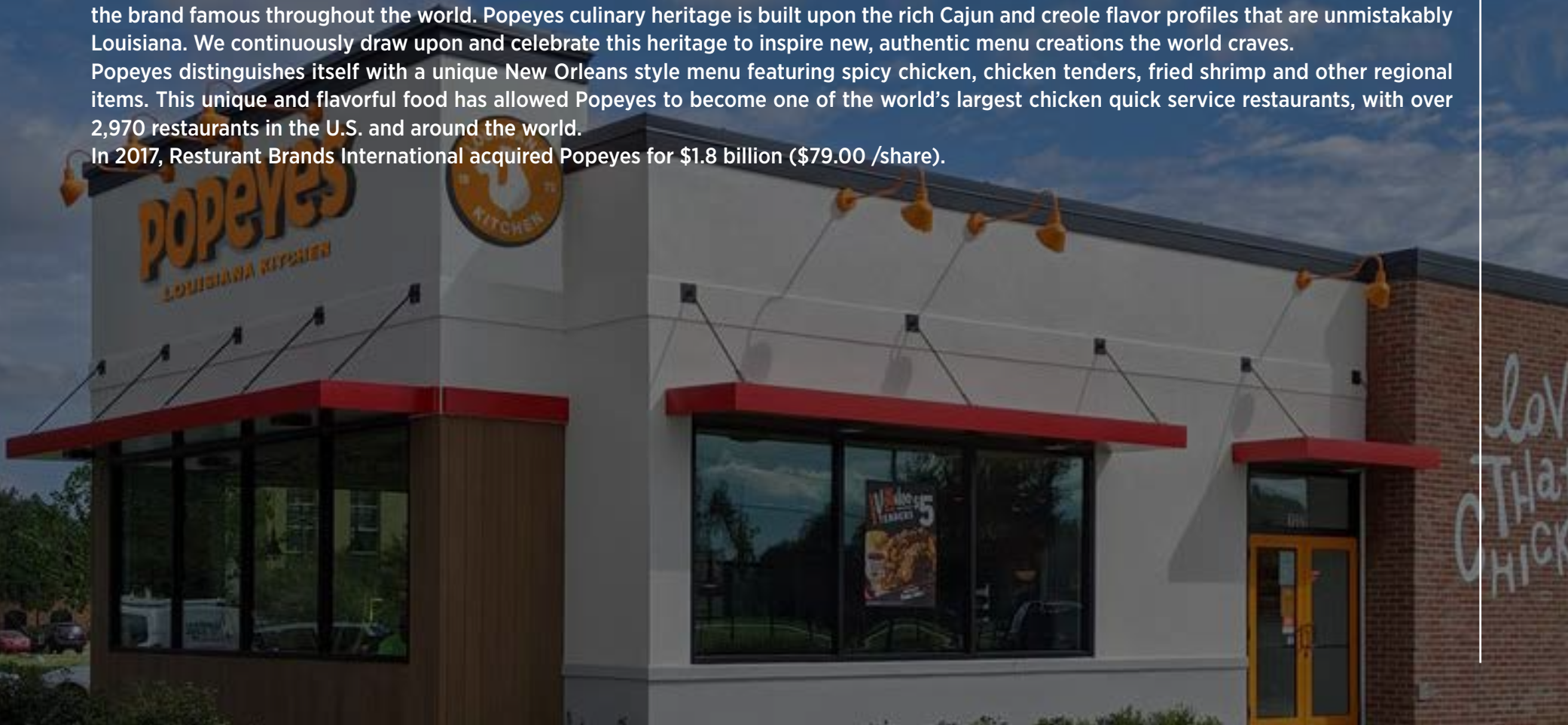
CHARLESTON
85 MILES
2:10 DRIVE

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.

Founded in 1972, Popeyes has more than 40 years of history and culinary tradition. Popeyes owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans-style fried chicken that has now made the brand famous throughout the world. Popeyes culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. We continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves.

Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. This unique and flavorful food has allowed Popeyes to become one of the world’s largest chicken quick service restaurants, with over 2,970 restaurants in the U.S. and around the world.

In 2017, Restaurant Brands International acquired Popeyes for \$1.8 billion (\$79.00 /share).



POPEYES QUICK FACTS

Founded:	1972
Ownership:	Public
# of Locations:	4,100+
Headquarters:	Atlanta, GA
Guaranty:	Franchisee (50 Units & \$250M Balance Sheet)

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FOR SALE**

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**1930 HWY 544
CONWAY, SC**

Exclusively Offered By



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