



OFFERING MEMORANDUM

ZAXBY'S

1601 Old Hwy 72, Corinth, Mississippi 38834

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Marcus & Millichap

ZAXBY'S

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the 4,413-square-foot, single-tenant, net-leased Zaxby's restaurant located at 1601 Highway 72 East in Corinth, Mississippi. The property sits on an oversized, 1.75-acre parcel positioned at a signalized intersection, providing excellent visibility, strong traffic exposure, and convenient access along Highway 72, one of the city's primary commercial corridors where traffic counts exceed 23,000 vehicles per day.

The restaurant is operated by Guernsey Holdings ZRC OpCoLLC. Guernsey is a private holding company that currently operates 43 Zaxby's and 133 Sonic units. The original lease commenced May 24, 2016, and is scheduled to expire October 6, 2034, providing over eight years of remaining lease term, with one 10-year renewal option extending the lease through October 6, 2044. Additionally, the lease provides annual base rent increases of one percent per year. Current annual rent for 2026 is \$149,393.65. The lease is structured as a net lease with no landlord responsibilities.

Zaxby's is a well-recognized quick-service restaurant brand with a strong presence throughout the Southeastern United States and a loyal customer base. Zaxby's operates over 950 locations across 17 states. Backed by an experienced operator, the offering presents investors with a stable net-leased asset that features predictable rent growth in a busy regional retail hub within Alcorn County.

HIGHLIGHTS

- Absolute NNN Lease with over 8 years of lease term remaining.
- Strong historical sales performance; sales growth of 45% over the past 8 years. Sub 6.0% current rent to sales ratio.
- Operated by Guernsey Holdings; operator of 43 Zaxby's and 133 Sonic Units.
- Signalized Corner Location on Highway 72 with Traffic Counts Exceeding 23,000 Vehicles Per Day.
- Oversized 1.75-Acre Parcel Providing Strong Residual Value and Along Corinth's Primary Commercial Corridor .

INVESTMENT SUMMARY

ZAXBY'S



Net Income
\$149,393.65



Listing Price
\$2,390,000



Cap Rate
6.25%

Property	Zaxby's
Address	1601 Old Hwy 72, Corinth Mississippi
Tenant	Guernsey Holdings ZRC OPCO, LLC (43 Units)
Lease Start	May 24, 2016
Lease Expiration	October 6, 2034
Lease Term Remaining	8.5 Years
Options	One (10) Year Option
Lease Type	Absolute NNN
NOI	\$149,393.65
Rent Increases	1% Annually

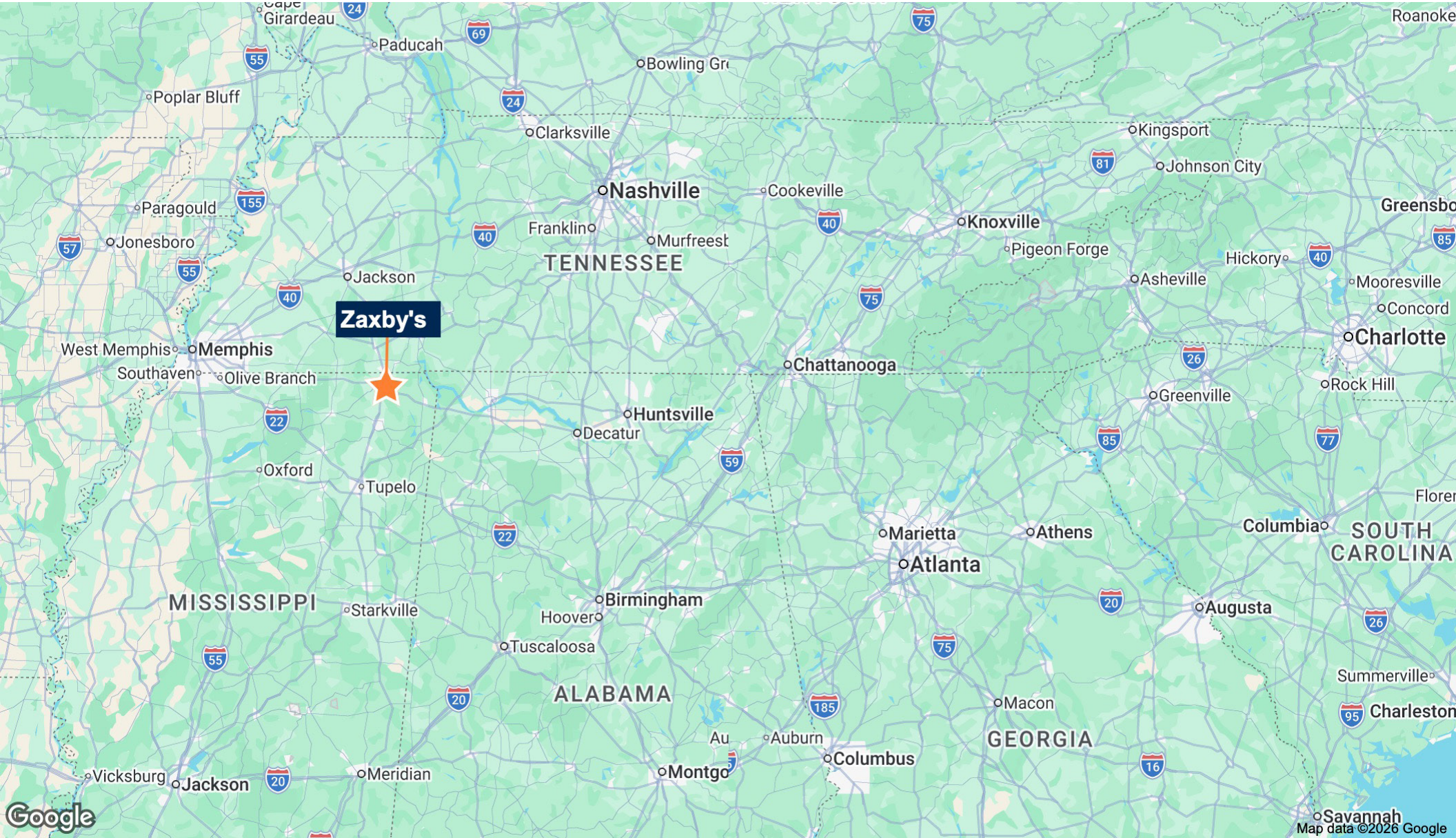
PROPERTY DETAILS

Building Size	4,413 Square Feet
Lot Size	1.75 Acres
Year Built/Renovated	2006/2014
Road Frontage	300' on Hwy 72; 422' on South Pkwy



ZAXBY'S

REGIONAL MAP



ZAXBY'S

LOCAL MAP



Google

Map data ©2026 Google

ZAXBY'S

PARCEL MAP



ZAXBY'S

RETAILER MAP



ZAXBY'S

PROPERTY PHOTOS



ZAXBY'S

PROPERTY PHOTOS



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MARKET OVERVIEW

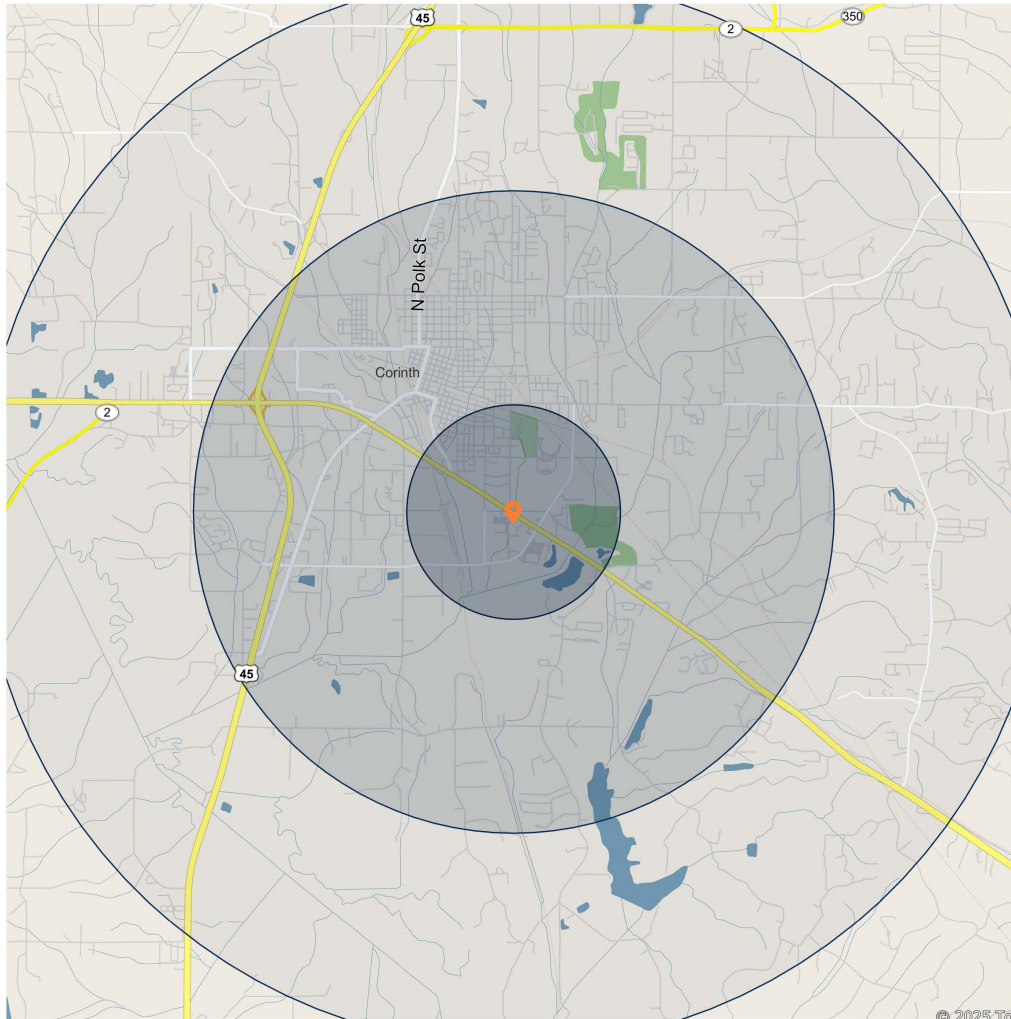
LOCATION OVERVIEW

The investment property is in Corinth, Mississippi, a historic regional hub in northeastern Mississippi. The city is an appealing target market for retail investors thanks to strong consumer demand supported by the area's stable population, robust economic performance, and strategic location. Approximately 20,534 residents live within a five-mile radius of this property, and this population is projected to remain relatively unchanged over the next five years. Additionally, 19.6 percent of residents are age 65 or older, reflecting a sizeable retiree population that contributes to steady daytime spending at grocery stores, pharmacies, restaurants, and neighborhood retail centers. Thanks to the presence of several regional employers, the area maintains a reliable consumer base with an unemployment rate of approximately 4.0 percent. Likewise, Corinth serves as a commercial center for surrounding rural communities, supporting consistent retail demand from residents across Alcorn County and neighboring areas of Tennessee and Alabama. The city is located along U.S. Route 72 and U.S. Route 45, two primary regional corridors that provide direct access to nearby economic centers such as Memphis, Tennessee (approximately 93 miles away) and Huntsville, Alabama (approximately 110 miles away). As a result, Corinth's long-standing role as a regional railroad crossroads and commercial center also supports consistent consumer activity. Overall, Corinth's stable population base, major regional employers, and strong transportation access help sustain reliable retail demand in the surrounding trade area.

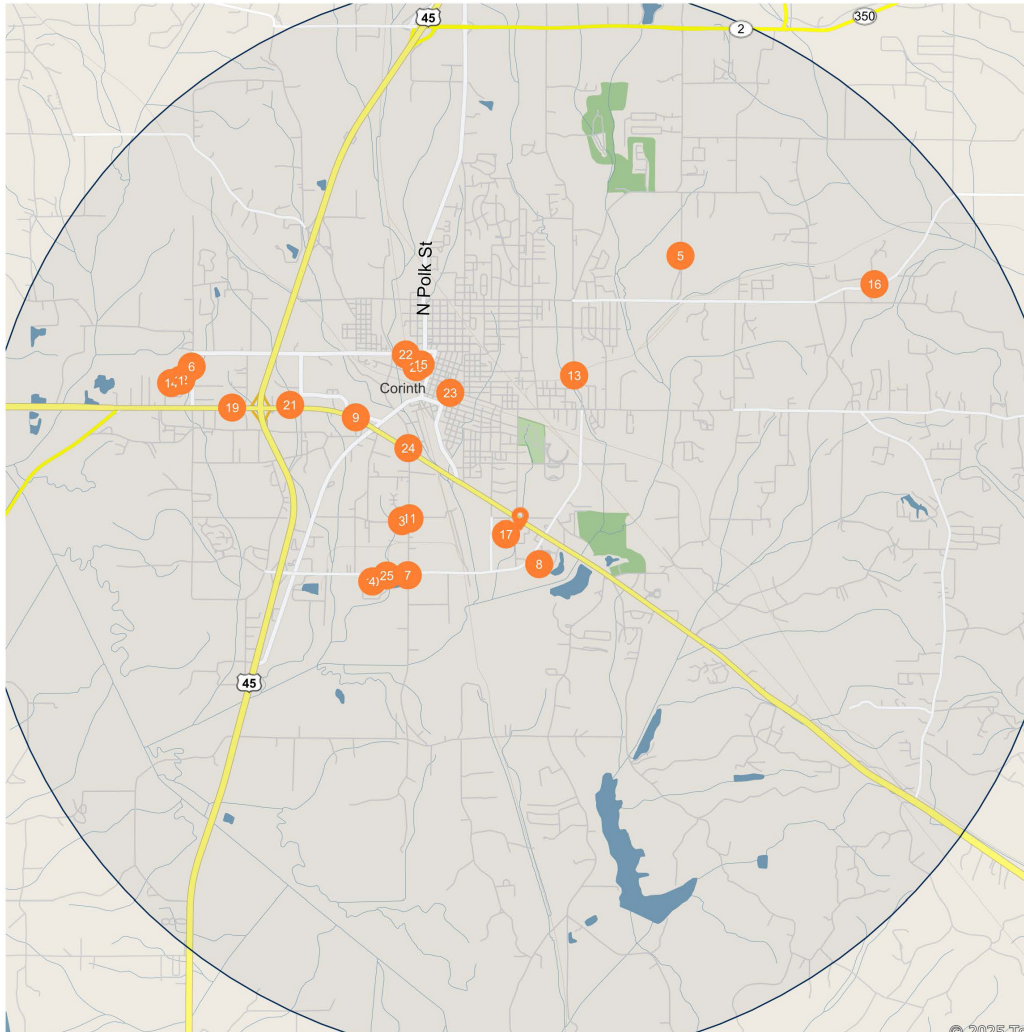


HIGHLIGHTS

- **Stable Trade Area Population Supporting Consistent Retail Demand**
- **Nearly 20,534 Residents Within Five Miles with a Strong Retiree Consumer Base**
- **Strategic Location Along U.S. Route 72 And U.S. Route 45 with Direct Connectivity to Memphis and Huntsville**
- **Regional Commercial Hub Serving Alcorn County and Surrounding Communities Across Three States**



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	1,488	13,428	20,518
2025 Estimate	1,474	13,406	20,534
2020 Census	1,460	13,369	20,540
2010 Census	1,655	13,800	21,399
HOUSEHOLD INCOME			
Average	\$34,600	\$65,314	\$68,686
Median	\$21,305	\$50,171	\$53,054
Per Capita	\$15,346	\$28,311	\$29,296
HOUSEHOLDS			
2030 Projection	689	5,892	8,802
2025 Estimate	679	5,848	8,749
2020 Census	658	5,760	8,646
2010 Census	727	5,887	8,907
HOUSING			
Median Home Value	\$86,525	\$165,039	\$169,518
EMPLOYMENT			
2025 Daytime Population	2,783	18,066	24,756
2025 Unemployment	4.09%	2.34%	2.04%
Average Time Traveled (Minutes)	19	21	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.60%	1.88%	1.57%
Some College (13-15)	29.65%	33.48%	34.72%
Associate Degree Only	23.73%	16.39%	15.75%
Bachelor's Degree Only	4.10%	7.00%	8.00%
Graduate Degree	7.71%	23.27%	23.06%



Major Employers

Employees

1	Magnolia Rgnal Hlth Ctr Fndtio-Crossroads Ctr For Emtional Care	1,114
2	Magnolia Rgnal Hlth Ctr Fndtio-Security & Emergency Managment	800
3	Caterpillar Inc-Caterpillar	750
4	Mississippi Polymers Inc-	300
5	Corinthian Inc-Status Leather	300
6	Magnolia Regional Health Ctr-	300
7	Timber Products Co Ltd Partnr-Timber Products Mississippi	281
8	Walmart Inc-Walmart	226
9	Npc International Inc-Pizza Hut	218
10	Intex Properties Perris Vly LP-	200
11	Ayrshire Electronics Miss LLC-Ayrshire Electronics	192
12	Mississippi Care Ctr Alcorn CNT-	172
13	Corinth Separate School Dst-	150
14	Air Evac Ems Inc-	126
15	City of Corinth-	115
16	Kimberly-Clark Corporation-Kimberly-Clark	108
17	Lowe's Home Centers LLC-Lowe's	100
18	Corinth School District-	99
19	A A Food Services Inc-	99
20	Corinth Cc-Cola Btlg Works Inc-Coca-Cola	92
21	Cracker Barrel Old Country Sto-Cracker Barrel	87
22	Refreshments Inc-	80
23	Timber Hills Reg IV Mntal Hlth-Region IV Mental Health	68
24	King Manufacturing Company Inc-	65
25	King Manufacturing Company Inc-	60

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