

**OFFERED  
FOR SALE**

**\$3,495,000 | 5.15% CAP**

**OUTBACK**  
STEAKHOUSE®

11756 US-70 BUS W, Clayton, NC  
(Raleigh, NC MSA)



**CONFIDENTIAL OFFERING MEMORANDUM**

 **Atlantic**  
CAPITAL PARTNERS™

**Representative Photo**

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Outback Steakhouse in Clayton, NC. The Premises is ground leased to Outback Steakhouse for 15 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter and retail corridors in Clayton, NC and is adjacent to hundreds of apartments and industrial employers, which provides for a built-in customer base.



**IN THE HEART  
OF CLAYTON'S  
PRIMARY RETAIL  
CORRIDOR**



**15 YEARS  
REMAINING ON  
ABS. NNN GL**



**LOCATED ALONG  
US-70 BUS W  
(40,500 VPD)**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$180,000
Rental Increase	Years 6-10	\$198,000
Rental Increase	Years 11-15	\$217,800
1st Extension	Years 16-20	\$239,580
2nd Extension	Years 21-25	\$263,538
3rd Extension	Years 26-30	\$289,892
4th Extension	Years 31-35	\$318,881

NOI	\$180,000
CAP	5.15%
Price	\$3,495,000

## ASSET SNAPSHOT

Tenant Name	Outback Steakhouse
Address	11756 US-70 BUS W, Clayton, NC 27520
Building Size (GLA)	5,000 SF
Land Size	1.87 Acres
Year Built	2024
Signator/Guarantor	Outback Steakhouse of Florida, LLC (Corporate)
Lease Type	Abs. NNN - GL
Landlord Responsibilities	None
Rent Commencement Date	1/2/2025 (Estimated)
Remaining Term	15 Years
Current Annual Rent	\$180,000



**55,688**  
PEOPLE IN  
5 MILE RADIUS



**\$95,878**  
AHFI  
5 MILE RADIUS



**40,500**  
VPD ON  
US 70 BUS W



## INVESTMENT HIGHLIGHTS



### ATTRACTIVE LEASE FUNDAMENTALS

New 15 year Abs. NNN Ground Lease | 10% rent increases every 5 years | No Landlord responsibilities



### GLOBALY RECOGNIZED BRAND

Outback Steakhouse has over 1,300 locations in 23 countries throughout North and South America, Asia, and Australia | Outback is a subsidiary of Bloomin' Brands Restaurant Group | Bloomin' Brands reported over \$4.4 billion in revenue



### A TOP PERFORMING MARKET NATIONALLY

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)



### POSITIONED ON A RETAIL CORRIDOR

Over 627KSF of retail space located in a 1-mile radius | Nearby National Retailers include: Lowes Foods, Walmart Super Center, Bojangles, Biscuitville, Arby's, Dairy Queen and Culvers



### HIGHLY VISIBLE AND TRAFFICKED LOCATION

Fronting US 70 BUS Hwy W (40,500 VPD) | Direct Access to Cameron Crossing, a 200 unit townhome community | Less than quarter mile to Stalling Mills, a 288 unit apartment complex



### NEW CONSTRUCTION

Newly built Outback, building being constructed by Tenant with newest restaurant prototype

Future  
Development

**POPEYES**

**OUTBACK**  
STEAKHOUSE®

**US 70 BUS W (40,500 VPD)**

**Biscuitville**  
FRESH SOUTHERN

**COMFORT SUITES**



Walmart Supercenter  
DOLLAR TREE  
SALLY BEAUTY ZAXBY'S

Downtown  
Raleigh

Stallings Mill  
288 Units

Cameron Crossing  
±160 Townhomes

FIREHOUSE  
SUBS  
Little Caesars

CLEVELAND  
DRINK HOUSE

Culver's

Popcorn  
Popcorn

CVS

Bojangles  
Famous Chicken & Biscuits

WELLS  
FARGO

COMFORT  
SUITES

Lowes  
FOODS

PNC BANK

DUNKIN'

Arby's

Biscuitville  
FRESH SOUTHERN

Future  
Development

OUTBACK  
STEAKHOUSE®

POPEYES

DQ

US 70 BUS W (40,500 VPD)

fit 4 life  
Health Clubs





Clayton High School  
2,024 Students

Walgreens

McDonald's

FAST MED  
URGENT CARE

TRUIST

Rockin Comet  
Diner

meineke  
car care center

Bank of America

RAC

Habitat for Humanity  
ReStore

SHERWIN  
WILLIAMS

DOLLAR GENERAL

marco's  
Pizza

TACO  
BELL

US 70 BUS W (140,500 VPD)

DQ

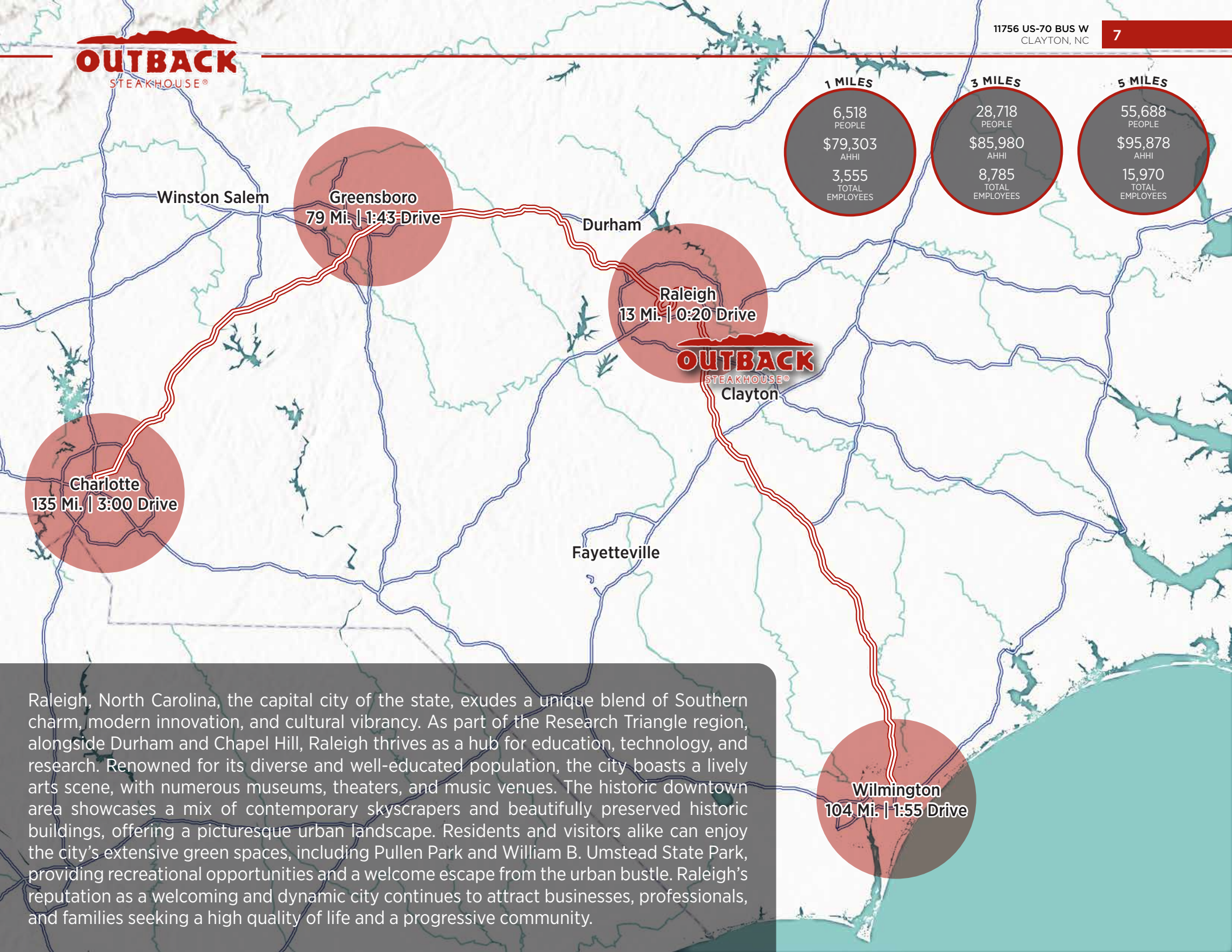
fit 4 life  
Health Clubs

POPEYES

**OUTBACK**  
STEAKHOUSE®

Future  
Development





Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

### About Outback Steakhouse

Outback Steakhouse is an Australian-themed American casual dining restaurant chain, serving American cuisine, based in Tampa, Florida. The chain has over 1,300 locations in 23 countries throughout North and South America, Asia, and Australia. It was founded in March 1988 with its first location in Tampa by Bob Basham, Chris T. Sullivan, Trudy Cooper, and Tim Gannon. It was owned and operated in the United States by OSI Restaurant Partners until it was acquired by Bloomin' Brands, and by other franchise and venture agreements internationally. Outback has approximately \$2,16B in sales revenue in 2020 at their 706 U.S. locations.

### About Bloomin' Brands

Bloomin' Brands is one of the largest casual dining restaurant companies in the world, with a portfolio of leading, differentiated restaurant concepts. In March 1988, they opened the first Outback Steakhouse in Tampa, FL. Since then, they have expanded their family of brands to include Carrabba's Italian Grill, Fleming's Prime Steakhouse & Wine Bar, and Aussie Grill by Outback. Their restaurant concepts range in price point and degree of formality from casual (Outback Steakhouse and Carrabba's Italian Grill) to upscale casual (Bonefish Grill) and fine dining (Fleming's Prime Steakhouse & Wine Bar). Together, those unique, Founder inspired restaurants make up Bloomin' Brands Inc. Currently they have approximately 77,000 employees at over 1,450 restaurants across 47 states, Puerto Rico, Guam, and 20 Countries.



*Bloomin' Brands Headquarters*

#### OUTBACK STEAKHOUSE QUICK FACTS

Founded	1987
Ownership	Public
Number of Locations	1,300+
Headquarters	Tampa, FL
Guaranty	Corporate





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Exclusively Offered By

 **Atlantic**  
CAPITAL PARTNERS™

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