

# RALLY'S

1134 N Sprigg St, Cape Girardeau, MO 63701

25 Year Sale Leaseback | Absolute NNN | Franchise & Personal Guarantee



Exclusively Listed By:

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The Rally's logo, featuring the word "Rally's" in a stylized, italicized, red font.

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### SALE PRICE

**\$1,250,000**

### CAP RATE

**7.2%**

### INVESTMENT SUMMARY

NOI:	\$90,000
Building Size:	1,147 SF
Land Acreage:	1.56 Acres
Year Built:	2021

### LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsible
Roof / Structure:	Tenant Responsible
Term Remaining:	25 Years
Commencement Date:	COE
Term Expiration:	25 Years After COE
Options:	Four, 5-Year Options
Increases:	10% Every 5 Years
Franchise & Personal Guarantee	

### INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | Zero Landlord Responsibilities
- 25-Year Sale Leaseback Commencing at Close of Escrow
- Newly Constructed Site Equipped with Outdoor Patio
- Proven Operator with Over 30 Year of Experience in the Industry
- Excellent Visibility with Frontage and Signage Along N Sprigg St Which Has Daily Traffic Counts Exceeding 11,150 Vehicles
- Situated Directly Across from the Southeast Missouri State University Show Me Center - Multi-Purpose Arena with a Capacity of Over 7,350 People
- Southeast Missouri State University Enrolls Approximately 9,600 Students Annually and Has Four Regional Campuses with the Main Campus in Cape Girardeau
- Easily Accessible Featuring a Convenient Double Drive-Thru and Walk-Up Window
- Checkers and Rally's Operate Over 820 Locations in 28 States

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,852	36,346	42,269
Total Households	3,458	14,926	17,315
Average HH Income	\$69,827	\$69,992	\$73,881





**PAPA JOHN'S**



N Spring St

11,150+ VPD

**SUBJECT  
PROPERTY**



**SOUTHEAST MISSOURI**  
STATE UNIVERSITY • 1873®

- Enrolls Approximately 9,600 Students Annually
- Public University with the Main Campus in Cape Girardeau
- Four Regional Campuses Offering Full Degree Programs



**SOUTHEAST MISSOURI**  
STATE UNIVERSITY • 1873®

### **Show Me Center**

- Multi-Purpose Arena on the Campus of Southeast Missouri State University
- Capacity of Over 7,350 People
- Home of NCAA D1 Redhawks Basketball Team

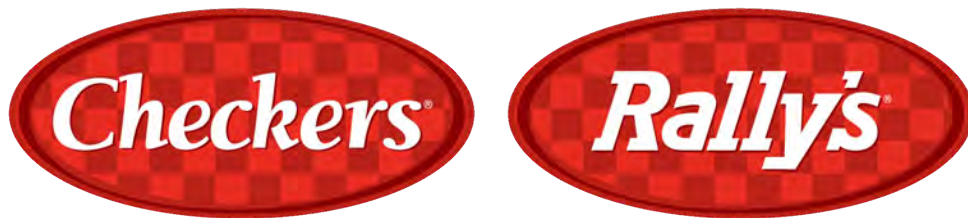




## ADDITIONAL PHOTOS







### OVERVIEW

Company:	Checkers and Rally's LLC
Founded:	1986
Locations:	820 Locations
Total Revenue:	\$890 Million
Headquarters:	Tampa, Florida
Website:	<a href="http://www.checkersandrallys.com">www.checkersandrallys.com</a>

### TENANT HIGHLIGHTS

- Checkers and Rally's Merged in 1999 & Together Operate 820+ Locations
- Checkers is in the Southeast & Northeast, Rally's is in the Midwest & California
- Locations Specialize in Carryout Service with Drive-Through & "Walk-Up" Windows



### TENANT OVERVIEW

Checkers And Rally's LLC is an American fast food double drive-through chain franchise. The brand operates over 820 Checkers and Rally's restaurants in 28 states. They specialize in hamburgers, hot dogs, french fries, milkshakes, and drinks. Originally separate companies serving different geographic areas, Checkers and Rally's merged in August 1999. Generally, the Checkers name remains used in the Southeast as well as the Northeast while the Rally's name remains used in the Midwest as well as California; the two brands have overlapped in several areas.

The brand has been awarded several of the industry's most prestigious awards including: Ranking #140 on Entrepreneur's 2018 Franchise 500, Top Food and Beverage Franchise by Franchise Business Review, 2016 and 2017 Best Franchise Deals, "Best Drive-Thru in America" by QSR Magazine, and "#1 Most Craveable Fries" by Restaurant Business.



### CAPE GIRARDEAU, MO

Cape Girardeau colloquially referred to as "Cape" is a city in Cape Girardeau and Scott Counties in the U.S. state of Missouri. At the 2020 census, the population was 39,540, making it the 17th-largest in the state. The city is one of two principal cities of the Cape Girardeau, MO-IL Metropolitan Statistical Area, which encompasses Alexander County, Illinois, Bollinger County, Missouri and Cape Girardeau County, Missouri and has a population of 97,517. The sliver of the city located in Scott County is part of the Sikeston Micropolitan Statistical Area, and the entire city forms the core of the Cape Girardeau-Sikeston Combined Statistical Area.

The city is the economic center of Southeast Missouri and also the home of Southeast Missouri State University. It is located approximately 100 miles southeast of St. Louis and 150 miles north of Memphis. Southeast Missouri State University (Southeast or SEMO) is a public university in Cape Girardeau, Missouri. In addition to the main campus, the university has four regional campuses offering full degree programs and a secondary campus housing the Holland College of Arts and Media. The university is accredited by the Higher Learning Commission.

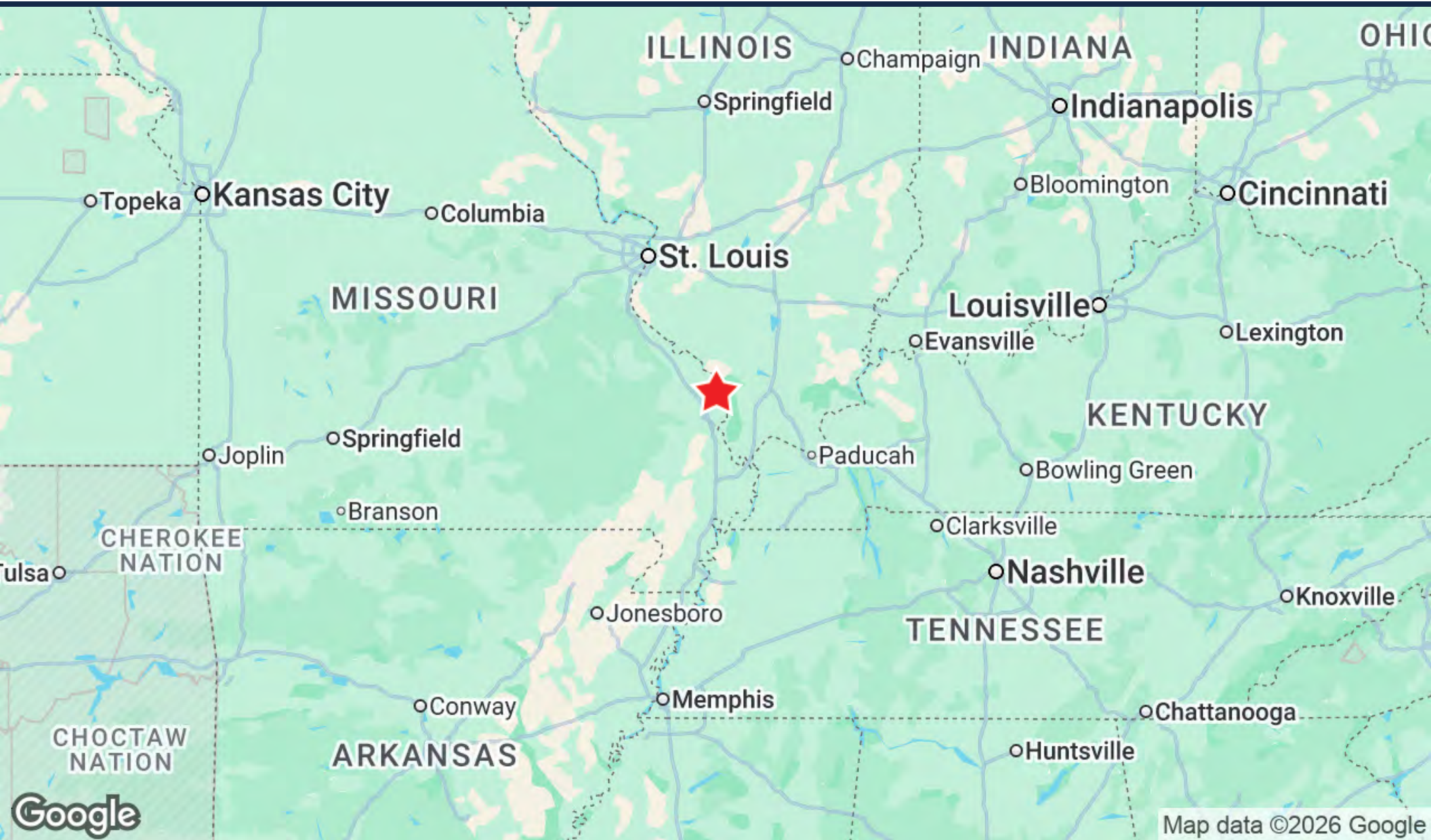
Enrolling 9,677 students, Southeast offers more than 175 undergraduate degree programs and 75 graduate programs. Originally founded in 1873 as a normal school, the university has a traditional emphasis on teacher education. The university's thirteen athletics teams compete in the Ohio Valley Conference of NCAA Division I and are known as the Redhawks. The football team competes in the Football Championship Subdivision of Division I.



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## REGIONAL MAP

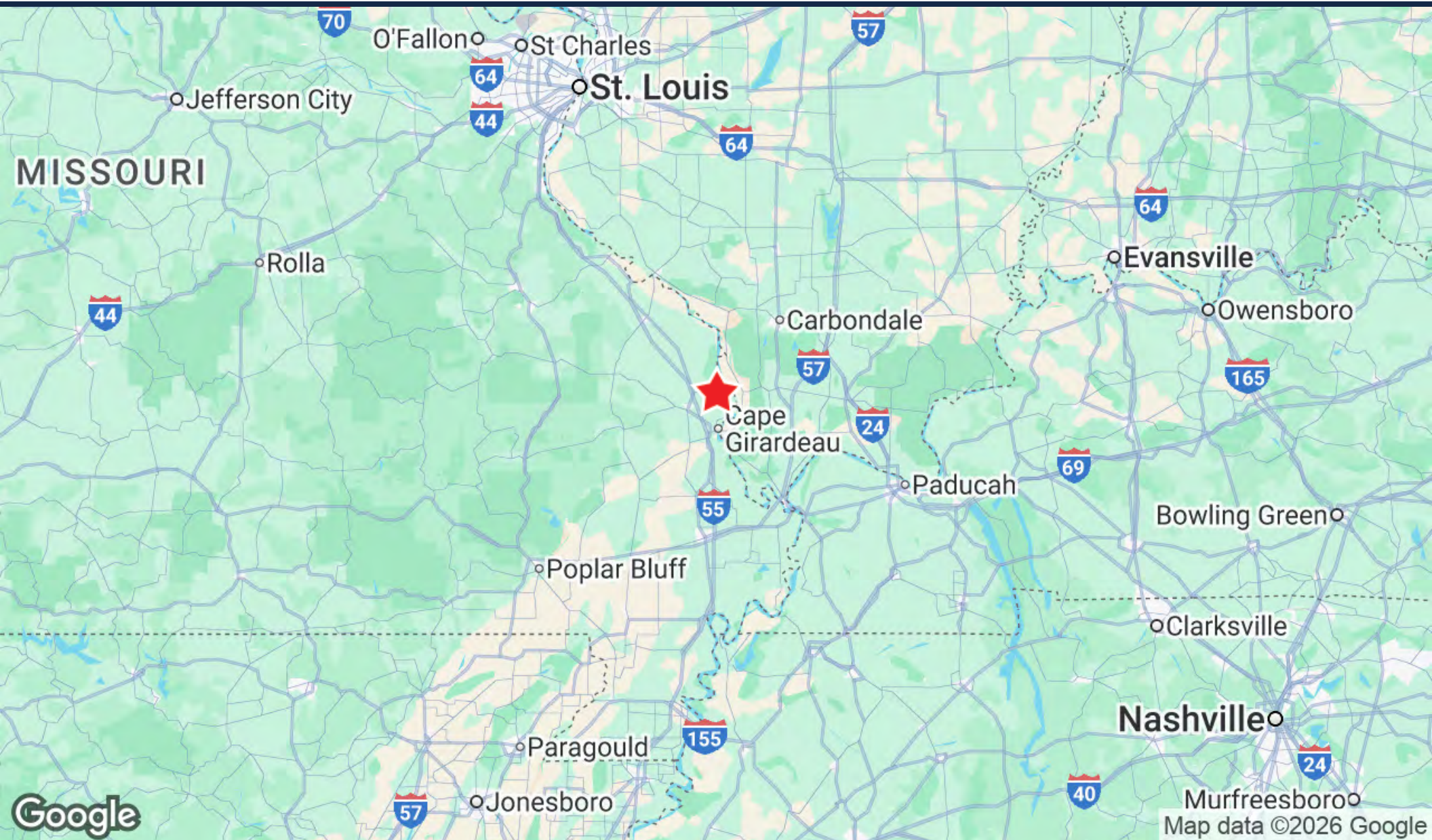




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## LOCATION MAP





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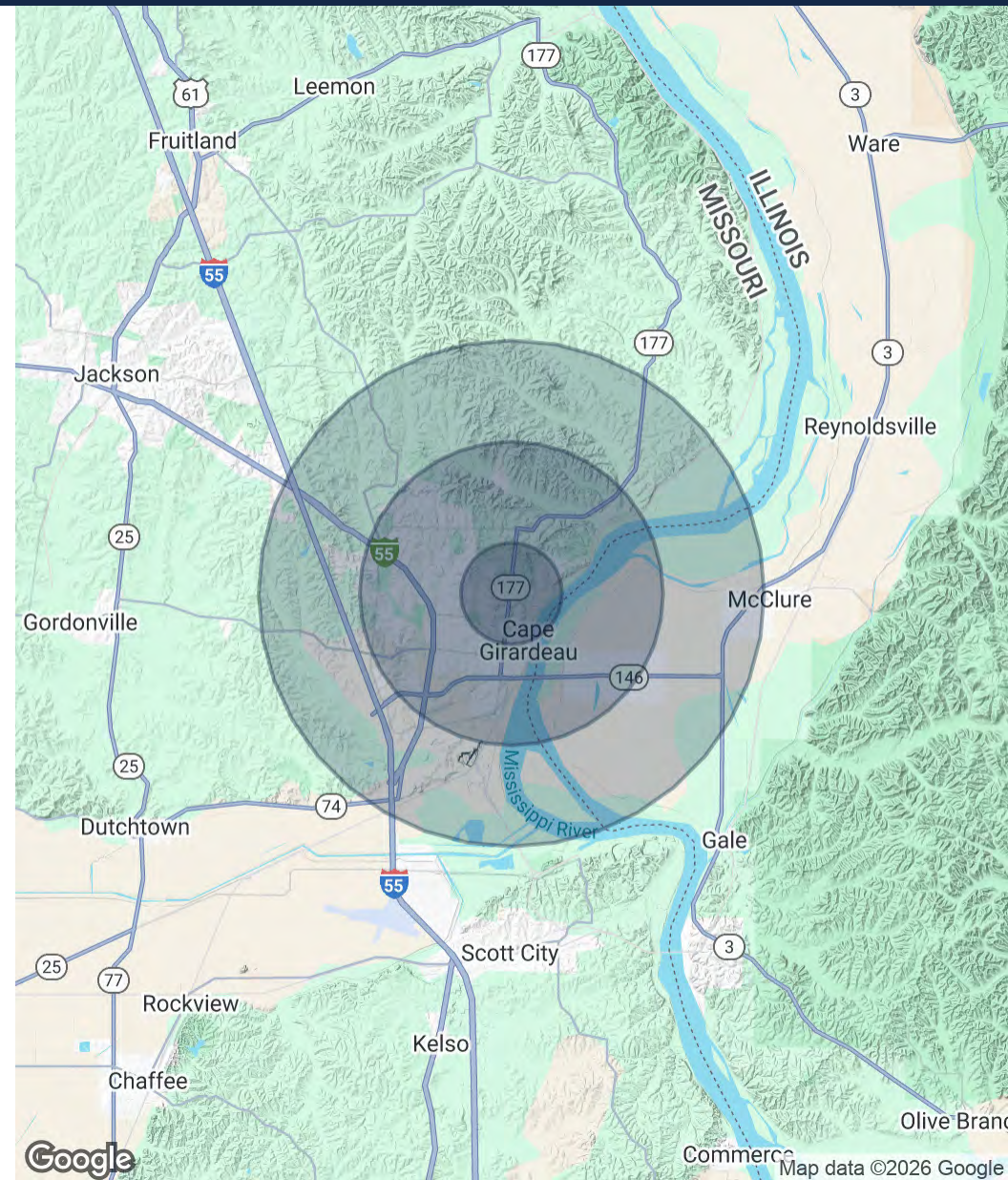
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,852	36,346	42,269
Average Age	32	38	39
Average Age (Male)	32	37	38
Average Age (Female)	32	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,458	14,926	17,315
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$69,827	\$69,992	\$73,881
Average House Value	\$224,946	\$223,088	\$233,888

Demographics data derived from AlphaMap







# *Checkers & Rally's Portfolio*

**15**  
LOCATIONS

**3**  
STATES

**NEW**  
BUILDS

**NNN**  
LEASES

**25**  
YEAR LEASE

**10%**  
EVERY 5 YRS

Section 1

**PORTFOLIO**



# Portfolio Overview

ADDRESS	CITY	STATE
620 CARRIAGE HOUSE DR	JACKSON	TN
509 GLOSTER ST	TUPELO	MS
825 CITY AVE	RIPLEY	MS
1927 JACKSON AVE	OXFORD	MS
730 MADISON ST	HOUSTON	MS
806 HWY 72	CORINTH	MS
6720 US-45 ALT	WEST POINT	MS
1211 US-278	AMORY	MS
901 2 <sup>ND</sup> ST	BOONEVILLE	MS
605 WASHINGTON ST	FARMINGTON	MO
113 JACKSON BLVD	JACKSON	MO
533 MAIN ST	SIKESTON	MO
1006 BUSINESS HWY 60	DEXTER	MO
1324 WESTWOOD BLVD	POPLAR BLUFF	MO
1134 SPRIGG ST	CAPE GIRARDEAU	MO

**\*ALL SITES ARE SUBJECT TO A BRAND NEW 25 YEAR ABSOLUTE NNN LEASE AT THE CLOSE OF ESCROW**

**\*RENTS VARY BY PROPERTY**





# SITE OVERVIEW

**Rally's**  
Crazy Good Food

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**Rally's**  
Crazy Good Food

**Checkers**  
Crazy Good Food

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