

BRAND NEW CONSTRUCTION DRIVE-THRU QSR

Absolute NNN Ground Lease Investment Opportunity



15-Year Lease | Part of New Development | Scheduled Rental Increases



5720 Whittlesey Boulevard
COLUMBUS GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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Columbus Airport

Blanchard Elementary School

Greystone at
Columbus Park

Coming Soon
New Residential
Community

Greystone at
Columbus Park

Columbus Park Crossing

KOHL'S
T.J. MAXX

DICK'S
ULTA
BEAUTY

PETCO

TORRID

KIRKLAND'S

GREAT CLIPS

FIVE BELOW

IT'S GONNA BE GREAT

LENSCRAFTERS

WHITTLESEY BLVD 19,200 VPD

Columbus Park Crossing

Marshall's **SHOE DEPT.** **ROSS**
Burlington **La-Z-boy** **SUBWAY**
Staples **BOOT BARN** **GAP**
BARNES & NOBLE **Cheddar's**
OLD NAVY **tropical CAFE** **RACK ROOM SHOES**

FAMILY DOLLAR

SHERWIN-WILLIAMS

HYATT PLACE

IHOP

CIRCLE K

Hampton

apt

Jeep
RAM

LAUNCH

CBW

FIT LIFE

gerber
AutoZone

ExtraSpace Storage

The Highlands at
Kayne Boulevard

80

540

22

70,400 VPD

FLOOR DECOR

AMC THEATRES

BEST BUY

ASHLEY

HOBBY LOBBY

Jason's deli

REGIONS

Wendy's

BOYBUNDL CAFE

MOE'S

SONIC

SYNOVUS



WHITTLESEY BLVD 19,200 VPD



FIRSTBANK

JIM NICK'S BAR-B-Q

Raising Cane's
CHICKEN FINGERS

CHEVROLET





SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$4,326,086
Net Operating Income	\$199,000
Cap Rate	4.60%

PROPERTY SPECIFICATIONS

Property Address	5720 Whittlesey Boulevard, Columbus, Georgia 31909
Rentable Area	3,211 SF
Land Area	1.45 AC
Year Built	2025
Tenant	Raising Cane's
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	8 (5-Year)
Rent Commencement	January 13, 2026
Lease Expiration	January 31, 2041
ROFO/ROFR	Yes

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	SF	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Raising Cane's	3,211	1/13/2026	1/31/2041	Year 1	-	\$16,583	\$199,000	8 (5-Year)
(Corporate Signed)				Year 6	10%	\$18,242	\$218,900	
				Year 11	10%	\$20,066	\$240,790	
10% Rental Increases Beg. of Each Option								

Brand New 15-Year Lease | Options To Extend | Corporate Signed | 10% Rental Increases | 2025 Construction

- New 15-year lease with 8 (5-year) options to extend, demonstrating their commitment to the site
- Lease is signed by the corporate entity, Raising Cane's Restaurants, LLC
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Raising Cane's is an established, nationally recognized brand with over 975 locations and one of the fastest growing chains in the U.S.

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area

- More than 115,000 residents and 58,000 employees support the trade area, providing a direct consumer base from which to draw
- \$98,880 average household income within 3 miles

Dense Retail Corridor | Directly Next to Columbus Park Crossing | Strong National/Credit Tenant Presence | Nearby Hospital

- The subject property is located direct next to Columbus Park Crossing, a 750,000 SF regional shopping center, that is anchored by Kohl's, Dick's, Ulta, T.J. Maxx, PetCo, and more
- Other nearby national/credit tenants include Old Navy, Marshall's, Lowe's, Walmart Supercenter, Sam's Club, Aldi, Target, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the asset is in close proximity to Piedmont Columbus Regional Northside Hospital, a 100-bed regional hospital, further increasing consumer traffic to the immediate trade area

Located Along Whittlesey Blvd | Interstate 185 & U.S. Hwy 80 | Excellent Visibility & Access

- The asset is located along Whittlesey Blvd, a major retail road that averages over 19,200 VPD
- H The site benefits from nearby direct on/off ramp access to Interstate 185 and U.S. Hwy 80, two major thoroughfares that average a combined 120,400 VPD
- The asset has excellent visibility via significant street frontage
- Multiple points of ingress/egress

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



RAISING CANE'S

raisingcanes.com

Company Type: Private

Locations: 975+

Raising Cane's is one of the fastest-growing restaurant brands, with 975+ Restaurants in 45+ states in 2026. The company recently announced plans to be one of the top 10 Restaurant brands in the United States and is known for its ONE LOVE – craveable Chicken Finger meals – which includes the iconic “Cane's Sauce” – named the #1 most craveable sauce in the Restaurant industry and most craveable chicken.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Columbus, Georgia
Muscogee County

ACCESS



Whittlesey Boulevard: 2 Access Points

TRAFFIC COUNTS



Whittlesey Boulevard: 19,200 VPD
Weems Road: 6,900 VPD
J R Alen Parkway/U.S. Highway 80: 70,400 VPD

IMPROVEMENTS



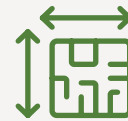
There is approximately 3,211 SF of existing building area with double drive-thru lanes

PARKING



There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 12.76 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 072 016 017
Acres: 1.45
Square Feet: 63,162

CONSTRUCTION



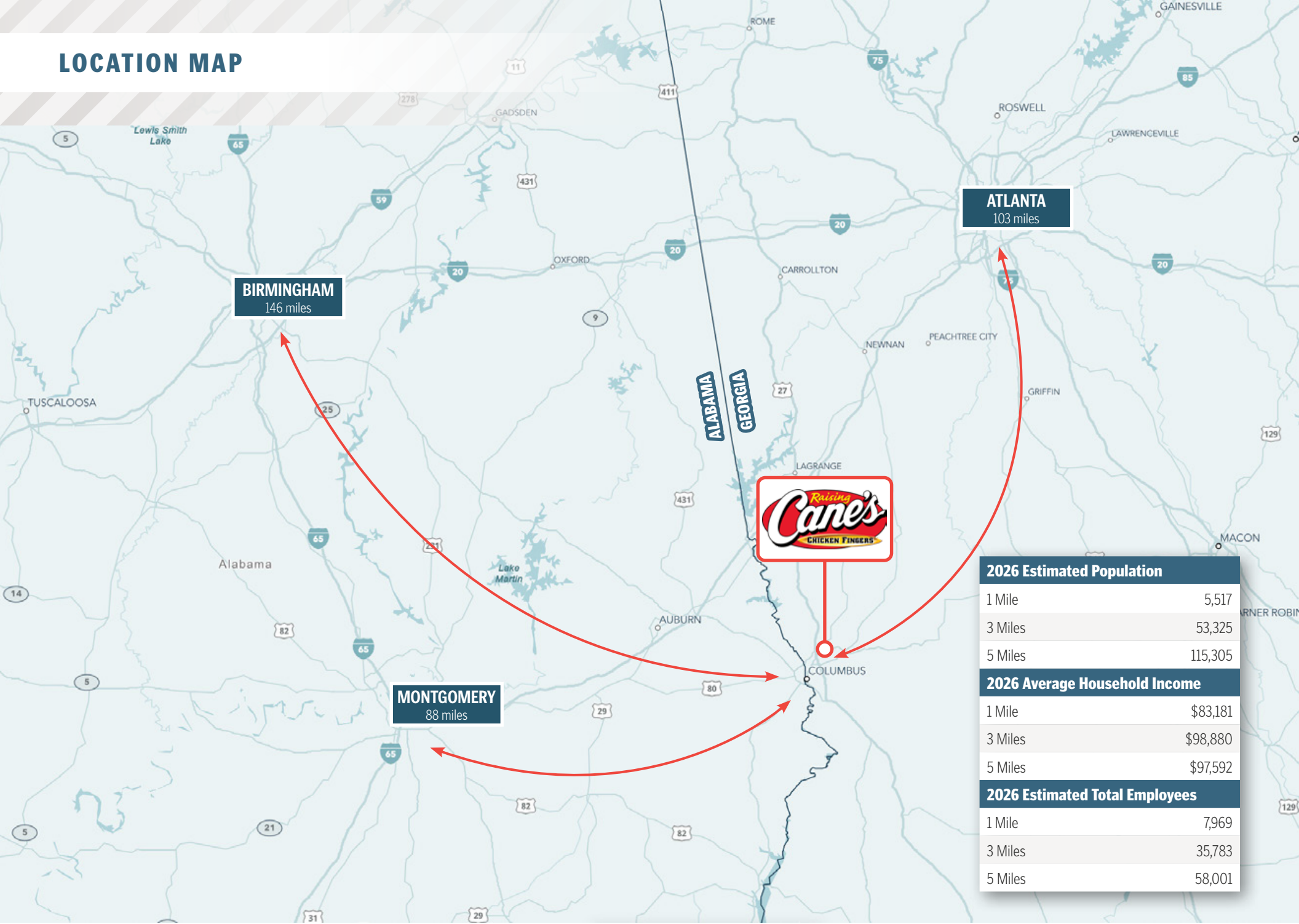
Year Built: 2025

ZONING



General Commercial

LOCATION MAP



2026 Estimated Population	
1 Mile	5,517
3 Miles	53,325
5 Miles	115,305
2026 Average Household Income	
1 Mile	\$83,181
3 Miles	\$98,880
5 Miles	\$97,592
2026 Estimated Total Employees	
1 Mile	7,969
3 Miles	35,783
5 Miles	58,001



Columbus Park Crossing



Columbus Park Crossing



Coming Soon
New Residential
Community





	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	5,517	53,325	115,305
2031 Projected Population	5,598	53,664	116,227
2026 Median Age	37.5	37.6	37.5
Households & Growth			
2026 Estimated Households	2,654	22,900	48,750
2031 Projected Households	2,737	23,346	49,788
Income			
2026 Estimated Average Household Income	\$83,181	\$98,880	\$97,592
2026 Estimated Median Household Income	\$72,166	\$76,919	\$71,545
Businesses & Employees			
2026 Estimated Total Businesses	498	2,437	4,156
2026 Estimated Total Employees	7,969	35,783	58,001



COLUMBUS, GEORGIA

Columbia is a community located in Richland County, Georgia, approximately 15 miles west of Augusta. It is part of the greater Augusta metropolitan area and benefits from its proximity to major employment, commercial, and recreational destinations. The community offers a suburban atmosphere with convenient access to major transportation corridors connecting residents and businesses throughout eastern Georgia and the Central Savannah River Area. Columbus has a 2026 population of 200,935.

Columbia's economy is supported by healthcare, education, retail, manufacturing, professional services, and construction. Its connection to the Augusta metropolitan area provides access to major employment sectors, including healthcare, cybersecurity, military, education, and advanced manufacturing. Fort Eisenhower is an important regional economic driver, supporting military, civilian, and contracting employment. Continued residential growth has also encouraged expansion of retail centers, restaurants, medical facilities, and service businesses, strengthening the area's commercial base.

The Columbia area offers a variety of recreational and cultural amenities. Clarks Hill Lake (Lake Thurmond) provides opportunities for boating, fishing, swimming, camping, and other outdoor activities. Nearby parks and recreation areas offer hiking, picnicking, and wildlife viewing, while the broader Augusta area provides museums, historic sites, golf courses, performing arts, restaurants, and sporting events. The region's combination of natural resources and cultural attractions contributes to its appeal as a place to live and visit. The closest major airport to Columbus, Georgia is Columbus Metropolitan Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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