

**OFFERED
FOR SALE**

\$3,364,000 | 5.35% 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	5.35%
Price	\$3,364,000

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

Construction Status as of December, 2024



55,688
PEOPLE IN
5 MILE RADIUS



\$95,878
AHHI
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

OUTBACK
STEAKHOUSE®

POPEYES

OUTBACK
STEAKHOUSE®

US 70 BUS W (40,500 VPD)

Biscuitville
FRESH SOUTHERN



Walmart Supercenter
DOLLAR TREE
SALLY BEAUTY ZAXBY'S

Downtown Raleigh

Stallings Mill
288 Units

Cameron Crossing
±160 Townhomes

FIREHOUSE SUBS
Little Caesars

Calver's

Pop Days

Bojangles
Famous Chicken & Biscuits

CVS

WELLS FARGO

COMFORT SUITES

PNC BANK

DUNKIN'

Lowes FOODS

Arby's

Biscuitville
FRESH SOUTHERN

OUTBACK
STEAKHOUSE®

Future Development

DQ

POPEYES

fit 4 life
Health Clubs

US 70 BUS W (40,500 VPD)





Walgreens

McDonald's

FAST MED URGENT CARE

TRUIST

Bank of America

RAC

meineke

RAC

SHERWIN WILLIAMS

DOLLAR GENERAL

Lowe's FOODS

TACO BELL

MARCO'S PIZZA

DQ

fit 4 life Health Clubs

POPEYES

US 70 BUS W (40,500 VPD)

Arby's

Biscuitville

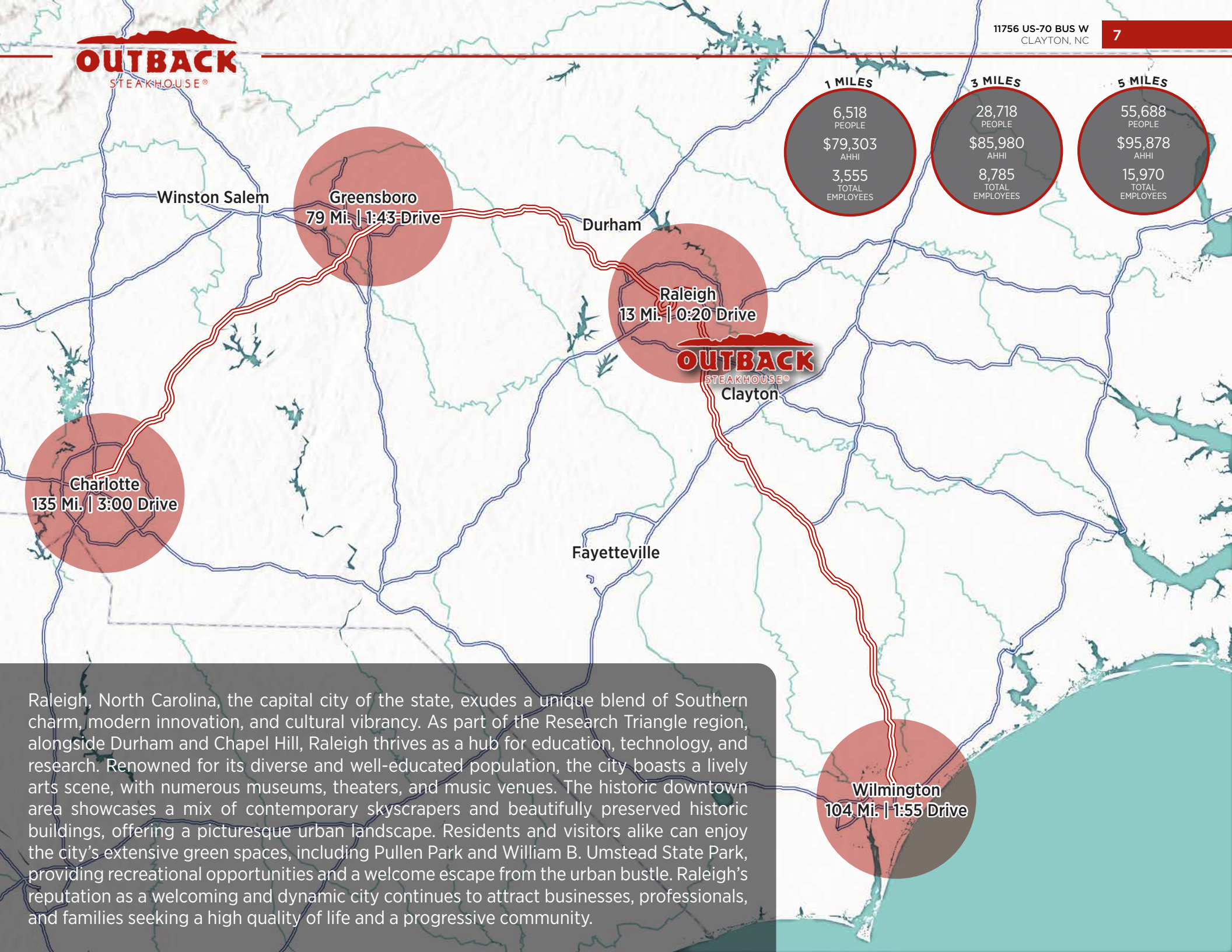
Future Development

OUTBACK STEAKHOUSE®

DUNKIN'

COMFORT SUITES





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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