

BRAND NEW CONSTRUCTION DRIVE-THRU QSR

Absolute NNN Ground Lease Investment Opportunity



Brand New 20-Year Lease | Scheduled Rental Increases | Large 2.671 AC Parcel | Dense Retail Corridor



2616 Dawson Road

ALBANY GEORGIA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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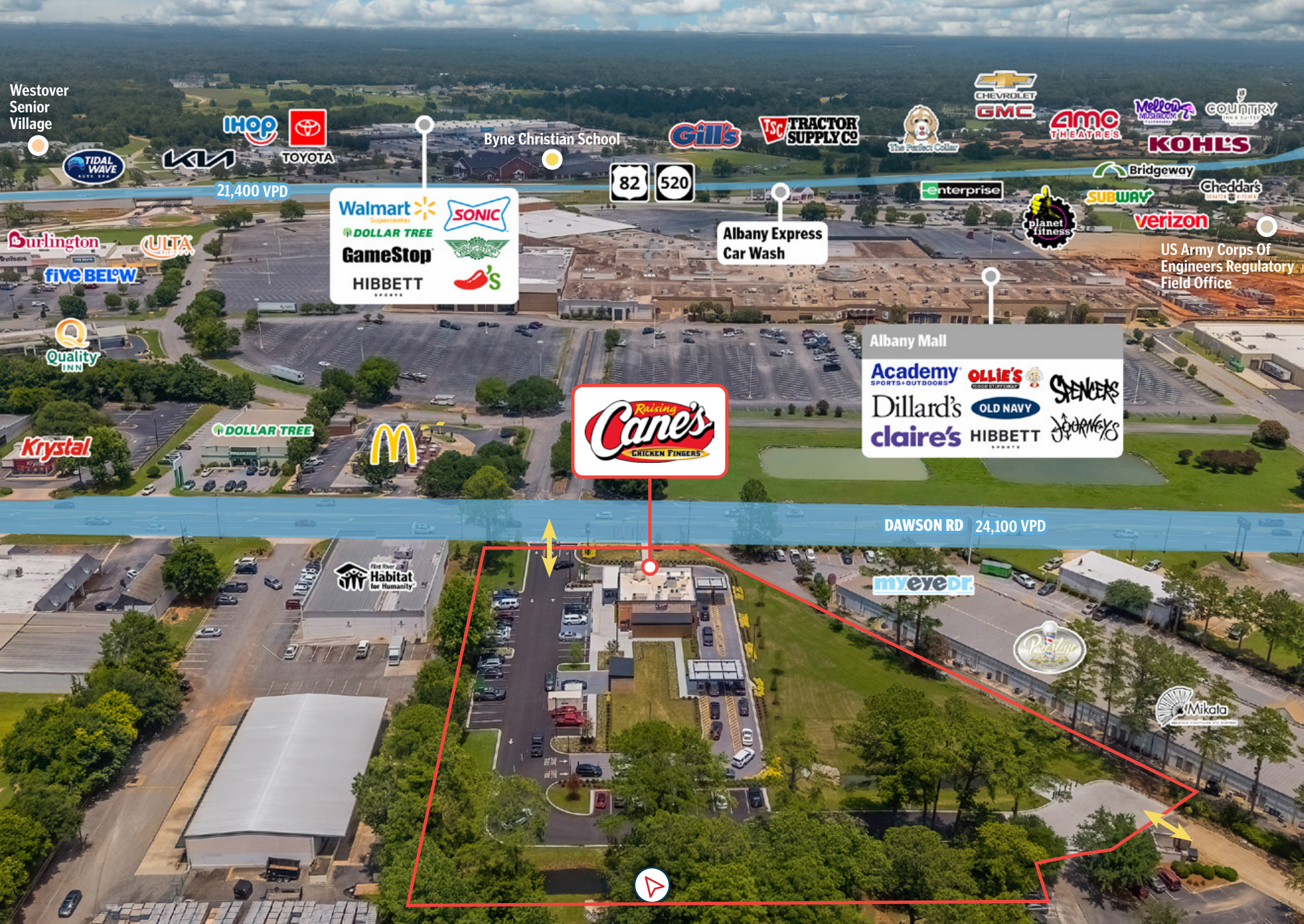


NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 385824









SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$3,667,000
Net Operating Income	\$165,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	2616 Dawson Road, Albany, Georgia 31707
Rentable Area	3,252 SF
Land Area	2.671 Acres
Year Built	2026
Tenant	Raising Cane's
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	TBD
Lease Expiration	20 - Year Term

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	SF	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Raising Cane's	3,252	TBD	20-Year Term	Current	-	\$13,750	\$165,000	4 (5-Year)
(Corporate Signed)				Year 6	10%	\$15,125	\$181,500	
				Year 11	10%	\$16,638	\$199,650	
				Year 16	10%	\$18,301	\$219,615	

10% Rental Increases Beg. of Each Option

Brand New 20-Year Lease | Options To Extend | Corporate Signed | 10% Rental Increases | 2026 Construction

- Brand new 20-year lease with 4 (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

Along Dawson Rd | Across from Albany Mall | Dense Trade Area | Several National/Credit Tenants | Double Drive-Thru Equipped

- Subject property is strategically located along Dawson Rd, a major retail road serving the city of Albany, that averages 24,100 VPD
- The site is direct across from Albany Mall, 870,000+ SF mall, that is anchored by Academy, Hibbett Sports, Dillard's, Old Navy, and many more
- Surrounding national/credit tenants include Publix, Home Depot, Lowe's, Walmart Super-center, Sam's Club, Tractor Supply Center and more
- Strong tenant synergy increases consumer draw to the subject property
- The asset is equipped with a double drive-thru, providing ease and convenience for customers
- The access is strategic to both Dawson Rd and Old Dawson Rd due to cross access with the Regions located next door

Strong Demographics in 5-Mile Trade Area

- More than 62,000 residents and 34,000 employees support the trade area
- \$96,676 average household income in 3-mile trade area

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



RAISING CANE'S

raisingcanes.com

Company Type: Private

Locations: 975+

2025 Revenue: \$5.1 Billion

Raising Cane's Chicken Fingers is a rapidly growing, privately held fast-food chain founded by Todd Graves in 1996 and headquartered in Baton Rouge, Louisiana. The brand is famous for its "One Love" philosophy, focusing exclusively on a limited menu of high-quality chicken finger meals, crinkle-cut fries, and its proprietary Cane's Sauce. As of early 2026, the company has expanded to over 975 locations in 45+ states and is targeting a massive goal of \$10 billion in annual sales by the end of the decade. Unlike many competitors, Raising Cane's maintains a company-owned model for the majority of its U.S. stores, which helped drive a 2025 revenue estimated at approximately \$5.1 billion.

- In a 2024-2025 industry-wide secret shopper study, Raising Cane's ranked #2 in the nation for drive-thru satisfaction, trailing only Chick-fil-A.
- Their signature dipping sauce was once again named the #1 most craveable sauce in the restaurant industry by Technomic.
- Raising Cane's climbed to #18 in the list of the largest restaurant chains in America by sales volume, moving up from previous years as its revenue surged toward the \$5.1 billion mark.
- The brand saw a 31% increase in consumer spending throughout the year, the second-highest growth rate among all fast-food counterparts.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Albany, Georgia
Dougherty County

ACCESS



Dawson Road: 1 Access Point
Old Dawson Road: 1 Access Point

TRAFFIC COUNTS



Dawson Road: 24,100 VPD
Old Dawson Road: 13,900 VPD
U.S. Highway 82/State Highway 520: 21,400 VPD

IMPROVEMENTS



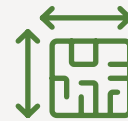
There is approximately 3,252 SF of existing building area with drive-thru

PARKING



There are approximately 44 parking spaces on the owned parcel.
The parking ratio is approximately 13.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 00300/00002/003
Acres: 2.671
Square Feet: 116,349

CONSTRUCTION



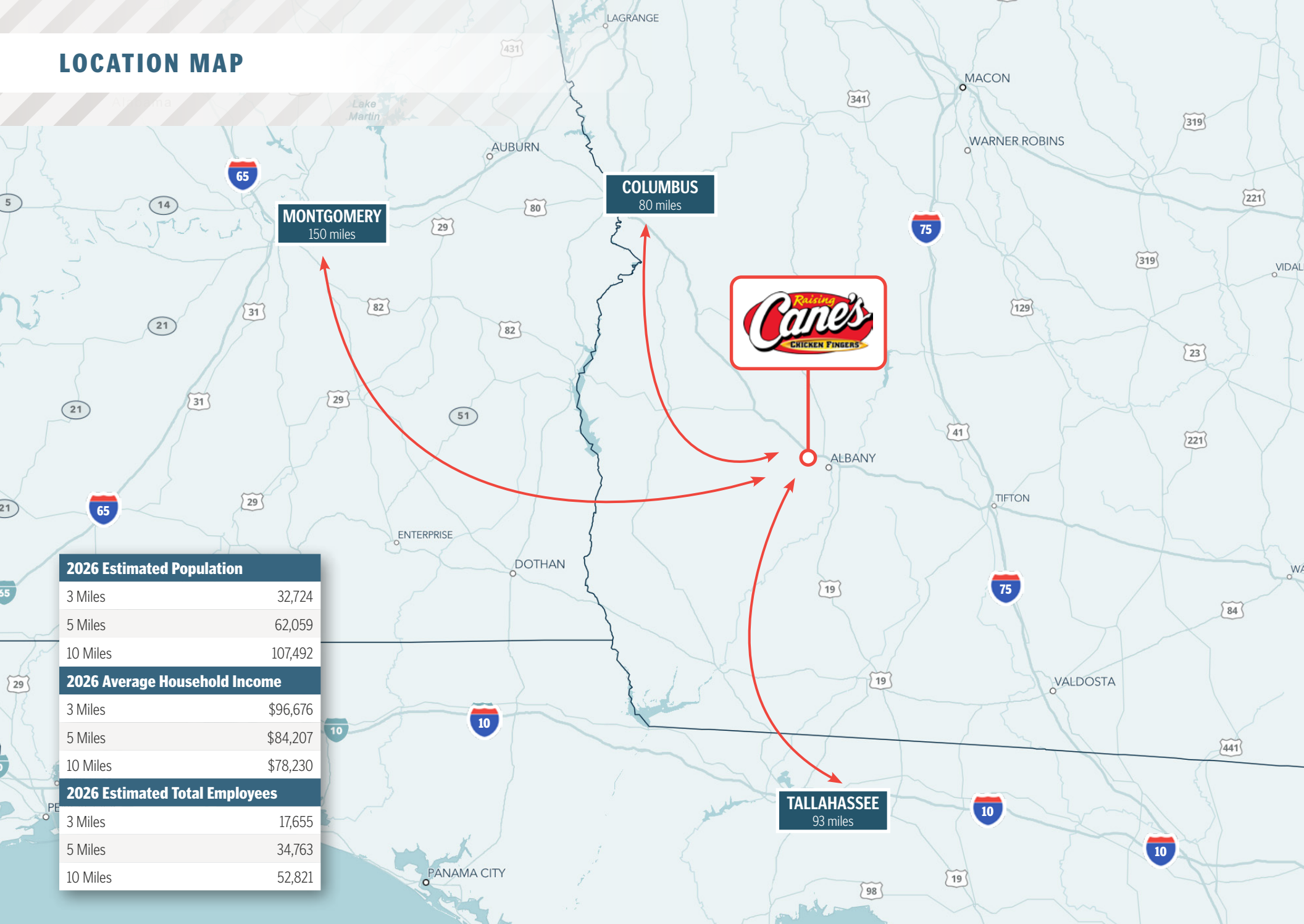
Year Built: 2026

ZONING



C-2: General Mixed Use Business District

LOCATION MAP









	3 Miles	5 Miles	10 Miles
Population			
2026 Estimated Population	32,724	62,059	107,492
2031 Projected Population	32,330	61,549	106,535
2026 Median Age	40.6	39.9	38.9
Households & Growth			
2026 Estimated Households	14,439	26,535	44,208
2031 Projected Households	14,409	26,556	44,278
Income			
2026 Estimated Average Household Income	\$96,676	\$84,207	\$78,230
2026 Estimated Median Household Income	\$74,861	\$65,653	\$61,044
Businesses & Employees			
2026 Estimated Total Businesses	1,656	3,200	4,279
2026 Estimated Total Employees	17,655	34,763	52,821



ALBANY, GEORGIA

Albany is situated along the banks of the Flint River in Southwestern Georgia in Dougherty County. The primary employers are the health care industry, education as well as the Marine Corps Logistics Base. Albany has a 2026 population of 66,376.

The City serves as the distribution, retail and wholesale trade, communication, and medical center for southwest Georgia, a seven-county area. Principal employers of the city are Marine Depot Maintenance Command, Phoebe Putney Health System, Dougherty County Board of Education / School System, Albany State University & Darton College, City of Albany, Dougherty County, Wal-Mart, Inc., Proctor and Gamble, JRN, Inc. and MillerCoor.

There are a large number of Registered Historic Places in Albany including the Albany Municipal Auditorium, Carnegie Library of Albany, Rosenberg Brother's Department Store, John A. Davis House, Albany Railroad Depot Historic District. Lake Chehaw provides opportunities for fishing and boating. The Parks at Chehaw form a large recreational center which includes a wild animal park, a huge play area, a biking area and a variety of ecosystems. Golf enthusiasts can enjoy the numerous golf courses located in Albany. The South Georgia Peanuts baseball team plays in the South Coast League. The South Georgia Wildcats play arena football games. Museums and the Arts in the City are Albany Ballet Theater, Albany Civic Center, Flint Riverquarium, Albany Civil Rights Movement Museum, Thronateeska Heritage Center, Albany Museum of Art, Georgia Artists Guild of Albany, The Albany Symphony Orchestra, The Albany Concert Association and Theatre Albany.

The city is served by 14 public elementary schools, 7 public secondary schools, 1 career academy, 1 public alternative school, and several private schools. The closest major airport to Albany, Georgia is Southwest Georgia Regional 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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