



450047 State Rd 200 | Callahan, FL
\$2,200,000 | 6.59% CAP

POPEYES.



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	May 2035
Annual Rent:	\$145,059
Options:	Five (5) @ Five (5) Years
Rental Increases:	10% Every 5 Years
Building Size:	2,115 SF
Lot Size:	0.43 Acres
Lease Type:	NNN
Franchise:	Sailormen Inc
Price:	\$2,200,000 6.59% CAP



Highlights

- Newly built in 2020
- Absolute NNN - no landlord responsibilities
- Sailormen Inc operates over 150 locations throughout Florida and Georgia
- Drive Thru Location
- Nearby Retailers Include: McDonalds, Hardee's, Taco Bell, CVS, Dollar General, etc



POPEYES

PROPERTY AERIAL

Dr M.L.K. Jr. Ave

Page St



200

State Road 200 - 15,233 VPD



200



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NEIGHBORHOOD AERIAL

US Highway 1
11,400 VPD

State Road 200
15,233 VPD

115

Callahan Middle School

115

301

23

1

Kings Rd
20,203 VPD

SUBWAY

ANYTIME FITNESS

200

TSC TRACTOR SUPPLY CO



Winn-Dixie
Domino's
O'Reilly
AUTO PARTS

Royal Inn

WELLS FARGO

Callahan Elementary School

CVS pharmacy

TACO BELL

SUBWAY

115

200

301

West Nassau High School

23

1

15

Lem Turner Rd
9,354 VPD



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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,920	6,668	13,093
2023 POPULATION	2,146	6,834	13,158
2028 POPULATION PROJECTION	2,588	8,147	15,641
ANNUAL GROWTH 2010-2023	2.90%	0.60%	0.10%
ANNUAL GROWTH 2023-2028	4.10%	3.80%	3.80%

2020 POPULATION BY RACE:

WHITE	1,770	5,882	11,545
BLACK	204	481	691
AMERICAN INDIAN/ALASKAN NATIVE	5	17	34
ASIAN	24	61	117
HAWAIIAN & PACIFIC ISLANDER	2	4	8
TWO OR MORE RACES	141	391	763
HISPANIC ORIGIN	92	261	498

HOUSEHOLDS:

2010 HOUSEHOLDS	717	2,470	4,822
2023 HOUSEHOLDS	795	2,520	4,825
2028 HOUSEHOLD PROJECTION	968	3,033	5,791
ANNUAL GROWTH 2010-2023	4.10%	1.50%	0.90%
ANNUAL GROWTH 2023-2028	4.40%	4.10%	4.00%
OWNER OCCUPIED HOUSEHOLDS	653	2,391	4,767
RENTER OCCUPIED HOUSEHOLDS	315	641	1,025
AVG HOUSEHOLD INCOME	\$69,873	\$78,715	\$75,390
MEDIAN HOUSEHOLD INCOME	\$66,198	\$69,398	\$67,500

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PROPERTY PHOTOS



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POPEYES



Popeyes Louisiana Kitchen, Inc., also known as Popeyes and formerly named Popeyes Chicken & Biscuits and Popeyes Famous Fried Chicken & Biscuits, is an American multinational chain of fried chicken fast food restaurants formed in 1972 in New Orleans, Louisiana and headquartered in Miami. It is currently a subsidiary of Toronto-based Restaurant Brands International. As of 2021, Popeyes has 3,705 restaurants, which are located in more than 46 states and the District of Columbia, Puerto Rico, and 30 countries worldwide. About 50 locations are company-owned; the vast remainder are franchised. Popeyes maintains a "Hall of Fame" of its franchise holders. Some international franchises, such as the ones located in Germany and Japan, are located only on US military installations and are generally not accessible to the local civilian public.



TENANT INFORMATION



Credit Rating
BB (S&P)

Locations
3,700+

Revenue
\$6.5 Billion

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FOR MORE INFORMATION

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