

*FOR SALE, NNN LEASEHOLD
REDUCED PRICE*

Royal Palm Beach, FL



Representative Photo

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Tenant Summary

Raising Cane's is one of the Fastest-Growing Quick Service Restaurant Concept in the Nation

TENANT / GUARANTOR ON LEASE

Raising Cane's Restaurant LLC

TENANT

Raising Cane's Chicken Fingers

HEADQUARTERS

Baton Rouge, LA

DATE FOUNDED

1996

LOCATIONS

915

as of October 21,

raisingcanes.com

\$5.1B+

U.S. Systemwide Sales (OCT 2025)

On Aug .28, 1996, Raising Cane's opened for business and became an instant success. Graves was 24 years old, and he's been the CEO ever since. Now, there are over 749 Raising Cane's locations nationwide, and a handful of spots in the Middle East. The menu is streamlined and straightforward: There's chicken fingers, crinkle-cut fries, Texas toast, coleslaw, and Cane's famous sauce. They have chicken sandwich, too, but any real "Canai" will tell you to scratch the sandwich, order an extra piece of Texas toast, and make your own — trust us.



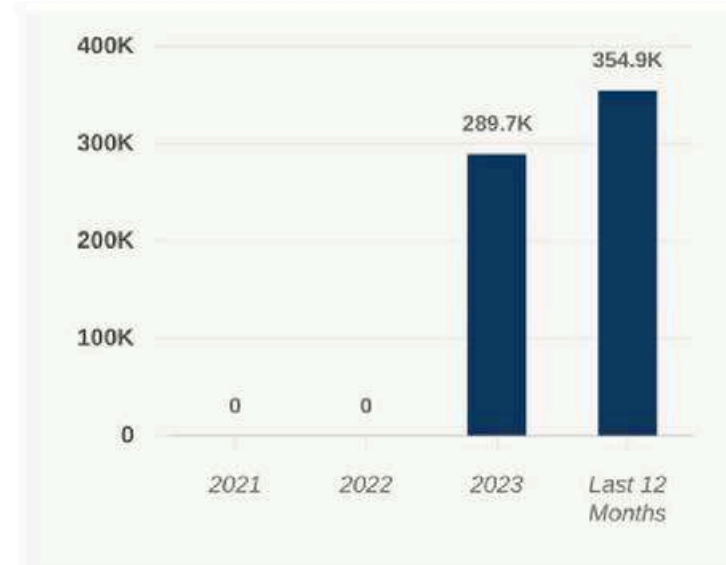
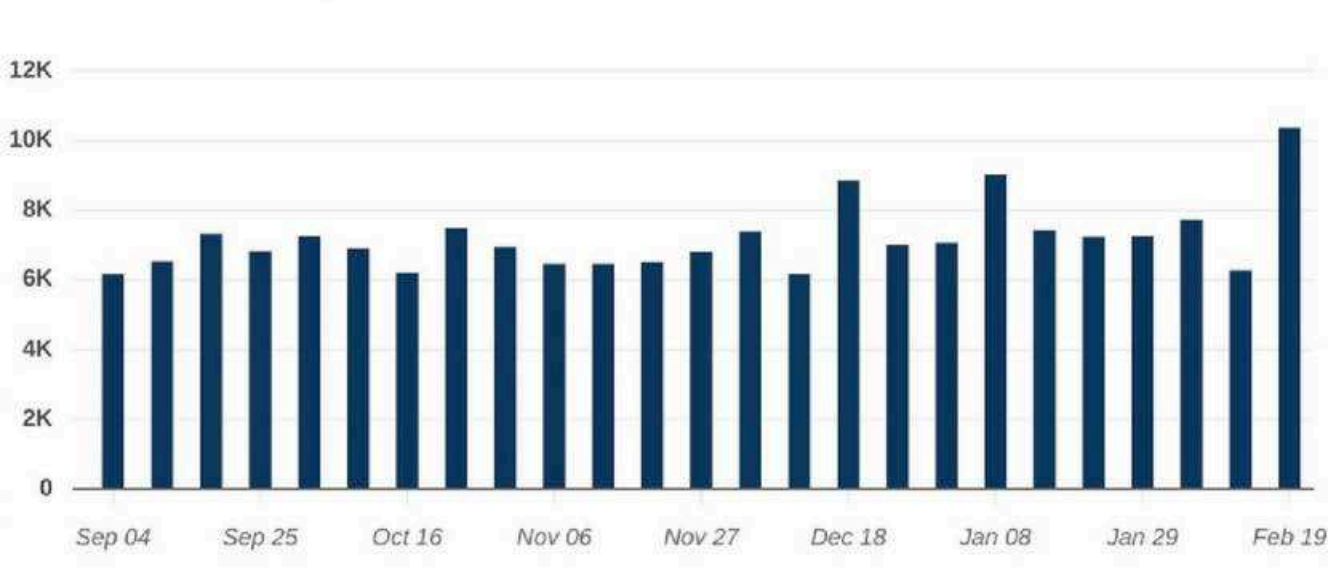
Unfortunately, there are still large swaths of land where Raising Cane's has yet to set up shop. particularly New England and the Northwestern U.S between Idaho and Eastern Minnesota. It's travesty, and as far as we're concerned, these States represent a chicken finger-less wasteland. But never fear, as an outpost will likely appear in a city near you eventually. According to a Raising Cane's spokesperson, their goal is to become one of the Top 10 U.S restaurant brands, and they're set to open at least 100 more locations by the end of this year, including spots in the currently Cane-less New Jersey. Long-term, they're planning to operate over 1,500 restaurants across the us.

Sit tight, folks. You'll get your chicken soon enough. But for now, these are the states where Raising Cane's is readily available.

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LOYAL CUSTOMERS & STRONG GROWTH



Raising Cane's Chicken Fingers/State Blvd, FL

Trade Area provided by
Weekly Visits | Sep 1st, 2023 - Feb 29, 2024 Data
Provided by Placer Labs Inc. (www.placer.ai)

Keeping Cane's the Best in the Biz



Our Crewmembers are the heart of what we do, and we're always looking for ways to recognize them for helping make Raising Cane's one of the best in the industry. They work hard every day to serve our craveable chicken finger meals at our 760+ Restaurants, so it's no surprise that publications around the country were quick to recognize our great Crew again this year.

In 2023, we were named a "Top Workplace" in more Markets than ever before – 19 to be exact! Plus, we took home accolades from Forbes as one of "America's Best Large Employers" and Newsweek as one of "America's Greatest Workplaces." In addition to garnering other awards for women, diversity and job starters.

A huge round of applause for our Crew and their continued dedication to working hard and having fun. None of these accolades would be possible without them and we're proud to see them get the spotlight they deserve! 🌟



2023

Top Workplaces Culture Excellence Awards



2023

Top Workplaces Awards

| | | | | | | |
|---------------------------|---|---------------------------------|--|--------------------------------|---------------------------|-----------------------------------|
| #2 Courier Journal | #3 The Press-Enterprise | #5 Austin American-Statesman | #5 The Orange County Register | #5 San Antonio Express-News | #7 The Oklahoman | #8 The San Diego Union-Tribune |
| #9 Chicago Tribune | #10 Houston Chronicle | #10 Las Vegas Review-Journal | #11 AZ Central | #11 St. Louis Post-Dispatch | #13 The Denver Post | #14 The Salt Lake Tribune |
| #14 The Times-Picayune | #21 The Dallas Morning News - 15 years in a row! | #23 Star Tribune | #27 Top Workplaces in the USA 2023 (national award, first time) | #92 The Baltimore Sun | #99 Detroit Free Press | |

SIMPLE MENU, EXTRAORDINARY RESULTS

COMBOS

Coleslaw, fries and toast can be substituted for one another, or an extra Cane's Sauce. *Extra charge for lemonade with any combo.

THE BOX COMBO

4 Chicken Fingers
Crinkle-Cut Fries,
1 Cane's Sauce, Texas Toast,
Coleslaw, 22oz Fountain
Drink / Tea

1250 - 1440 CAL



THE CANIAC COMBO

6 Chicken Fingers
Crinkle-Cut Fries,
2 Cane's Sauces,
Texas Toast, Coleslaw,
32oz Fountain Drink / Tea

1790 - 2040 CAL



THE KIDS COMBO

2 Chicken Fingers
Crinkle-Cut Fries, 1 Cane's
Sauce, Kids Drink (12oz Fountain
Drink, Horizon® Organic Milk or
Honest Kids® Organic Apple Juice
Drink),
with Activity

630 - 740 CAL



DRINKS

Freshly-squeezed Lemonade,
freshly-brewed Sweet &
Unsweet tea, and fountain
drinks available. If you're feeling
extra thirsty, take a JUG home!



| DRINKS | KIDS 12 OZ | REGULAR 22 OZ | LARGE 32 OZ | JUG 1 GAL |
|-----------------|---------------|------------------|----------------|--------------|
| LEMONADE | 90 CAL | 160 CAL | 240 CAL | 110 CAL/8 OZ |
| SWEET TEA | 90 CAL | 140 CAL | 190 CAL | 90 CAL/8 OZ |
| UNSWEET TEA | 0 CAL | 0 CAL | 0 CAL | 0 CAL/8 OZ |
| FOUNTAIN DRINKS | 0 CAL | 0 CAL | 0 CAL | |
| | 90-100 CAL | 160-190 CAL | 210-250 CAL | |

THE 3 FINGER COMBO

3 Chicken Fingers
Crinkle-Cut Fries,
1 Cane's Sauce,
Texas Toast, 22oz
Fountain Drink / Tea

1020 - 1210 CAL



THE SANDWICH COMBO

3 Chicken Fingers
Cane's Sauce, Lettuce,
Toasted Bun,
Crinkle-Cut Fries,
22oz Fountain Drink / Tea

1080 - 1270 CAL



EXTRAS

Chicken Finger 130 CAL
Cane's Sauce 190 CAL
Crinkle-Cut Fries 390 CAL
Texas Toast 140 CAL
Coleslaw 100 CAL

TAILGATES

Feed the Crew with 25, 50, 75 & 100 chicken finger Tailgate
trays. Cane's Sauce is included with each Tailgate order!

25 FINGERS

50 FINGERS

75 FINGERS

100 FINGERS

190 CAL/7.5 OZ SAUCE
130 CAL/CHICKEN FINGER



Nutritional information available upon
request. 2000 calories a day is used
for general nutrition advice, but
calorie needs vary.
One Love, The Box Combo,
The 3 Finger Combo, Caniac,
and Cane's Sauce are federally
registered trademarks of Raising
Cane's USA, LLC.

THE FACTS

#1 fastest growing fast-food chain in the US**.

Raising Cane's has over 749 locations with annual revenue exceeding \$2.28B. Privately owned.

Dense infill location with over 193k people in 5 miles radius & traffic counts exceeding 115k cars a day, over 42 million cars a year!

This location ranks 8th in the state and within the top 20% nationwide for all Raising Canes.*

Over 235,000 customer visits a year.

* Placer AI

** Franchise Times / NRN

All investors and brokers should complete their own due diligence and rely upon their own investigations.

FEEL SECURE WITH YOUR INVESTMENT

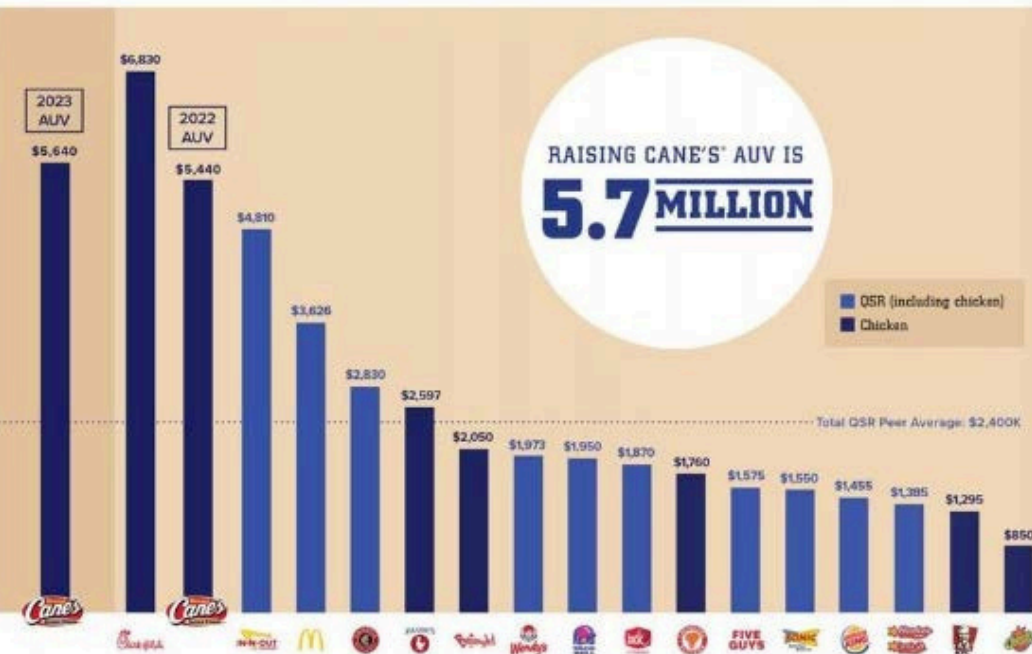
Same Restaurant Sales

(Like for Like Sales)



INDUSTRY WIDE
RAISING CANE'S
OUTPERFORMS

CONSISTENT YEAR OVER YEAR GROWTH



Over 42 Million Vehicles pass this site annually!

Southern Blvd (64,800+ VPD)

N State Rd 7 (50,980+ VPD)

Off Ramp

Entrance Driveway

**Raising
Cane's**
CHICKEN FINGERS



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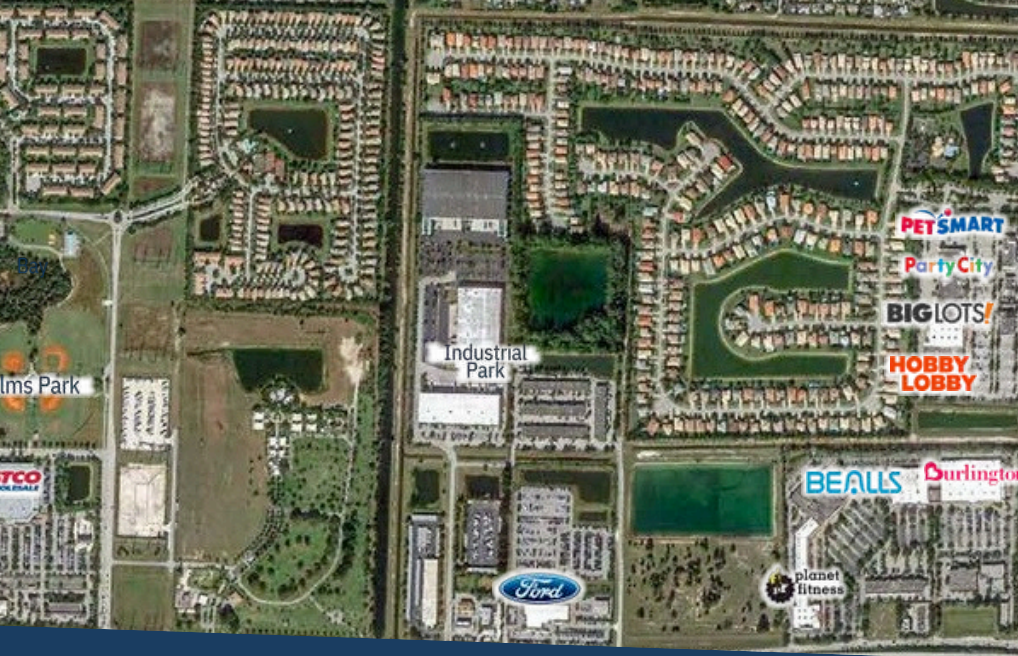
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RICHARD HUELSMAN

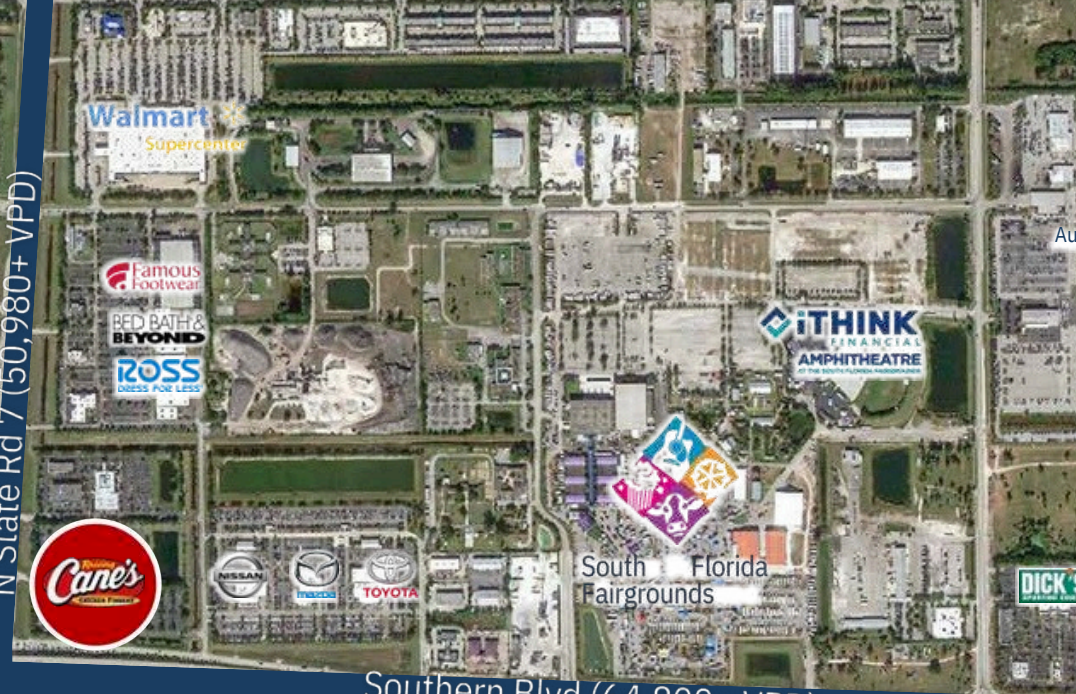
310-463-3102 richard@mra.la

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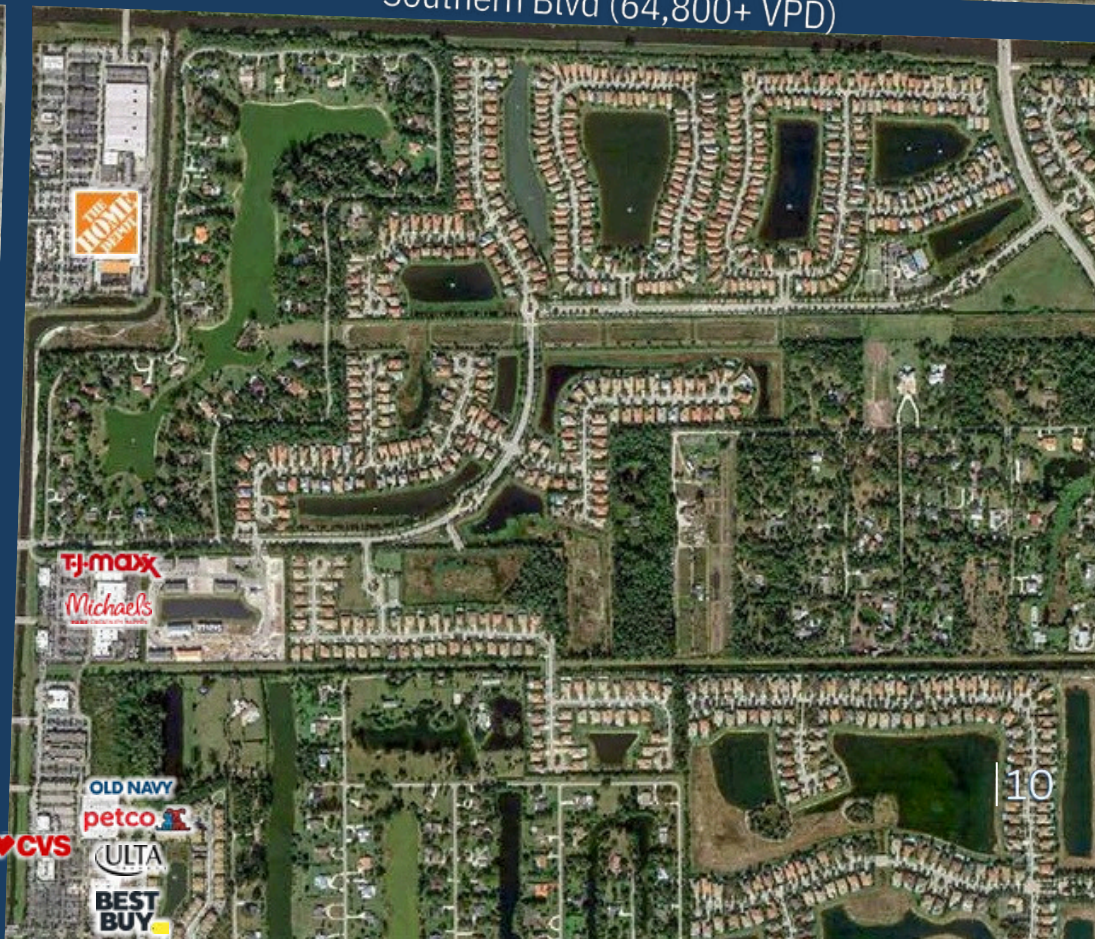
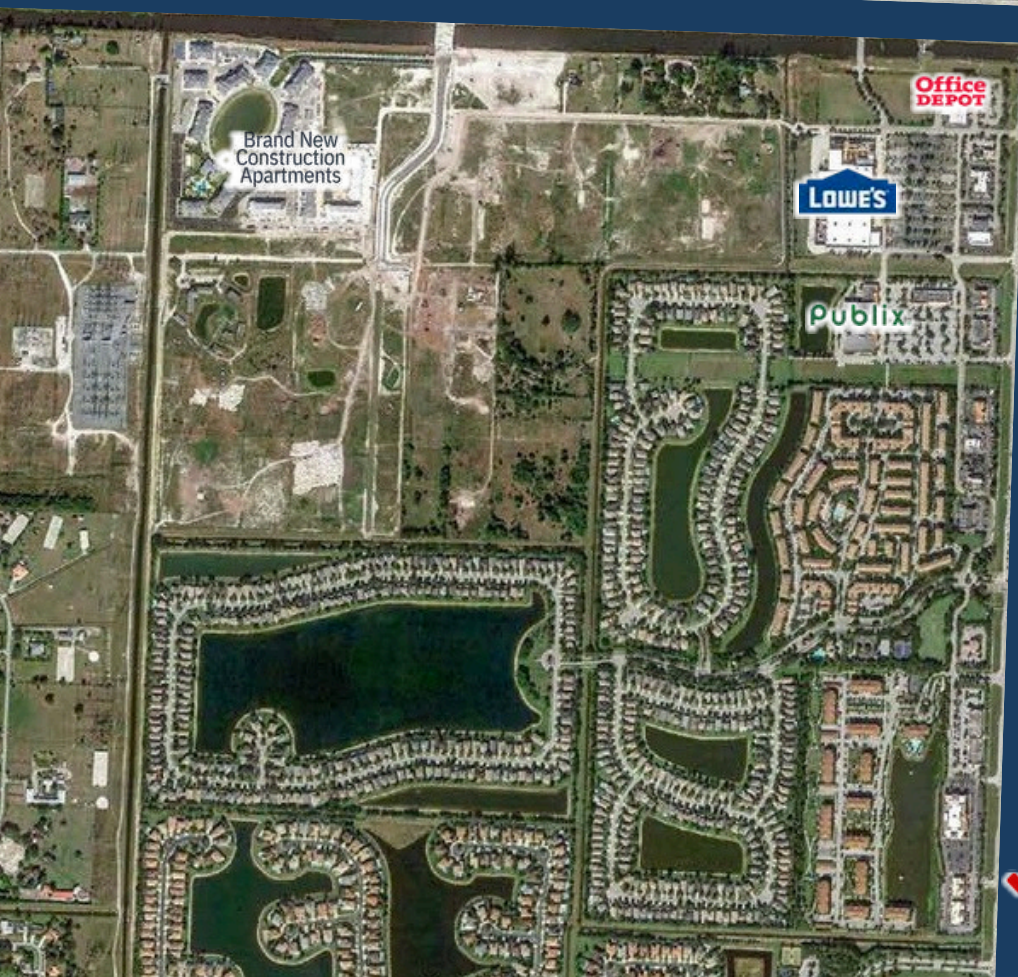


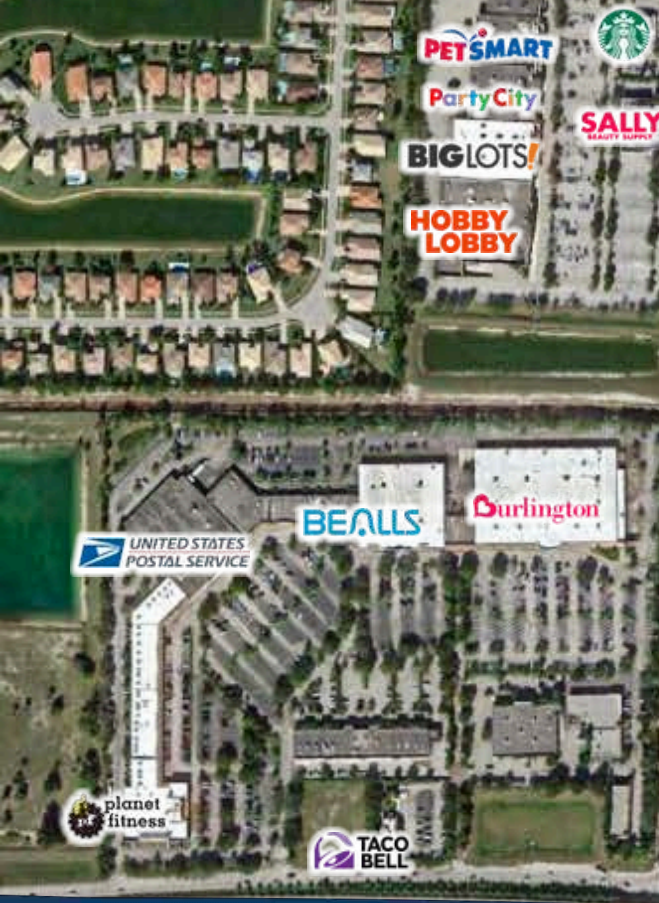


N State Rd 7 (50,980+ VPD)



Southern Blvd (64,800+ VPD)





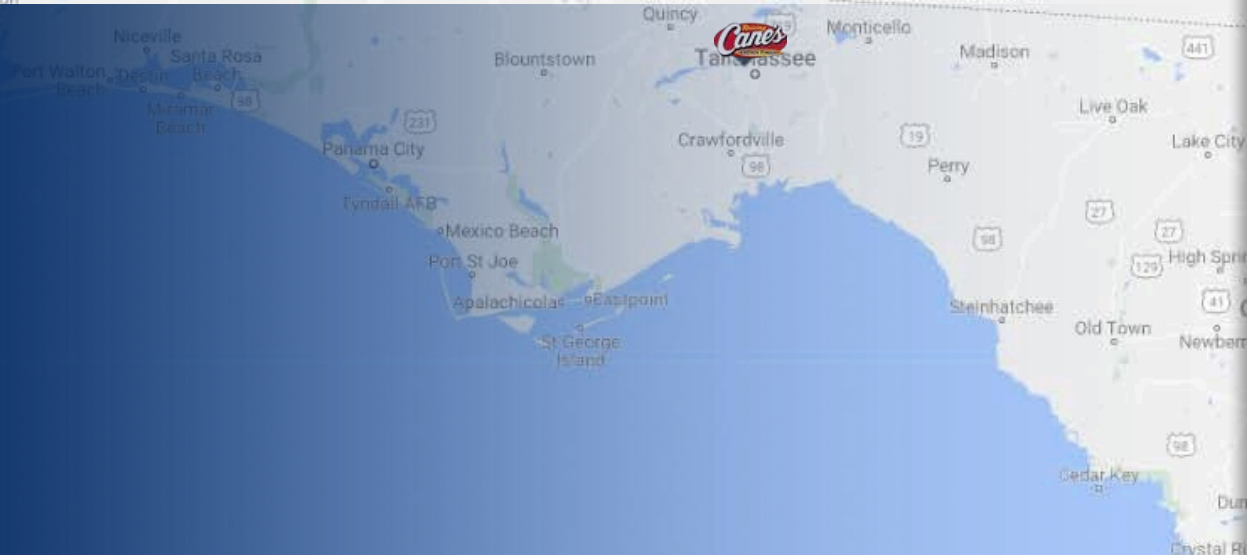
N State Rd 7 (50,980+ VPD)



Off Ramp



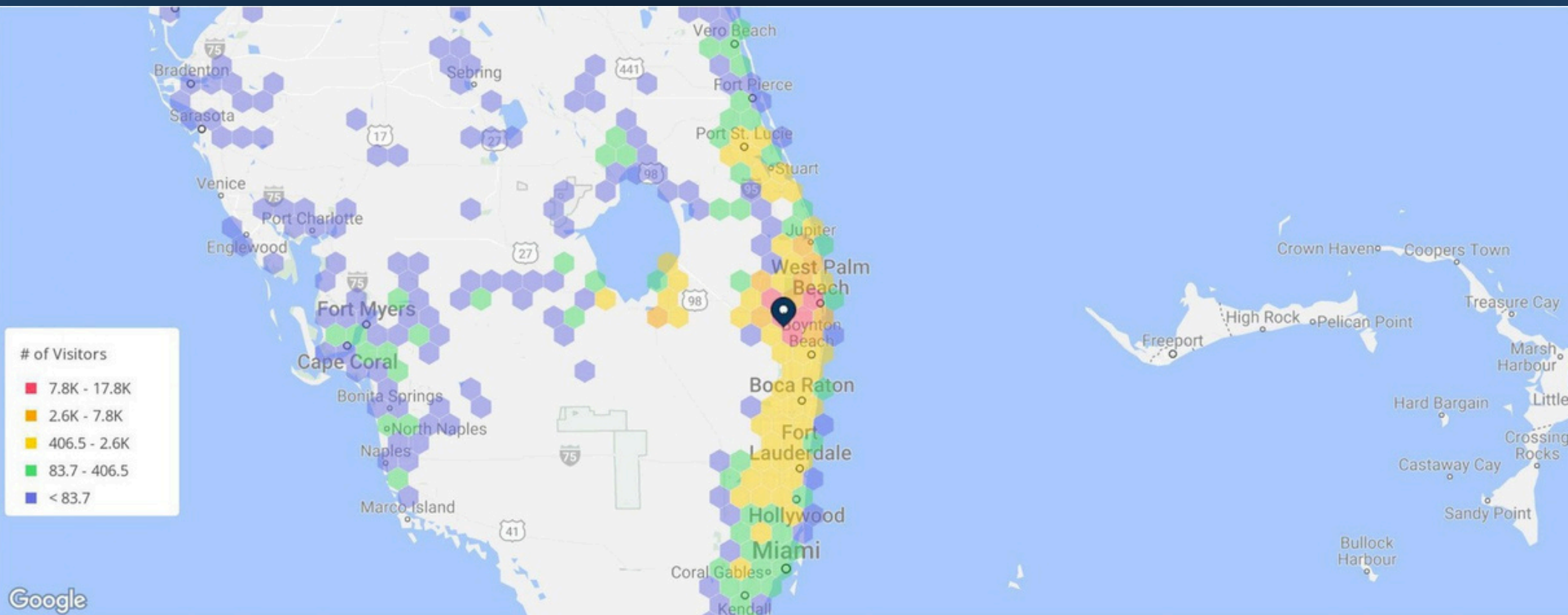
Southern Blvd (64,800+ VPD)



The 100 N. State St
Royal Palm Beach
location is **ranked 8th**
in Florida and within
the Top 20% of all RC
locations nationwide.



RAISING CANE'S DRIVES CUSTOMERS CRAZY THEY COME FROM EVERYWHERE FOR THEIR CANE'S



Trade Area provided by

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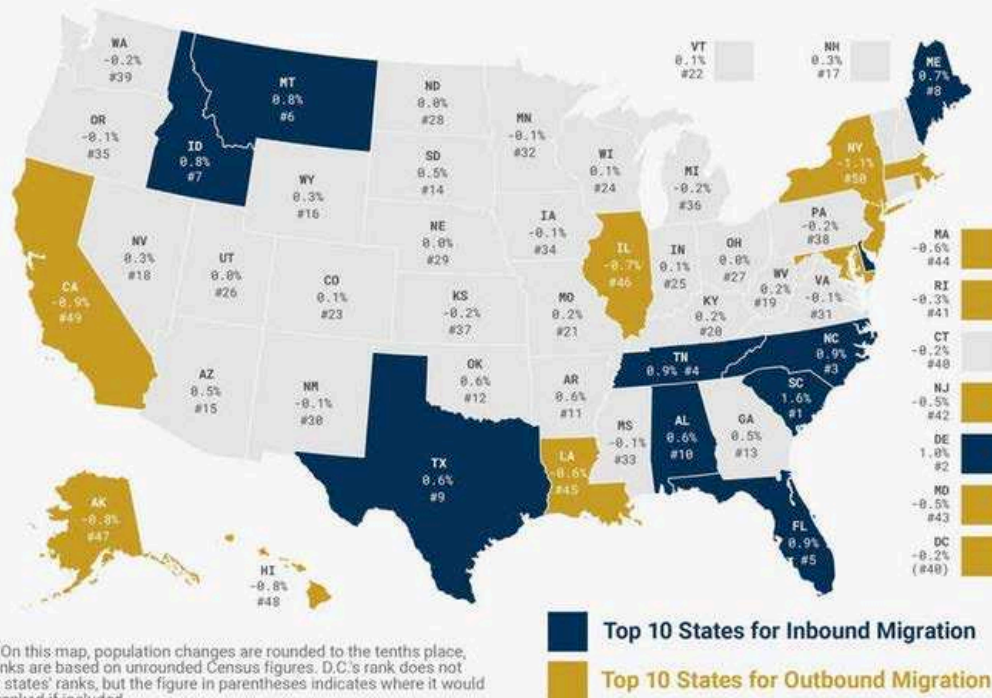
| POPULATION | 1-MILE | 3-MILES | 5-MILES |
|------------|-----------|-----------|-----------|
| 2023 | 7,379 | 73,011 | 193,245 |
| 2028 | 7,598 | 73,959 | 194,378 |
| | | | |
| INCOME | 1-MILE | 3-MILES | 5-MILES |
| 2023 Avg. | \$119,003 | \$125,839 | \$121,695 |

Royal Palm Beach, located in Palm Beach County, is a delightful village in southeast Florida with a population of 34,140 according to the 2010 census. Despite its name, the village is approximately fifteen miles inland from the Atlantic Ocean. Recognized for its abundance of parks and dedication to preserving green spaces, Royal Palm Beach recently acquired 190 acres for a central park and set aside 25 acres for a passive bird watching and nature park. Outdoor and sports enthusiasts are catered to with activities like soccer, basketball, tennis, Pop Warner youth football and cheerleading senior programs, and year-round golf opportunities. The public schools in the village have top ratings for elementary and middle school, while there are private schools offering education from pre-kindergarten to high school. Palm Beach County, part of the Miami metropolitan area alongside two other South Florida counties, was estimated to have a population of 6,198,782 in 2018.

AMERICANS ARE MOVING TO LOW-TAX STATES

State Population Changes in 2023

State Net Population Changes from Interstate Migration, from Most Inbound to Most Outbound, FY 2023



Florida is noted as one of the America's low-tax states. The U.S. population grew by 0.49 percent between July 2022 and July 2023, with interstate migration being the primary driver of the state-level population changes. New York experienced the largest population decline (1.1 percent), while South Carolina saw the most significant growth from domestic inbound migration (1.6 percent), followed by Delaware (1.0 percent), and North Carolina, Tennessee, and Florida (all at 0.9 percent).

OFFERING SUMMARY

PRICE
\$6,700,000.00

GROSS LEASABLE AREA
3,267 SF +/-

LOT SIZE
1.30 Acres +/-

YEAR BUILT
2022

CAP RATE
4.1*%

INITIAL LEASE TERM
15 Years

*Years 1-5

100 N. State Rd 7,
Royal Palm Beach, FL 33411

Lease Summary

| | |
|--------------------|----------------------------|
| LEASE TYPE | ABSOLUTE NET GROUND LEASE |
| ROOF & STRUCTURE | TENANT |
| INITIAL LEASE TERM | 15 YEARS |
| RENT COMMENCEMENT | AUGUST 22, 2022 |
| EXPIRATION DATE | AUGUST 21, 2037 |
| INCREASES | 10% INCREASE EVERY 5 YEARS |
| OPTIONS | FIVE, 5-YEAR OPTIONS |

Rent Schedule

| | ANNUAL RENT | RENT INCREASES |
|--------------------|-------------|----------------|
| YEARS 1 - 5* | \$250,000 | 10% |
| YEARS 6 - 10 | \$275,000 | 10% |
| YEARS 11 - 15 | \$302,500 | 10% |
| OPTION 1 (5 YEARS) | \$332,750 | 10% |
| OPTION 2 (5 YEARS) | \$366,025 | 10% |
| OPTION 3 (5 YEARS) | \$402,628 | 10% |
| OPTION 4 (5 YEARS) | \$442,890 | 10% |
| OPTION 5 (5 YEARS) | \$487,179 | |

The current annual NOI for the property is \$250,000.00 annually, until the first rent increase occurs which is scheduled to take place on August 22, 2027, at which time the rent will increase to \$275,000.00 annually. Based upon this increased NOI to \$275,000.00 and the selling price of \$6,700,000.00 this would be a 4.1 Cap. In order for the Buyer to achieve this; at the Close of Escrow the Buyer will be credited approximately \$39,583.00 (depending on the exact closing date) which will increase the remaining average annual income for the 2025/2026 lease term of approximately 19 months to \$275,000.00

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SALE COMPS



RAISING CANE'S

106 E Lake Mead Pky Henderson, NV 89015

OVERVIEW

| | |
|---------------------------|----------------------------|
| Price | \$4,375,000 |
| Cap Rate | 4.00% |
| Net Operating Income | \$175,000 |
| Landlord Responsibilities | NONE |
| Tenant | Raising Cane's (Corporate) |
| Lease Type | NNN |
| Lease Term Remaining | 15 Years |
| Locations | 620+ |

PROPERTY SUMMARY

| | |
|-----------------|---|
| Address | 106 E Lake Mead Pk, Henderson, NV, 89015 |
| County | Clark |
| Approx. Bldg SF | 3,316 |
| Land Acres | 1.67 |
| Year Built | 2023 |
| Traffic Counts | +/-46,000 |
| Zoning Type | Downtown Mixed-Use |
| Ownership Type | Leasehold |

CHICK-FIL-A

27960 Clinton Keith Rd Murrieta, CA 92563

OVERVIEW

| | |
|---------------|-------------|
| Sale Type | Investment |
| Property Type | Restaurant |
| Building Size | 5,000 SF |
| Year Built | 2024 |
| Price | \$6,857,000 |
| Price SF | \$1,371 |
| Cap Rate | 3.50% |
| NOI | \$240,000 |
| Land Acres | 2.09 AC |



CHICK-FIL-A

1275 Glenwood Ave., Dalton, GA 30721

OVERVIEW

| | |
|---------------|---------------------------|
| Sale Type | Investment /On the Market |
| Property Type | Restaurant |
| Building Size | 5,164 SF |
| Year Built | 2022 |
| Price | \$2,800,000 |
| Cap Rate | 3.75% |
| Land Acres | 1.14 Acres |



CHICK-FIL-A

2645 10th Avenue North, Palm Springs, FL

OVERVIEW

| | |
|---------------|-------------|
| Sale Type | Investment |
| Property Type | Restaurant |
| Building Size | 6,111 SF |
| Year Built | 2025 |
| Price | \$5,400,000 |
| Cap Rate | 3.98% |
| NOI | \$215,000 |
| Land Acres | 1.80 Acres |





CARL'S JR.

5166 Vineland Avenue, North Hollywood, CA 91601

OVERVIEW

| | |
|----------------------|--------------|
| Price | \$6,250,000 |
| Cap Rate | 4.00% |
| Net Operating Income | \$250,000 |
| Gross Leasable Area | 3,334 SF |
| Lot Size | 25,243 SF |
| Year Built | 1993 |
| APN | 2419-001-044 |

LEASE SUMMARY

| | |
|-------------------------------|------------------------|
| Tenant Trade Name | Carl's Jr. |
| Lease Type | Absolute NNN |
| Roof/Structure Responsibility | Tenant |
| Rent Commencement Date | COE |
| Expiration Date | TBD 2044 |
| Remaining on Lease Term | 20 Years |
| Renewal Options | Two, Five-Year Options |

RAISING CANE'S

100 N. State Road 7 Royal Palm Beach Florida

OVERVIEW

| | |
|---------------|-------------|
| Property Type | Retail |
| Building Size | 3,181 SF |
| Year Built | 2024 |
| Price | \$3,542,000 |
| Cap Rate | 4.15% |
| Tenancy | Single |
| Building FAR | 0.06 |

PROPERTY SUMMARY

| | |
|---------------------|-------------------------------|
| Sale Type | NNN |
| Property Subtype | Freestanding |
| Construction Status | Under Construction |
| Price Per SF | \$1,113 |
| NOI | \$147,008 |
| Building Height | 1 Story |
| Land Acres | 1.30 AC |
| Zoning | Commercial |
| Parking | 14 Spaces per 1,000 SF Leased |



2006 Southern Boulevard SE | Rio Rancho, New Mexico

100 N STATE, RD 7, ROYAL PALM BEACH, FLORIDA

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