NNN INVESTMENT OPPORTUNITY
FIREHOUSE SUBS

OFFERING MEMORANDUM

890 US HIGHWAY 401 BYPASS
LAURINBURG, NC 28352

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NAI Charleston

CONFIDENTIALITY DISCLAIMER

NAI Charleston ("Broker") in its capacity as Exclusive Agent for the "Owner", is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in the property located at 890 US HWY 401 BYPASS.

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. "Broker" has made no survey of the Property and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Property.

"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

Contact agent for electronic version to be signed by all parties

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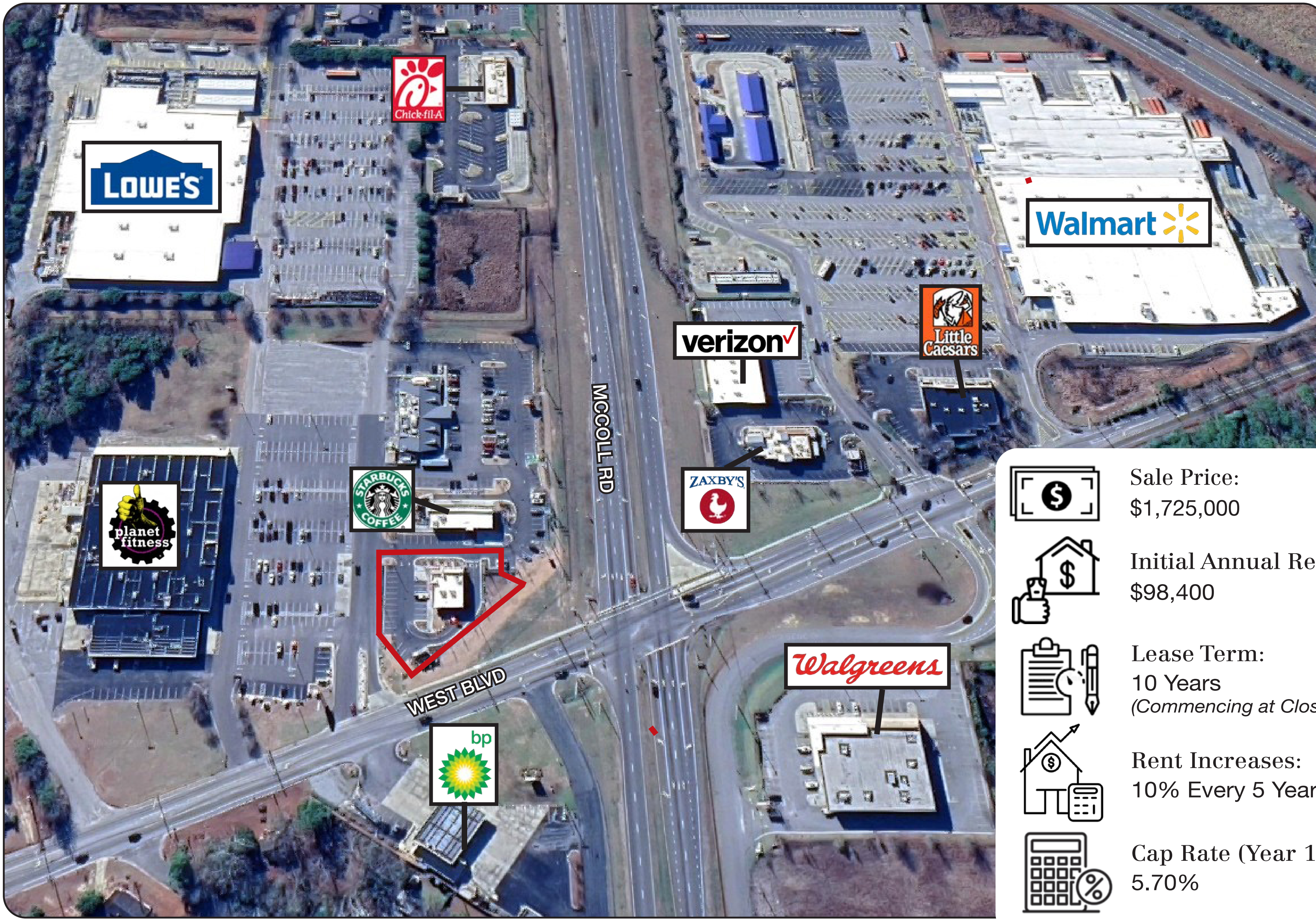

Sale Price:
$1,725,000

Initial Annual Rent:
$98,400

Lease Term:
10 Years
(Commencing at Closing)

Rent Increases:
10% Every 5 Years

Cap Rate (Year 1):
5.70%

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EXECUTIVE SUMMARY

NAI Charleston is proud to present a premier freestanding retail investment opportunity located at 890 US Hwy 401 Bypass in Laurinburg, North Carolina. The offering consists of a ±2,200 SF Firehouse Subs restaurant with a drive-thru, situated on a ±0.53 AC outparcel to the Lowe's Home Improvement center along the highly trafficked Highway 401 corridor.

This offering represents a compelling sale-leaseback opportunity with the largest franchisee in the Firehouse Subs system. At closing, the tenant will execute a brand-new 10-year lease, delivering immediate and predictable cash flow backed by an experienced, scaled multi-unit operator. The lease structure includes scheduled rental increases, providing investors with built-in income growth and long-term value enhancement.

This investment combines the stability of a nationally recognized brand with the strength of an established franchise operator, offering a secure and attractive addition to a retail investment portfolio.

Strategically positioned along US Highway 401 Bypass at I-74 interchange, Laurinburg's primary retail corridor, the property benefits from:

- Strong frontage and visibility
- Direct access along Hwy 401 (McColl Road)
- Proximity to national retailers and grocery anchors including Chick Fil-A, Starbucks, Walmart, Lowe's Home Improvement
- Servicing Scotland County and surrounding trade areas

Laurinburg serves as the regional retail and healthcare hub for the surrounding rural market, supporting consistent daily traffic and consumer demand.

Offering Summary

Sale Price:	$1,725,000
Initial Annual Rate:	$98,400
Structure:	NNN
Cap Rate:	5.7% (Year One)
Taxes, CAM & Insurance:	Tenant Responsibility
Size:	±2,200 SF on ±0.53 AC
100% Leased:	Firehouse Subs
Lease Term:	10 Years (commencing at closing)
Zoning:	GB (General Business)
TMS #:	0100160100102

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LEASE SUMMARY

Lease Commencement: At closing

Initial Term: 10 years with two five-year renewal options

Rent Schedule:

PERIOD	APPROX. DATES	MONTHLY RENT	ANNUAL RENT
INITIAL TERM 1-5*	TBD	$8,200	$98,400
INITIAL TERM 6-10*	TBD	$9,020	$108,240
OPTION 1	3/1/2035 – 2/29/2040	$10,164	$121,968
OPTION 2	3/1/2040 – 2/28/2045	$11,180.40	$134,164.80

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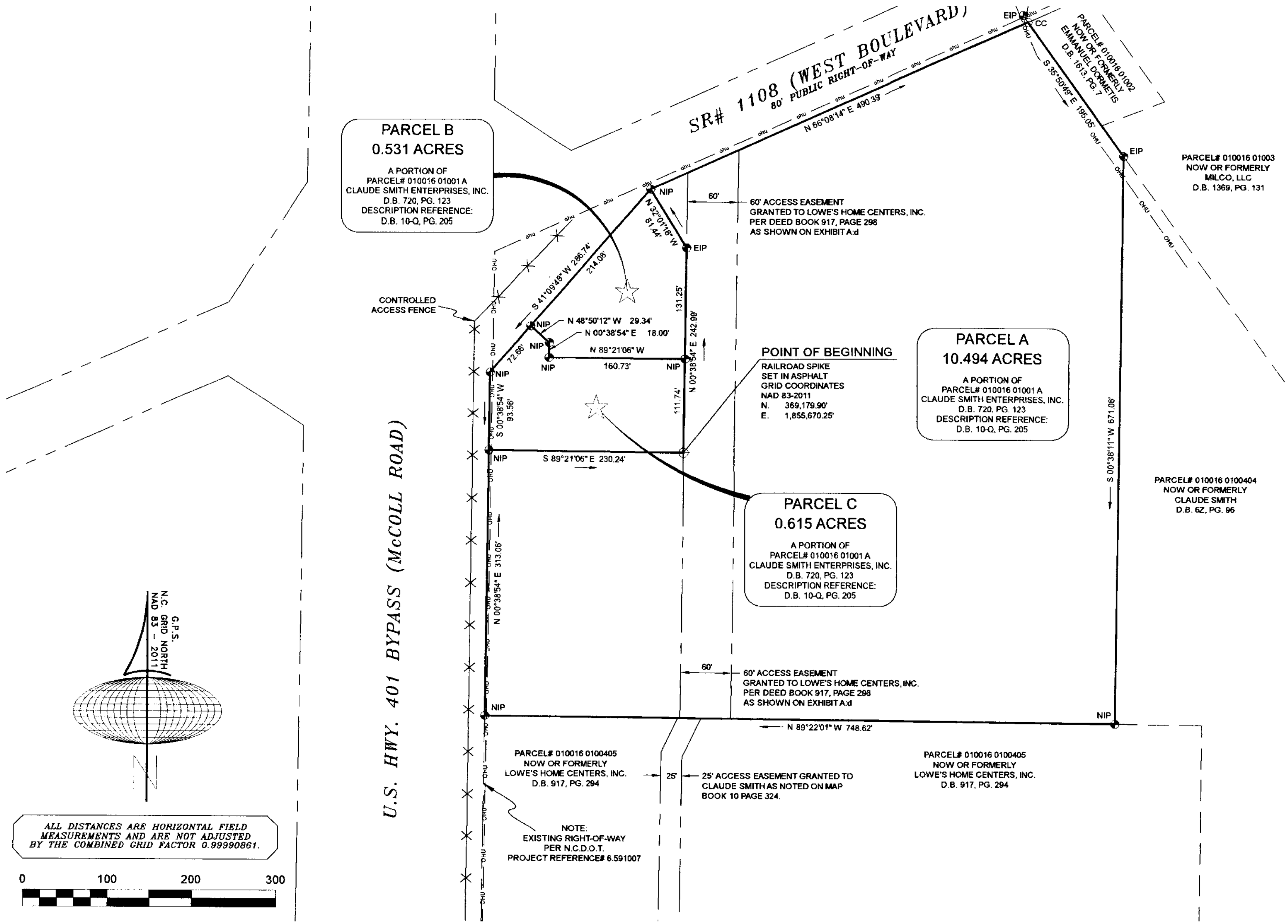
SURVEY



SR# 1108 (WEST BOULEVARD)
80' PUBLIC RIGHT-OF-WAY
N 66°08'14" E 490.39'
PARCEL# 010016 01002
NOW OR FORMERLY
EMMANUEL DORMETIS
D.B. 1613, PG. 7
S 35°50'49" E 195.05'
PARCEL# 010016 01003
NOW OR FORMERLY
MILCO, LLC
D.B. 1369, PG. 131
PARCEL B
0.531 ACRES
A PORTION OF
PARCEL# 010016 01001 A
CLAUDE SMITH ENTERPRISES, INC.
D.B. 720, PG. 123
DESCRIPTION REFERENCE:
D.B. 10-Q, PG. 205
60' ACCESS EASEMENT
GRANTED TO LOWE'S HOME CENTERS, INC.
PER DEED BOOK 917, PAGE 298
AS SHOWN ON EXHIBIT A:d
CONTROLLED
ACCESS FENCE
S 41°09'48" W 286.74'
214.08'
N 32°01'18" W
61.44'
N 48°50'12" W 29.34'
N 00°38'54" E 18.00'
N 89°21'06" W
160.73'
131.25'
N 00°38'54" E 242.99'
111.74'
72.66'
S 00°38'54" W
93.56'
S 89°21'06" E 230.24'
POINT OF BEGINNING
RAILROAD SPIKE
SET IN ASPHALT
GRID COORDINATES
NAD 83-2011
N. 369,179.90'
E. 1,855,670.25'
PARCEL A
10.494 ACRES
A PORTION OF
PARCEL# 010016 01001 A
CLAUDE SMITH ENTERPRISES, INC.
D.B. 720, PG. 123
DESCRIPTION REFERENCE:
D.B. 10-Q, PG. 205
S 00°38'11" W 671.06'
PARCEL# 010016 0100404
NOW OR FORMERLY
CLAUDE SMITH
D.B. 6Z, PG. 96
PARCEL C
0.615 ACRES
A PORTION OF
PARCEL# 010016 01001 A
CLAUDE SMITH ENTERPRISES, INC.
D.B. 720, PG. 123
DESCRIPTION REFERENCE:
D.B. 10-Q, PG. 205
U.S. HWY. 401 BYPASS (McCOLL ROAD)
N 00°38'54" E 313.06'
60'
60' ACCESS EASEMENT
GRANTED TO LOWE'S HOME CENTERS, INC.
PER DEED BOOK 917, PAGE 298
AS SHOWN ON EXHIBIT A:d
N 89°22'01" W 748.62'
PARCEL# 010016 0100405
NOW OR FORMERLY
LOWE'S HOME CENTERS, INC.
D.B. 917, PG. 294
25'
25' ACCESS EASEMENT GRANTED TO
CLAUDE SMITH AS NOTED ON MAP
BOOK 10 PAGE 324.
PARCEL# 010016 0100405
NOW OR FORMERLY
LOWE'S HOME CENTERS, INC.
D.B. 917, PG. 294
NOTE:
EXISTING RIGHT-OF-WAY
PER N.C.D.O.T.
PROJECT REFERENCE# 6.591007
G.P.S.
N.C. GRID NORTH
NAD 83 - 2011
N
ALL DISTANCES ARE HORIZONTAL FIELD
MEASUREMENTS AND ARE NOT ADJUSTED
BY THE COMBINED GRID FACTOR 0.99990861.
0
100
200
300

AREA MAP

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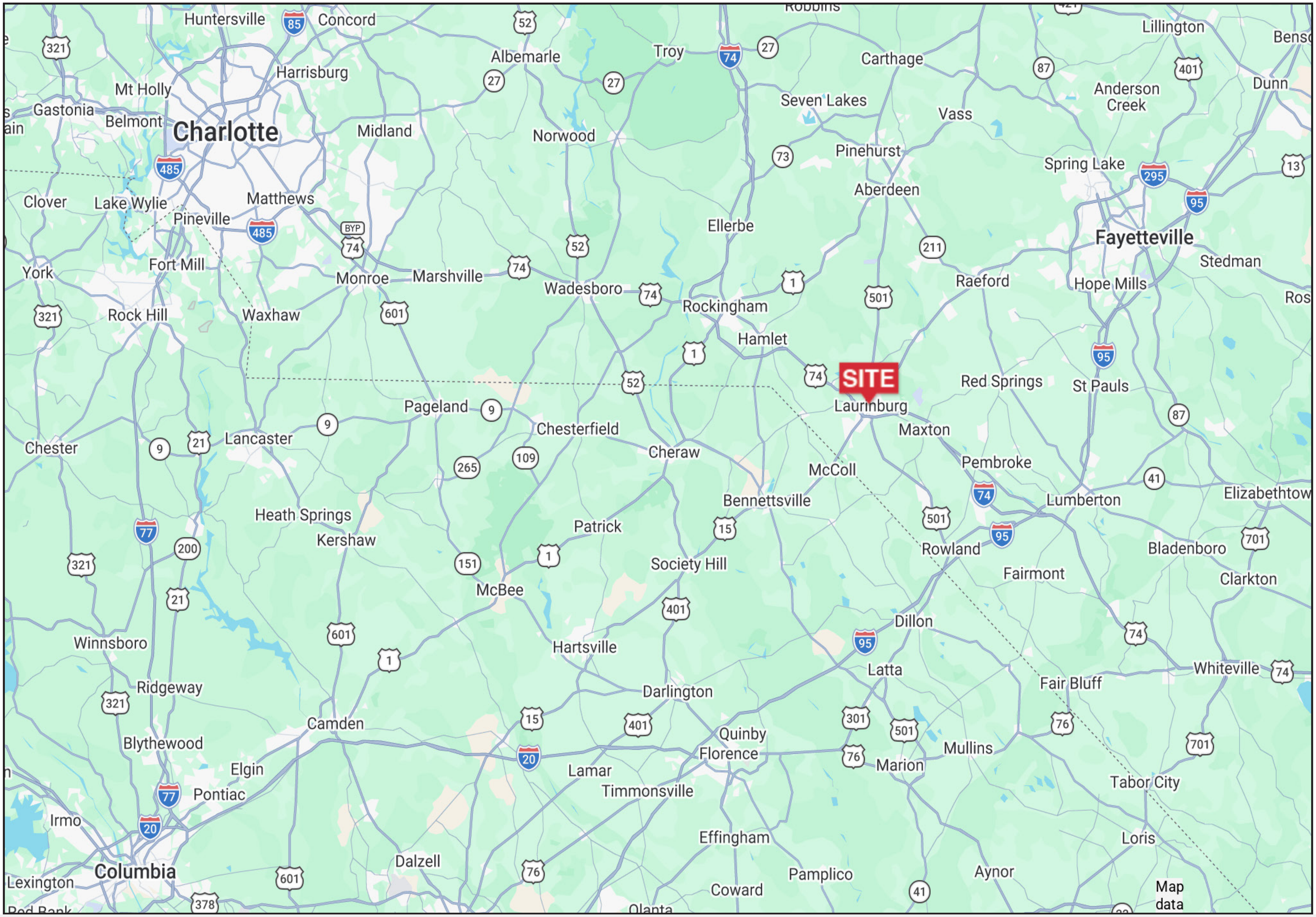
LOCATION MAP



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TENANT PROFILE

Tenant Background

Firehouse Subs is a nationally recognized fast-casual sandwich brand with more than 1,200 locations across the United States and a growing international presence. Founded in 1994 and acquired in 2021 by Restaurant Brands International ("RBI"), Firehouse Subs benefits from the operational expertise, purchasing power, and financial strength of one of the largest global quick-service restaurant platforms.

RBI also owns and operates globally recognized brands including Burger King, Tim Hortons, and Popeyes, providing institutional-level backing and long-term growth infrastructure.

Credit & Corporate Strength

- Parent Company: Restaurant Brands International (NYSE: QSR)
- Platform Scale: 30,000+ restaurants globally (all brands)
- Ownership Structure: Predominantly franchise-operated
- National Brand Recognition
- Institutional Infrastructure & Capital Support

The 2021 acquisition positioned Firehouse Subs for accelerated domestic and international expansion while enhancing supply chain efficiencies, technology integration, and franchisee support systems.

Franchise Profile

TLC Enterprises, LLC is the largest franchise in the Firehouse Subs chain and has been a franchise operator for over 22 years. They have over 40 locations in North and South Carolina and consistently ranks as one of the top franchises in the RBI/Firehouse Subs brands.

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DEMOGRAPHICS

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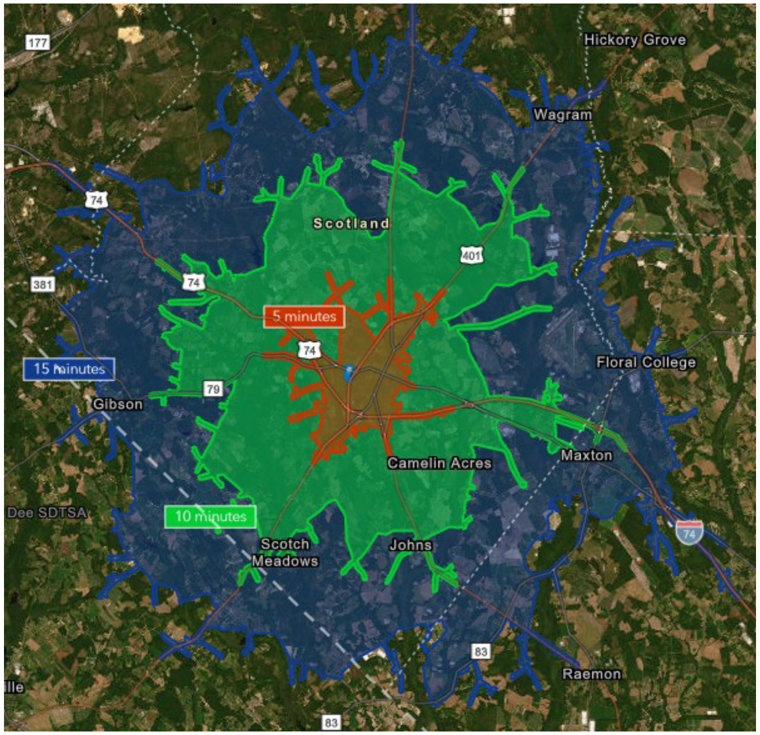

5 minute drive

10 minute drive

15 minute drive

Drive Times

Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	8,725	21,565	38,713
Households	3,780	8,775	14,633
Average Household Size	2.25	2.34	2.42
2025 Summary			
Population	8,584	21,111	38,049
Households	3,715	8,631	14,424
Families	2,154	5,339	9,032
Average Household Size	2.24	2.32	2.40
Owner Occupied Housing Units	1,565	4,843	8,852
Renter Occupied Housing Units	2,150	3,788	5,572
Median Age	40.4	41.9	41.4
Median Household Income	$37,638	$43,652	$41,602
Average Household Income	$57,361	$61,842	$58,483
2030 Summary			
Population	8,478	20,793	37,560
Households	3,675	8,536	14,314
Families	2,109	5,231	8,883
Average Household Size	2.24	2.31	2.38
Owner Occupied Housing Units	1,600	4,893	8,969
Renter Occupied Housing Units	2,075	3,642	5,346
Median Age	41.1	42.6	41.9
Median Household Income	$40,782	$48,379	$45,933
Average Household Income	$62,425	$67,638	$63,832

**source: STDB.com

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CONTACT US

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