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# CHURCH'S CHICKEN

3280 Medgar Evers Blvd | Jackson, MS 39213

**\$** **\$984,615**  
PRICING

**%** **6.50%**  
CAP RATE

- 

**Rare Corporate Sale-Leaseback**
- 

**Located on a Signalized Intersection | 3 Points of Ingress and Egress**
- 

**Absolute NNN Lease | No Landlord Responsibility | 10% Increases Every 5 Years**
- 

**10 Minutes from Hawkins Field Airport and Jackson Municipal Airport**
- 

**Above Average Store Performance | Low Rent to Sales Ratio**
- 

**4 Miles from Downtown Jackson | State Capital**
- 

**Church's Texas Chicken Record Development in 2023**
- 

**4 Miles from Mississippi Veterans Memorial Stadium | Home to Jackson State University Football Team**
- 

**Less than a Quarter-Mile from Johnson Elementary School**

POINTS OF CONTACT 

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