

## INVESTMENT OFFERING

# Hwy 55

HWY 55 BURGERS, SHAKES & FRIES

1688 S Main St

Laurinburg (Outside Fayetteville), NC 28352



REPRESENTATIVE PHOTO

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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,991,740
DOWN PAYMENT	100% / \$2,991,740
RENTABLE SQUARE FEET	2,495 SF
CAP RATE	6.55%
YEAR BUILT	2023
LOT SIZE	1.18 +/- Acres
TYPE OF OWNERSHIP	Fee Simple



REPRESENTATIVE PHOTO

## TENANT SUMMARY

TENANT TRADE NAME	Hwy 55 Burgers, Shakes & Fries
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	02/01/2024
LEASE EXPIRATION DATE	01/31/2044
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$195,959.00	\$16,329.92
Years 6-10	\$215,554.90	\$17,962.91
Years 11-15	\$237,110.39	\$19,759.20
Years 16-20	\$260,821.43	\$21,735.12
Years 21-25 (Option 1)	\$286,903.57	\$23,908.63
Years 26-30 (Option 2)	\$315,593.93	\$26,299.49
Years 31-35 (Option 3)	\$347,153.32	\$28,929.44
BASE RENT		\$195,959.00
NET OPERATING INCOME		\$195,959.00
TOTAL RETURN YR-1	6.55%	\$195,959.00

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# TENANT OVERVIEW



## HWY 55 BURGERS, SHAKES & FRIES

Founded in North Carolina in 1991, Hwy 55 has grown from a local American diner serving Burgers, Cheesesteaks and in-house made Frozen Custard, to a community staple in 13 States. With over 130 locations and more on the way, Hwy 55 has transformed from a humble, single location, to one of the largest restaurant chains in the United States. Not forgetting its formidable days, Hwy 55 has maintained its homely, humble feeling by delivering authentic hospitality while providing guests with visibility into the kitchen to see their orders being made.

Like many successful restaurant chains, Hwy 55 has always adapted and catered to its customers while staying true to its mission. With the addition of a drive-thru lane, Hwy 55 is once again raising the bar to best serve their customers. It is actions such as this that has helped Hwy 55 and its founder, Kenney Moore, receive accolades like the Best Burger in 2012 nationwide via BurgerBusiness.com, named a top 500 franchise in the United States by Entrepreneur magazine, and a Next 20 restaurant brand by Nation's Restaurant News.



PROPERTY NAME	Hwy 55 Burgers, Shakes & Fries
PROPERTY ADDRESS	1688 S Main St, Laurinburg (Outside Fayetteville), NC 28352
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$195,959
NO. OF LOCATIONS	130+
HEADQUARTERED	Mount Olive, NC
WEBSITE	<a href="http://www.hwy55.com">www.hwy55.com</a>
YEARS IN THE BUSINESS	Since 1991



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Hwy 55 Burgers, Shakes & Fries drive-thru located in Laurinburg (Outside Fayetteville), NC. The brand new 20-year absolute NNN lease is corporately guaranteed by Hwy 55 and includes 10% rental increases every 5-years in the primary term and in the (3) five-year option periods.

This brand new Hwy 55 is strategically located in a dense retail trade area adjacent to Scotland Memorial Hospital (850 employees). The property is located at the entrance to a grocery anchored shopping center at a busy signalized intersection. The site benefits from its excellent visibility and access along South Main Street, which boasts over 22,500 vehicles per day. National retailers in the immediate vicinity include Walmart, GameStop, Starbucks, Lowe's, Chick-Fil-A, Taco Bell, Dollar General, Food Lion, Planet Fitness, Belk, GNC, Tractor Supply, T-Mobile, Big Lots, Sherwin Williams, Dollar Tree, Harbor Freight, KFC, Burger King, McDonald's, Bojangles, Advance Auto Parts, Arby's, O'Reilly Auto, Dunkin' Donuts, AutoZone, Family Dollar, Walgreens, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.

The logo for Hwy 55, featuring the text "Hwy 55" in a stylized, red, cursive font with a trademark symbol.

## INVESTMENT HIGHLIGHTS

- Brand New 2023 High-Quality Construction
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Located at Busy Signalized Intersection
- Outparcel to Grocery Anchored Shopping Center
- Traffic Counts Exceed 22,500 Vehicles Per Day
- Adjacent to Scotland Memorial Hospital (850 Employees)



REPRESENTATIVE PHOTO



## AERIAL PHOTO



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# SUBJECT PROPERTY



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# SITE PLAN

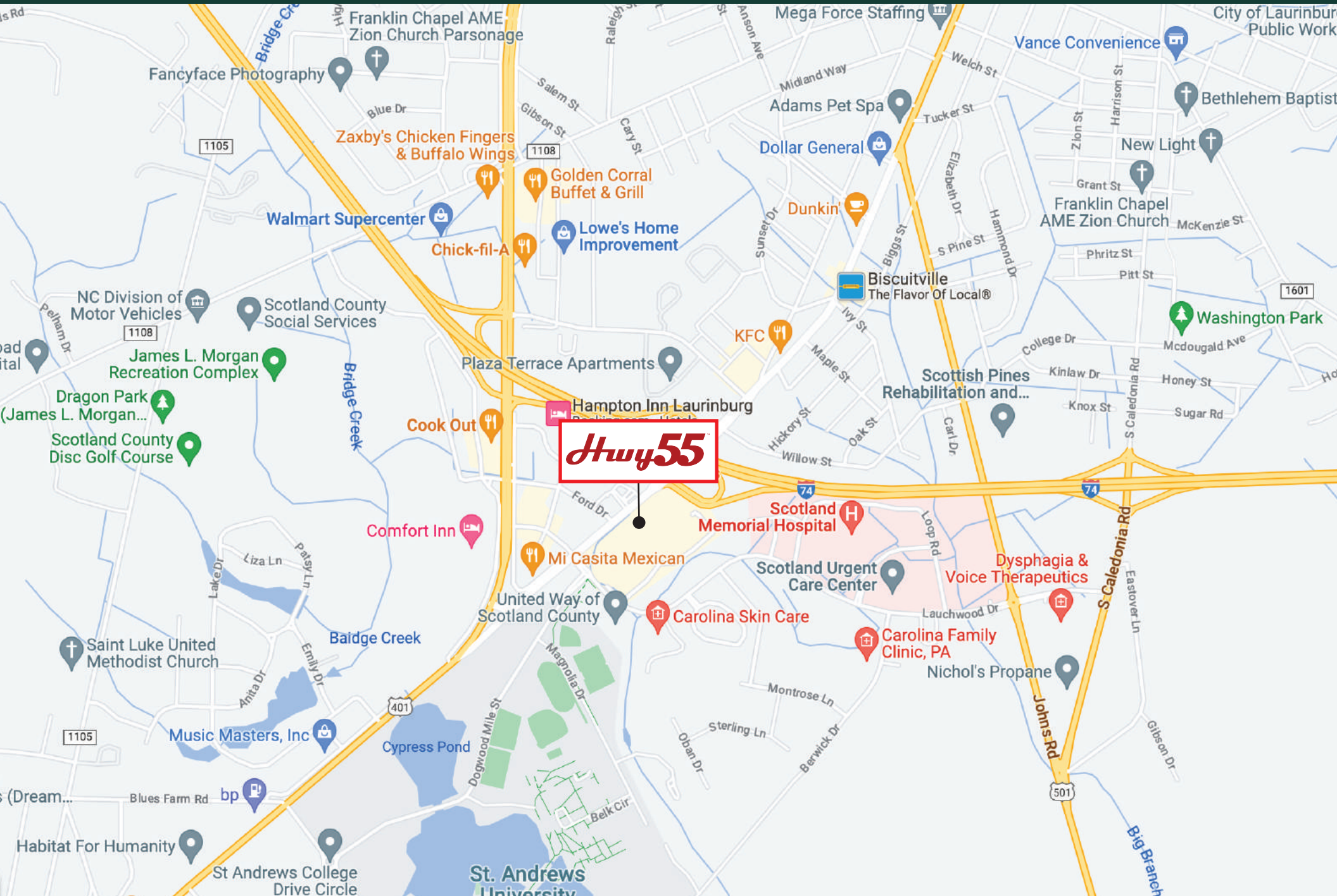
S Main St

22,500 VPD





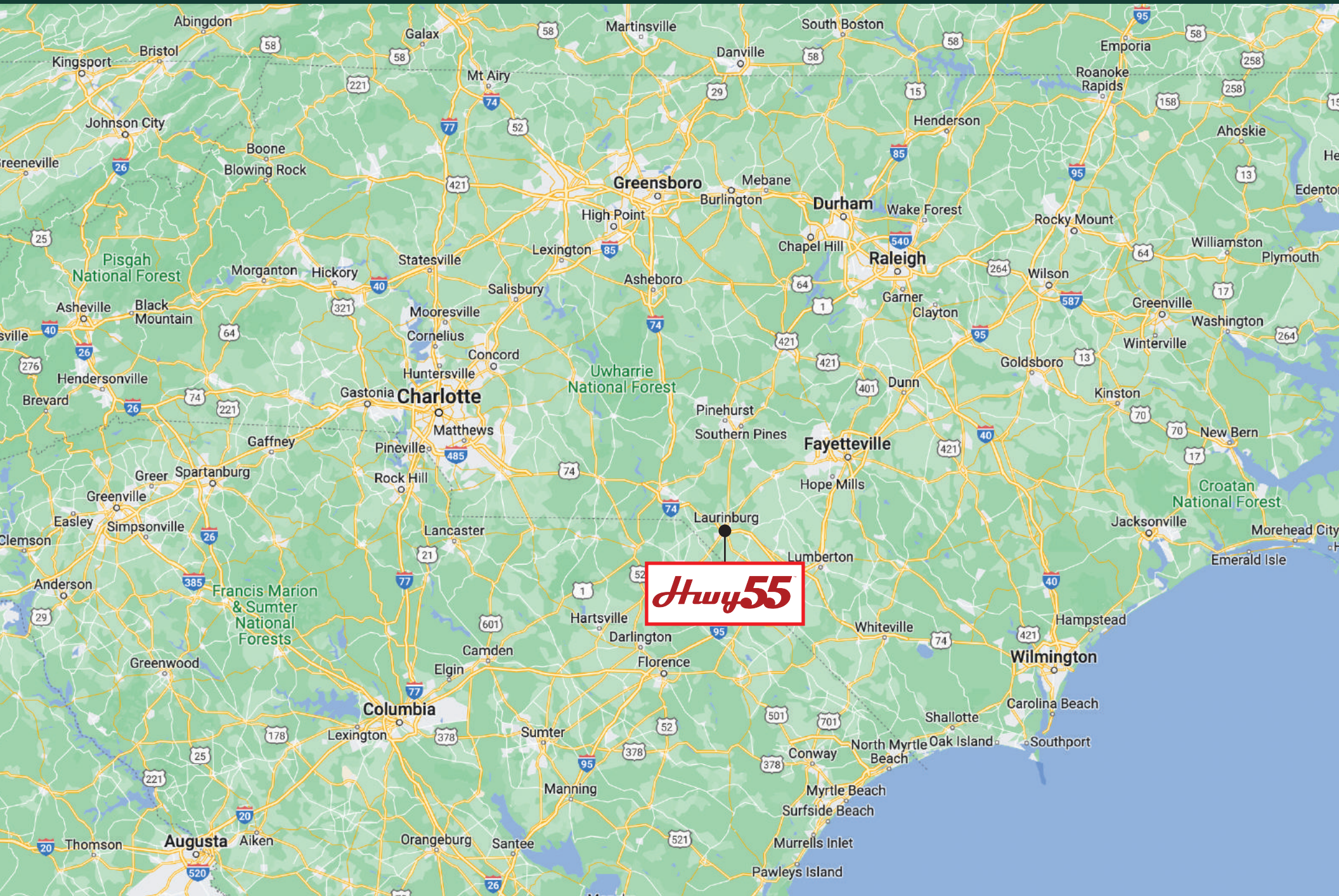
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## FAYETTEVILLE, NORTH CAROLINA

Laurinburg is located on US Highway 74, a major east-west four-lane highway, US Highway 401, a major north-south four-lane highway, and minutes away from Interstate 95 which runs from Maine to Florida. Also located just 43 miles from Fayetteville and Fort Bragg, Laurinburg is conveniently located for residential or business purposes for the expansion generated by Base Realignment and Closing (BRAC) and the impending growth of Fort Bragg.

Fort Bragg is one of the largest military installations in the world. The military base is home to the Army's XVIII Airborne Corps and the 82nd Airborne Division, as well as the U.S. Army Special Operations Command and the 3rd Special Forces Group. In 2011, Fort Bragg also became the headquarters for the Army's combat-ready conventional forces and the Army Reserve following the move of U.S. Army Forces Command and U.S. Army Reserve Command to the base.

Fayetteville is located adjacent to Interstate Highway 95, a major north-south corridor that links the city to Washington D.C., Baltimore and New York to the north, and to Charleston, Orlando and Miami to the south. Interstate 295 – the Fayetteville Outer Loop - is currently being built around the western side of the City, which will further increase Fort Bragg and the city's direct access to Interstate 95. The 39-mile outer loop will be fully completed by 2025. State highways also link the City to the beaches along the southeast coast of the State and to the mountains in the west. Fayetteville encompasses portions of Fort Bragg and is adjacent to Pope Army Airfield adding significantly to the Fayetteville area economy and culture.

Fort Liberty and Pope Field generate about \$4.5 billion a year into the region's economy, making Fayetteville one of the best retail markets in the country. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care, and entertainment. The Fayetteville area has a large and growing defense industry and was ranked in the top five areas in US for 2008, 2010, 2011 by a trade publication. Eight of the ten top American defense contractors are located in the area.



***Fort Bragg is One of the  
Largest Military Installations  
in the World***



***Fort Liberty and Pope Field Pump  
About \$4.5 Billion a Year into the  
Region's Economy***



***Fayetteville Serves as the Region's Hub for  
Shops, Restaurants, Services, Lodging,  
Health Care, and Entertainment***



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# DEMOGRAPHIC REPORT

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2023 SUMMARY	5 MILES	10 MILES	15 MILES
Population	19,855	40,190	62,051
Owner Occupied Housing Units	4,294	9,142	15,549
Renter Occupied Housing Units	3,777	6,041	8,187
Median Age	37.65	37.93	38.38

2023 SUMMARY	5 MILES	10 MILES	15 MILES
Average Household Income	\$58,349	\$58,451	\$54,924
Households	8,071	15,182	23,737
Families	5,433	10,498	16,697
Average Household Size	2.36	2.41	2.46

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Listed with North Carolina broker  
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## Working With Real Estate Agents Disclosure (For Buyers)

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

\_\_\_\_\_ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

\_\_\_\_\_ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

\_\_\_\_\_ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

\_\_\_\_\_ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
David B Zacharia

\_\_\_\_\_  
299302

\_\_\_\_\_  
David B Zacharia

\_\_\_\_\_  
Agent's Name

\_\_\_\_\_  
Agent's License No.

\_\_\_\_\_  
Firm Name