



FranklinStreet

Offering Memorandum



**BOJANGLES**

2951 Highway 78 E, Jasper, AL 35501

2019 Year Built

Franklin Street Real Estate Services, LLC | A Licensed Alabama Broker 000099290

# CONTACT US

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# CONFIDENTIALITY **AGREEMENT**

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering 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 the Owner and any obligations therein have been satisfied or waived.

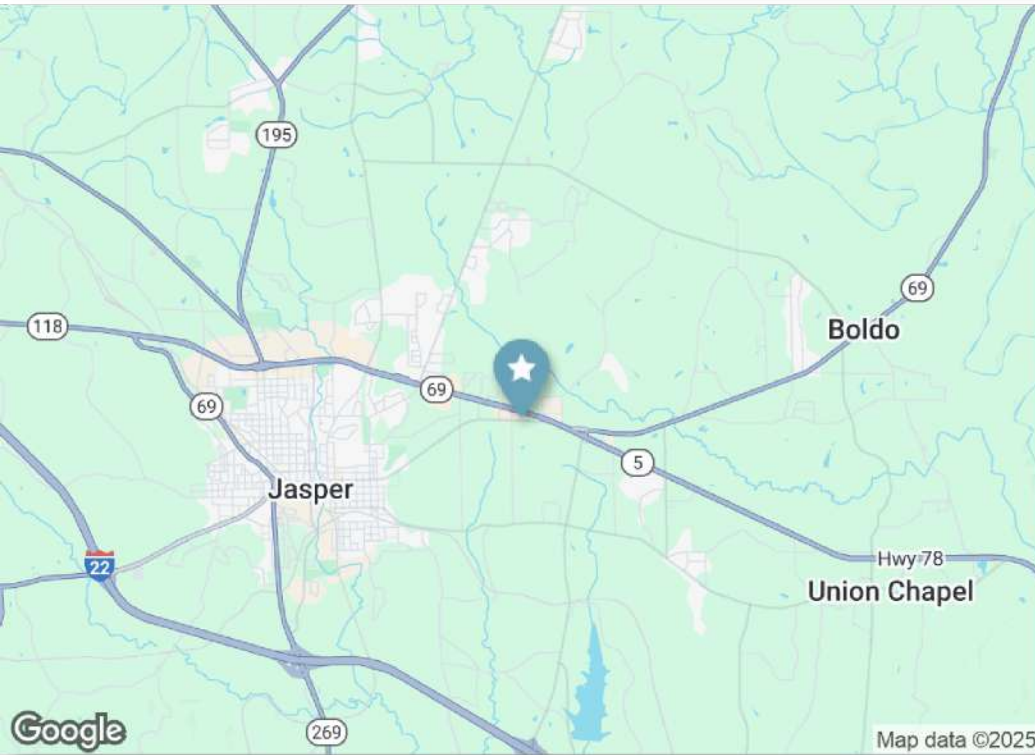
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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# PROPERTY INFORMATION

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## BOJANGLES

2951 Highway 78 E, Jasper, AL 35501

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This ±2,820-square-foot Bojangles restaurant, located at 2951 Highway 78 E, Jasper, Alabama, is leased to Cedartown Chicken, LLC for a 15-year term. The lease is ABSOLUTE (NNN), with zero landlord responsibilities. Five 5-year extension options are available, and rent rises 10% every five years (including extensions). The base rent for years 1–5 is \$125,000 annually, equivalent to \$10,416.67 monthly.

## PROPERTY HIGHLIGHTS

- NEW 15-Year ABSOLUTE-NNN Lease
- 123 Feet of Frontage
- 28,000 Vehicles per day
- 5 Mile Population: 21,165

## OFFERING SUMMARY

|                       |              |
|-----------------------|--------------|
| <b>Sale Price:</b>    | \$2,000,000  |
| <b>Lot Size:</b>      | 0.9 Acres    |
| <b>Building Size:</b> | 2,820 SF     |
| <b>NOI:</b>           | \$125,000.00 |
| <b>Cap Rate:</b>      | 6.25%        |

| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 459      | 5,319    | 8,450    |
| <b>Total Population</b>  | 1,190    | 13,365   | 21,377   |
| <b>Average HH Income</b> | \$86,473 | \$80,617 | \$83,797 |

# PARCEL VIEW



# AERIAL NORTH

GameStop  
**SALLY**  
BEAUTY

T-Mobile  
Jersey Mike's

HARBOR FREIGHT

THE HOME DEPOT

Walmart

HP HIGH POINT FURNITURE

Boyles Auto Sales

Chick-fil-A  
JIM 'N NICK'S BAR-B-Q  
EXPRESS OIL CHANGE  
TIRE ENGINEERS  
at&t  
MARCO CAR WASH  
UNITED STATES POSTAL SERVICE

Aaron's  
Easy, Beautiful, Affordable.

Winn-Dixie

SHERWIN WILLIAMS

Hometown Auto Sales LLC

Alabama Department of Labor

Arby's

WELLS FARGO

Wendy's

SONIC

Full Moon

SUBJECT PROPERTY

JASPER COMPREHENSIVE DENTISTRY

WHATABURGER

Highway 78 E 27,500 VPD



# AERIAL WEST

Honda of Jasper

URGENT CARE  
NORTHSHORE  
EMERGENCY CARE

SONIC



SHERWIN WILLIAMS

O'Reilly AUTO PARTS

SUBJECT PROPERTY



AMERICA'S  
MOTOR STORES

Hometown  
Auto Sales LLC

Winn-Dixie

Aaron's  
Easy. Beautiful. Affordable.

HP HIGH POINT  
FURNITURE

Boyles Auto Sales

DUNKIN'

Freddy's  
STEAKBURGERS



Applebee's  
GRILL + BAR

BAPTIST HEALTH

HUMAN  
RESOURCES

Walmart

VICTRA  
Verizon Authorized Retailer

Chick-fil-A

JIM'N NICK'S  
COMMUNITY  
BAR-B-Q

marc-1  
CAR WASH

TIRE  
ENGINEERS  
FULL SERVICE AUTO CARE

EXPRESS  
OIL CHANGE  
MINUTE SERVICE

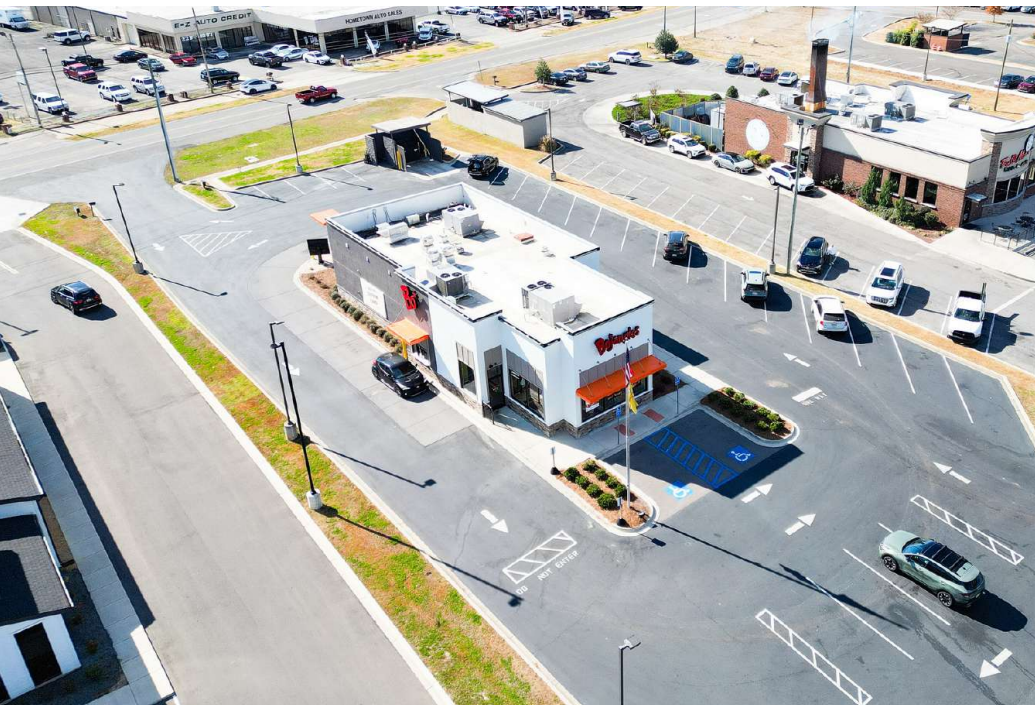


BOJANGLES, NASRER, AL 35501

PROPERTY INFORMATION

Franklin Street

# PROPERTY PHOTOS



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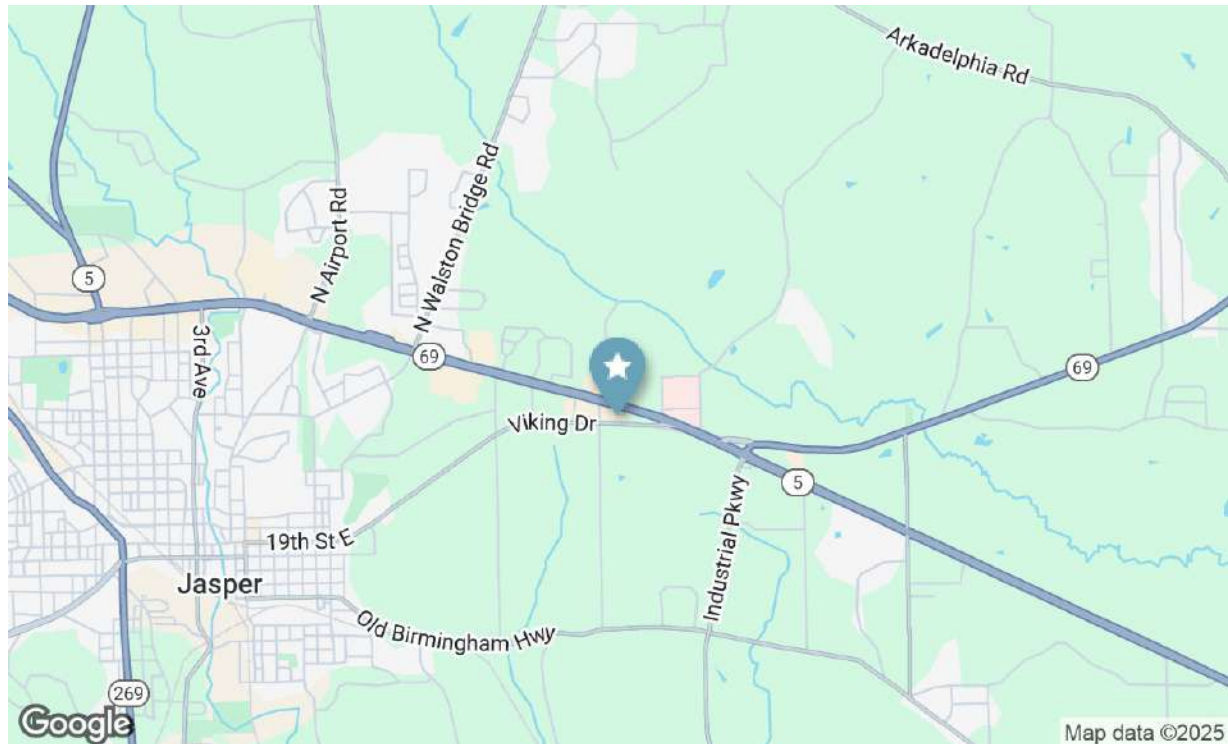
# LOCATION OVERVIEW

## ABOUT JASPER

Jasper, Alabama is a welcoming and vibrant city nestled in the scenic foothills of the Appalachian Mountains. Located about 40 miles northwest of Birmingham, it serves as the county seat of Walker County and offers a perfect blend of small-town charm and natural beauty. With access to stunning outdoor destinations like Smith Lake and the Bankhead National Forest, Jasper provides residents and visitors alike with abundant recreational opportunities and a strong sense of community.

Economically, Jasper has evolved into a diverse and forward-thinking city. While it has proud roots in the coal mining industry, the local economy has successfully diversified over the years. Today, the city benefits from a growing manufacturing sector, a strong healthcare system anchored by Walker Baptist Medical Center, and a thriving retail and service industry. Community leaders and entrepreneurs have embraced growth and innovation, supporting local business development and investing in infrastructure that enhances economic resilience and long-term prosperity.

Jasper continues to make positive strides in becoming a dynamic place to live, work, and invest. Its revitalized downtown area features locally owned shops, restaurants, and cultural events that reflect the city's warm spirit and creativity. With excellent schools, a low cost of living, and close proximity to Birmingham's metropolitan opportunities, Jasper stands out as a city that combines the best of rural charm with economic momentum and



# TENANT OVERVIEW



Bojangles is a Southern-based quick-service restaurant (QSR) chain founded in 1977 in Charlotte, North Carolina. Known for its bold flavors and Southern hospitality, the brand has built its reputation on its famous fried chicken, made-from-scratch buttermilk biscuits, and a lineup of hearty sides like dirty rice and Cajun pinto beans. With over 750 locations, Bojangles has a strong presence across the Southeastern U.S. and continues to expand into new markets. The company was acquired in 2019 by Durational Capital Management and The Jordan Company, transitioning it to private ownership and enabling a more aggressive growth strategy.

The Bojangles brand stands out in the competitive fast-food space by staying true to its roots—offering comfort food made fresh daily and served with a signature Southern flair. Its loyal customer base and strong regional identity have helped it carve out a niche in the market, especially among consumers looking for authentic, flavor-rich meals. With continued investments in franchise growth, brand modernization, and digital ordering, Bojangles is positioning itself for broader national appeal while maintaining the down-home feel that has fueled its success for nearly five decades.

|                        |   |
|------------------------|---|
| <b># of Location:</b>  | 818 +   |
| <b># of Employees:</b> | 10,000 (2025)   |
| <b>Guarantee:</b>      | Franchise   |
| <b>Revenue:</b>        | \$1.78 Billion (2023)   |
| <b>Stock Symbol:</b>   | Private   |
| <b>Website:</b>        | <a href="https://www.bojangles.com/">https://www.bojangles.com/</a> |
| <b>Headquarters:</b>   | Charlotte, NC   |



# INDIVIDUAL TENANT OVERVIEW



## Concept

Quick Service Restaurant

## Company Website

<https://www.bojangles.com/>  
<https://www.cedartownfoods.com/bojangles>

## Lease Type

Absolute Triple Net Lease (NNN)

## Guarantor/ Franchisee

Franchisee operates 41 Locations

## GLA

2,820 SF

## Original Lease Term

15 Years

## Rent Increases

10% increase every 5 years including options

## Renewal Options

5 x 5 year options

## Rent Commencement Date

May 7, 2025

## Rent Expiration Date

May 6, 2040



## BOJANGLES

| BASE RENT    | LEASE YEARS      | PER SF  | ANNUAL       | MONTHLY     | % INCREASE |
|--------------|------------------|---------|--------------|-------------|------------|
| Primary Term | Years 1 -to- 5   | \$44.33 | \$125,000.00 | \$10,416.67 | -          |
| Primary Term | Years 6 -to- 10  | \$48.76 | \$137,500.00 | \$11,458.34 | 10%        |
| Primary Term | Years 11 -to- 15 | \$53.64 | \$151,250.00 | \$12,604.17 | 10%        |

| OPTION RENT      | LEASE YEARS      | PER SF  | ANNUAL    | MONTHLY     | % INCREASE |
|------------------|------------------|---------|-----------|-------------|------------|
| 1st Renewal Term | Years 16 -to- 20 | \$59.01 | \$166,375 | \$13,864.58 | 10%        |
| 2nd Renewal Term | Years 21 -to- 25 | \$64.91 | \$183,013 | \$15,251.04 | 10%        |
| 3rd Renewal Term | Years 26 -to- 30 | \$71.40 | \$201,314 | \$16,776.15 | 10%        |
| 4th Renewal Term | Years 31 -to- 35 | \$78.54 | \$221,445 | \$18,453.76 | 10%        |
| 5th Renewal Term | Years 36 -to- 40 | \$86.39 | \$243,590 | \$20,299.14 | 10%        |

## DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.



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# MARKET OVERVIEW

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## BOJANGLES

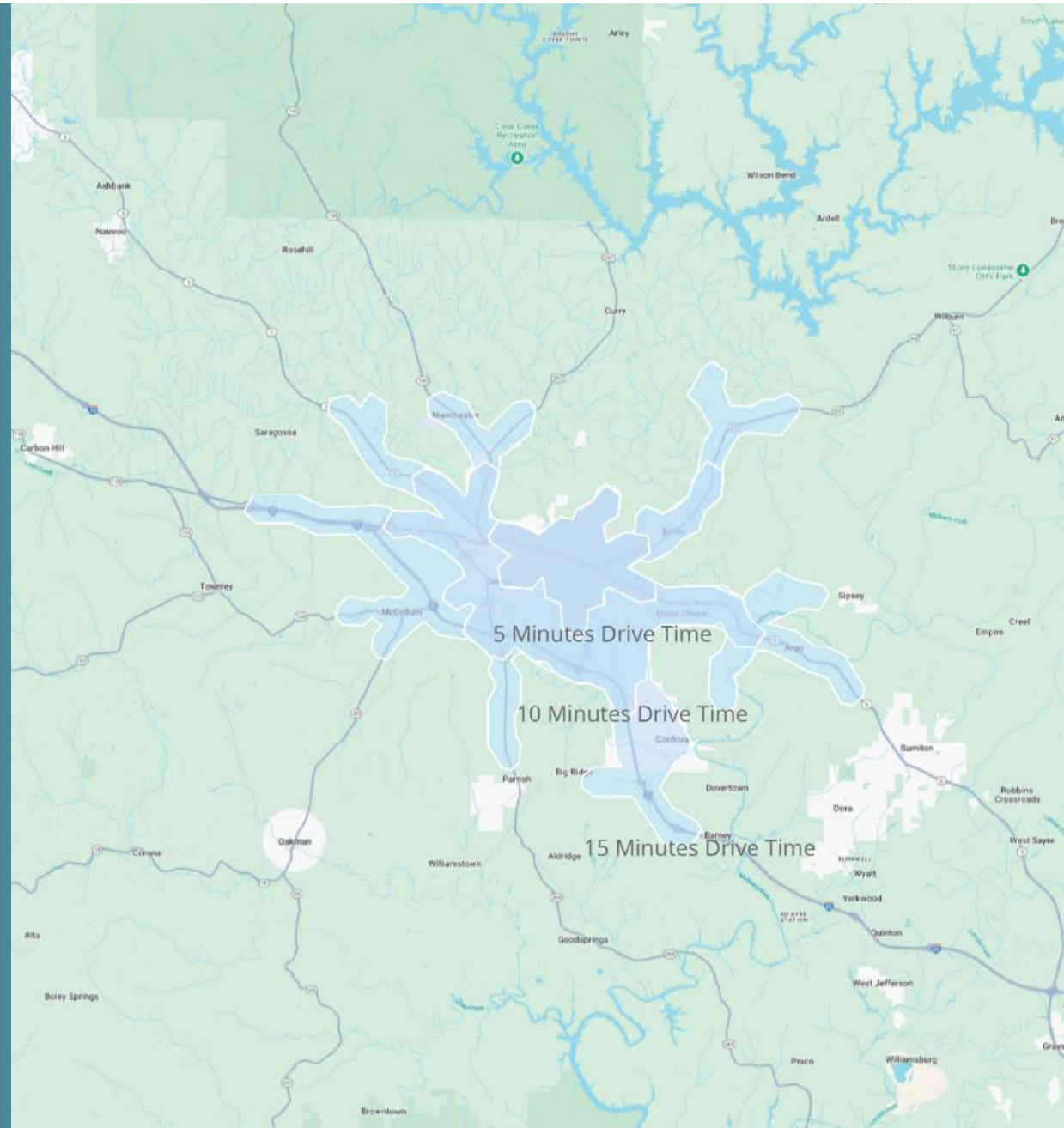
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# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

|   | 5 MIN     | 10 MIN    | 15 MIN    |
|---|-----------|-----------|-----------|
| <b>POPULATION</b>                         |           |           |           |
| Estimated Population (2024)               | 5,319     | 14,273    | 19,895    |
| Projected Population (2029)               | 5,432     | 14,433    | 20,026    |
| Census Population (2020)                  | 5,242     | 14,228    | 19,909    |
| <b>HOUSEHOLDS</b>                         |           |           |           |
| Estimated Households (2024)               | 2,188     | 5,621     | 7,851     |
| Projected Households (2029)               | 2,166     | 5,505     | 7,662     |
| Census Households (2020)                  | 2,179     | 5,745     | 8,056     |
| <b>HOUSEHOLD INCOMES</b>                  |           |           |           |
| Estimated Average Household Income (2024) | \$82,987  | \$84,883  | \$83,604  |
| Estimated Median Household Income (2024)  | \$69,191  | \$65,486  | \$63,868  |
| Average Household Net Worth (2024)        | \$757,907 | \$767,569 | \$799,002 |



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Contact a Team Member

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