

POPEYES

1515 E UNION ST, VIENNA, GA31092



SINGLE TENANT POPEYES | FREEWAY EXIT LOCATION



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

Joe Zehia
Investment Advisor
248.962.5054
joe@apexre.com

In conjunction with:
Brian Brockman
GA #378952
Bang Realty
513.898.1551
bor@bangrealty.com

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

3. Offering Summary
4. Additional Property Photos
5. Additional Property Photos
6. Aerial Map
7. Retailers Map
8. Regional Map
9. Location Map
10. Tenant Profile
11. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
248 579 5045
www.apexre.com

OFFERING SUMMARY

Sale Price	\$1,400,000
Cap Rate	7.58%
NOI	\$106,119
Price/PSQF	\$482.09
Tenant	Popeyes Chicken & Biscuits
Guarantor	HZ OPS Holding, INC 160 unit franchisee guaranty)
Building Size	2,904 SF
Total Lot Size	1.21 Acres
Lease Commencement	December 1, 2016
Lease Expiration	November 30, 2031
Term Remaining	5 Years
Original Lease Term	15 Years
Rental Increases	10% at Each Option
Renewal Options	4 , 5 Years
Lease Type	NN
Landlord Obligations	Roof & Structure
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

PROPERTY HIGHLIGHTS

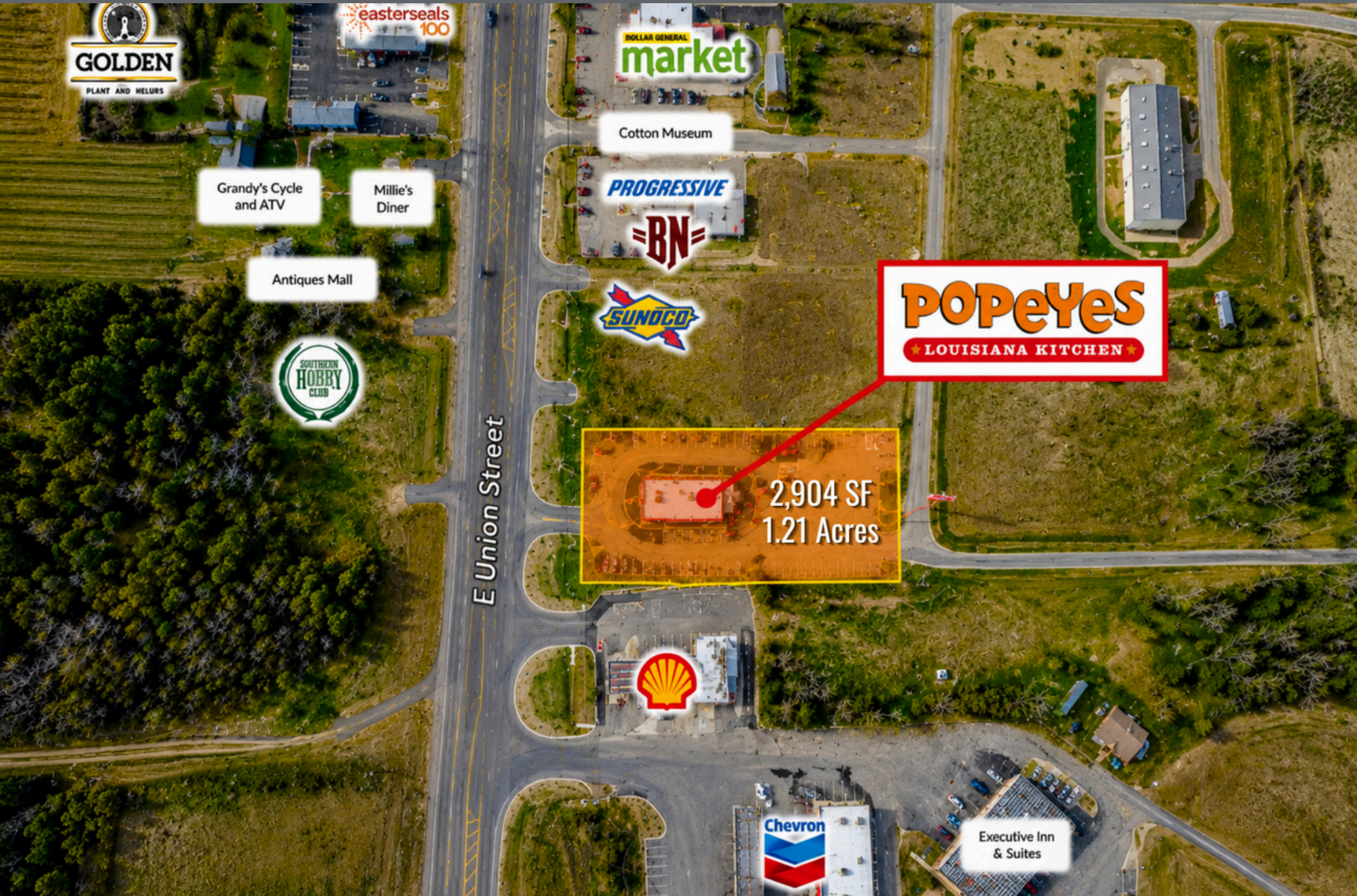
- 5+ Years Remaining on a Double Net Lease With Fee Simple Interest
- Established, High Credit Single Tenant Fast Food Restaurant – Popeyes Operator is an Experienced Multi-Brand Operator Operating More Than 550 Burger Kings and 290 Popeyes. Lease Guarantor is the #1 largest Popeyes Franchisee
- Attractive Rent Increase – Increasing 10% Every Five Years With Recent Increase
- Highway interstate interchange location serving Atlanta metro traveler traffic
- Strategically Located Along Interstate 75 Which Travels From the Tip of Michigan Down Through the West Coast of Florida, Exposing the Restaurant to Thousands of Travelers
- Situated Along E Union Street & State Highway 215 With Direct On/Off Ramp Access to Interstate 75 With Over 48,000 VPD
- Nearby Tenants Include: Subway, Dollar General, Piggly Wiggly, PNC Bank, Shell, Chevron, McDonald's, NAPA and Auto Parts Etc.
- Strong Passive Investment Opportunity Featuring a Stable NN Lease Structure With Limited Landlord Responsibilities, Allowing for Predictable Cash Flow and Reduced Management Burden for Investors.
- Large 1.21 Acre Parcel With Excellent Site Access, Ample Parking, and Efficient Drive-Thru Configuration, Designed to Support High Customer Volume and Long-Term Operational Success.
- Strategically Surrounded by National Retailers, Fuel Stations, and Hospitality Operators Creating Strong Retail Synergy and Consistent Consumer Traffic Within the Immediate Trade Area.
- Globally Recognized Quick-Service Restaurant Brand Supported by Restaurant Brands International (RBI), One of the Largest Restaurant Companies in the World With Billions in Annual Systemwide Sales and Thousands of Locations Worldwide.



ADDITIONAL PROPERTY PHOTOS

POPEYES





RETAILERS MAP

📍 1515 E Union St, Vienna, GA 31092



1,217
Population
3 Miles



462
Households
3 Miles



\$65,546
Avg. HH Income
3 Miles



\$87,257
Avg. Home Value
3 Miles

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	139	1,217	3,002
Average Age	42.5	40.5	42.0
Average Age (Male)	45.3	38.3	39.8
Average Age (Female)	44.2	49.9	50.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	50	462	1,186
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$66,183	\$65,546	\$66,691
Average House Value	\$67,692	\$87,257	\$99,250

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	15	215	814
Total Population - Black	109	890	1,933
Total Population - Asian	0	0	0
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0
Total Population - Other	3	30	84

2023 American Community Survey (ACS)



STRATEGIC LOCATION

High visibility along E Union St with strong traffic counts and close proximity to I-75.



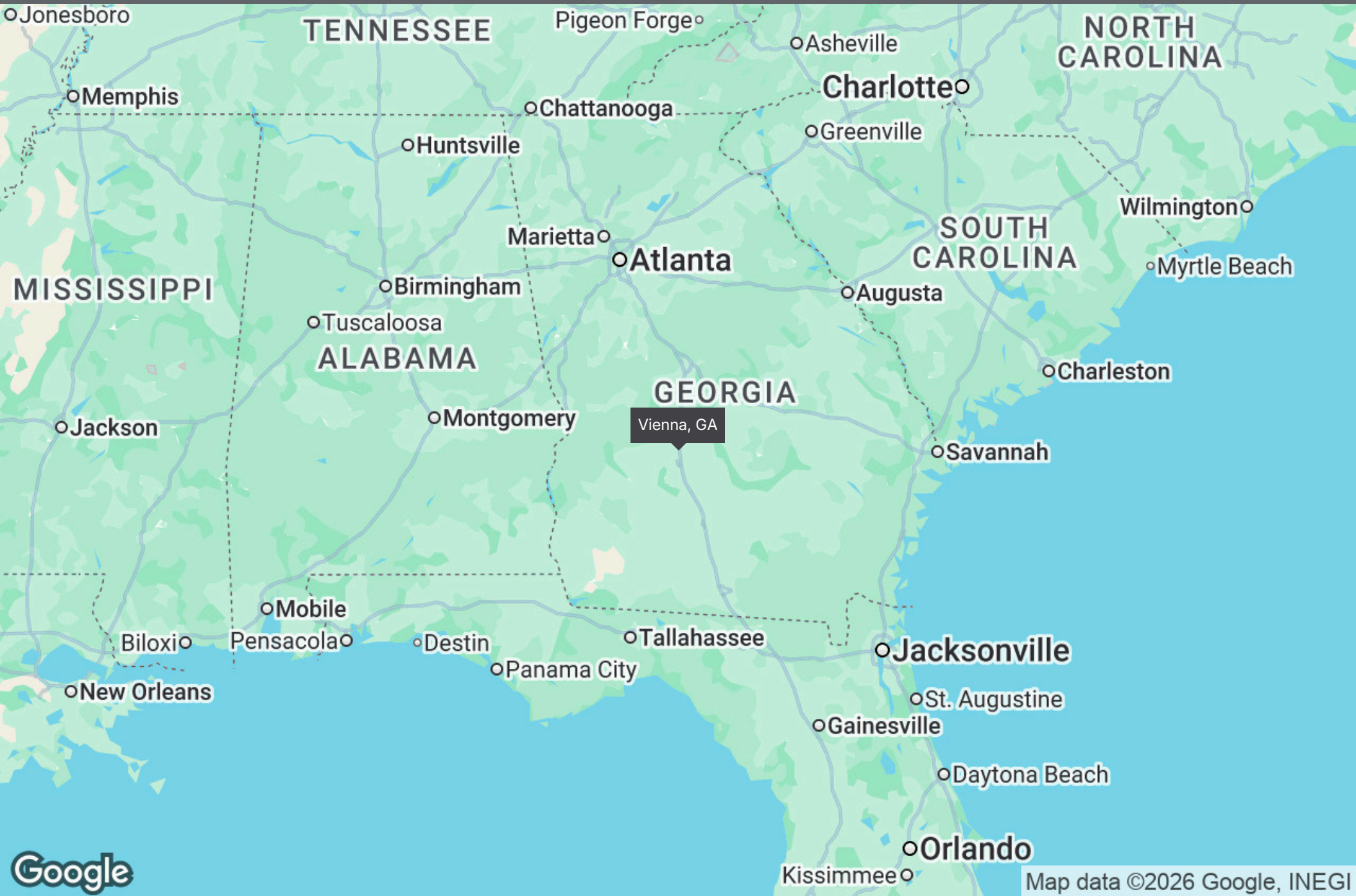
ACCESS & CONNECTIVITY

Easy access to I-75 & US-76 providing convenient connectivity to surrounding markets.



GROWING COMMUNITY

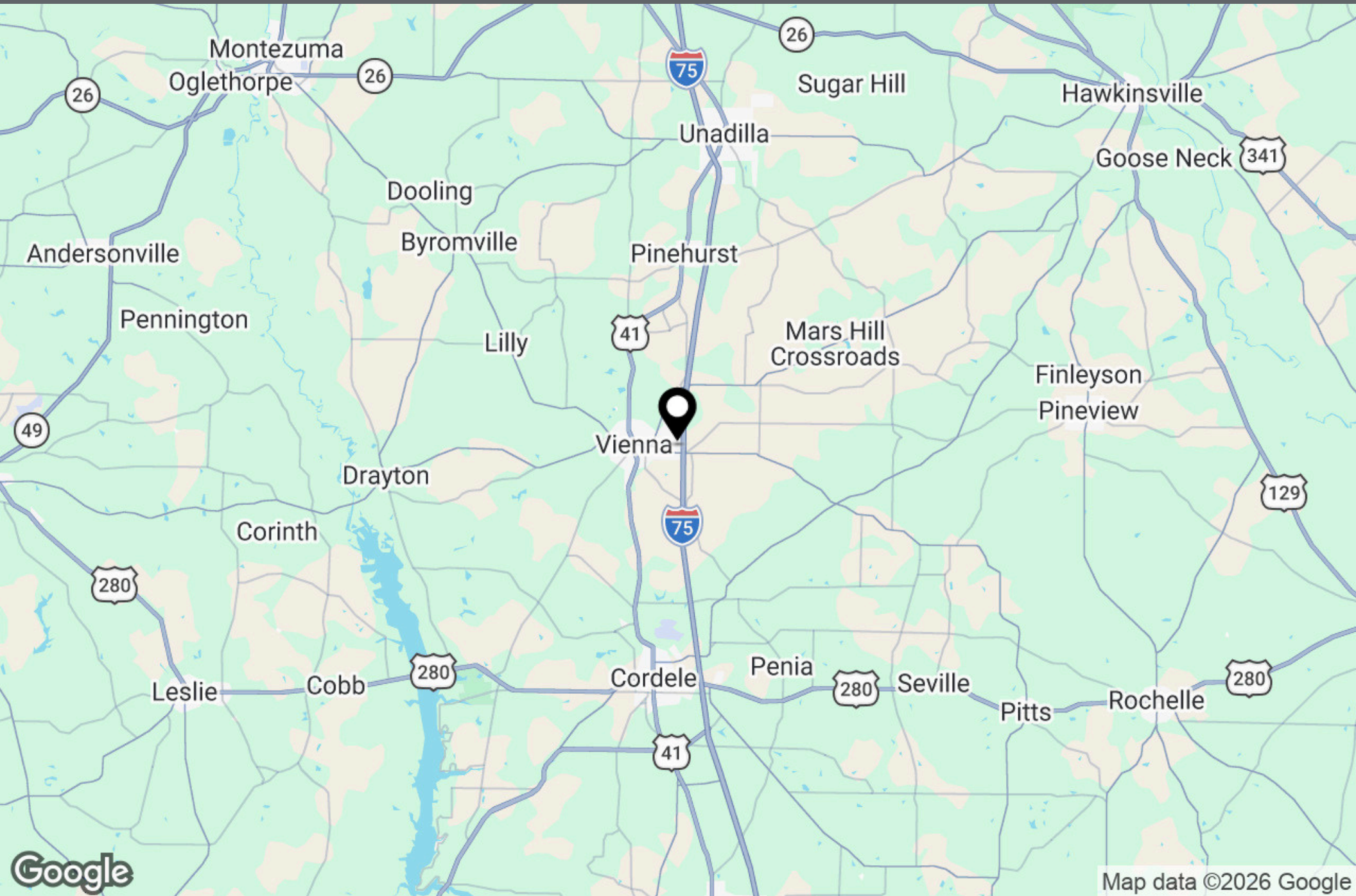
Steady population and household growth with strong average incomes and home values.



Vienna, GA



Map data ©2026 Google, INEGI



Map data ©2026 Google

POPEYES

OVERVIEW

Founded in New Orleans in 1972, Popeyes® has more than 40 years of history and culinary tradition, distinguishing itself with a unique New Orleans-style menu featuring spicy chicken, chicken tenders, fried shrimp, and other regional items. Its passion for Louisiana heritage and flavorful, authentic food has helped Popeyes grow into one of the world's largest quick-service chicken concepts, with over 3,100 restaurants in the U.S. and internationally. Popeyes is also committed to supporting local communities, with most locations franchised and participation in community efforts determined by individual franchise owners. Its parent company, Restaurant Brands International Inc. (RBI), is one of the world's largest quick-service restaurant companies, with more than \$32 billion in system-wide sales and over 26,000 restaurants across more than 100 countries and U.S. territories, and owns three iconic brands: Tim Hortons®, Burger King®, and Popeyes®, each serving guests, franchisees, and communities for over 40 years.

TENANT OVERVIEW

Company:	Popeyes
Founded:	1972
Locations:	5,413 2026
Total Revenue:	\$6 \$7 B (Annually)
Headquarters:	Miami, Florida
Website:	www.popeyes.com



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com



JOE ZEHIA

Investment Advisor

Direct: 248.962.5054
Joe@apexre.com



BRIAN BROCKMAN

In-State Broker

Direct: 513.898.1551
bor@bangrealty.com

GA #378952// AR #PB00082359 NY#10311208985 TX#701472 KS #239819IL #471020548IL #47

BANG REALTY
2939 Vernon Place , Cincinnati, OH 45219
513.898.1551

POPEYES

1515 E UNION ST, VIENNA, GA31092



SINGLE TENANT POPEYES | FREEWAY EXIT LOCATION



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

Joe Zehia
Investment Advisor
248.962.5054
joe@apexre.com

In conjunction with:
Brian Brockman
GA #378952
Bang Realty
513.898.1551
bor@bangrealty.com