

RAISING CANE'S GROUND LEASE

2806 JOSEPH CANNON WAY, MARION, IL 62959



Actual Site



15-YEAR ABSOLUTE NNN
GROUND LEASE, ZERO
LANDLORD RESPONSIBILITIES



EXCELLENT ACCESS AND
VISIBILITY TO 30,600 VPD AT
SIGNALIZED INTERSECTION



49,262 RESIDENTS IN PRIMARY
TRADE AREA, DAYTIME
POPULATION OF 53,951



DOWNTOWN
3 MILES

38,500 VPD



6,300 VPD

UPCOMING OASIS SOUTH
SHOPPING CENTER
DEVELOPMENT

SUBJECT
PROPERTY

JOSEPH CANNON WAY

W DEYOUNG ST

 **RESIDENTIAL
COMMUNITIES**
49,262 RESIDENTS IN
PRIMARY TRADE AREA



OASIS SPORTS COMPLEX DEVELOPMENT
240-ACRE SPORTS FACILITY



Walmart

3 MILLION ANNUAL VISITS

HIBBETT
SPORTS

maurices

DOLLAR TREE

MENARDS

McALISTER'S
DELI

POPEYES
LOUISIANA KITCHEN

TEXAS
ROADHOUSE

STEAK 'N
SHAKE

Applebee's
GRILL & BAR

30,600 VPD

W DEYOUNG ST

SUBJECT
PROPERTY

CHIPOTLE
MEXICAN GRILL

SMOOTHIE
KING

6,300 VPD

JOSEPH CANNON WAY

UPCOMING OASIS SOUTH
SHOPPING CENTER
DEVELOPMENT



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UPCOMING OASIS SOUTH
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JOSEPH CANNON WAY

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SUBJECT
PROPERTY

30,600 VPD

6,300 VPD

 **RESIDENTIAL
COMMUNITIES**
49,262 RESIDENTS IN
PRIMARY TRADE AREA



OFFERING SUMMARY



\$2,600,000

PRICE

5.00%

CAP RATE

PROPERTY DETAILS

ADDRESS	2806 Joseph Cannon Way, Marion, IL 62959
TENANT	Raising Cane's Restaurants, LLC
BUILDING SIZE	2,856 SF
LOT SIZE	1.22 AC
LEASE COMMENCEMENT	8/27/2024
LEASE EXPIRATION	8/26/2039
TERM REMAINING	13 Years
LEASE TYPE	Absolute NNN Ground Lease
OPTIONS	Five, 5-Year
ROOF & STRUCTURE	Tenant Responsible
NOI	\$130,000
INCREASES	10% Every 5 Years

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$10,833.33	\$130,000.00
YEARS 6-10	\$11,916.67	\$143,000.00
YEARS 11-15	\$13,108.33	\$157,300.00
OPTION 1	\$14,419.17	\$173,030.00
OPTION 2	\$15,861.08	\$190,333.00
OPTION 3	\$17,447.19	\$209,366.30
OPTION 4	\$19,191.91	\$230,302.93
OPTION 5	\$21,111.10	\$253,333.22



SECURE STREAM OF INCOME

- **15-Year Absolute NNN Ground Lease with 10% Increases Every 5 Years**
Zero landlord responsibilities
- **Corporate Lease with Raising Cane's Restaurants**
900+ locations and over \$5.487 billion in sales in 2025
- **\$6.58 Million Average Unit Volume in 2025**
1.97% implied rent to sales ratio indicating secure long-term tenancy
- **Brand New 2024 Construction with Dual Drive-Thru**
Significant capital investment by tenant to construct improvements
- **Raising Cane's Has Experienced 64 Quarters of Sale Store Sales Growth**
Chick-fil-A is the only QSR with higher unit volumes
- **The Company's Stated Goals Aim for 1,600 Restaurants and \$10 Billion in Sales**
With \$8 million average unit volumes



PROXIMITY

- Excellent Access and Visibility to 30,600 VPD**
Just off the hard corner at signalized intersection
- 49,262 Residents in Primary Trade Area with \$93,560 Average Household Income**
53,951 total daytime population
- Adjacent to Walmart with 3M Annual Visits (Placer.ai)**
Ranked in 95th percentile of all Walmart stores in Illinois and 89th percentile nationwide
- Minutes to New \$200 Million Oasis Sports Complex**
A 240-acres facility expected to attract 230,000 annual visitors for youth sports tournaments
- Surrounded by 12 Hotels in a 1.5 Mile Radius**
Immediate access to I-57 with 38,500 VPD
- Positioned within Dense Regional Trade Area**
Largest retail trade area in Southern Illinois, referred to as 'Hub of the Universe'
- Marion is Home to Illinois' First STAR Bond Development Project**
Projected to draw 1.5 million new visitors and top-performing retailers pushing annual retail sales topping \$1 billion

ADDITIONAL PHOTOS



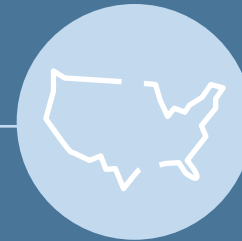
TENANT OVERVIEW

ABOUT RAISING CANE'S

Founded in 1996 by entrepreneur Todd Graves in Baton Rouge, Louisiana, Raising Cane's Chicken Fingers has grown into one of the fastest growing quick service restaurant brands in the United States. The company focuses on a simple yet highly successful menu centered around premium chicken finger meals, fresh-cut fries, Texas toast, coleslaw, and its signature Cane's Sauce. By maintaining a streamlined operating model and a strong commitment to quality, Raising Cane's has developed a loyal customer following and expanded to more than 1,000 locations across the U.S. and internationally.

One of the key drivers behind Raising Cane's success is its "One Love" philosophy, which emphasizes doing one thing exceptionally well. This focused approach has enabled the company to deliver a consistent customer experience while maintaining strong unit-level performance. In addition to its operational strengths, Raising Cane's invests heavily in employee culture, community involvement, and strategic expansion into high-growth markets. Supported by strong brand recognition and a proven business model, the company remains well positioned for continued growth within the quick service restaurant sector.

WWW.RAISINGCANES.COM



TOTAL LOCATIONS
975



HEADQUARTERS
BATON ROUGE
LOUISIANA



TOTAL 2025 REVENUE
\$5.49B

DEMOGRAPHICS MARION

POPULATION	3 MI	5 MI	7 MI
2026 Total	10,162	29,822	49,262
Total Daytime Population	21,318	39,369	53,951
HOUSEHOLDS	3 MI	5 MI	7 MI
2026 Total Households	4,871	13,779	21,686
INCOME	3 MI	5 MI	7 MI
2026 Median Household Income	\$69,853	\$70,709	\$73,265
2026 Average Household Income	\$91,495	\$89,780	\$93,560

HIGHLIGHTS

49,262 Total Population within 7 Miles

\$93,560 Average Income within 7 Miles

21,686 Total Households within 7 Miles



SITE OVERVIEW

LOT SIZE

1.22

ACRES

VPD

30,600

AT SIGNALIZED
INTERSECTION

PARKING

47

SPACES

NEARBY TENANTS

WALMART, TARGET, SAM'S
CLUB, MENARDS, STARBUCKS,
TEXAS ROADHOUSE AND MORE

DAYTIME POPULATION

53,951

TOTAL



MARION, IL



MARION

Marion, Illinois is a small yet vibrant city located in Williamson County. Situated in the beautiful Shawnee National Forest region, Marion is known for its picturesque landscapes and outdoor recreational activities. The city boasts a rich history, with numerous historical sites and landmarks, including the Marion Carnegie Library and the Williamson County Historical Museum. Marion also offers a variety of cultural and entertainment options, with the Marion Cultural and Civic Center hosting a wide range of events throughout the year. This tight-knit community provides a welcoming and friendly atmosphere, making Marion an ideal place to live or visit.



ATTRACTIONS

Marion offers a wide range of attractions for visitors to enjoy. One of the most popular attractions is the Marion Cultural and Civic Center, which hosts various performances, concerts, and events throughout the year. The Williamson County Historical Society Museum is another must-visit attraction, showcasing the area's rich history through exhibits and artifacts. For outdoor enthusiasts, the Crab Orchard National Wildlife Refuge boasts beautiful trails and opportunities for bird-watching and fishing. Additionally, shopping enthusiasts can explore the Marion Centre Mall which offers a variety of stores and boutiques. Overall, Marion offers something for everyone, making it a fantastic destination for tourists and locals alike.



ECONOMY

The economy in Marion is diverse and driven by various sectors including healthcare, retail, manufacturing, and agriculture. Marion serves as a regional healthcare center, with numerous hospitals and healthcare facilities providing employment opportunities. The city also has a strong retail presence, with several shopping centers and small businesses catering to the local community and visitors. Manufacturing plays a significant role in the economy, with numerous factories and plants producing goods for a wide range of industries. Additionally, agriculture is a vital sector, contributing to the economy through crop production and farming activities.



TRANSPORTATION

This city has a reliable transportation system that caters to the needs of its residents and visitors. The city offers various transportation options such as buses and taxis to ensure convenient travel within and around the area. The transit system within Marion is well-maintained, providing a cost-effective and efficient means of commuting. Additionally, the city is conveniently located near major highways, making it easily accessible for travelers who prefer driving. With its accessible and well-structured transportation infrastructure, Marion is a city that prioritizes the convenience and mobility of its residents and visitors.



EDUCATION

A strong and comprehensive education system is offered here for its residents. The city has multiple public schools, including Marion Community High School, which consistently ranks highly in state and national assessments. Marion also has private schooling options, such as Seton Catholic School, providing additional choices for families. These institutions offer a well-rounded education, focusing on academic excellence, extracurricular activities, and character development. Additionally, Marion is home to several community colleges and vocational schools, ensuring that individuals have access to higher education and professional training.

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Colliers International
12780 High Bluff Drive, San Diego, CA 92130

Accelerating success.

Broker of Record | Peter Block | Colliers International | Peter.Block@colliers.com

Thomas T. Ladt

+1 760 930 7931

Thomas.Ladt@colliers.com

CA License No. 01803956

Jay Patel

+1 760 930 7927

JPatel@colliers.com

CA License No. 01512624

Nico Lautmann

+1 650 575 6219

Nico.Lautmann@colliers.com

CA License No. 01915278