

NNN INVESTMENT OPPORTUNITY FIREHOUSE SUBS



OFFERING MEMORANDUM

890 US HIGHWAY 401 BYPASS
LAURINBURG, NC 28352

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NAICharleston

CONFIDENTIALITY DISCLAIMER

NAI Charleston ("Broker") in its capacity as Exclusive Agent for the "Owner", is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in the property located at **890 US HWY 401 BYPASS**.

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. "Broker" has made no survey of the Property and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Property.






"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this 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 "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

****Contact agent for electronic version to be signed by all parties****



- 
Sale Price:
 \$1,725,000
- 
Initial Annual Rent:
 \$98,400
- 
Lease Term:
 10 Years
(Commencing at Closing)
- 
Rent Increases:
 10% Every 5 Years
- 
Cap Rate (Year 1):
 5.70%

EXECUTIVE SUMMARY

NAI Charleston is proud to present a premier freestanding retail investment opportunity located at 890 US Hwy 401 Bypass in Laurinburg, North Carolina. The offering consists of a $\pm 2,200$ SF Firehouse Subs restaurant with a drive-thru, situated on a ± 0.53 AC outparcel to the Lowe's Home Improvement center along the highly trafficked Highway 401 corridor.

This offering represents a compelling sale-leaseback opportunity with the largest franchisee in the Firehouse Subs system. At closing, the tenant will execute a brand-new 10-year lease, delivering immediate and predictable cash flow backed by an experienced, scaled multi-unit operator. The lease structure includes scheduled rental increases, providing investors with built-in income growth and long-term value enhancement.

This investment combines the stability of a nationally recognized brand with the strength of an established franchise operator, offering a secure and attractive addition to a retail investment portfolio.

Strategically positioned along US Highway 401 Bypass at I-74 interchange, Laurinburg's primary retail corridor, the property benefits from:

- Strong frontage and visibility
- Direct access along Hwy 401 (McColl Road)
- Proximity to national retailers and grocery anchors including Chick Fil-A, Starbucks, Walmart, Lowe's Home Improvement
- Servicing Scotland County and surrounding trade areas

Laurinburg serves as the regional retail and healthcare hub for the surrounding rural market, supporting consistent daily traffic and consumer demand.

Offering Summary

Sale Price: \$1,725,000

Initial Annual Rate: \$98,400

Structure: NNN

Cap Rate: 5.7% (Year One)

Taxes, CAM & Insurance: Tenant Responsibility

Size: $\pm 2,200$ SF on ± 0.53 AC

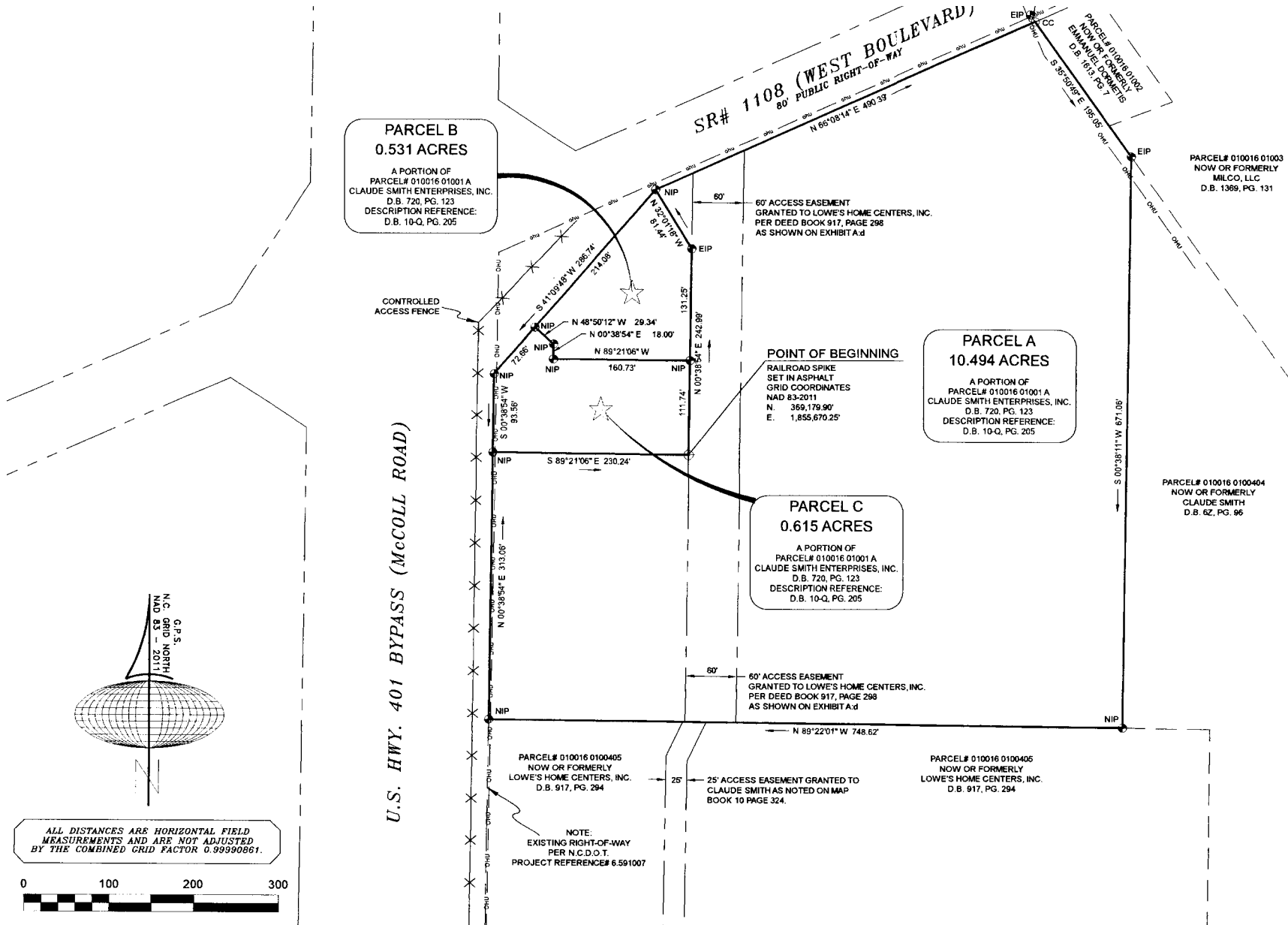
100% Leased: Firehouse Subs

Lease Term: 10 Years (commencing at closing)

Zoning: GB (General Business)

TMS #: 0100160100102

SURVEY



AREA MAP



TENANT PROFILE

Tenant Background

Firehouse Subs is a nationally recognized fast-casual sandwich brand with more than 1,200 locations across the United States and a growing international presence. Founded in 1994 and acquired in 2021 by Restaurant Brands International (“RBI”), Firehouse Subs benefits from the operational expertise, purchasing power, and financial strength of one of the largest global quick-service restaurant platforms.

RBI also owns and operates globally recognized brands including Burger King, Tim Hortons, and Popeyes, providing institutional-level backing and long-term growth infrastructure.

Credit & Corporate Strength

- Parent Company: Restaurant Brands International (NYSE: QSR)
- Platform Scale: 30,000+ restaurants globally (all brands)
- Ownership Structure: Predominantly franchise-operated
- National Brand Recognition
- Institutional Infrastructure & Capital Support

The 2021 acquisition positioned Firehouse Subs for accelerated domestic and international expansion while enhancing supply chain efficiencies, technology integration, and franchisee support systems.



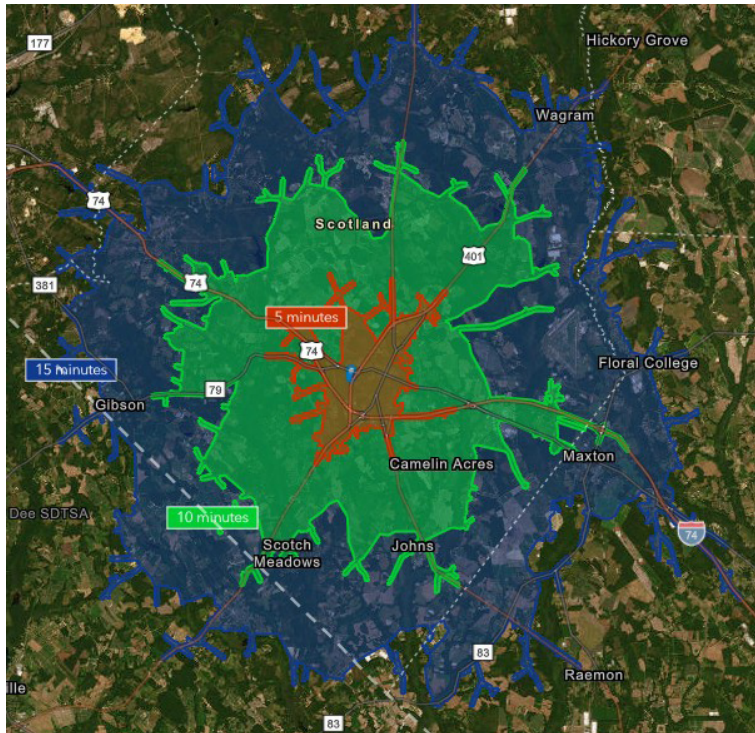
Franchise Profile

TLC Enterprises, LLC is the largest franchise in the Firehouse Subs chain and has been a franchise operator for over 22 years. They have over 40 locations in North and South Carolina and consistently ranks as one of the top franchises in the RBI/Firehouse Subs brands.



DEMOGRAPHICS

890 US Highway 401 Bypass Laurinburg, NC 28352



- 5 minute drive
- 10 minute drive
- 15 minute drive

Drive Times

Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	8,725	21,565	38,713
Households	3,780	8,775	14,633
Average Household Size	2.25	2.34	2.42

2025 Summary

Population	8,584	21,111	38,049
Households	3,715	8,631	14,424
Families	2,154	5,339	9,032
Average Household Size	2.24	2.32	2.40
Owner Occupied Housing Units	1,565	4,843	8,852
Renter Occupied Housing Units	2,150	3,788	5,572
Median Age	40.4	41.9	41.4
Median Household Income	\$37,638	\$43,652	\$41,602
Average Household Income	\$57,361	\$61,842	\$58,483

2030 Summary

Population	8,478	20,793	37,560
Households	3,675	8,536	14,314
Families	2,109	5,231	8,883
Average Household Size	2.24	2.31	2.38
Owner Occupied Housing Units	1,600	4,893	8,969
Renter Occupied Housing Units	2,075	3,642	5,346
Median Age	41.1	42.6	41.9
Median Household Income	\$40,782	\$48,379	\$45,933
Average Household Income	\$62,425	\$67,638	\$63,832

**source: STDB.com



CONTACT US

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAI Charleston