

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	8,481
STREET	Northdale Blvd. NW.
COUNT 2	23,381
STREET 2	Main St. NW.

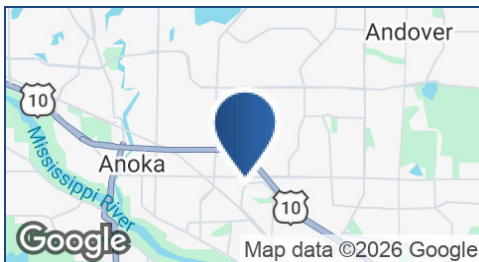
DEMOGRAPHICS - 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	7,460	76,918	173,932
Average HH Income	\$116,155	\$115,399	\$129,232
Estimated Households	2,958	30,579	65,421

PROPERTY HIGHLIGHTS

- Operating Popeyes with Ground Lease available for sale
- Remaining Lease Term -through 11/30/2031
- Options - Two (2) five-year options. Last ends 11/30/2041
- Building Rentable Area - 4,000 SF
- Year Built - 2002
- Land Area - 0.98 AC

* Figures shown represent estimates



BRENDAN MCARTHUR
626.298.3258
BMcArthur@retail-pa.com
CA DRE #1185335

TED GONSIOR
612.217.5148
ted.gonsior@jll.com

GRIFFIN SELL
612.217.5120
griffin.sell@jll.com

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com
ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.

Location Map



BRENDAN MCARTHUR
626.298.3258
BMcArthur@retail-pa.com
CA DRE #1185335

TED GONSIOR
612.217.5148
ted.gonsior@jll.com

GRIFFIN SELL
612.217.5120
griffin.sell@jll.com

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.

Location Map



BRENDAN MCARTHUR
626.298.3258
BMcArthur@retail-pa.com
CA DRE #1185335

TED GONSIOR
612.217.5148
ted.gonsior@jll.com

GRIFFIN SELL
612.217.5120
griffin.sell@jll.com

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.