

# POPEYES

1845 CENTER POINT PARKWAY  
CENTER POINT | ALABAMA 35215



FILE PHOTO

# ADVISORY TEAM

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## PRICE

\$2,583,000

## CAP RATE

6.00%

## NOI

\$155,000

## POINTS OF INTEREST

**Retailers | Entertainment:** Nearby major retailers within 5-miles include Walmart, ALDI, Food Giant, Dollar Tree, Family Dollar, Harbor Freight, America's Thrift Store, Hibbett, City Gear, NAPA Auto Parts, O'Reilly Auto Parts, Sherwin Williams, CVS, Planet Fitness; Dining options include Chick-Fil-A, McDonald's, Wendys', Sonic Drive-In, KFC, Taco Bell, Arby's, Pizza Hut, Little Caesars, Waffle House, Subway, Krystal, Captain D's, Church's Chicken, Hardee's, etc.

**Higher Education:** 12½ miles from **UAB St. Vincent's Birmingham** - a 409-bed acute care hospital and emergency room that delivers comprehensive, spiritually centered medical & surgical care, offering advanced specialties & state-of-the art services while earning longstanding recognition for excellence

**Healthcare:** 13 miles from **University of Alabama Birmingham** - a major public research university & academic health center, known for its strong focus on health sciences, engineering & business, offering extensive undergraduate, graduate & doctoral programs, serving 20,868 students

## NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease, featuring attractive 7.50% rental escalations every 5 years with four 5-year options to renew!

## TENANT | GUARANTOR

**Ram-Z Roost, LLC** is an experienced multi-concept owner/operator with **12 Popeyes locations** in Alabama. The lease is further guaranteed by **Ram-Z Restaurant Group** includes **39 Freddy's restaurants** (42 by year-end 2026), making it the 6th largest Freddy's franchisee in the U.S., and **33 Schlotzsky's restaurants**, making it the largest Schlotzsky's franchisee in the country **(84 TOTAL UNIT GUARANTY). \*\***  
**All units back the performance of the lease!\*\***

## STRONG SALES PERFORMANCE

Successfully open & operating since 2013 with an attractive 7.54% Rent to Sales Ratio!

## TRAFFIC COUNTS

Situated on a signalized corner on a ±0.71-acre lot with excellent drive-by visibility/access on Center Point Pkwy with traffic counts of 23,523 CPD!

## 2025 DEMOGRAPHICS (5-MI)

Population	91,372
Households	34,765
Average Household Income	\$84,346

# Financial Analysis

**SITE ADDRESS** 1845 Center Point Parkway  
Center Point | Alabama 35215 (Birmingham MSA)

**TENANT** Ram-Z Roost, LLC

**GUARANTOR** Ram-Z Restaurant Group

**ENTITY TYPE** Franchise

**GROSS LEASABLE AREA** ±2,454 SF

**LOT SIZE** ±0.71 acre

**YEAR BUILT** 2013\*

**OWNERSHIP** Fee Simple (Building & Land)

**EXPENSE REIMBURSEMENT** This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

**LEASE TERM** 20 years (new)

**RENTAL INCREASES** 7.50% every 5 years

**RENT COMMENCEMENT DATE** February 27, 2026

**EXPIRATION DATE** February 28, 2046

**OPTIONS** Four 5-Year Renewal Options

**FINANCING** All Cash or Buyer to obtain new Financing at Close of Escrow.

\* According to Jefferson County Assessor



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	<b>02/27/26</b> to 02/28/31	\$155,000	6.00%
Years 6-10	03/01/31 to 02/29/36	\$166,625	6.45%
Years 11-15	03/01/36 to 02/28/41	\$179,122	6.93%
Years 16-20	03/01/41 to <b>02/28/46</b>	\$192,556	7.45%
		<b>AVG ANNUAL RETURN</b>	<b>6.71%</b>

## RENEWAL OPTIONS

1st Option	03/01/46 to 02/28/51	\$206,998
2nd Option	03/01/51 to 02/29/56	\$222,523
3rd Option	03/01/56 to 02/28/61	\$239,212
4th Option	03/01/61 to 02/28/65	\$257,153

# Tenant Profile



Founded in 1972, **Popeyes®** has more than 50 years of history and culinary tradition. **Popeyes®** owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world. **Popeyes®** culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. **Popeyes®** continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. **Popeyes®** distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

**Popeyes® currently operates over 4,900 locations in over 25 countries.**

## THE TENANT & THE LEASE GUARANTOR:

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THE PARENT COMPANY: 

<b>TYPE</b>	Public
<b>TRADED AS</b>	NYSE: QSR
<b>S&amp;P CREDIT RATING</b>	BB Stable
<b>INDUSTRY</b>	Restaurants: Fast Food
<b>MARKET CAP</b>	25.27B (06/01/26)
<b>FOUNDED   HQ</b>	2014   Toronto, Canada

**Restaurant Brands International Inc. (NYSE: QSR)** is one of the world’s largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and **over 32,000 restaurants in more than 120 countries and territories.**

RBI owns four of the world’s most prominent and iconic quick service restaurant brands – **TIM HORTONS®**, **BURGER KING®**, **POPEYES®**, and **FIREHOUSE SUBS®**. These independently operated brands have been serving their respective guests, franchisees and communities for decades.



# Site Plan

## Property Specifications

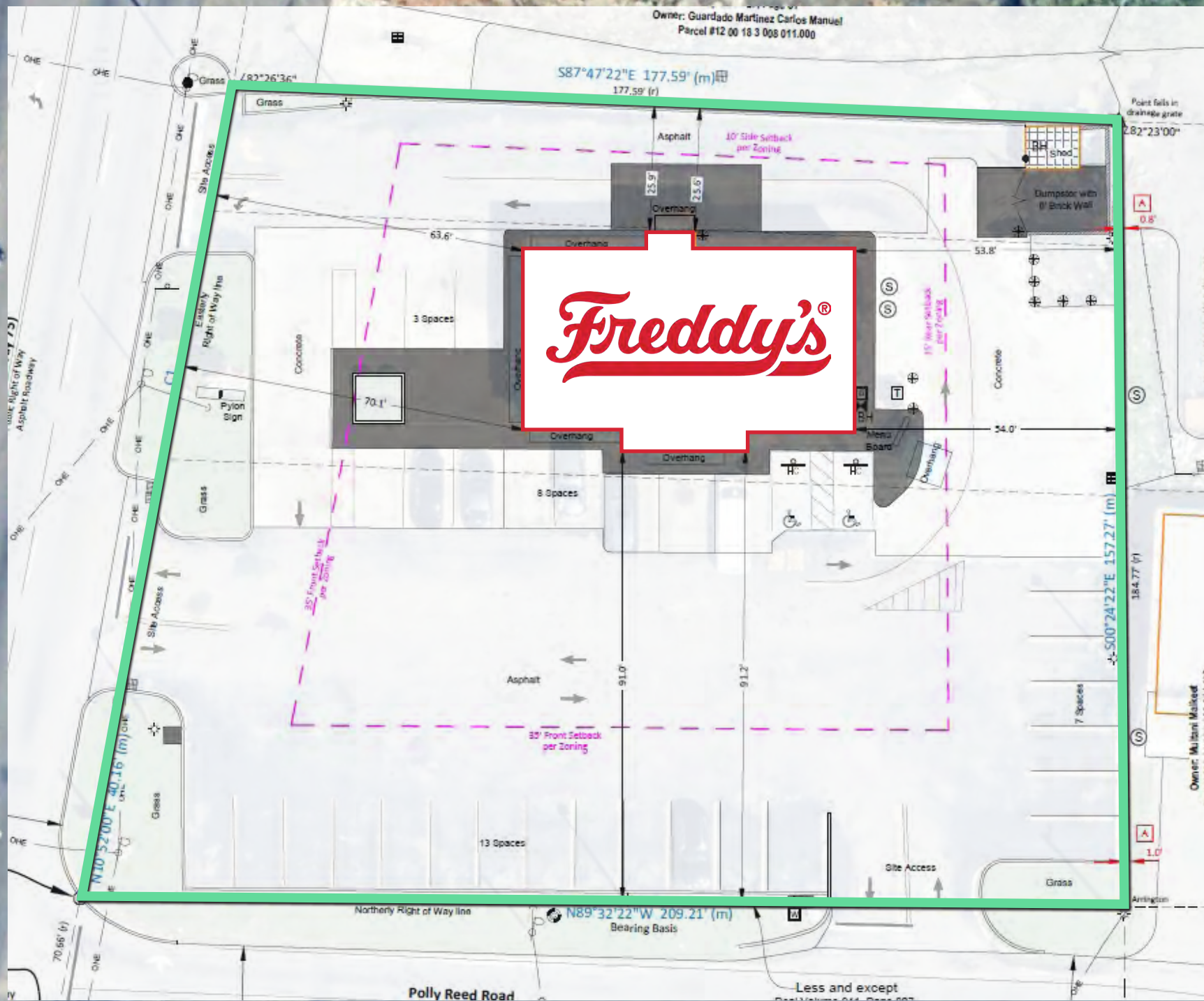
Lot Size ±0.71 Acre

GLA ±2,454 SF

## Parking Stalls

Regular 31

Handicap 2



# Center Point



# City View

**Walmart**

**DOLLAR GENERAL**

**MARTHA GASKINS  
ELEMENTARY**  
487 STUDENTS

**SMITH  
MIDDLE SCHOOL**  
323 STUDENTS

**SUN VALLEY  
ELEMENTARY**  
670 STUDENTS

*Jefferson State*  
Community College  
**JEFFERSON CAMPUS**

**CENTER POINT  
HIGH SCHOOL**  
764 STUDENTS

INTERSTATE  
**59**

**Auto  
Zone**

**ALDI**

**In  
Town  
SUITES**

**ERWIN  
MIDDLE SCHOOL**  
593 STUDENTS

**ERWIN  
INTERMEDIATE**  
492 STUDENTS

**CG CITY GEAR**  
**HARBOR FREIGHT**  
**DOLLAR TREE**  
**CITITRENDS**  
**HIBBETT**  
**Rainbow  
cricket**  
**planet  
fitness**

I-59 | 68,779 CPD

**Public  
Storage**

**Ford**

**TOYOTA**

**NISSAN**

**Walmart**  
Neighborhood Market

**CENTER POINT  
ELEMENTARY**  
580 STUDENTS

**CORNERSTONE  
HIGH SCHOOL**  
151 STUDENTS

AL-75/CENTER POINT PKWY | 22,444 CPD

**75**

**AMERICA'S  
THRIFT STORES**

**HUFFMAN  
HIGH SCHOOL**  
1,123 STUDENTS

**HUFFMAN  
ACADEMY**  
764 STUDENTS

**POPEYES**

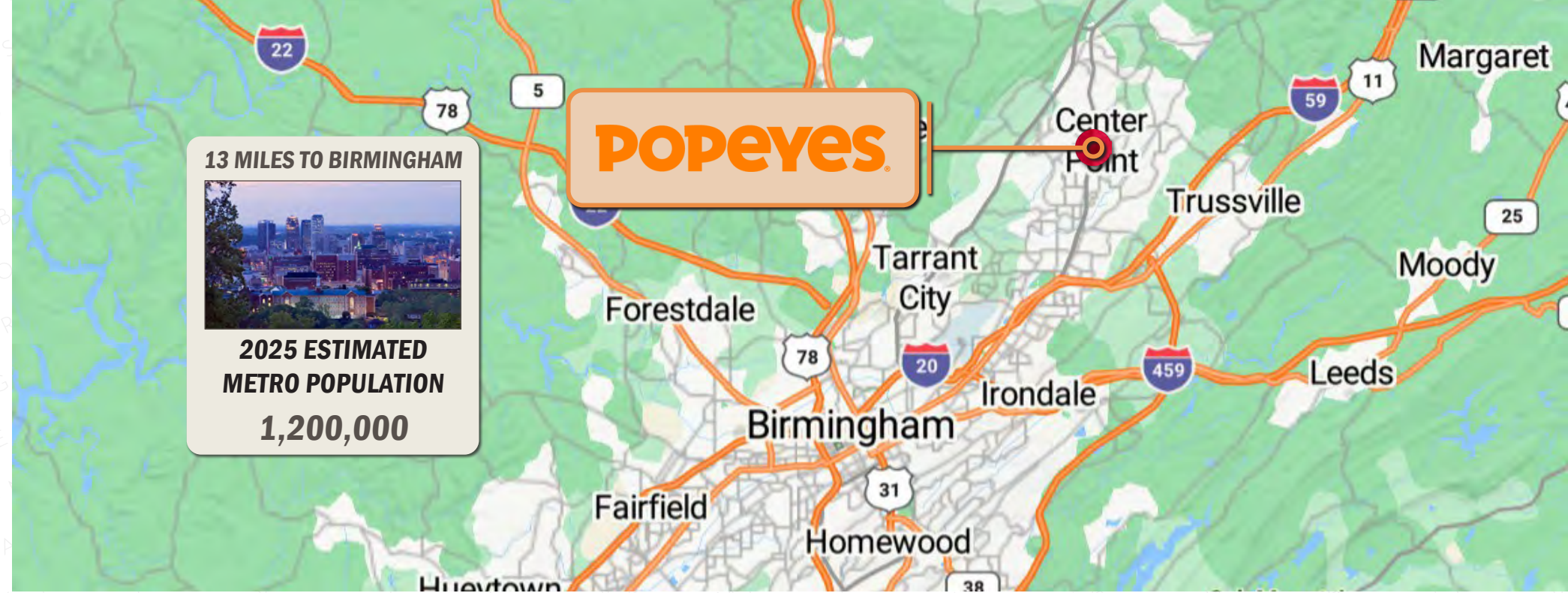


# Center Point Synopsis

**Center Point** blends suburban tranquility with urban convenience, offering a strong sense of community, family-friendly neighborhoods. With sound fiscal management, a growing downtown, new business investment, and community-focused development, Center Point is well positioned for continued growth and an appealing suburban lifestyle.

**Birmingham** is the county seat of Alabama's Jefferson County. It is a city in the north central region of Alabama and is the second most populous city in the state.

The Birmingham area serves as headquarters to Fortune 500 companies **Regions Financial** and **Vulcan Materials Company**. **The University of Alabama at Birmingham**, established in 1969, includes a prominent medical school, dental school, and other professional programs, making it one of the state's leading research institutions. The area also hosts private colleges such as **Samford University** and **Miles College**, along with **Jefferson State Community College** and **Lawson State Community College**. Birmingham is also home to the headquarters of the **Southeastern Conference (SEC)** and **Southwestern Athletic Conference (SWAC)**, reinforcing its cultural and athletic influence in the region.



# BIRMINGHAM

2025 Demographics			
	1-MI	3-MI	5-MI
Population	9,168	56,276	91,372
Households	3,446	21,082	34,765
Labor Population Age 16+	7,152	44,249	71,922
Median Age	34.5	35.6	36.8
Average Household Income	\$66,251	\$76,807	\$84,346



<b><u>TOURISM</u></b>	<b>\$2.57 BILLION</b> In Visitor Spending for Jefferson County	<b>\$301 MILLION</b> Total Tax Revenue for Alabama & Jefferson County	<b>4.04 MILLION</b> Visitors to Greater Birmingham Region	<b>51,887</b> Tourism Jobs
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