



REPRESENTATIVE PHOTO

3638 E FRANKLIN BLVD GASTONIA, NC

**OFFERED
FOR SALE**

\$5,529,000 | 4.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a brand-new Raising Cane's Absolute NNN Ground Lease located at 3638 East Franklin Boulevard in Gastonia, North Carolina. Newly constructed in 2026, the property features a freestanding Raising Cane's drive-thru restaurant along East Franklin Boulevard, Gastonia's dominant retail corridor. The asset is leased under a brand-new 15-year absolute NNN ground lease and is backed by a full corporate guaranty from Raising Cane's Restaurants, L.L.C., one of the fastest-growing and highest-volume restaurant operators in the United States.

The investment offers truly passive ownership with zero landlord responsibilities. The lease features 10% rent increases every five years throughout the primary term and option periods, providing built-in income growth while the investor retains fee simple ownership of the underlying real estate.

Positioned along East Franklin Boulevard (40,500 VPD), the property anchors one of Gaston County's most supply-constrained retail corridors. Surrounding Placer.ai top-performers include Lowe's (top 5% nationwide), Sam's Club (top 20% nationwide), and Kohl's (top 25% in NC), while a dense, affluent trade area of 115,711 residents within five miles and average household income exceeding \$124,000 in one mile. Gastonia sits approximately 16 miles west of Charlotte within the 2.6 million-resident Charlotte-Concord-Gastonia MSA.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	\$235,000
Rent Escalation	6-10	\$258,500
Rent Escalation	11-15	\$284,350
1st Extension Term	16-20	\$312,785
2nd Extension Term	21-25	\$344,064
3rd Extension Term	26-30	\$378,470
4th Extension Term	31-35	\$416,317
5th Extension Term	36-40	\$457,949
6th Extension Term	41-45	\$503,743
7th Extension Term	46-50	\$554,118
8th Extension Term	51-55	\$609,529
9th Extension Term	56-60	\$670,482
10th Extension Term	61-65	\$737,531

NOI	\$235,000
CAP RATE	4.25%
LISTING PRICE	\$5,529,000

ASSET SNAPSHOT

Tenant Name	Raising Cane's
Address	3638 E Franklin Blvd, Gastonia, NC 28056
Building Size (GLA)	2,680 SF (With Double Drive-Thru)
Land Size	1.26 Acres
Year Built	2026
Signatory/Guarantor	Raising Cane's Restaurants, L.L.C. (Corporate Guaranty)
Rent Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	12/1/2026
Lease Expiration Date	12/31/2041
Remaining Term	15 Years
Renewal Options	Ten (10) - Five (5) Year Renewal Options
Rental Increases	10% Every 5 Years
Current Annual Rent	\$235,000



REPRESENTATIVE PHOTO


115,711
 PEOPLE
 IN 5 MILE RADIUS


\$124,891
 AHHI IN
 1 MILE RADIUS


40,500
 VPD ON
 E FRANKLIN BLVD



ABSOLUTE NNN GROUND LEASE

Secured by a brand-new 15-year ground lease featuring 10% rent increases every five years throughout the primary term and option periods, creating durable income growth and long-term inflation protection.



CORPORATE GUARANTY

Backed by a full corporate guaranty from Raising Cane's Restaurants, L.L.C. one of the fastest-growing and highest-volume restaurant operators in the United States, with 1,000+ locations nationwide and approximately \$5+ billion in annual systemwide sales.



IRREPLACEABLE INFILL CORRIDOR

The site anchors Gastonia's dominant E Franklin Blvd corridor, comprising approximately 2 million SF of retail within one mile operating at less than 1% vacancy, with minimal new construction in the pipeline creating significant barriers to entry and supply-constrained real estate fundamentals.



PLACER-VALIDATED RETAIL NODE

Surrounding anchors rank among the nation's top performers per Placer.ai including Lowe's (top 5% nationwide), Sam's Club (top 20% nationwide), and Kohl's (top 25% in North Carolina) validating the corridor as one of Gaston County's premier consumer destinations.



DENSE TRADE AREA | 115K+ IN 5 MILES | ~20 MIN TO CHARLOTTE

The property serves a deep, affluent trade area of 115,711 residents within five miles, with average household income exceeding \$124,000 in one mile, and sits within the 2.6 million-resident Charlotte-Concord-Gastonia MSA, one of the nation's fastest-growing metros.



AMONG THE HIGHEST AUV IN QSR | ~\$6.6 MILLION PER UNIT

Raising Cane's restaurants average roughly \$6.6 million in annual sales among the highest average unit volumes of any quick-service brand in the country.





Newell Logistics
1.5M SF Warehouse



E FRANKLIN BLVD 40,500 VPD



Caromont
Regional Hospital
435 Beds

EASTRIDGE MALL
belk
Dillard's



BED BATH & BEYOND

ReStore

petco

HOBBY LOBBY

GASTON MALL

ULTA TJ-maxx
DICK'S JOS. A. BANK

KIRKLAND'S

Office DEPOT
HARBOR FREIGHT TOOLS

FRANKLIN SQUARE
Walmart burkes
DOLLAR TREE ROSS
Cato Michaels
OfficeMax BEST BUY five
BET'W



132,000 ADT

31,500 ADT

Walgreens

40,500 ADT

E Franklin Blvd

LOWE'S

Burlington
Academy



Newell Logistics
1.5M SF

FRANKLIN SQUARE III
PartyCity OLD NAVY BAM!
KOHLS SHOE CARNIVAL
PETSMART PAINTED TREE
BOUTIQUES



REGAL CINEMAS

Ashley





LOCATION OVERVIEW

RAISING CANE'S GASTONIA, NC

7

GREENSBORO

94 MILES
1:40 DRIVE

ASHEVILLE

81 MILES
1:45 DRIVE

GASTONIA



CHARLOTTE

16 MILES
0:25 DRIVE

GREENVILLE

75 MILES
1:25 DRIVE

1 MILES

3,505
PEOPLE
\$124,891
AHHI
4,571
TOTAL
EMPLOYEES

3 MILES

46,460
PEOPLE
\$103,898
AHHI
34,851
TOTAL
EMPLOYEES

5 MILES

115,711
PEOPLE
\$103,130
AHHI
58,638
TOTAL
EMPLOYEES

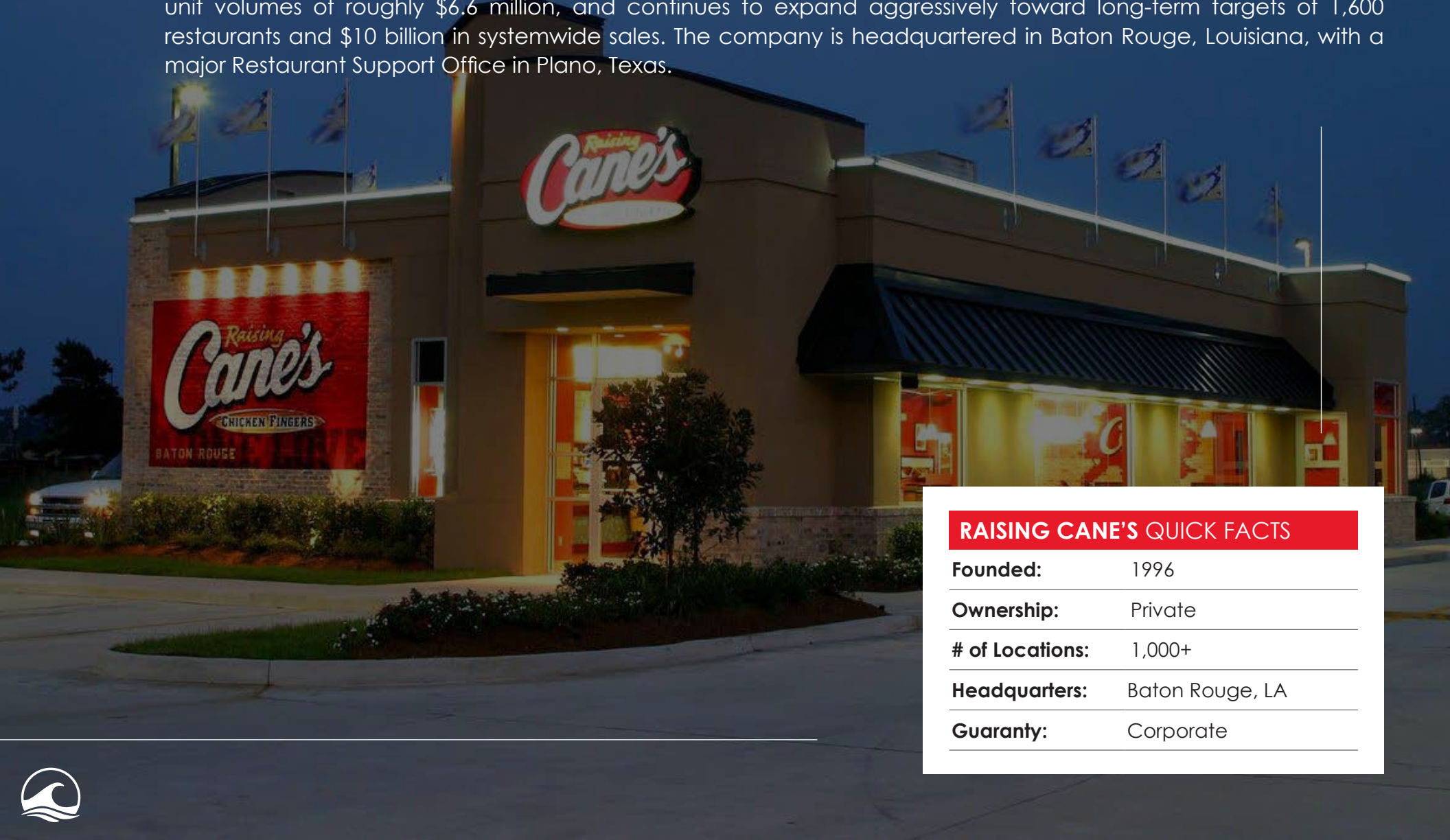
Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.6 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



Founded in 1996 in Baton Rouge, Louisiana by Todd Graves, Raising Cane's Restaurants, L.L.C. is one of the fastest-growing restaurant companies in the United States, built around a single, focused menu of craveable chicken finger meals. The privately held, founder-led company operates 1,000+ restaurants nationwide having opened its 1,000th U.S. location in 2026 and generates approximately \$5+ billion in annual systemwide sales.

Raising Cane's is consistently ranked among the highest-volume quick-service brands in the country, with average unit volumes of roughly \$6.6 million, and continues to expand aggressively toward long-term targets of 1,600 restaurants and \$10 billion in systemwide sales. The company is headquartered in Baton Rouge, Louisiana, with a major Restaurant Support Office in Plano, Texas.



RAISING CANE'S QUICK FACTS

Founded: 1996

Ownership: Private

of Locations: 1,000+

Headquarters: Baton Rouge, LA

Guaranty: Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Raising Cane's - Gastonia, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.