Raising Cane's CHICKEN FINGERS

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 |


**115,711**
PEOPLE
IN 5 MILE RADIUS

**$124,891**
AHHI IN
1 MILE RADIUS

**40,500**
VPD ON
E FRANKLIN BLVD

# INVESTMENT HIGHLIGHTS

## 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.

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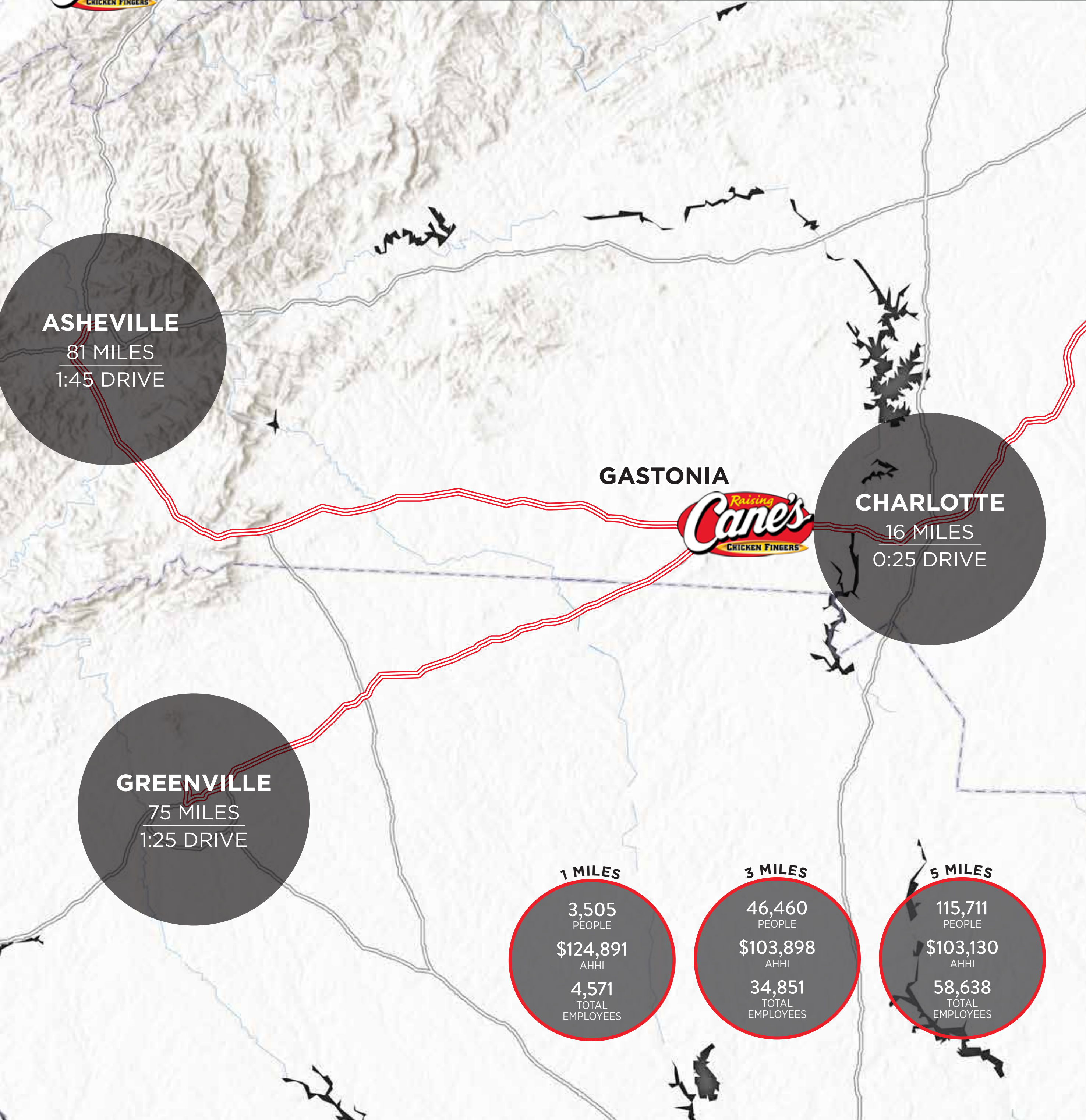
# SITE PLAN

# NORTHWEST AERIAL

# MARKET AERIAL

# LOCATION OVERVIEW



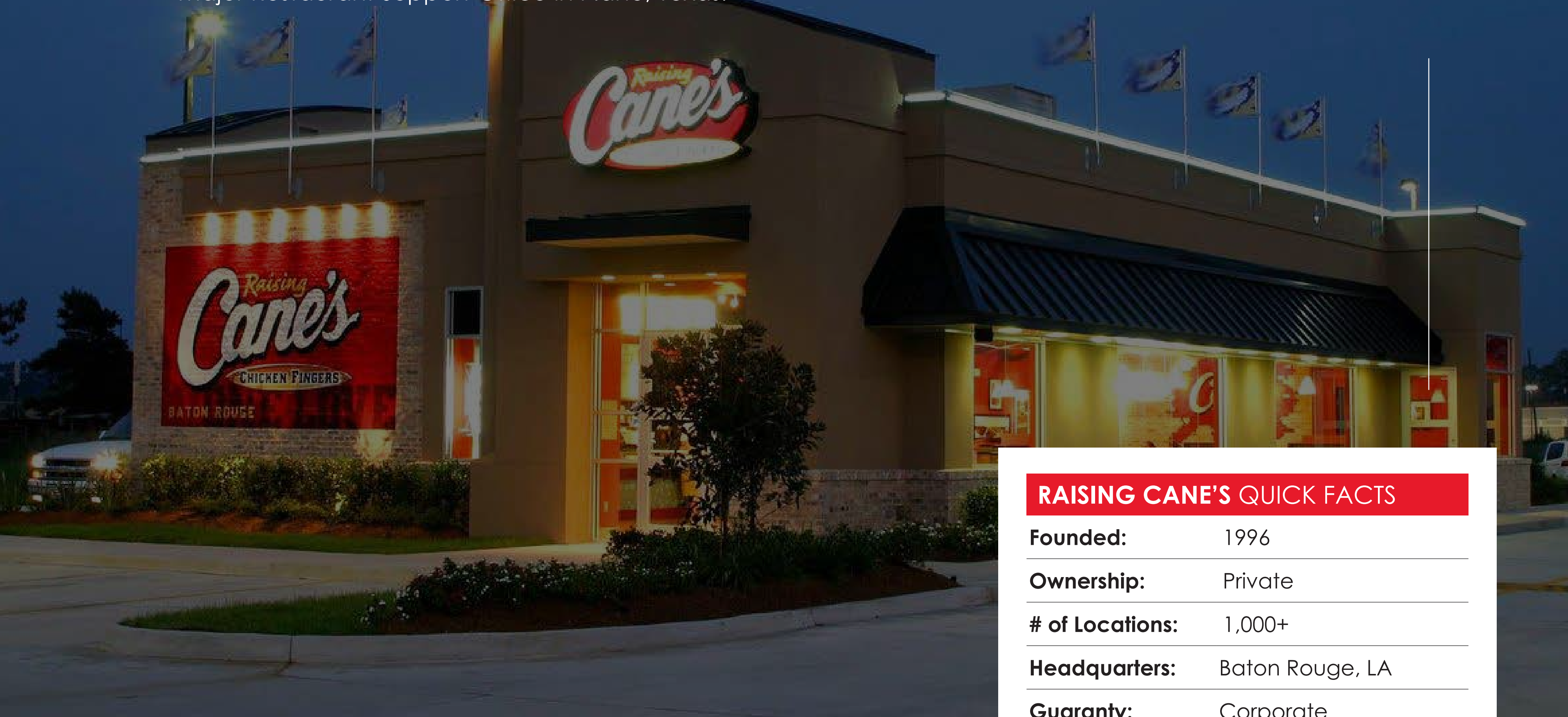

## Charlotte MSA

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.

# TENANT OVERVIEW

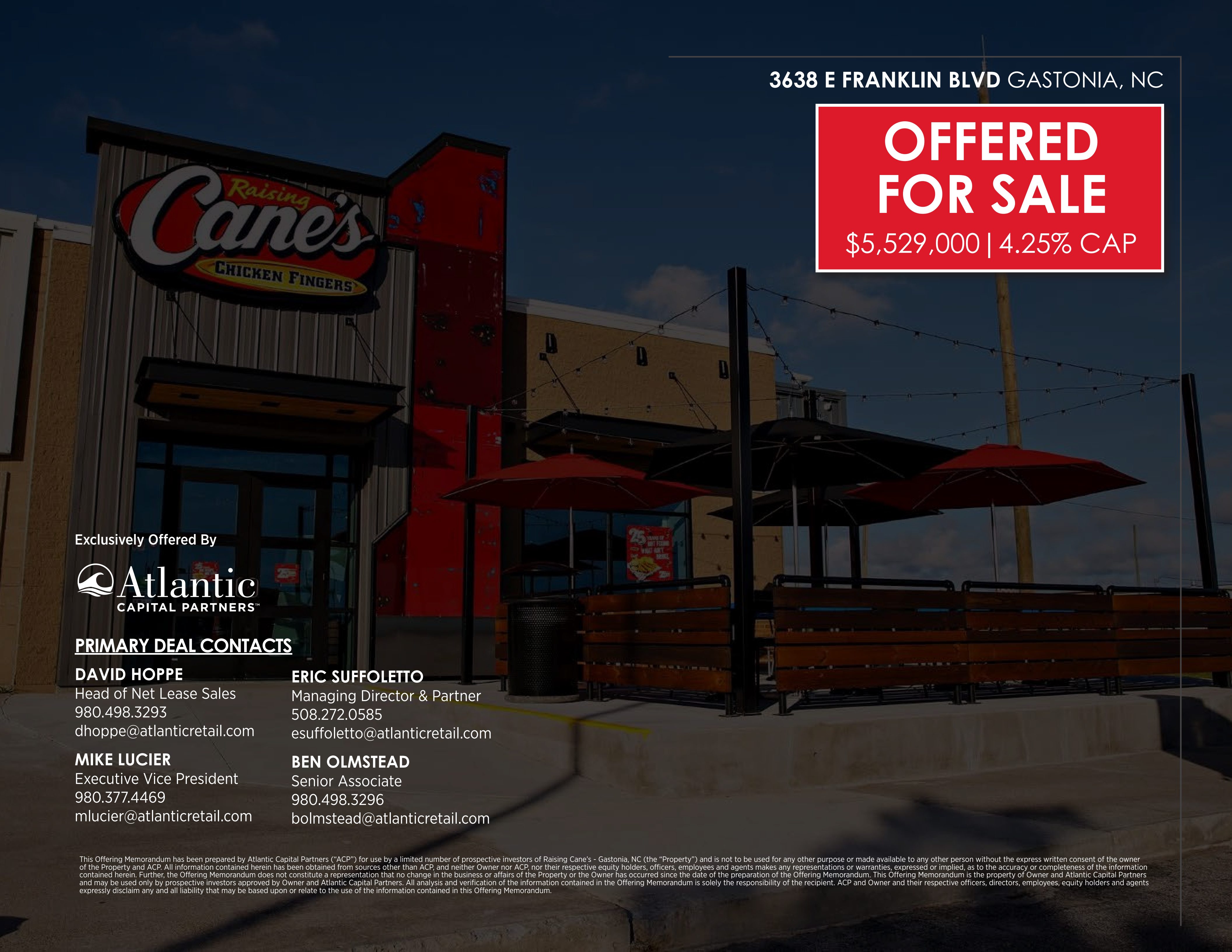
Founded in 1996 in Baton Rouge, Louisiana by Todd Graves, Raising Cane's Restaurants, L.L.C. is one of the fastest-growing restaurant companies in the United States, built around a single, focused menu of craveable chicken finger meals. The privately held, founder-led company operates 1,000+ restaurants 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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## PRIMARY DEAL CONTACTS

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