

SINGLE TENANT ABSOLUTE NNN | INVESTMENT OPPORTUNITY

BRAND NEW 20-YEAR GROUND LEASE | 20-YEAR INITIAL TERM WITH EXTENSION OPTIONS THROUGH 2076



**318 E FAIRMOUNT AVE
LAKEWOOD, NY 14750**

Buffalo-Cheektowaga MSA

Representative Photo



OFFERING SUMMARY

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY

PRICE

\$ 1,333,333

NET OPERATING INCOME

\$ 80,000

CAP RATE

6%

PROPERTY ADDRESS

318 E Fairmount Ave, Lakewood, NY
14750

BUILDING SIZE

2,353 ± SF

LAND AREA

1.0 ± Acres

YEAR BUILT

2026

TENANT

Popeyes Louisiana Kitchen

GUARANTY

Franchisee

LEASE TYPE

Ground

LEASE TERM

20 Years

LANDLORD RESPONSIBILITIES

N/A

INCREASES

10% Every 5 Years Including Options

OPTIONS

Six (5-Year)

RENT COMMENCEMENT

May 17th, 2026

LEASE EXPIRATION

May 17th, 2046



INVESTMENT SUMMARY

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY

Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options			
Popeyes	2,353	May 2026	May 2046	Year 1	-	\$6,666.67	\$80,000				
				Year 6	10%	\$7,333.33	\$88,000				
				Year 11	10%	\$8,066.67	\$96,800				
				Year 16	10%	\$8,873.33	\$106,480				
				10% Increases Beginning of Each Option							Six (5-Year)
				Option 1	10%	\$9,760.67	\$117,128				
				Option 2	10%	\$10,736.73	\$128,840.80				
				Option 3	10%	\$11,810.41	\$141,724.88				
				Option 4	10%	\$12,991.45	\$155,897.37				
				Option 5	10%	\$14,290.59	\$171,487.11				
Option 6	10%	\$15,719.65	\$188,635.82								

New 20-Year Ground Lease | 10% Increases Every 5 Years | 55+ Unit Operator

- Popeyes Louisiana Kitchen signed a new 20-year ground lease at this freestanding location.
- Lease features 10% rent increases every five years, driving long-term NOI growth.
- Operated by Liberty Restaurants Holdings, an experienced franchisee with 55+ locations.

Prime Corner Location | Regional Retail Trade Area

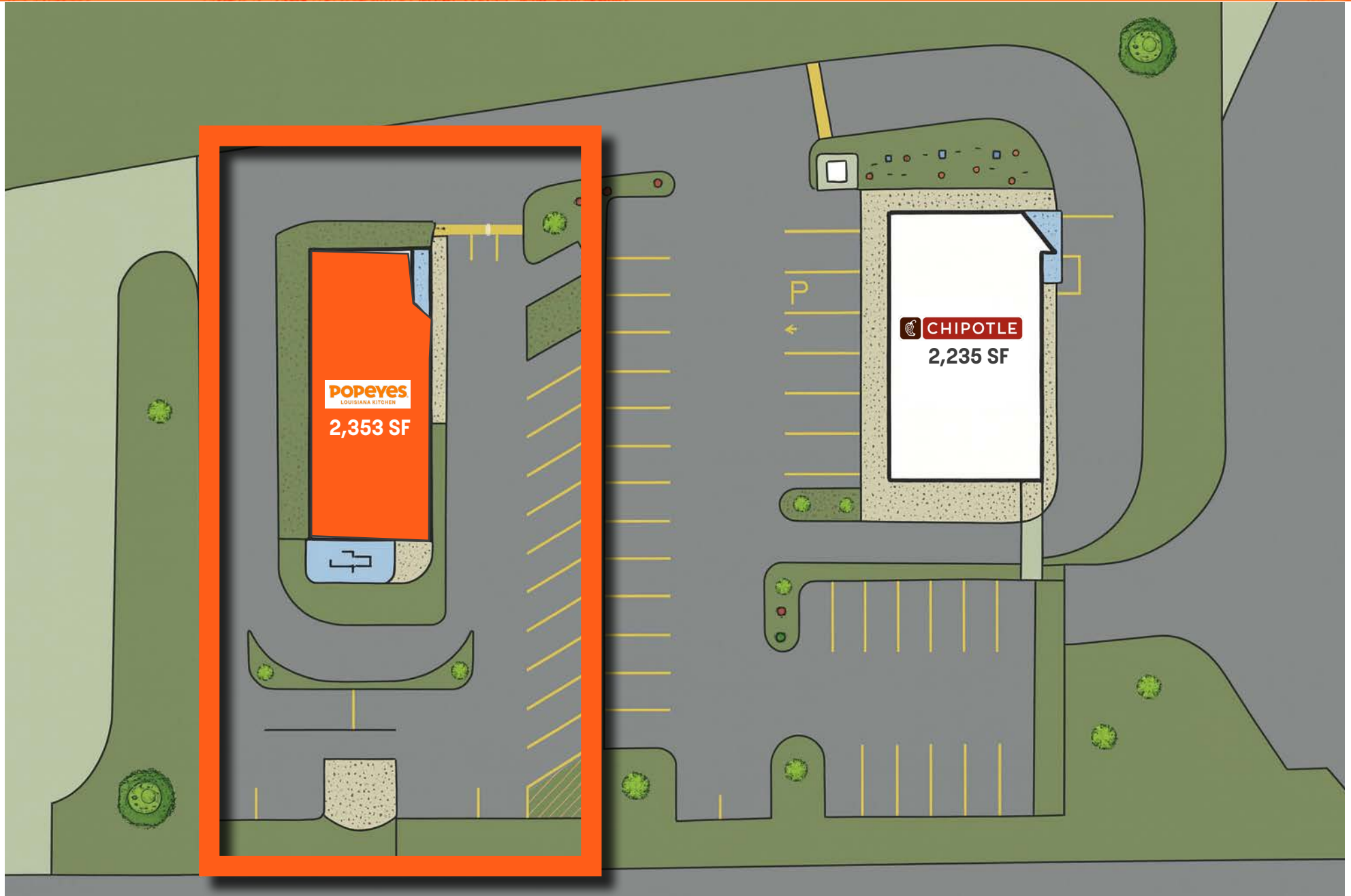
- Positioned along Fairmount Ave with strong retail visibility and accessibility.
- Located adjacent to Chautauqua Mall and surrounding national retailers.
- Benefits from regional consumer traffic throughout the Lakewood and Jamestown trade area.

Absolute NNN Ground Lease | Passive Ownership | Zero Landlord Responsibilities | Long-Term Lease Security | Extension Options Through 2076

- Tenant responsible for taxes, insurance, and maintenance.
Ground lease structure minimizes landlord obligations and management responsibilities.
Ideal for passive, long-term net lease investors.
- 20-year initial lease term provides stable long-term cash flow.
- Six 5-year renewal options extend potential lease term through 2076.
- Attractive hedge against inflation with scheduled rental increases throughout the lease term.

SITE PLAN

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



BIRDS EYE AERIAL

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



PROPERTY PHOTOS

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



MARKET AERIAL

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



TENANT INFORMATION

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY

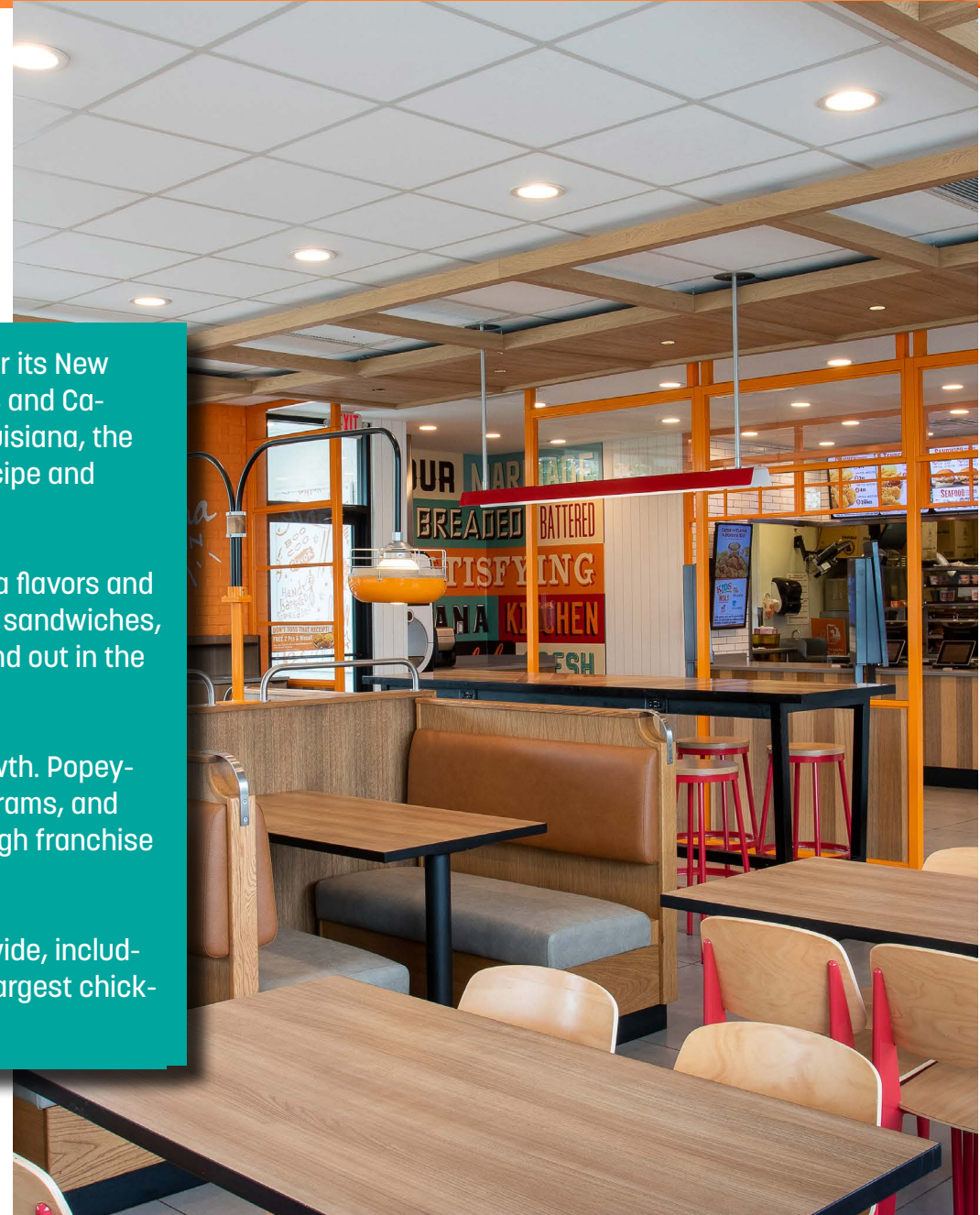
POPEYES[®] LOUISIANA KITCHEN

Popeyes Louisiana Kitchen is a fast food restaurant chain known for its New Orleans style fried chicken, chicken sandwiches, seafood, biscuits, and Cajun inspired side dishes. Founded by Alvin C. Copeland in 1972 in Louisiana, the brand quickly grew after introducing its signature spicy chicken recipe and Cajun inspired menu.

Headquartered in Miami, Florida, Popeyes focuses on bold Louisiana flavors and Southern style hospitality. Its menu includes fried chicken, chicken sandwiches, red beans and rice, Cajun fries, and biscuits, helping the brand stand out in the highly competitive quick service restaurant industry.

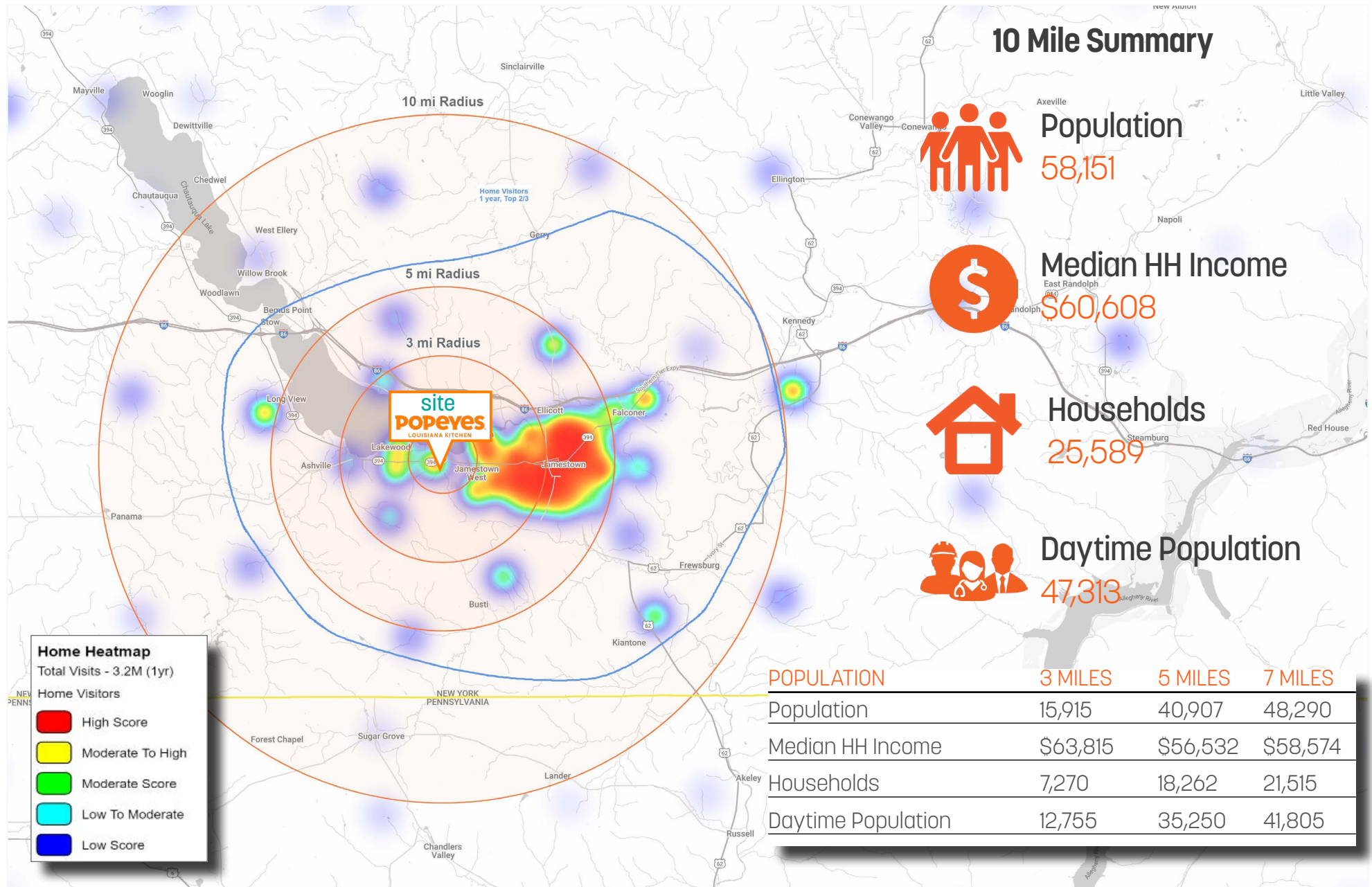
Technology and expansion continue to support the company's growth. Popeyes has expanded its digital ordering, delivery services, loyalty programs, and drive thru operations while continuing to grow internationally through franchise development and new restaurant openings.

As of 2026, Popeyes operates more than 4,000 restaurants worldwide, including over 3,000 locations in the United States, making it one of the largest chicken quick service restaurant brands globally.



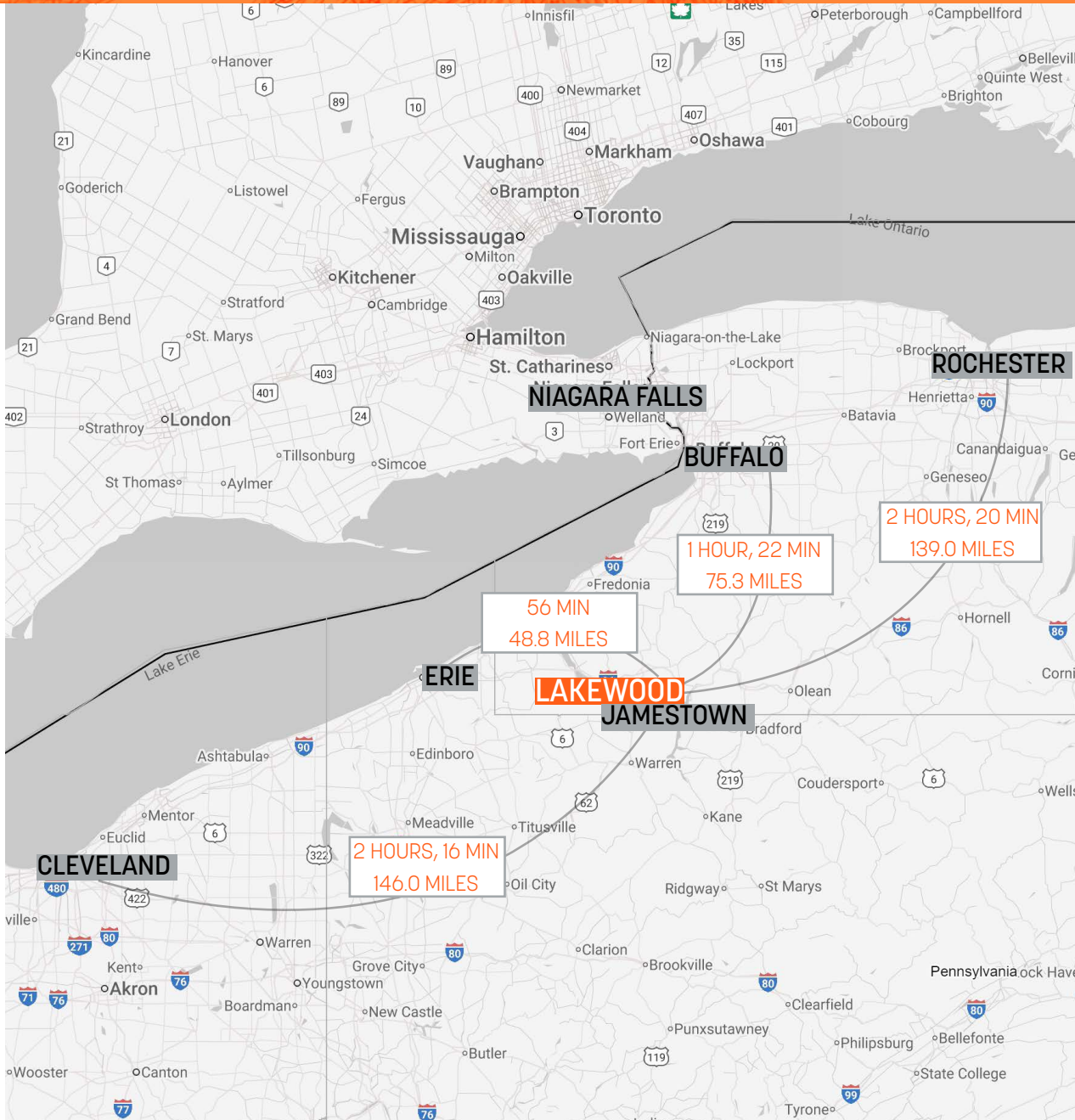
DEMOGRAPHICS SUMMARY

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



LOCATION SUMMARY

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



Lakewood, NY is a small but well-positioned community on the southern end of Chautauqua Lake and part of the **Jamestown metro area**.



Local businesses draw from a steady regional workforce supported by manufacturing, healthcare, retail, and training programs through Jamestown Community College and nearby SUNY Fredonia. Major employers in the area include the Cummins Jamestown Engine Plant, UPMC Chautauqua, Southern Tier Brewing Company, and several metal and manufacturing firms.

Lakewood also serves as a key retail hub for the region, with Target, Walmart, Home Depot, Sam's Club, and the Chautauqua Mall along the Fairmount Avenue corridor. The village sits near routes that connect to Erie, Buffalo, and



the Southern Tier, which makes it easy to reach suppliers and customers. With a low cost of living, reliable infrastructure, strong lakefront attractions, and a stable population, Lakewood offers long term value for businesses seeking a practical, business-friendly location.

GET IN TOUCH WITH US



FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY



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ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.



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Building relationships.
maximizing **potential.**

FOR SALE | POPEYES LOUISIANA KITCHEN | LAKEWOOD, NY

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