

POPEYES

362 S Columbia Ave | Rincon, GA 31326

**Business & Real Estate
For Sale**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Michael Wolsiefer

Senior Associate

(754) 778-8299

michael.wolsiefer@matthews.com

License No. SL3631325 (FL)



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)

Maxx Bauman

Broker of Record

Broker Lic. No. 451849 (GA)

Firm Lic. No. 80041 (GA)

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PROPERTY OVERVIEW

Popeyes

362 S Columbia Ave Rincon, GA 31326



INVESTMENT HIGHLIGHTS

The Offering

Matthews is pleased to present the opportunity to acquire the operations, equipment, building, and underlying real estate for a Popeyes restaurant located in the growing market of Rincon, GA just outside of the Savannah MSA.

Investment Highlights

- **Turn Key Operations:** The restaurant is delivered ready for immediate occupancy and operation by a new owner, eliminating the major headwinds associated with ground-up development, including construction costs and entitlement delays.
- **Modern Construction:** The building was constructed in 2018 and remains in good condition, significantly reducing the likelihood of near-term capital expenditures
- **Popeyes Expansion:** Popeyes continues to aggressively expand its footprint both domestically and internationally, with a stated goal of exceeding 4,000 locations across the United States and Canada by 2028.
- **Strong Retail Corridor with High Traffic Count:** The location sees approximately $\pm 28,600$ vehicles per day off South Columbia Avenue. The site benefits from strong visibility and proximity to multiple national retailers, supporting consistent traffic and long-term demand.

*Financials available upon a signed NDA





The Georgian
±184 Units

Fair Oaks Lane
±44 Units

bealls
OUTLET
petsense
Natural Pet Foods - Supplies - Grooming
HIBBETT
SPORTS
DOLLAR TREE
HARBOR FREIGHT
Quality Tools at Individually Low Prices
Little Caesars

Walmart
Supercenter
Krystal
Huddle House

SONIC
SUBWAY

ACE
Hardware
DQ

Chick-fil-A
verizon
AT&T

LOWE'S

Kroger
TACO BELL
KFC
Domino's

Arby's
CVS
pharmacy
Advance
Auto Parts
AutoZone

McDonald's
Starbucks

TSC **TRACTOR SUPPLY CO.**

GATE

MAVIS
DISCOUNT
TIRE

CHIPOTLE
MEXICAN GRILL

"Shift Your Thinking"
RINCON
TRANSMISSION

POPEYES
Subject Property

Columbia Ave ±28,600 VPD

EXPRESS
OIL CHANGE
10 MINUTE SERVICE
TAKE 5
CAR WASH

DUNKIN'
Jersey Mikes
SUBS
ZAXBY'S

RUSTY PIG
BBQ

362 S Columbia Ave
Rincon, GA 31326

±0.97 AC

Land Area

2018

Year Built

Drive Thru

Equipped

±28,600

Vehicles Per Day

Contact Broker

For Financial Information





POPEYES®

TENANT OVERVIEW

Popeyes Louisiana Kitchen is a globally recognized fast-food chain specializing in fried chicken with bold Cajun and Creole flavors. Founded in 1972 in New Orleans, Louisiana, the brand has grown to become one of the largest quick-service chicken restaurants in the world, with thousands of locations across the United States and internationally. Known for its signature hand-battered, crispy fried chicken, flaky buttermilk biscuits, and flavorful sides such as red beans and rice, Popeyes has built a loyal customer base. The chain's strong brand identity and differentiated menu offerings set it apart in the competitive fast-food landscape, appealing to both traditional and modern consumer tastes.

As a tenant, Popeyes is a highly desirable addition to retail developments and food courts due to its strong foot traffic and consistent customer demand. The brand operates under a franchise model, with locations typically occupying freestanding buildings, end caps, or in-line spaces in high-visibility areas. Its presence enhances shopping centers and urban dining districts by attracting a diverse customer demographic seeking quick, high-quality meals. With a commitment to operational efficiency and brand growth, Popeyes continues to expand its footprint, making it a stable and profitable tenant for landlords and commercial real estate investors.

Headquarters
Miami, FL

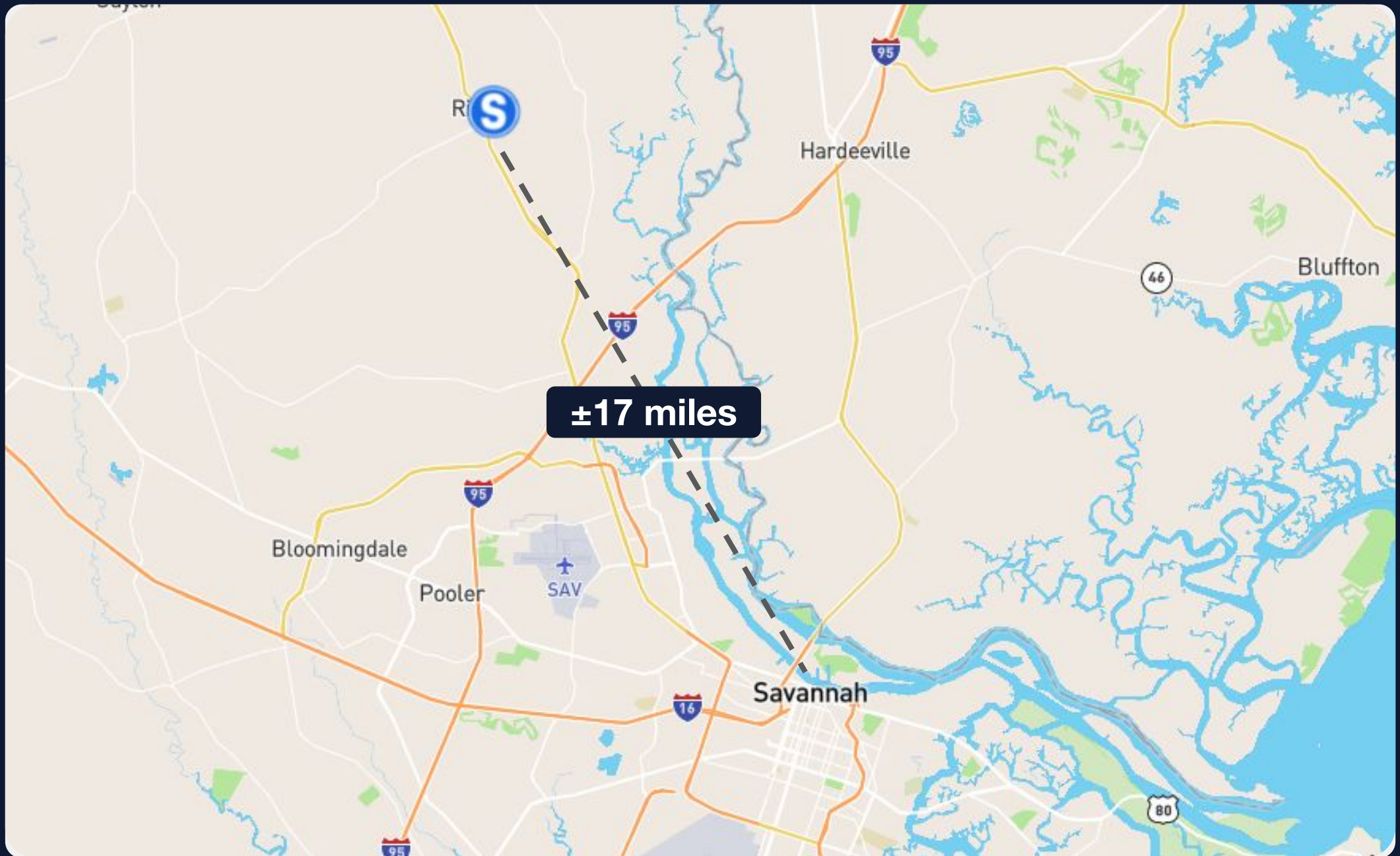
Year Founded
1972

of Locations
3,700+

MARKET OVERVIEW

Popeyes

362 S Columbia Ave, Rincon, GA 31326



RINCON, GA

Market Demographics (5-Mi)



30,715

Total Population

\$111,505

Median HH Income

11,454

of Households

82%

Homeownership Rate

\$295,000

Median Property Value

36.5

Median Age

Local Market Overview

Rincon, Georgia is a growing residential community in Effingham County within the Savannah Metropolitan Statistical Area. Located approximately 17 miles northwest of downtown Savannah, the city benefits from regional employment drivers tied to port logistics, advanced manufacturing, distribution, and military operations, supported by access to the I-95 and I-16 corridors. Expansion at the Port of Savannah and significant industrial investment across Coastal Georgia continue to influence housing demand and population growth.

The housing market is primarily composed of owner-occupied single-family homes, reflecting strong appeal to families and long-term residents. High homeownership levels and steady household formation support neighborhood retail, healthcare services, and education infrastructure, positioning Rincon as a stable and expanding submarket within the greater Savannah economy.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,008	33,926	107,540
Current Year Estimate	18,552	30,715	95,524
2020 Census	17,688	26,831	80,615
Growth Current Year-Five-Year	7.85%	10.46%	12.58%
Growth 2020-Current Year	4.89%	14.48%	18.49%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,883	12,915	40,651
Current Year Estimate	7,146	11,454	35,502
2020 Census	6,450	9,740	29,108
Growth Current Year-Five-Year	10.32%	12.75%	14.51%
Growth 2020-Current Year	10.79%	17.60%	21.96%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$106,557	\$111,505	\$110,066

SAVANNAH, GA MSA

Market Overview

Savannah is a historic city located in the coastal region of Georgia. The city was founded in 1733 and is known for its beautiful architecture, history, and southern hospitality. Savannah is located near the coast and has several nearby beaches and islands, including Tybee Island, which is known for its relaxed atmosphere and scenic beaches. Outdoor enthusiasts can also enjoy fishing, boating, kayaking, and other water sports in the surrounding rivers and marshes.

Savannah's historic district is a major attraction, featuring 22 park-like squares lined with oak trees draped in Spanish moss, historic homes, museums, and monuments. One of the city's most popular attractions is the Savannah Historic District, which is the largest National Historic Landmark District in the United States.

Visitors can take guided walking tours, carriage rides, or explore the district on their own. The city also has a thriving arts and culture scene, with many galleries, theaters, and music venues showcasing local and regional talent. Savannah is home to the Savannah College of Art and Design (SCAD), which has contributed to the city's artistic community.

Economy

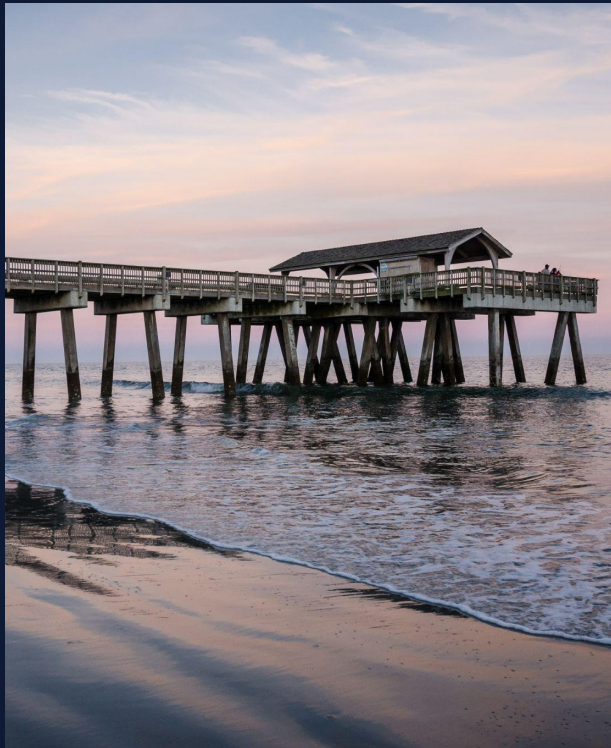
The economy of Savannah, GA is diverse and includes a range of industries, including tourism, logistics, manufacturing, and military. The Port of Savannah is one of the busiest ports in the United States and is a significant driver of the local economy. The port supports the shipping and logistics industry, including warehousing, distribution, and transportation companies. Savannah is also home to several manufacturing companies, including Gulfstream Aerospace, JCB, and International Paper.

These companies provide jobs and contribute to the local economy through taxes and other investments. The military also has an important presence in Savannah, with the Hunter Army Airfield and the nearby Fort Stewart Army Base employing thousands of military personnel and civilians. The military presence also supports a number of local businesses, including defense contractors.



TOURISM

Due to its architecture, historic buildings, and culture, Savannah attracts over 14 million visitors each year. The city's moss-covered buildings, lively arts scene, warm summers, and mild winters are what attract both visitors and new residents to the metropolitan area.



Tybee Island

Also known as Savannah Beach, Tybee Island is a barrier island just a twenty-minute drive through Savannah's coastal marshes. Easily accessible from the city, this barrier island is famous for its assorted cuisine, exceptional accommodations, and abundance of outdoor recreational activities. Visitors can explore Tybee Island's three miles of uninterrupted public beach and take in the surrounding natural beauty or even go deep-sea fishing on a private charter.



Forsyth Park

Located in the historic district, Forsyth Park is a city park occupying over 30 acres. It features two playgrounds, walking paths, a garden for the blind, a huge fountain that was modeled after the fountains at the Place de la Concorde in Paris, tennis courts, basketball courts, and lots of open spaces for soccer and Frisbee. The Savannah Shamrocks Rugby Club has its home field within Forsyth Park. The park also occasionally hosts concerts for Savannah residents to enjoy.



Hilton Head

Northeast of Savannah, Hilton Head is a paradise nestled along the South Carolina coast. This resort town in South Carolina's Lowcountry region is the primary city within the Hilton Head Island-Bluffton Beaufort metropolitan area. Offering twelve miles of pristine beaches and twenty-four world-class golf courses. An array of outdoor excursions has earned Hilton Head recognition as one of the top ten family beaches in the country. From inshore and offshore fishing charters to kayaking and parasailing, there are many opportunities to take advantage of the island's location all year round.

EDUCATION

Savannah State University

Savannah State University (SSU) is the first public historically black college or university in the state of Georgia and the first institution of higher learning in the city of Savannah.

Upon the creation of the University System of Georgia (USG) in 1932, the college became one of the first members of the system and its name was changed to Georgia State College. The USG Board of Regents elevated the college to university status in 1996 and renamed the institution Savannah State University.

For years, Savannah State University has been an important part of higher education. As the first public HBCU in Georgia and the first institution of higher learning in the historic city of Savannah, SSU has served this community with distinction while meeting the educational needs of an increasingly diverse student population.

The ±201-acre campus in Georgia includes oak trees, marshland, and historic architecture. It is a residential campus that offers academic programs, lectures, research opportunities, student-faculty interaction, and a supportive environment.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **362 S Columbia Ave, Rincon, GA, 31326** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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