



SCHEDULED 2027 REMODEL



POPEYES®

2340 WYNNTON ROAD, COLUMBUS, GA 31906

Marcus & Millichap
THE DELTONDO GROUP

SUBJECT PROPERTY

POPEYES

2340 Wynnton Road
Columbus, GA 31906

\$2,000,000

PRICE

6.00%

CAP

\$120,000

NOI

INVESTMENT SUMMARY

Lease Type Absolute NNN

Landlord Responsibility None

Year Built/Remodel 1986/2027

Building Area 2,526 SF

Land Area 0.5 Acres
(21,780 SF)

INVESTMENT HIGHLIGHTS



20-YEAR ABSOLUTE NNN LEASE

15% RENT INCREASES EVERY 5 YEARS

New 20-Year Lease Commencing At Close Of Escrow; Tenant Is Responsible For Property Taxes, Insurance, Maintenance And Repairs Under An Absolute-Net Structure With No Landlord Responsibilities



20+ YEARS OF OPERATING HISTORY AT THIS LOCATION | ±20,500 VEHICLES PER DAY

Popeyes Has Operated At 2340 Wynnton Road For More Than Two Decades And Recently Extended Its Franchise Agreement For The Location



ESTABLISHED DRIVE-THRU QSR SCHEDULED 2027 REMODEL

2,526-SF Freestanding Restaurant Situated On Approximately 0.50 Acres With An Existing Drive-Thru Configuration And 36 On-Site Parking Spaces; Originally Built In 1986 With A Planned 2027 Remodel.



106,000+ DAYTIME POPULATION WITHIN 3 MILES

A Daytime Population Exceeding 106,000 Within Three Miles Of The Property, Supporting A Dense Midtown Employment, Healthcare, Residential And Service Base



EXPERIENCED MULTI-BRAND OPERATOR NETWORK | APPROXIMATELY 200 LOCATIONS

Chunara Group of Companies Holds Ownership Interests Across Approximately 200 Locations And 11 Franchise Brands.



\$408.5M+ OF RECENTLY ANNOUNCED BUSINESS INVESTMENT | 1,230+ JOBS

Choose Columbus Reported More Than \$408.5 Million Of Announced Investment And Over 1,230 Announced Jobs During 2025, Including Major Projects From JS Link America, J.M. Smucker, Sigma Stretch Film And BioTouch



Wynnton Rd
23,300 VPD

SUBJECT PROPERTY

2

ANNUALIZED OPERATING DATA

Year	Annual	Monthly	Increases
Years 1 - 5	\$120,000.00	\$10,000.00	15% Every 5 Years
Years 6 - 10	\$138,000.00	\$11,500.00	15% Every 5 Years
Years 11 - 15	\$158,700.00	\$13,225.00	15% Every 5 Years
Years 16 - 20	\$182,505.00	\$15,208.75	15% Every 5 Years
Years 21 - 25 (Option 1)	\$209,880.75	\$17,490.06	15% Every 5 Years
Years 26 - 30 (Option 2)	\$241,362.86	\$20,113.57	15% Every 5 Years
Years 31 - 35 (Option 3)	\$277,567.29	\$23,130.61	15% Every 5 Years
Years 36 - 40 (Option 4)	\$319,202.38	\$26,600.20	15% Every 5 Years

SUBJECT PROPERTY



LEASE SUMMARY

Tenant:	Popeyes
Guaranty:	1-Unit
Operator:	Chunara Group of Companies (200+ Units)
Type of Ownership:	Fee Simple
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years After COE
Term Remaining:	20 Years
Increases:	15% Every 5 Years
Options:	Four, 5 Years

St. Francis

EMORY HEALTHCARE

376 LICENSED BEDS
2,800+ EMPLOYEES
\$850M+ REVENUE



7,500+ STUDENTS
\$519M ECONOMIC IMPACT

CROSS COUNTRY PLAZA



KOPAK

APARTMENTS

32 UNITS · MEDIAN RENT ≈ \$750/MO



APARTMENTS

24 UNITS · MEDIAN RENT ≈ \$690/MO

Macon Rd
35,000 VPD



MIDTOWN SHOPPING CENTER



WYNNTON
ARTS ACADEMY

POPEYES

Wynnton Rd
23,300 VPD



OVERLOOK
@ MIDTOWN
APARTMENTS
73 UNITS · MEDIAN RENT ≈ \$1,050/MO

2000 WYNNTON
APARTMENTS
APARTMENTS
72 UNITS · MEDIAN RENT ≈ \$850/MO

Aflac

piggly wiggly

communicorp
Bringing More To Your Business

CIRCLE K

Wendy's

M
MARATHON

piggly wiggly

NS
NORFOLK SOUTHERN
MAJOR FREIGHT RAIL INTERCHANGE
5,013 MILES OF RAIL NETWORK IN GA
\$579M+ ANNUAL PAYROLL

**LARRY'S BEAUTY &
BARBER SUPPLY**

COLOSSEUM KARATE ACADEMY

**UNITED STATES
POSTAL SERVICE**

**WYNNTON
ARTS ACADEMY**

**F3
TRAINING
CENTER**

**WYNNTON
SHOPPING CENTER**

**Wynnton
Hardware**

POPEYES

SAVE
Chapman's
THRIFT MALL

COLUMBUS
GEORGIA

 328,000+ METRO POPULATION	 \$16.5B+ ANNUAL GDP
 40,000+ FORT MOORE PERSONNEL	 \$61,400 MEDIAN HH INCOME

 **Wynnton Rd**
23,300 VPD

Piedmont

336 LICENSED BEDS
3,000+ EMPLOYEES
\$2.9B REVENUE

DG

piggly wiggly

The BRADLEY Center
Building lives of possibility

64 LICENSED BEDS
150+ EMPLOYEES
\$24.7M REVENUE

CTC
COLUMBUS TECH

3,300+ STUDENTS
\$20M REVENUE

Columbus HS
1,161 students

POPEYES

O'Reilly
TEXACO

Wendy's

COLUMBUS
GEORGIA



328,000+
METRO POPULATION



\$16.5B+
ANNUAL GDP



40,000+
FORT MOORE PERSONNEL



\$61,400
MEDIAN HH INCOME



Country Club of Columbus

CROSS COUNTRY PLAZA

Publix. GOODWILL g TJ-maxx Burlington
CAFO Pet Super market SALLY BEAUTY KIDS STREET URGENT CARE AT&T
Howard Johnson BY WYNDHAM MAVIS DISCOUNT FICE Denny's CIPPO CHUCK E. CHEESE
SUBWAY FIREHOUSE SUBS MCDONALD'S



Quality INN
WAFLE HOUSE

BURGER KING
Days Inn Comfort SUITES

MILLER-MOTTE
190+ STUDENTS
\$262M REVENUE

Macon Rd
35,000 VPD

Rainey-McCullers School of The Arts
463 students

MIDTOWN SHOPPING CENTER

ALDI ROSS DRESS FOR LESS SHOE CARNIVAL five BELOW
DOLLAR TREE Auto Zone Starbucks Panera BREAD CAPTAIN D

185 67,200 VPD

Wynnton Rd
23,300 VPD

Chick-fil-A **Checkers**

Domino's Pizza

SHERWIN WILLIAMS



FARMERS INSURANCE

CIRCLE K

FRESENIUS MEDICAL CARE

FAMILY DOLLAR

DEMOGRAPHIC SUMMARY

1 MILE

3 MILE

5 MILE



POPULATION

11,380

73,355

157,698



EST. DAYTIME POPULATION

10,005

53,526

84,243



AVG. HOUSEHOLD INCOME

\$63,863

\$53,945

\$59,777

POPEYES®

BOLD PLAYER. BIGGER TOMORROW.

From its founding in New Orleans in 1972, Popeyes has grown into a global quick-service chicken brand with a distinctive Louisiana heritage and a powerful growth trajectory. Owned by Restaurant Brands International Inc. (NYSE / TSX: QSR), Popeyes is the world's second-largest quick-service chicken concept by restaurant count.

As of June 30, 2026, Popeyes operated 5,468 restaurants across 51 countries and territories, generating approximately \$7.789 billion in global system-wide sales during 2025. In October 2025, the company announced development agreements for more than 300 restaurants in Mexico over the next 10 years, while positioning the brand to reaccelerate development toward 2028.

 **\$7.789B**
SYSTEM-WIDE SALES

 **5,468**
GLOBAL LOCATIONS

 **53,500**
EMPLOYEES

 **MIAMI, FL**
HEADQUARTERS



 **300+**
RESTAURANTS

Mexico development pipeline
under 10-year agreements
announced in October 2025.

A TRULY GLOBAL PRESENCE



5,468
RESTAURANTS
WORLDWIDE

51
COUNTRIES &
TERRITORIES

\$7.789B
2025 SYSTEM-WIDE
SALES

PUBLIC PARENT COMPANY

 **restaurant
brands
international**

TSX: QSR
NYSE

LOCAL OPERATOR

CHUNARA GROUP OF COMPANIES

~200
LOCATIONS

11
BRANDS

75+
PROPERTIES

COLUMBUS GA

MAJOR GEORGIA-ALABAMA REGIONAL FINANCIAL, MILITARY & INDUSTRIAL HUB

328,000+

**GREATER
COLUMBUS
METRO
POPULATION
(MSA)**

\$16.5B+

**GREATER
COLUMBUS
ANNUAL
REGIONAL
GDP**

40,000+

**FORT MOORE
MILITARY
& CIVILIAN
PERSONNEL**

\$61,400

**MEDIAN HH
INCOME
(STRONG
PURCHASING
POWER)**

Columbus, Georgia, is the principal city of the bi-state Columbus, GA–AL Metropolitan Statistical Area, positioned on the Chattahoochee River along the Georgia–Alabama border. The U.S. Census Bureau’s latest completed estimate places the MSA at 328,000+ residents in 2025, while Columbus itself had an estimated population of 202,171. One of the market’s defining economic anchors is Fort Benning, located directly adjacent to Columbus across the Georgia–Alabama border. The U.S. Army reports that the installation supports more than 120,000 active-duty personnel, family members, reserve-component soldiers, retirees and civilian employees each day and serves as home to the Maneuver Center of Excellence, Armor and Infantry schools, the 75th Ranger Regiment and numerous additional military organizations. The MSA generated approximately \$16.5 billion in nominal GDP in 2023, the latest year available in the former BEA metropolitan GDP series, while the Bureau of Labor Statistics reported a 4.0% unemployment rate in July 2026 and approximately 122,500 nonfarm jobs on a preliminary basis for August 2026.

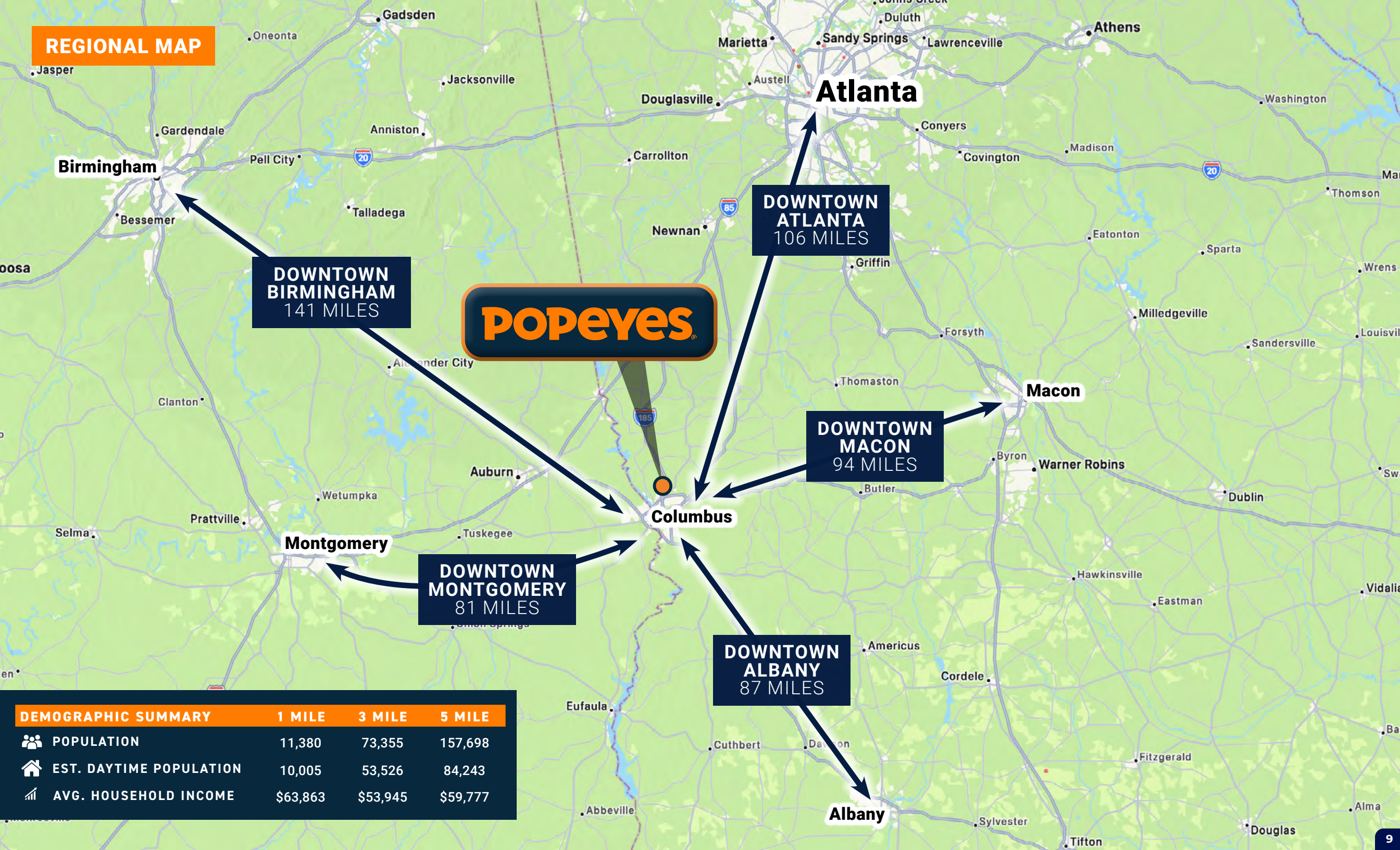
The private-sector employment base is diversified across financial services, insurance, healthcare, aerospace, manufacturing and education. Aflac’s worldwide headquarters is located directly on Wynnton Road, while the broader market is also home to major operations for FIS/TSYS, Synovus, Pratt & Whitney, Piedmont Columbus Regional and St. Francis-Emory Healthcare. Recent economic-development announcements include JS Link America’s \$223 million rare-earth permanent-magnet manufacturing facility, projected to create more than 520 jobs with operations expected in late 2027; a \$120 million J.M. Smucker bakery expansion; and a \$39 million Sigma Stretch Film project creating 100 jobs. Columbus State University enrolls more than 7,600 students, and the university reported a \$321.9 million regional economic impact during FY2025.

Market References: U.S. Census Bureau; U.S. Bureau of Economic Analysis/FRED; U.S. Bureau of Labor Statistics; U.S. Army Fort Benning; Choose Columbus / Development Authority of Columbus; Columbus State University; Aflac; Georgia economic-development announcements.



SYNOVUS PARK

REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	11,380	73,355	157,698
EST. DAYTIME POPULATION	10,005	53,526	84,243
AVG. HOUSEHOLD INCOME	\$63,863	\$53,945	\$59,777

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