



Legacy Park Apartments
60 Apartment Units

OSU
Oklahoma State University
33,500 Students
5,500 Employees

POPEYES
UNDER CONSTRUCTION
EXPECTED OPENING Q2 2024

LESS THAN 1 MILE FROM OKLAHOMA STATE UNIVERSITY (33,500+ STUDENTS / 5,500+ EMPLOYEES)

POPEYES

310 North Perkins Road
Stillwater, Oklahoma 73533

- » **Brand New 25-Year Absolute-Net Lease:** Starting at the Close of Escrow, this Property Offers a Zero-Landlord Responsibility Lease.
- » **Prime Retail Location on North Perkins Road:** Positioned Along the Prominent Retail Corridor of North Perkins Road, this Property sits Between Oklahoma State University and Residential Areas. The Road Sees a Daily Traffic Volume of 19,195 Vehicles.
- » **Adjacent to East Hall of Fame Avenue:** Just North of Popeye’s, this Property is Also Connected to East Hall Of Fame Avenue, Which Leads Directly to the Campus and Boone Pickens Stadium. The Stadium can Accommodate up to 53,855 Fans on Game Days.



POPEYES

Marcus & Millichap
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BROKER OF RECORD

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SWO Stillwater
REGIONAL AIRPORT
Stillwater Regional Airport

Apple Creek Apartments
351 Apartment Units

Chapel Ridge Apartments
152 Apartment Units

Stillwater High School
1,273 Students

Monticello Village Apartments
160 Apartment Units

OSU
Oklahoma State University

Stillwater Junior High School
879 Students

E Hall of Fame Ave (15,279 VPD)

1 Mile Radius
Population: 11,400
Daytime Population: 18,054

LOUISIANA KITCHEN
POPEYES
SUBJECT PROPERTY

DOWNTOWN STILLWATER

N Perkins Rd (19,195 VPD)

Legacy Park Apartments
60 Apartment Units

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	11,400	42,231	56,046
Daytime Population:	18,054	67,411	77,444
Household Income:	\$39,271	\$47,174	\$60,003

Stillwater Junior High School
879 Students

Alight Stillwater Apartments
206 Apartment Units

E Hall of Fame Ave (15,279 VPD)

N Perkins Rd (19,195 VPD)



UNDER CONSTRUCTION
EXPECTED OPENING Q2 2024

POPEYES

Address:	310 North Perkins Road Stillwater, OK 73533
Price:	\$2,900,000
CAP:	5.75%
NOI:	\$166,750

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	Q2 2024
Building Area:	3,899 SF
Land Area:	1.19 Acres
Vehicles Per Day:	19,195 (N Perkins Rd)



HIGHLIGHTS

- » **Proximity to Oklahoma State University:** Located Less than a Mile away from Oklahoma State University, this Property is Conveniently Situated near the Bustling Campus, which Boasts Over 33,500 Students and 5,500 Employees.
- » **Prime Retail Location on North Perkins Road:** Positioned Along the Prominent Retail Corridor of North Perkins Road, this Property sits Between Oklahoma State University and Residential Areas. The Road Sees a Daily Traffic Volume of 19,195 Vehicles.
- » **Adjacent to East Hall of Fame Avenue:** Just North of Popeye's, this Property is Also Connected to East Hall Of Fame Avenue, Which Leads Directly to the Campus and Boone Pickens Stadium. The Stadium can Accommodate up to 53,855 Fans on Game Days.
- » **Brand New 25-Year Absolute-Net Lease:** Starting at the Close of Escrow, this Property Offers a Zero-Landlord Responsibility Lease.
- » **Surrounded by Major Retailers:** Situated Amidst Big-Box Retailers Such as Walmart, Hobby Lobby, Big Lots, HomeGoods, TJ Maxx, Old Navy, Raising Cane's, Chick-fil-A, Chipotle, and Starbucks, this Location Offers Convenience and Visibility.
- » **Close to Stillwater High School and Stillwater Junior High School:** Within a 1.5-mile Radius, You'll Find Stillwater High School and Stillwater Junior High School, Serving a Combined Student Population of 2,150+.



**UNDER CONSTRUCTION
EXPECTED OPENING Q2 2024**

ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Year 1 - Year 5	\$166,750.00	\$13,895.83
Year 6 - Year 10	\$183,425.00	\$15,285.42
Year 11 - Year 15	\$201,767.50	\$16,813.96
Year 16 - Year 20	\$221,944.25	\$18,495.35
Year 21 - Year 25	\$244,138.68	\$20,344.89

TENANT SUMMARY

Tenant:	Popeyes
Guaranty:	27 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Upon COE
Lease Expiration:	25 from COE
Term Remaining:	25 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



POPEYES

Established in 1972 in New Orleans, Popeyes Louisiana Kitchen, Inc. (Nasdaq: PLKI) has grown into one of the largest global fast-food chains, boasting over 2,600 restaurants across the United States and around the globe. What sets Popeyes apart is its distinctive New Orleans-style menu, featuring mouthwatering options like spicy chicken, chicken tenders, fried shrimp, and various regional specialties. Popeyes operates under the umbrella of Restaurant Brands International Inc. (“RBI”) (NYSE: QSR), a company that oversees a vast network of more than 24,000 restaurants in over 100 countries, generating an impressive system-wide sales figure exceeding \$30 billion. RBI proudly owns and manages three of the world’s most renowned and iconic fast-food brands: Tim Hortons, Burger King, and Popeyes.

COMPANY OVERVIEW	
Tenant:	Popeyes
Parent Company:	Restaurant Brands International, Inc.
Stock Symbol (NASDAQ):	PLKI
Number of Locations:	2,600+
Headquartered:	Atlanta, GA
Website:	www.popeyes.com
Years in Business:	Since 1972

JHAH PROPERTY HOLDINGS

JHAH Property Holdings is a long-time restaurateur that currently operates restaurants in six different states; Louisiana, Mississippi, Kansas, Missouri, Oklahoma, and Texas. JHAH Property Holdings currently operates 19 IHOP Units and 8 Popeye’s Units with many more in various development stages.

REGIONAL MAP



Popeyes

Stillwater, Oklahoma

64 Miles

Oklahoma City, OK

256 Miles

Dallas, TX

312 Miles

Kansas City, MO

448 Miles

Austin, TX

464 Miles

St. Louis, MO

587 Miles

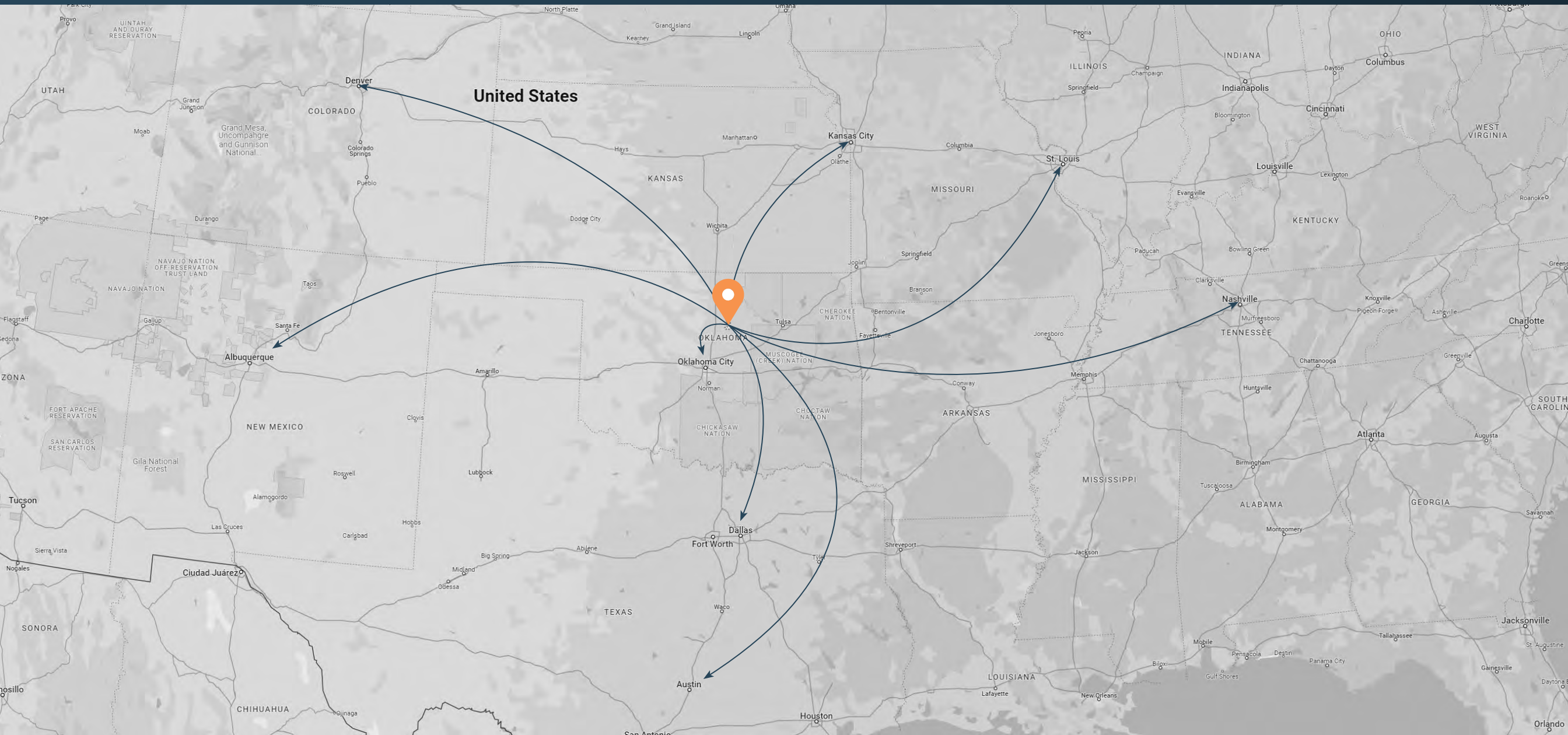
Albuquerque, NM

643 Miles

Denver, CO

681 Miles

Nashville, TN





STILLWATER, OKLAHOMA

Stillwater is often called one of America’s “most livable” cities, and for good reasons. Quality neighborhoods, excellent schools and low crime rates are hallmarks of the community, as well as recreational and cultural opportunities that you will only find in a university city.

With its cost of living being 10% below the national average, Stillwater is consistently ranked among the nation’s top small cities for quality of life.

Stillwater is a uniquely international community boasting over 35 different languages being spoken in the local school system. In addition, there are more than 100 countries represented at Oklahoma State University. This creates a blend of ethnic dining and shopping opportunities normally found in much larger communities.

The presence of Oklahoma State University provides a wide range of cultural opportunities including concerts (vocal and instrumental), museums and educational symposiums.

Stillwater has over 15 public parks encompassing over 5000 acres. There are two recreation lakes within a 10 minute drive from Stillwater: Lake Carl Blackwell (3,350 acre lake) and Lake McMurry (1,300 acre lake).

Stillwater Medical Center, centrally located for easy access from surrounding communities, is also an integral part of the community with more than a dozen medical facilities under its umbrella that enhance the medical center’s service offering to the entire region. The Stillwater Medical Center offers orthopedic, gynecology, urology, ear /nose/throat and general surgery. The Medical Center offers the following medical services: cardiovascular, cancer care, emergency, home health, laboratory, labor and delivery, medical supplies, radiology, rehabilitation, stroke, surgery, wellness and wound care.

OKLAHOMA STATE UNIVERSITY

The university has an enrollment of more than 33,500 students on five campuses. It offers bachelor’s, master’s and doctoral degrees in many fields, as well as Doctor of Osteopathic Medicine and Doctor of Veterinary Medicine degrees. Specialist in Education degrees are also offered in select fields.

Oklahoma State University is Located Less Than 1 Mile from Popeyes



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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