



NEAR WALMART WORLD HEADQUARTERS (18,600+ EMPLOYEES)

CORPORATE RAISING CANE'S

1402 South Walton Boulevard
Bentonville, Arkansas 72712

- » **Absolute-Net (Zero Landlord Responsibilities):** 11 Years Remaining on Lease with 4.23% Rental Increases Occurring in 2023 which will Increase Yield to 4.69%.
- » **Near Walmart Home Office:** 1/2 Mile from Raising Cane's Walmart Home Office has 18,600 Employees.
- » **Strong Location & Excellent Visibility:** Raising Cane's Just Off the Intersection of SW 14th Street & S Walton Boulevard for a Combined 49,465 Vehicles Per Day.
- » **Six Schools within 2 Miles:** Combined Total Number of Students is 5,622+ Students.



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Walmart
Save money. Live better.
**Corporate Campus
Distribution Center**

Walmart
Save money. Live better.
Data Cetrer

Northwest Arkansas Community College
8,383 Students



Bentonville High School
3,062 Students

Mary Mae Jones Elementary School
657 Students

Ruth Baker Middle School
496 Students

Thaden School
278 Students

**SUBJECT
PROPERTY**
**Raising
Cane's**
CHICKEN FINGERS

AutoZone

Little Caesars

FedEx
Great Clips
IT'S GONNA BE GREAT

Burger King

**Sport
Clips**
HAIRCUTS

Walgreens

**UNITED STATES
POSTAL SERVICE**

**Walmart
to GO**

49,465
VPD

SW 14th St

S Walton Blvd

sam's club 
Home Office



Bentonville High School
3,062 Students

Northwest Medical Center
128 Beds

Ruth Baker Middle School
496 Students

Mary Mae Jones Elementary School
657 Students



ZAXBY'S



49,465
VPD

S Walton Blvd

SW 14th St

Bentonville Municipal Airport

Osage Park
12-Acre Park & Wetland Ecosystem

SUBWAY McDonald's TACO BELL SCOOTER'S COFFEE Chick-fil-A SONIC PANDA EXPRESS CHINESE KITCHEN

Walmart Save money. Live better.

Old High Middle School 616 Students

RE Baker Elementary School 513 Students

Walmart Save money. Live better. Home Office

Thaden School 278 Students

planet fitness

MIDAS

ALDI

Wendy's

FIRST WESTERN BANK & TRUST

Orangetheory FITNESS

Little Caesars

Walgreens

AutoZone

SW 14th St

SUBJECT PROPERTY Raising Cane's CHICKEN FINGERS

49,465 VPD

BEAUFORT BREWING CO.

Osage Park 12-Acre Park & Wetland Ecosystem

FedEx Great Clips IT'S GONNA BE GREAT

Burger King

H&R BLOCK SUPERCUTS

REGIONS



RAISING CANE'S

Address:	1402 South Walton Boulevard Bentonville, Arkansas 72712
Price:	\$6,355,555
CAP:	4.50%
NOI:	\$286,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	2018
Building Area:	3,030 SF
Land Area:	1.05 Acres
Vehicles Per Day:	49,465 (14th St / Walton)
5 Mile Radius Population:	105,407



HIGHLIGHTS

- » **Absolute-Net (Zero Landlord Responsibilities):** 11 Years Remaining on Lease with with 4.23% Rental Increases Occurring in 2023 which will Increase Yield to 4.69%.
- » **Near Walmart Home Office:** 1/2 Mile from Raising Cane's Walmart Home Office has 18,600 Employees.
- » **Strong Location & Excellent Visibility:** Raising Cane's Just Off the Intersection of SW 14th Street & S Walton Boulevard for a Combined 49,465 Vehicles Per Day.
- » **Six Schools within 2 Miles:** Combined Total Number of Students is 5,622+ Students.
- » **Excellent Demographics:** Within a 5 Mile Radius Population is 105,407, Households 39,776, and the Average Household Income is \$111,782.
- » **Nearby National Tenants:** Walmart, ALDI, Walgreens, Tractor Supply Co, Burger King, Little Caesars, AutoZone, FedEx, Valvoline, Wendy's, Chick-fil-A, Panda Express, Orange Theory Fitness, Taco Bell, Subway, Midas, Planet Fitness, Sherwin-Williams, Chipotle, Cracker Barrel, Krispy Kreme, and Dairy Queen to Name a Few.



TENANT OVERVIEW

Founded by Todd Graves in 1996, Raising Cane’s Chicken Fingers has more than 600 restaurants in 31 states, Bahrain, Kuwait, Saudi Arabia and the United Arab Emirates with multiple new restaurants under construction. The company has one love, quality chicken finger meals, and is continually recognized for its unique business model and customer satisfaction. Raising Cane’s vision is to grow Restaurants, serve their customers all over the world, and be brand for quality chicken finger meals. The company has found success through its quality staff, cool culture, and active community involvement.

Company Name:	Headquarters:
Raising Cane’s Restaurants, LLC	Baton Rouge, LA
Number of Stores:	Business Type:
600+	Private
Year Founded:	Website:
1996	raisingcanes.com

TENANT SUMMARY


Tenant Name:	Raising Cane's Restaurants, LLC
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Term:	15 Years
Rent Commencement:	July 24, 2018
Lease Expiration:	July 31, 2033
Term Remaining:	11 Years
Increases:	Every 5 Years
Options:	Five, 5 Year



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Jul 24, 2018 - Jul 31, 2023	\$286,000	\$23,833.33
Aug 1, 2023 - Jul 31, 2028	\$298,100 (+4.23%)	\$24,841.67
Aug 1, 2028 - Jul 31, 2033	\$311,410 (+4.46%)	\$25,950.83
Aug 1, 2033 - Jul 31, 2038 (Option 1)	\$342,551 (10.00%)	\$28,545.92
Aug 1, 2038 - Jul 31, 2043 (Option 2)	\$376,806 (10.00%)	\$31,400.51
Aug 1, 2043 - Jul 31, 2048 (Option 3)	\$414,487 (10.00%)	\$34,540.56
Aug 1, 2048 - Jul 31, 2053 (Option 4)	\$455,935 (10.00%)	\$37,994.62
Aug 1, 2053 - Jul 31, 2058 (Option 5)	\$501,829 (10.00%)	\$41,794.08

REGIONAL MAP

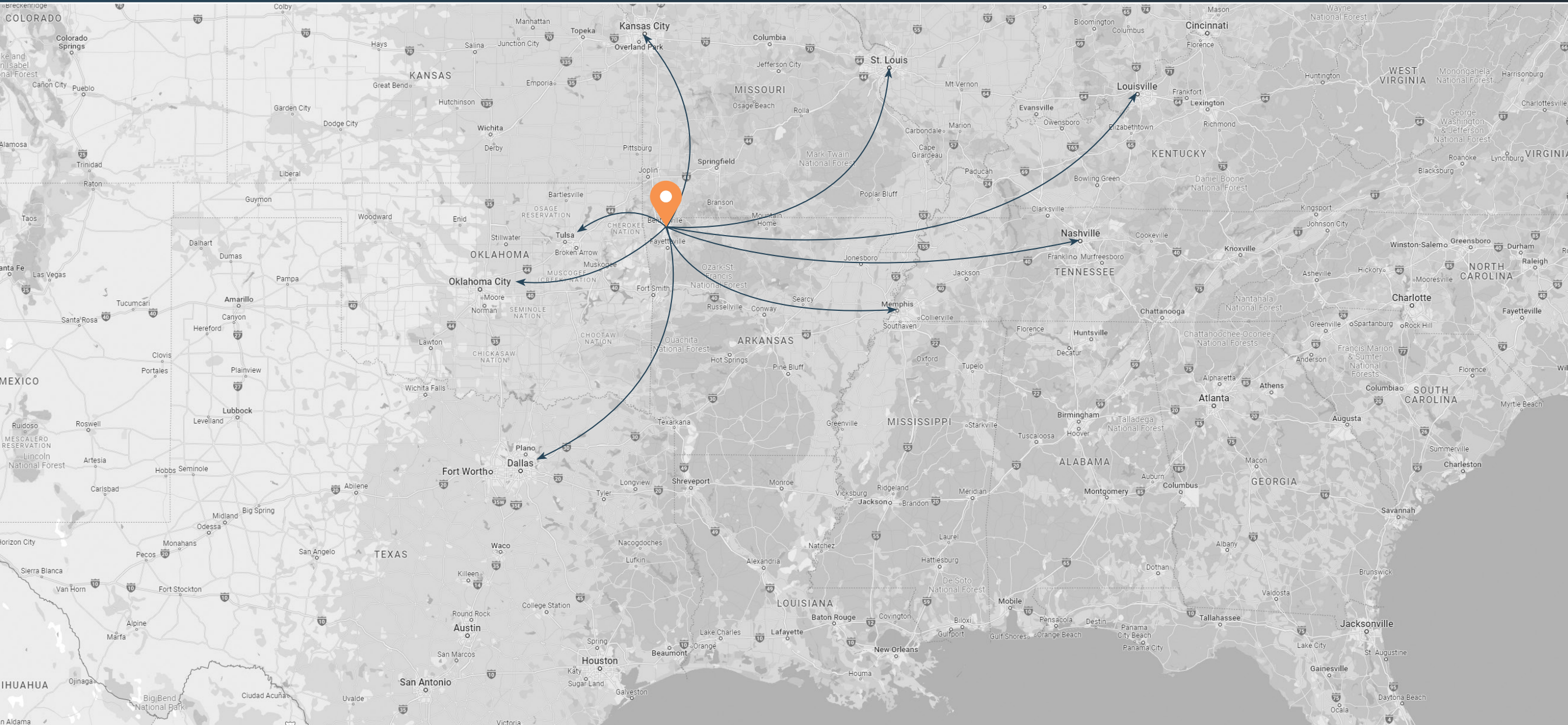
	Subject Property
	Bentonville, AR

114 Miles	Tulsa, OK
219 Miles	Oklahoma City, OK

337 Miles	Memphis, TN
212 Miles	Kansas City, MO

340 Miles	Dallas, TX
337 Miles	St. Louis, MO

517 Miles	Nashville, TN
596 Miles	Louisville, KY



BENTONVILLE, AR

Bentonville is the tenth-largest city in Arkansas, United States and the county seat of Benton County. The city is centrally located in the county with Rogers adjacent to the east. The city is the birthplace of and world headquarters location of Walmart, the world’s largest retailer. It is one of the four main cities in the three-county Northwest Arkansas Metropolitan Statistical Area, which is ranked 105th in terms of population in the United States with 546,725 residents in 2020, according to the United States Census Bureau. The city itself had a population of 54,164 at the 2020 Census, an increase of 53% from the 2010 Census. Bentonville’s culture is a combination of a southern city, small town, global business hub, and the surrounding Northwest Arkansas metro. Bentonville shares many of the characteristics commonly given to Arkansas as a Southern state, yet it has also absorbed minor cultural influence from the Midwest and West. Located firmly in the Mid-South, Bentonville’s culture is distinct and differs from the Delta portion of the state.

The Northwest Arkansas economy was historically based upon agriculture and poultry. In recent decades, Northwest Arkansas has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there, Walmart, Tyson Foods, and J.B. Hunt, while also seeing a growing University of Arkansas and cultural amenities sector. The professional, education and health care sectors of the Northwest Arkansas economy have been growing steadily since 2007. have offices in Northwest Arkansas in an attempt to secure or retain Walmart’s business.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	6,396	53,347	105,407
Households:	2,592	20,924	39,766
Household Income:	\$72,216	\$113,162	\$111,782

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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