OFFERING MEMORANDUM

NEW 20 YEAR ABSOLUTE NET LEASE WITH
RARE 15% INCREASES EVERY 5 YEARS



SCHEDULED 2027 REMODEL

POPEYES®

2340 WYNNTON ROAD, COLUMBUS, GA 31906

Marcus & Millichap
THE DELTONDO GROUP

SUBJECT PROPERTY

Popeyes

2340 Wynnton Road
Columbus, GA 31906

$1,805,000
PRICE

6.65%
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

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

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

EXPERIENCED MULTI-BRAND OPERATOR NETWORK | APPROXIMATELY 200 LOCATIONS

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

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.

$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



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



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
COLUMBUS STATE UNIVERSITY
7,500+ STUDENTS
$519M ECONOMIC IMPACT
CROSS COUNTRY PLAZA
Publix
GOODWILL
TJ maxx
Burlington
CATO
Pet Supermarket
SALLY BEAUTY
KIDS Street URGENT CARE
AT&T
Howard Johnson BY WYNDHAM
MAVIS DISCOUNT TIRE
Denny's
CHUCK E. CHEESE
SUBWAY
FIREHOUSE SUBS
MCDONALD'S
KOPAK
APARTMENTS
32 UNITS · MEDIAN RENT ≈ $750/MO
WILDWOOD APARTMENT HOMES
APARTMENTS
24 UNITS · MEDIAN RENT ≈ $690/MO
Macon Rd
35,000 VPD
Chick-fil-A
Lemongrass Thai & Sushi
Checkers
CRAZY GOOD FOOD
DaVita
MIDTOWN SHOPPING CENTER
ALDI
ROSS DRESS FOR LESS
SHOE CARNIVAL
five BELOW
DOLLAR TREE
AutoZone
Panera BREAD
WYNNTON ARTS ACADEMY
POPEYES
Wynnton Rd
23,300 VPD
SAVE
Chapman's THRIFT MALL
Wynnton Hardware


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
MARATHON
piggly wiggly
NORFOLK SOUTHERN
MAJOR FREIGHT RAIL INTERCHANGE
5,013 MILES OF RAIL NETWORK IN GA
$579M+ ANNUAL PAYROLL
LARRY'S BEAUTY & BARBER SUPPLY
UNITED STATES POSTAL SERVICE
WYNNTON ARTS ACADEMY
F3 TRAINING CENTER
WYNNTON SHOPPING CENTER
Wynnton Hardware
POPEYES
SAVE
Chapman's THRIFT MALL
Wynnton Rd
23,300 VPD
COLUMBUS
GEORGIA
328,000+
METRO POPULATION
$16.5B+
ANNUAL GDP
40,000+
FORT MOORE PERSONNEL
$61,400
MEDIAN HH INCOME



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.

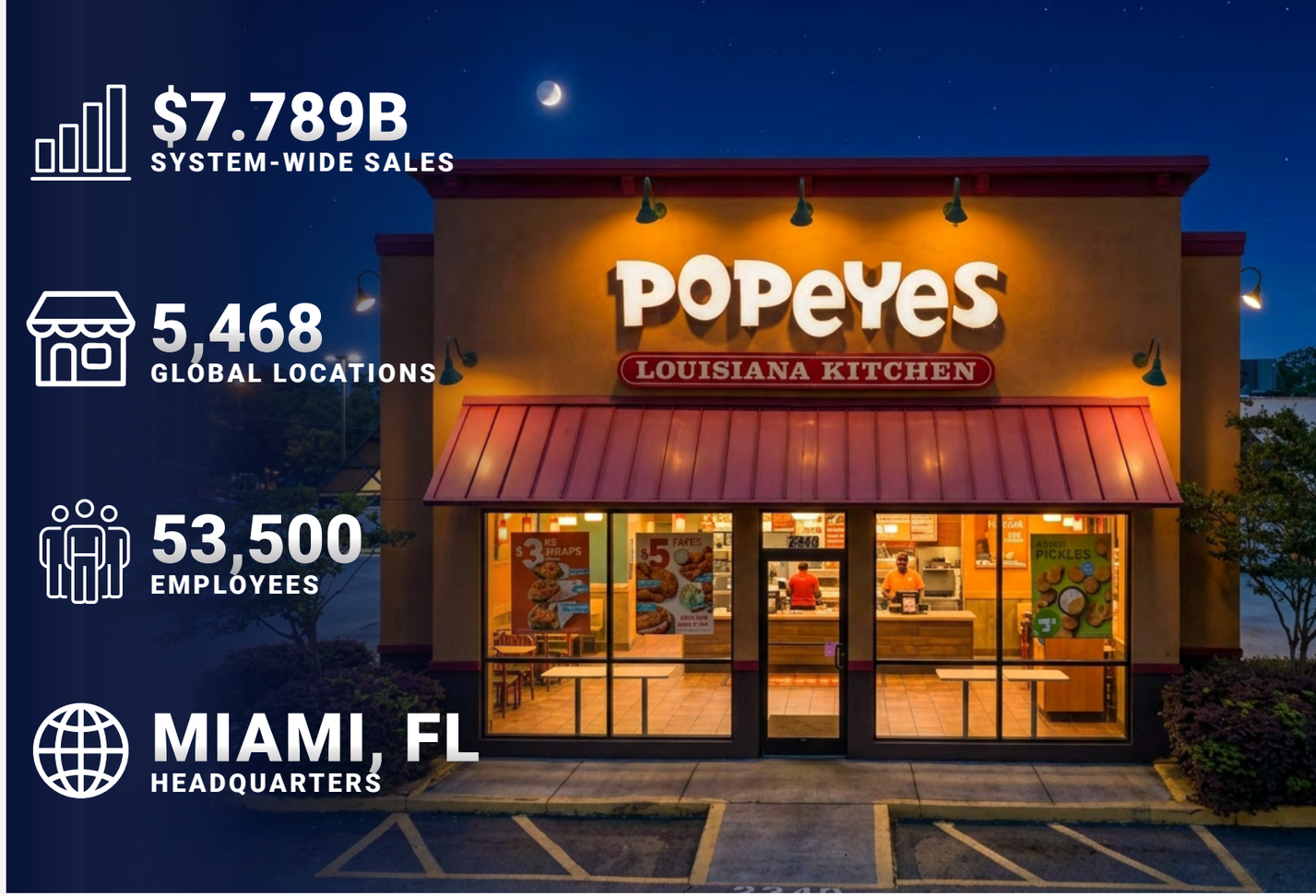
As of June 30, 2026, Popeyes operated 5,468 restaurants across 51 countries and territories, generating approximately $7.789 billion in global system-wide sales during 2025. In October 2025, the company announced development agreements for more than 300 restaurants in Mexico over the next 10 years, while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

rbi 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.

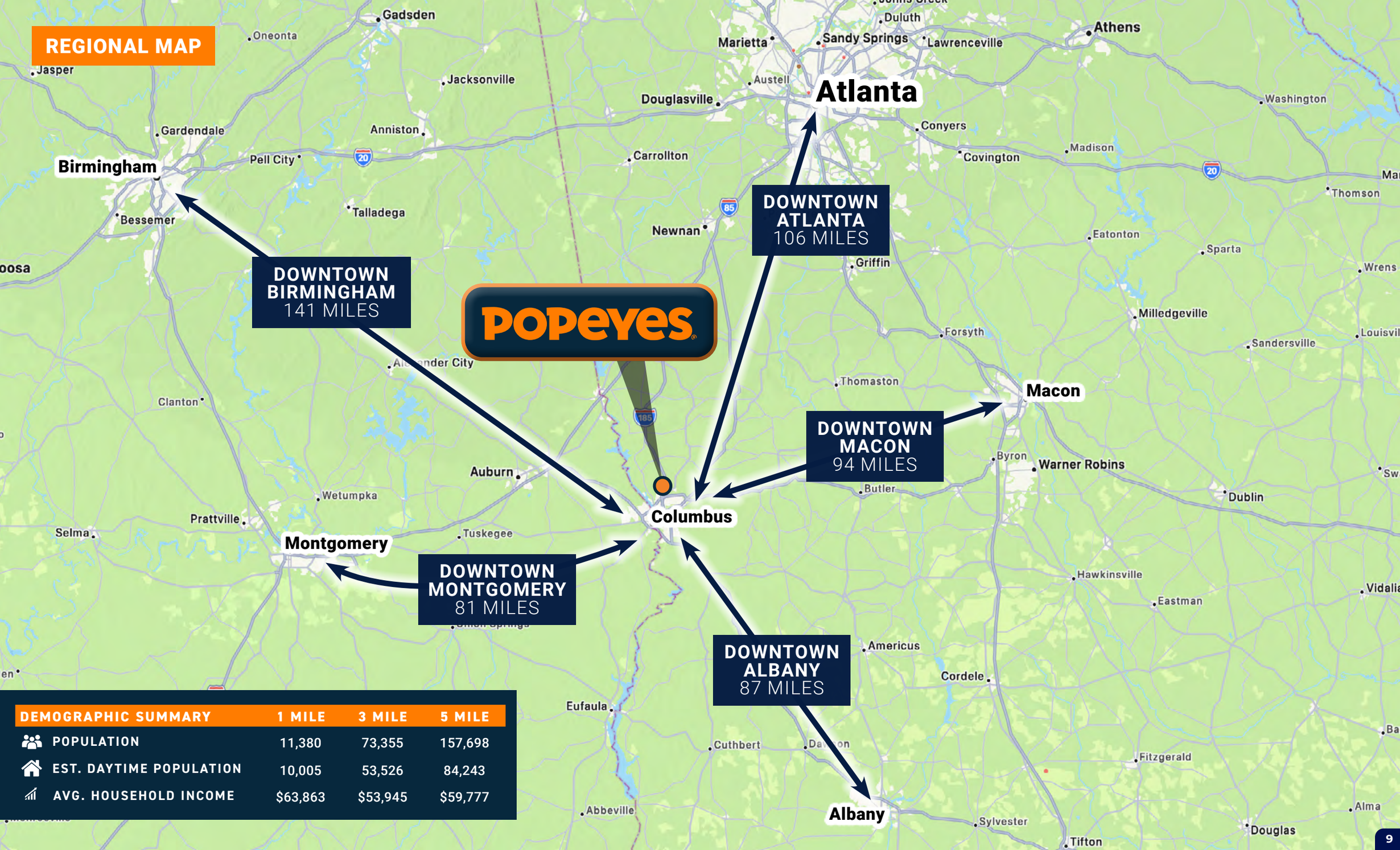


COLUMBUS, GA



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

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the representative at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the representative . The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the representative , the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the representative . The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the representative .

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

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

POPEYES



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Listing Agents:

PETER DELTONDO
Senior Managing Director
P: (949) 698-2609
E: pdeltondo@marcusmillichap.com

ANDRE THOMPSON
Director, Investments
P: (949) 419-3217
E: athompson2@marcusmillichap.com

CHRIS ORENIC
Associate
P: (310) 697-9586
E: chris.orenic@marcusmillichap.com

BROKER OF RECORD
John Leonard
Lic #:252904
john.leonard@marcusmillichap.com
678-808-2700

ERIC MYERS
Associate
P: (909) 456-3464
E: Eric.Myers@marcusmillichap.com

WHITNEY CROWLEY
Executive Assistant
P: (404) 934-6080
E: Whitney.Crowley@marcusmillichap.com

JAVIER ARREDONDO
Agent Candidate
P: (909) 456-3460
E: Javier.Arredondo@marcusmillichap.com