



RAISING CANE'S

6811 Bardstown Road - Louisville, KY 40291

RAISING CANE'S - LOUISVILLE, KY

EXCLUSIVELY MARKETED BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the Absolute Triple Net (NNN) Raising Cane's Asset Located at 6811 Bardstown Road in Louisville, Kentucky. The Property is Positioned on a Signalized Corner Featuring Over 41,000 Vehicles Per Day. Raising Cane's Has a Long-Term Lease in Place With Fixed 7.5% Rental Increases Every 5 Years Throughout the Term and in the Option Periods.

Sale Price	\$4,875,000
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OFFERING SUMMARY

Cap Rate:	6.40%
NOI:	\$312,018
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	6811 Bardstown Road
City, State, Zip:	Louisville, KY 40291
County:	Jefferson
Building Size:	3,170 SF
Lot Size:	0.9 Acres

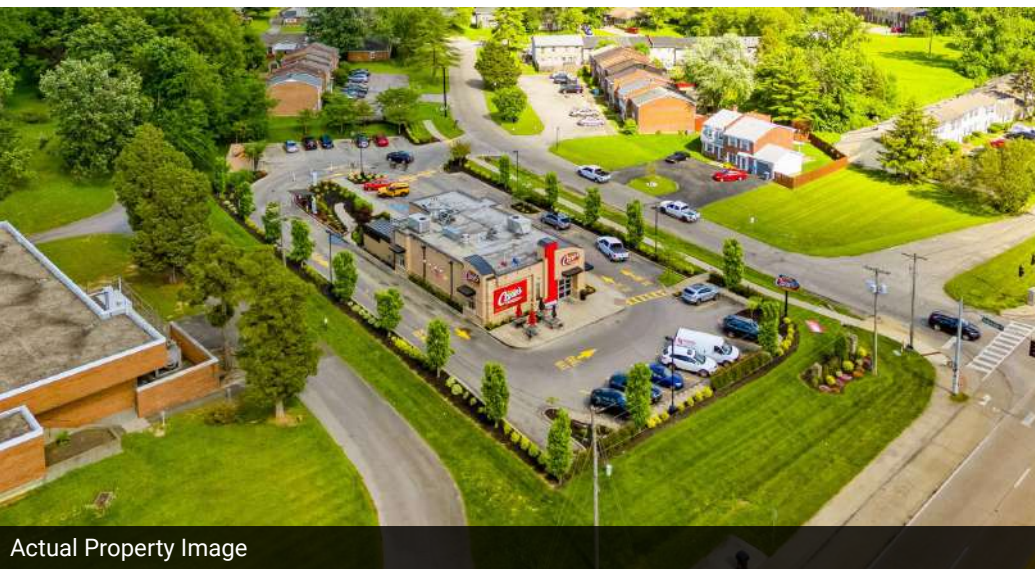


Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Absolute NNN Corporate Raising Cane's With ± 10 Years Remaining
- Rare Fee Simple Lease Structure Allows For Building Depreciation
- Raising Cane's Corporate Purchased This Location From a Franchisee in December of 2020
- Raising Cane's Has an Average Unit Sales (AUV) Exceeding \$5.44 Million in 2023, Expected to Surpass \$6 Million in 2024
- Positioned at a Signalized Corner on Bardstown Road, a Major Thoroughfare in Louisville, This Site is a High-Performing Location With Over 41,400 Vehicles Passing Daily, Ensuring Excellent Visibility
- Less Than 0.5-Miles From Interstate 265, Making it Ideal For Commuters
- Situated in a Strong Retail Corridor, Surrounded By National Retailers Like Walmart, Kroger and Walgreens
- Louisville is Kentucky's Largest City, With a Growing Metro Population of 1.3 Million
- Raising Cane's is Rapidly Expanding, Opening Over 100 Locations in 2023 and on Pace to Add Another 100 in 2024
- The Company Has Around 800 Locations Globally, Generating Over \$4 Billion in Sales; The Seven-Year Plan Aims For AUV of \$8 Million and 1,500 Locations, Targeting \$10 Billion in System Wide Sales



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT	
Tenant:	Raising Cane's
Premises:	3,170 SF
Base Rent:	\$312,018
Lease Commencement:	02/12/2014
Rent Commencement:	01/01/2015
Lease Expiration:	02/28/2034
Lease Term:	~10 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	7.5% Every 5 Years Including Options
Lease Type:	Absolute Triple Net (NNN)
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate

RENT ROLL

Tenant	Rent Commencement	Expiration Date	SF	Renewal Options Remaining	Start Date	End Date	Monthly Rent	Annual Rent	% Change	Cap Rate
Raising Cane's	1/1/2015	2/28/2034	3,170	Four 5-Year Options	3/1/2024	2/28/2029	\$26,002	\$312,018	N/A	6.40%
				7.50% Increase Every 5 Years During Primary and Options	3/1/2029	2/28/2034	\$27,952	\$335,420	7.50%	6.88%
				Option 1	3/1/2034	2/28/2039	\$30,048	\$360,576	7.50%	7.40%
				Option 2	3/1/2039	2/28/2044	\$32,302	\$387,619	7.50%	7.95%
				Option 3	3/1/2044	2/28/2049	\$34,724	\$416,691	7.50%	8.55%
				Option 4	3/1/2049	2/28/2054	\$37,329	\$447,943	7.50%	9.19%





SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



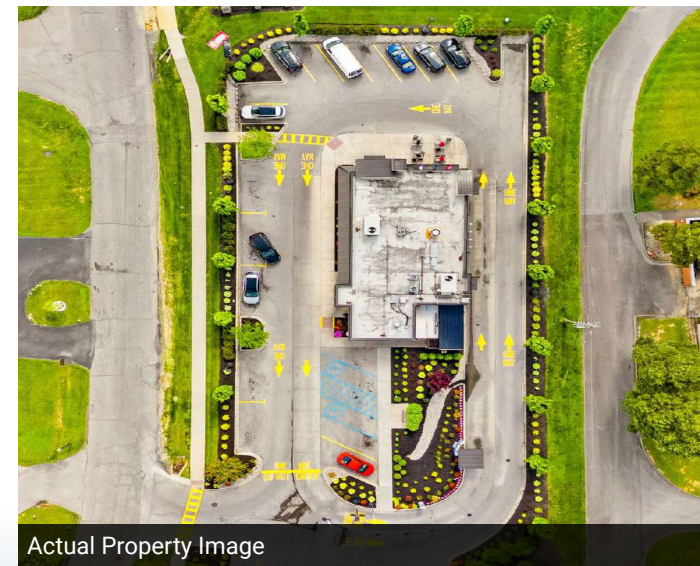
Actual Property Image



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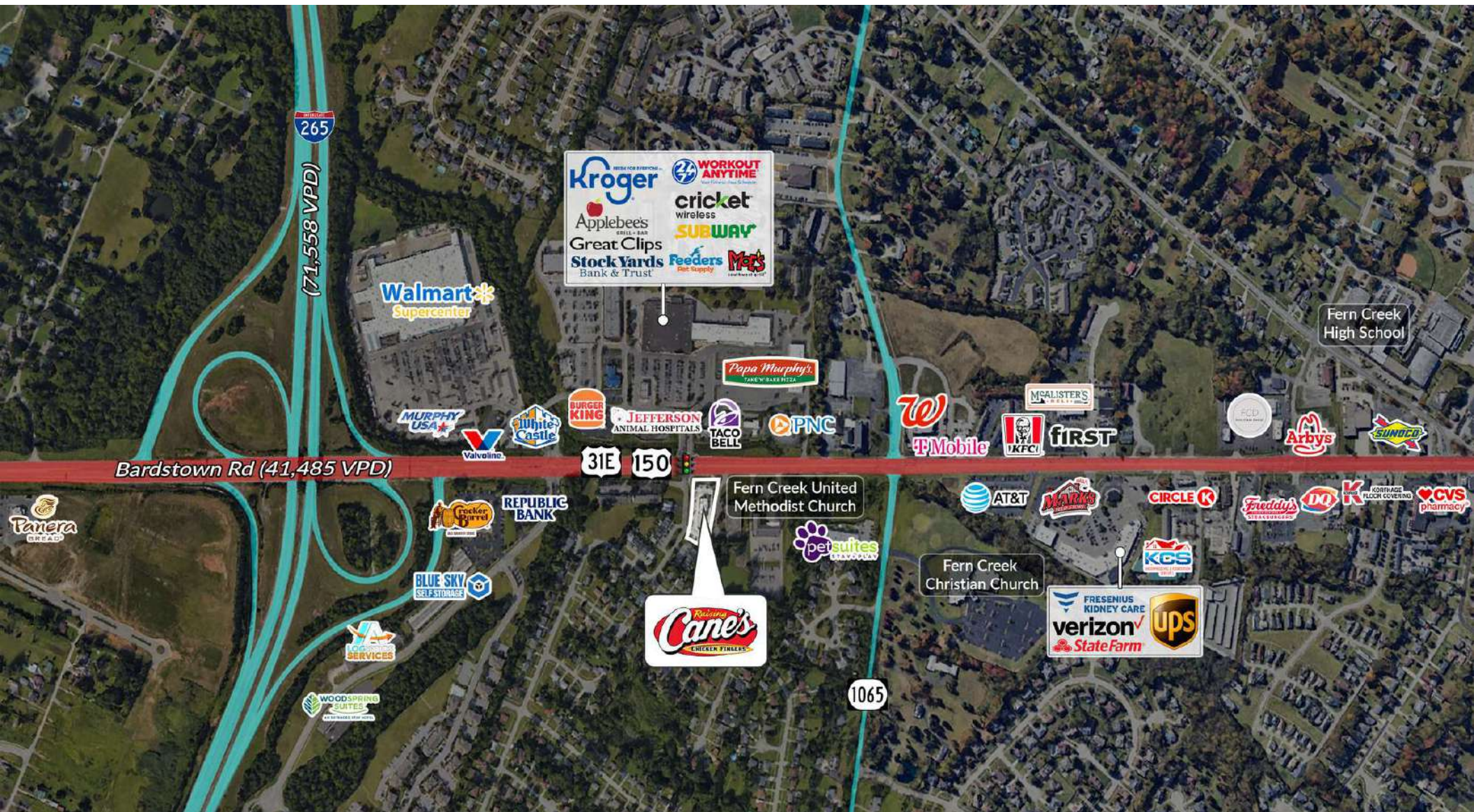


Actual Property Image

AERIAL MAP



AERIAL MAP



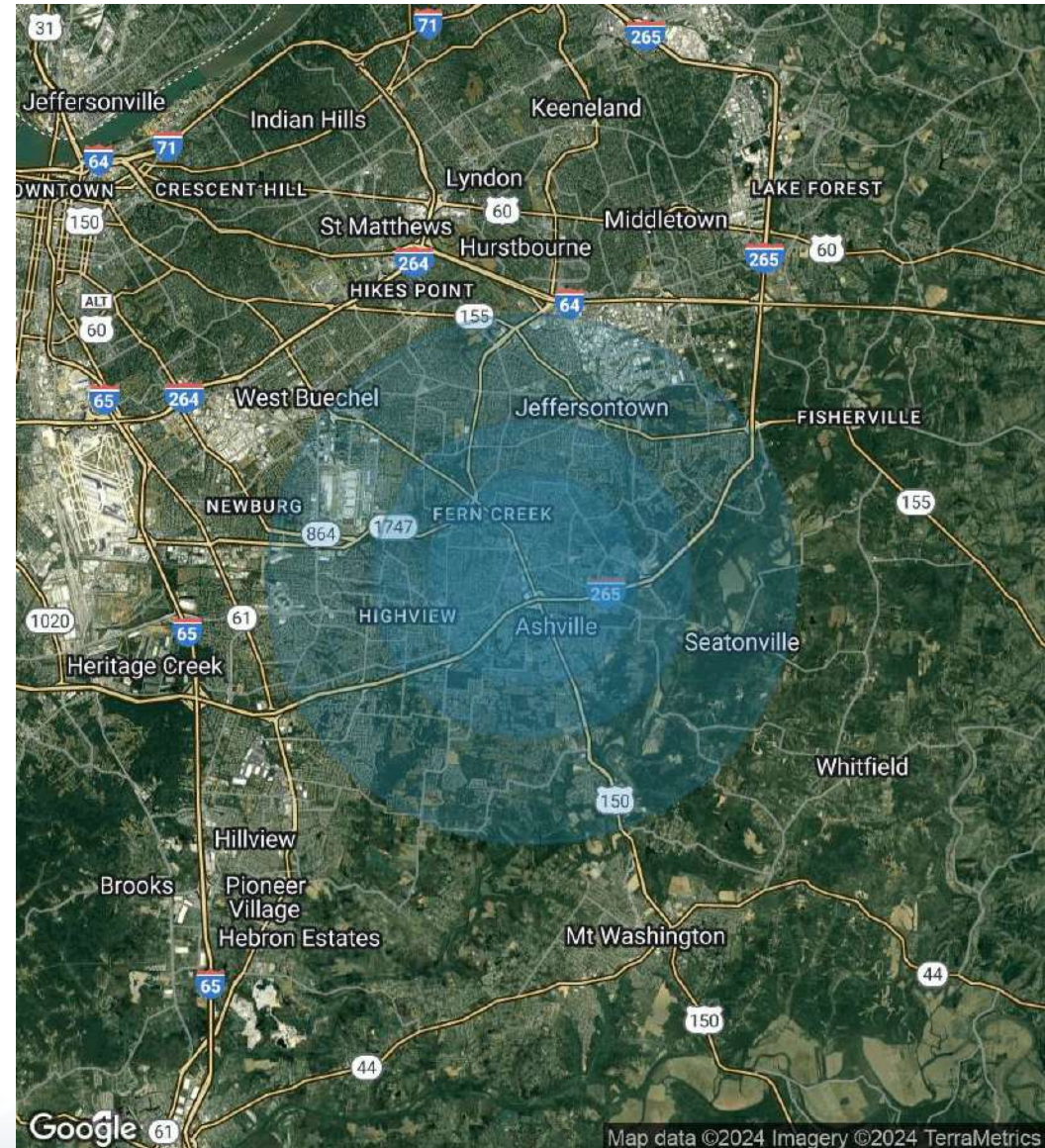
DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	3 MILES	5 MILES
Total Population	33,817	66,093	160,003

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	13,680	26,358	63,721
Average HH Income	\$91,851	\$104,592	\$98,812

TRAFFIC COUNTS	
Bardstown Rd	41,485 VPD
I-265	71,558 VPD
KY 1747	27,285 VPD

I-265 Exit #17 is 0.40-Miles From the Subject Property





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Louisville, KY



Louisville Slugger Museum

LOUISVILLE, KY

The City of Louisville, located in Jefferson County, is the largest city in the Commonwealth of Kentucky. Situated along the banks of the Ohio River in the central region of the state, Louisville is located approximately 100 miles south of Indianapolis, 100 miles southwest of Cincinnati, and 170 miles northeast of Nashville. Louisville was formally incorporated in 1828. Modern-day Louisville covers an area of approximately 397 sq. miles, which includes approximately 380 sq. miles of land and 17 sq. miles of water. Because of its central location, Louisville is influenced by both Southern and Midwestern cultures and is sometimes referred to as either one of the northernmost Southern cities or southernmost Northern cities in the United States. The City of Louisville had a population of 245,490 as of July 1, 2023.

From its earliest days, Louisville Metro has capitalized on its prime location to serve as shipping hub. In addition to serving as a riverport, it was also the founding site of the Louisville and Nashville Railroad. With access to river and rail transportation as well as three major interstates and Louisville Muhammad Ali International Airport, Louisville Metro has much to offer as a major transportation hub. United Parcel Service is currently the largest local employer with a workforce of more than 23,000. Louisville Metro's central location has also proven attractive to other logistics and customer service companies such as Amazon, whose employment count is approximately 6,500 in the area. Additionally, the Jefferson Riverport International is home to more than 100 companies engaged primarily in manufacturing or logistics and distribution. Other industries that play a major role in the Louisville economic engine are healthcare and manufacturing. Louisville Metro is home to major innovative healthcare providers including Baptist Healthcare Systems, Norton Healthcare, and the University of Louisville Hospital.

The four most popular attractions Louisville has to offer are the Louisville Slugger Museum, with the world's largest bat; the Louisville Science Center, which now has a \$7.6 million human body exhibit; Glassworks, a space housing works from 50 glass artists; and the Frazier Historical Arms Museum. The downtown area is alive with performing arts venues, such as the Kentucky Center, which hosts local and national theater programming. Louisville's outdoor scene starts with the city's waterfront, which provides relaxing moments amid the busy downtown days. The city has 122 parks that span more than 14,000 acres, including the Louisville Waterfront Park on the banks of the Ohio River. The Jefferson Memorial Forest is the largest urban forest in the U.S. and is designated as a National Audubon Society wildlife refuge.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1996
Locations:	800+
Headquarters:	Baton Rouge, Louisiana
Website:	raisingcanes.com



RAISING CANE'S

Raising Cane's Chicken Fingers is an American fast casual chain specializing in chicken fingers founded in 1996 in Baton Rouge, Louisiana, by Todd Graves and Craig Silvey. RAISING CANE'S CHICKEN FINGERS has more than 800 restaurants 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, serving our Customers, all over the world and be the brand for quality chicken finger meals, a great Crew, cool Culture and active Community involvement. Raising Cane's is continuously climbing. They've received countless awards. This includes the Best Chicken Tenders from The Fasties — a fast food awards show started by Thrillist. At Raising Cane's® one can get an exceptionally high quality product served quickly and conveniently. Raising can do this because it offers a limited menu. The specialized systems developed by Raising Cane's® allows to maintain a level of quality unmatched in the industry. The commitment to this concept does not allow to compromise on the quality, cut corners or clutter the menu with new products that do not fit its core menu offering.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, 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, PCB's or asbestos, the compliance with 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 subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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