



ARSENAL Real Estate
Advisors

OFFERING MEMORANDUM

LEAD BROKERS

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Representative Photo



5720 Whittlesey Blvd,
Columbus, GA 31909

NEW CONSTRUCTION

OPENING DECEMBER 2025



DISCLAIMER

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INVESTMENT SUMMARY

Offering Price		Offering Cap Rate	
\$4,422,222		4.50%	
Tenant Name		Raising Cane's	
Address		5720 Whittlesey Blvd, Columbus, GA 31909	
Credit Rating		BB- (S&P)	
NOI		\$199,000	
Lease Type		Absolute NNN Ground Lease	
Rent Increases		10% Every 5 Years	
Remaining Lease Term		+/- 15 Years	
Building Size		+/- 2,700 SF	
Land AC		+/- 1.45 AC	
Parking		40 Spaces	
Property Type		Retail - Quick Service Restaurant	
Year Built		2025	



INVESTMENT HIGHLIGHTS

15-Year Absolute NNN Ground Lease with Corporate Guaranty | Industry-Leading QSR Brand

Raising Cane's is one of the fastest-growing quick-service restaurant chains in the U.S., posting industry-leading average store sales volumes of +/- \$6.6 million. The corporate-guaranteed, 15-year absolute NNN lease provides investors fully passive ownership and secure long-term income.

Brand-New 2025 Construction Featuring Raising Cane's Latest Prototype

The property will be delivered as a new ±2,700 SF Raising Cane's with state-of-the-art drive-thru design, reflecting the chain's most current layout and operational efficiencies.

10% Rent Increases Every 5 Years

Built-in rent growth provides a strong hedge against inflation and ensures increasing cash flow over the lease term.

Strategic Location in Columbus' Premier Retail Hub | Built-In Customer Base

Raising Cane's is part of a new mixed-use development along Whittlesey Boulevard that will also feature Jim 'N Nick's BBQ, Dave & Buster's, SONS Chevrolet, and +/- 400 new high-end residential units. The project is located within Columbus' dominant retail corridor anchored by Columbus Park Crossing and top national retailers including Target, Walmart Supercenter, Sam's Club, Kohl's, and Aldi. Within walking distance are The Preserve at Columbus Park (300 units) and Greystone at Columbus Park (174 units), providing a strong built-in residential customer base to complement the regional draw.

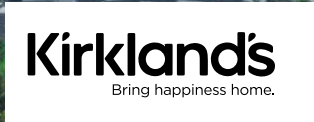
Strong Demographics with Affluent Consumer Base

The 5-mile area surrounding the subject property is home to ±110,000 residents with average household income of nearly \$84,000.

High-Traffic, Signalized Location with Excellent Visibility

Whittlesey Boulevard serves as the spine of Columbus' retail growth, with direct access to I-185 and robust daily vehicle counts.





Whittlesey Blvd
18,200 AADT



COLUMBUS, GA





Whittlesey Blvd 18,200 AADT



COLUMBUS, GA

SONS
CHEVROLET • CADILLAC
Family driven.

Kirkland's
Bring happiness home.

TJ-maxx®

ULTA
BEAUTY

five BELOW

KOHL'S

Raising
Cane's
CHICKEN FINGERS

DAVE &
BUSTER'S

FB
FirstBank

JIM'N NICK'S
COMMUNITY
BAR-B-Q

NOTHING bundt CAKES®

Whittlesey Blvd

18,200 AADT

Wendy's



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Whittlesey Blvd
18,200 AADT



COLUMBUS, GA



SITE PLAN



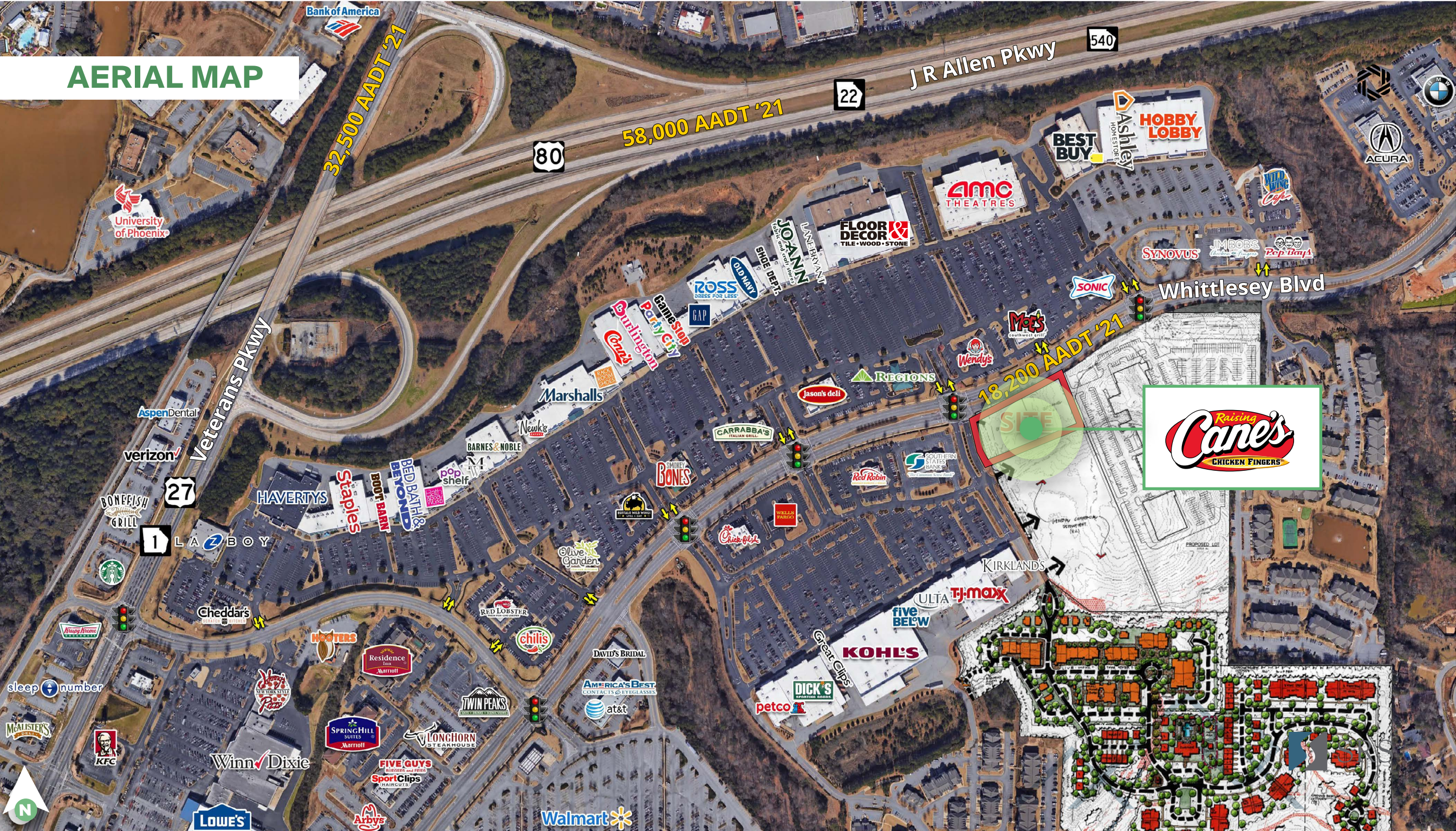
Whittlesey Blvd



Building size
2,700 SF



AERIAL MAP



COLUMBUS, GA

LOCATION MAP



Central Location



Conveniently located in close proximity to high end retail, restaurants, medical, hotels, and dense residential

10 min (3.1 miles) to Columbus Airport

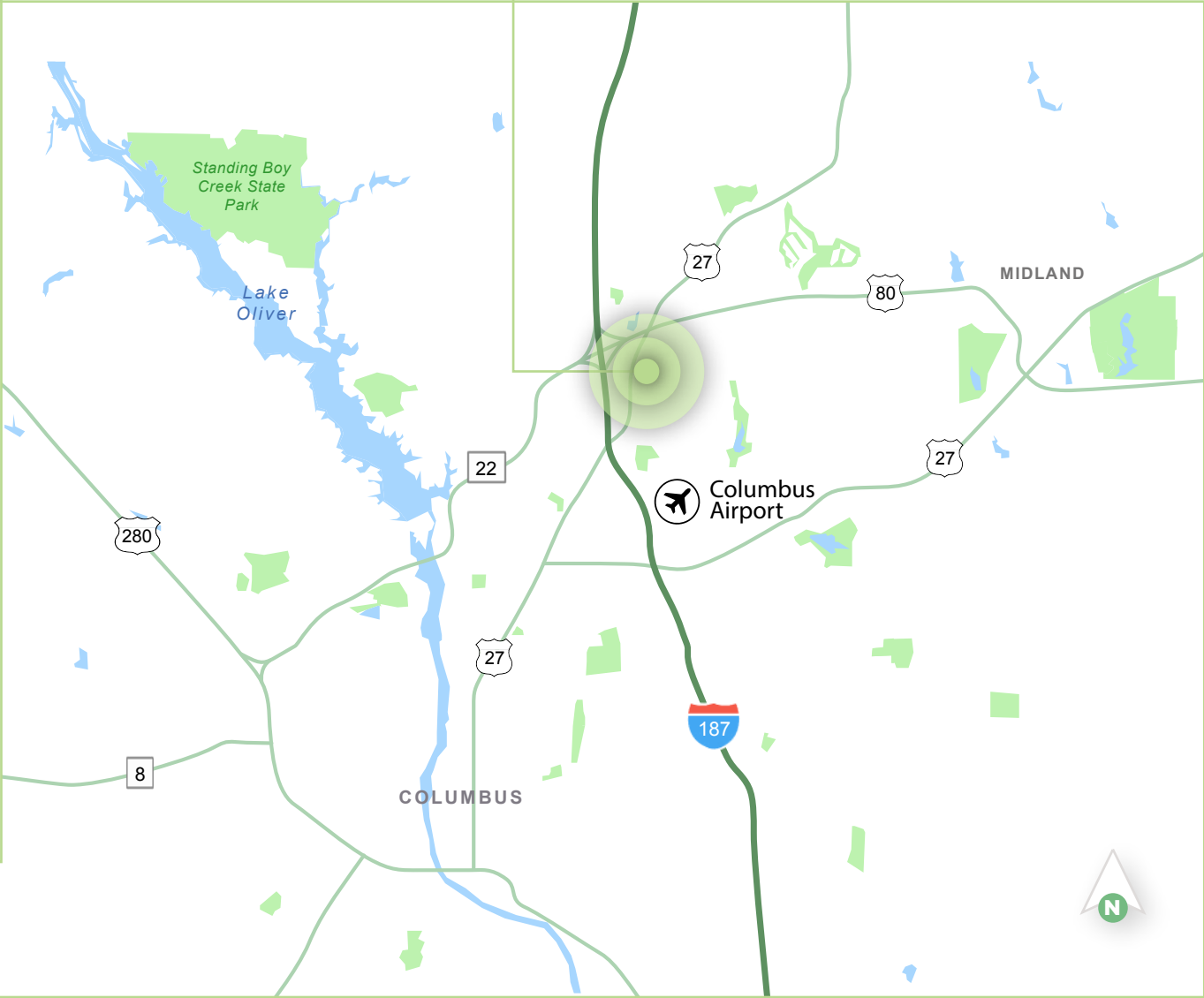


10 min (3.1 miles) via Whittlesey Blvd to Columbus Airport

14 min (6.0 miles) to Columbus City



14 min (6.0 miles) via Veterans Pkwy to Columbus City



Demographics



Population 261,902
(10-Mile Radius)



2024 Households 105,006
(10-Mile Radius)



Average Household Income \$72,643
(10-Mile Radius)



US Highway-80 58,000 AADT



Whittlesey Blvd 18,200 AADT

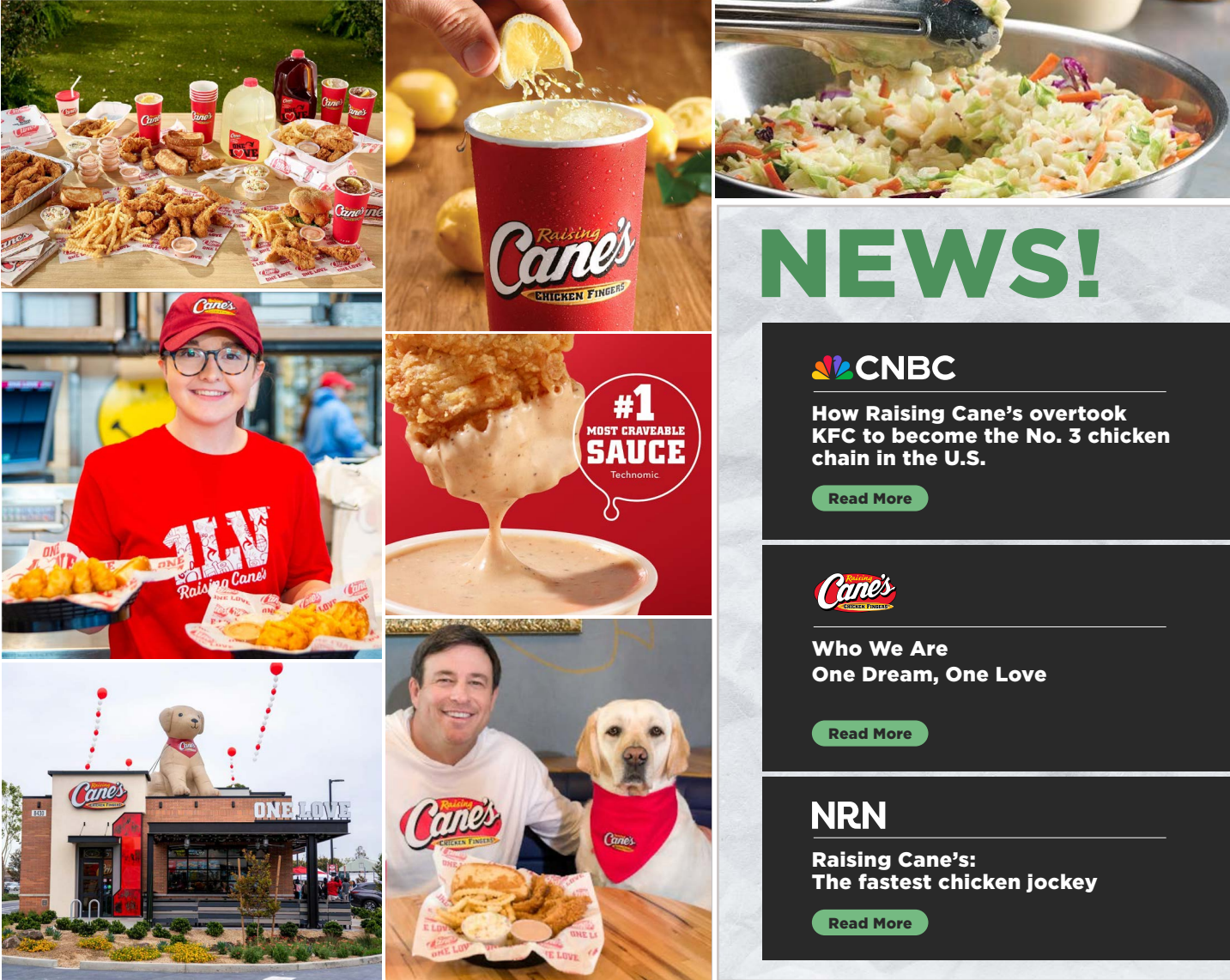
TENANT OVERVIEW



raisingcanes.com

Raising Cane's is one of the fastest-growing quick-service restaurant brands in the United States, specializing in a simple, highly efficient menu centered on premium chicken fingers and mouthwatering sides. Founded in 1996 in Baton Rouge, Louisiana, the brand has scaled aggressively while maintaining strong unit-level economics. As of 2025, Raising Cane's operates nearly 900 restaurants across more than 40 states, with average unit volumes of approximately \$6.6 million—among the highest in the QSR sector.

The company continues to post industry-leading performance metrics, including double-digit revenue growth and strong same-store sales gains. Its strategy of company-operated growth, focus on drive-thru prototypes, and brand loyalty have positioned Raising Cane's as a leader in the fast-casual chicken segment. Privately held and headquartered in Baton Rouge, Raising Cane's remains focused on disciplined national expansion with a proven model that consistently generates above-average sales volumes and high rent coverage ratios.



NEWS!



How Raising Cane's overtook KFC to become the No. 3 chicken chain in the U.S.

Read More



Who We Are
One Dream, One Love

Read More

NRN

Raising Cane's:
The fastest chicken jockey

Read More



Ownership
Private



Headquarters
Baton Rouge, LA



2024 Revenue
\$5.1B



Founder
Todd Graves



Year Founded
1996



Location Count
900+



LEASE SUMMARY

Tenant Name	Raising Cane's Restaurants, LLC
Guarantor	Corporate
Current Rent/NOI	\$199,000.00
Lease Type	Absolute NNN Ground Lease
Lease Commencement Date	Est. 12/15/2025
Lease Expiration Date	Est. 12/31/2040
Increases	10% Every 5 Years
Options	8, 5-Year
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible

Rent Schedule	
Years 1-5	\$199,000.00
Years 6-10	\$218,900.00
Years 11-15	\$240,790.00
Option 1	\$264,869.00
Option 2	\$291,355.90
Option 3	\$320,491.49
Option 4	\$352,540.64
Option 5	\$387,794.70
Option 6	\$426,574.17
Option 7	\$469,231.59
Option 8	\$516,154.75



LOCATION OVERVIEW

Columbus, GA MSA

Columbus is Georgia's second-largest metro area and a major regional hub with a population of approximately 329,000. The city is anchored by Fort Benning, one of the nation's largest military installations and a top employer with more than 45,000 active duty personnel, civilian employees, and trainees. Additional major employers include Aflac (headquarters), Global Payments/TSYS, Pratt & Whitney, and Piedmont Columbus Regional. Together, these institutions support a diverse and stable economy. The subject property is located on Whittlesey Boulevard, the primary retail corridor for Columbus and the surrounding region. This corridor is anchored by Columbus Park Crossing, a 700,000+ SF power center that draws consumers from across western Georgia and eastern Alabama. The area offers a strong combination of national retailers, regional medical centers, and affluent neighborhoods, creating sustained traffic and demand. With direct access to I-185 and high visibility along Whittlesey, Raising Cane's is positioned to capture both local residents and regional shoppers.



NEWS!



Tourism on the rise in Columbus, brings millions to the city

[Read More](#)



Gov. Kemp: Korean Magnet Facility to Create More than 500 Jobs in Columbus

[Read More](#)

Ledger-Enquirer

Major food company investing over \$120M, creating 'at least 48 new jobs' in Columbus

[Read More](#)

Top Employers



45,320
Employees



5,500
Employees



4,075
Employees



3,335
Employees



2,700
Employees



2,600
Employees



2,430
Employees



2,000
Employees



Pratt & Whitney
A United Technologies Company
1,850
Employees



1,735
Employees



1,650
Employees



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