



# ARSENAL

Real Estate  
Advisors

LEAD BROKERS

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OFFERING MEMORANDUM



5720 Whittlesey Blvd,  
Columbus, GA 31909

# NEW CONSTRUCTION

ABSOLUTE NNN GROUND LEASE



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# INVESTMENT SUMMARY

Offering Price  
**\$4,326,087**

Offering Cap Rate  
**4.60%**

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.



T.J. maxx®

ULTA  
BEAUTY

five BELOW

KOHL'S

Great Clips®  
IT'S GONNA BE GREAT®

DICK'S

petco



Kirkland's  
Bring happiness home.

Chick-fil-℥

Red Robin  
GOURMET BURGERS AND BREWS

WELLS  
FARGO

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

FirstBank

DAVE &  
BUSTER'S

Raising  
Cane's  
CHICKEN FINGERS



Whittlesey Blvd  
18,200 VPD



COLUMBUS, GA

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Whittlesey Blvd

18,200 VPD




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



COLUMBUS, GA



Whittlesey Blvd

 18,200 VPD



COLUMBUS, GA

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BEAUTY

five BEL<sup>o</sup>W

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WELLS  
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N

Jason's deli

KOHL'S

Red Robin  
GOURMET BURGERS AND BEWS

TJ-maxx<sup>®</sup>

FirstBank

Wendy's

Kirkland's  
Bring happiness home.

DAVE &  
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Raising  
Cane's  
CHICKEN FINGERS

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



Whittlesey Blvd  
18,200 AADT



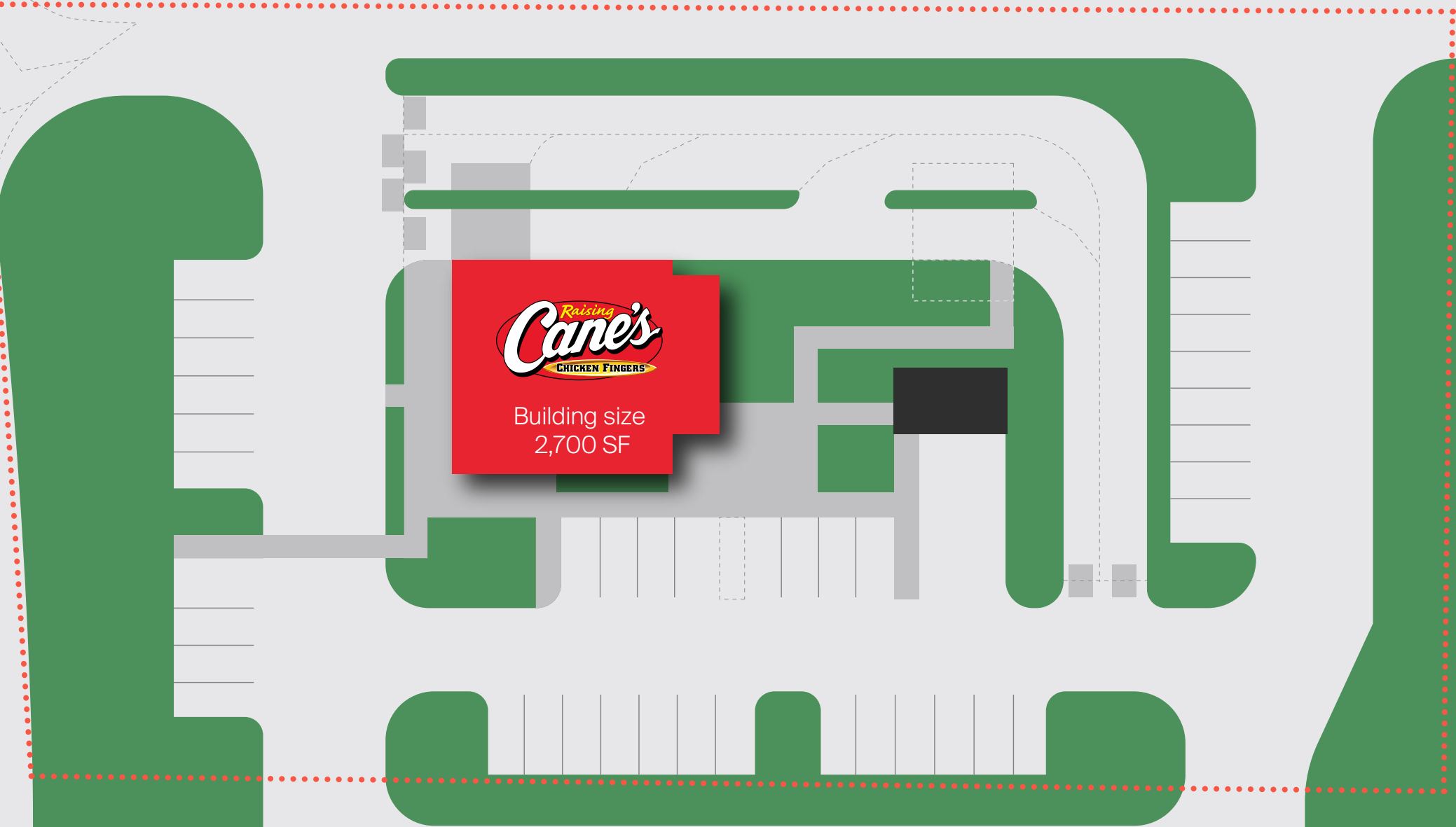
COLUMBUS, GA

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# SITE PLAN



Whittlesey Blvd



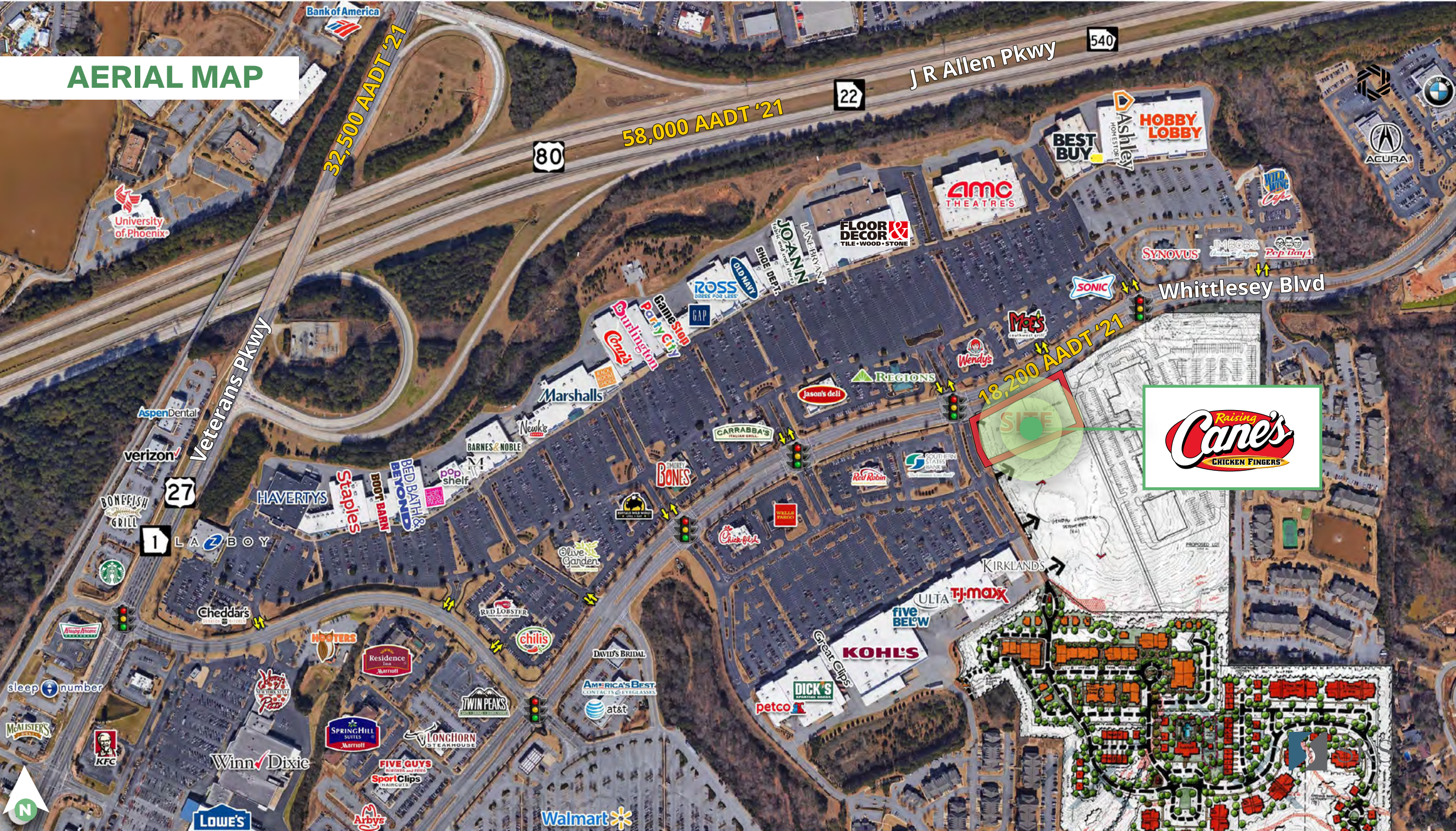
COLUMBUS, GA

# PHOTOS



COLUMBUS, GA

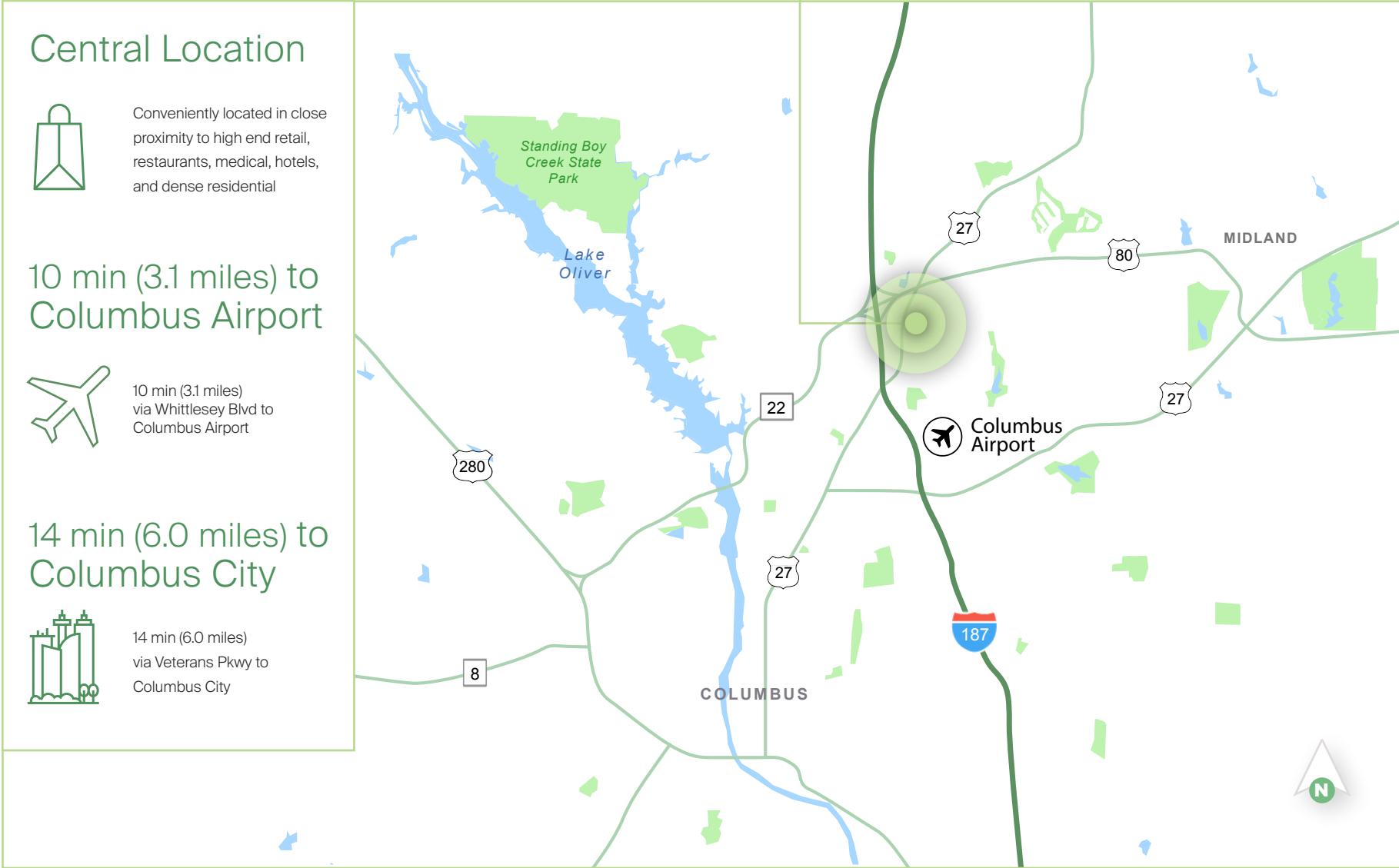
# AERIAL MAP



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+



COLUMBUS, GA



# LEASE SUMMARY

Tenant Name	Raising Cane's Restaurants, LLC
Guarantor	Corporate
Current Rent/NOI	\$199,000
Lease Type	Absolute NNN Ground Lease
Rent Commencement Date	1/13/2026
Lease Expiration Date	1/31/2041
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

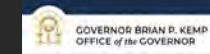


# NEWS!



**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](#)

## 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.



### 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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