



COOK-OUT®

Tenant Profile

Contact for Details:

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TheNicholsCompany.com

About

Cook Out has become a regional sensation throughout the southern part of the United States, but for the first 20 years of its existence, the fast food chain operated solely in the state of North Carolina. The restaurant was founded in the city of Greensboro in 1989. Over the next two decades, it would come to take over the Tar Heel State, establishing more than 70 restaurants throughout North Carolina. The company now also has restaurants in Georgia, Virginia, Maryland, Kentucky, West Virginia, Mississippi, and Alabama.

You simply won't find a better bang for your buck than a meal at Cook Out. The fast food restaurant offers a wide variety of options: burgers, chicken sandwiches, strips, and wraps, barbecue plates, hot dogs, southwestern fare, fries, and a large menu of milkshakes.

With 30 locations in the Charlotte MSA, Cookout is now seeking 15 new locations in the metro area.

Site Criteria

- +/- 0.30 - 1.5 AC pad sites for purchase
- Highly visible location, hard corner preferred
- +/- 1,800 SF building with drive-thru footprint
- Area: I-485 Belt, Mint Hill, and Uptown



COOK OUT[®] TRAYS

BEST COMBOS IN TOWN

CHOOSE 1 FOR JR. TRAY

SM. BURGER	240 cal
2 CHICKEN STRIPS	440 cal
2 CORN DOGS	440 cal
BLT SANDWICH	400 cal
1 HOT DOG	260 cal
1 QUESADILLA (CHICKEN OR BEEF)	220/260 cal

OR

CHOOSE 1 FOR TRAY

BIG DBL. BURGER [™]	330 cal	REG. CHICKEN	380 cal
REG. 1/4 LB. BURGER	330 cal	CAJUN CHICKEN	380 cal
REG. BARBEQUE	370 cal	SPICY CHICKEN	450 cal
2 HOT DOGS	520 cal	BBQ (CHICKEN OR BEEF) CHICKEN	380 cal
2 QUESADILLAS (CHICKEN OR BEEF)	440/520 cal	CHICKEN STRIPS	660 cal

PLUS

CHOOSE 2 SIDES OR DOUBLE UP

BACON WRAP	420 cal	FRIES	350 cal
WHITE CHEDDAR CHEESE BITES	190 cal	HUSHPUPPIES	300 cal
CHICKEN NUGGETS	150 cal	ONION RINGS	130 cal
CHICKEN WRAP	500-520 cal	QUESADILLA (CHICKEN OR BEEF)	220/260 cal
CORN DOG	220 cal	SLAW or CHILI	100-170 cal

PLUS

CHOOSE A BEVERAGE

LG. DRINK	0-290 cal	HUGE TEA	390 cal
DASANI [®] 20 oz. BOTTLED WATER	0 cal		
CHEERWINE [®] / COKE [®] FLOAT	380 cal		
OR SUB [®] REG. SHAKE (no drink)	510-900 cal		

*2,000 calories a day is used for general nutrition, but calorie needs vary. Additional nutritional information available upon request.

Fresh Homemade Char-Grilled HAMBURGERS

Choice of: Mayo, Mustard, Ketchup, Pickles, Onion & Lettuce
Grilled Onions or Cajun Seasoning on Request

Extras: Tomato 10 cal / Bacon 60 cal / Cheese 70 cal
Homemade Chili 70 cal / Homemade Slaw 40 cal

Small	240 cal	Regular	330 cal
Huge	520 cal	Big Double [™]	330 cal

Cook Out[®] Style[™] Homemade Chili, Slaw, Mustard, Onion +130 cal

Cheddar Style[™] Cheddar Cheese, Bacon, Grilled Onions, Mayo +240 cal

Out West Style[™] BBQ Sauce, Bacon, Mayo, Pickles, Onion +210 cal

Steak Style[™] A1[®] Sauce, Grilled Onions, Lettuce, Tomato, Mayo +100 cal

CHAR-GRILLED CHICKEN BREAST

Original Style[™] Lettuce, Tomato, Mayo, Honey Mustard 390 cal

Barbeque Style[™] BBQ Sauce, Fresh Sliced Pickles, Mayo 380 cal

Cajun Style[™] Cajun Seasoning, Texas Pete[®], Lettuce, Tomato, Mayo 380 cal

Club Style[™] Bacon, Cheese, Lettuce, Tomato, Mayo 570 cal

Cheddar Style[™] Cheddar Cheese, Bacon, Grilled Onions, Mayo 540 cal

Homemade Style[™] Pickles, Slaw, Cheese, Onions 380 cal

Hot CRISPY SPICY CHICKEN BREAST FILLET

Regular Spicy Style[™] Lettuce, Tomato, Mayo 450 cal

HOMEMADE STYLE CHICKEN STRIPS

SAUCES: Cook Out Sauce / BBQ / Honey Mustard / Polynesian / Ranch / Buffalo

Chicken Strip Snack (3) Served w/ choice of Sauce 660 cal

Chicken Strip Sandwich Lettuce, Tomato, Honey Must, Mayo 680 cal

Chicken Strip Club Bacon Cheese Lettuce Tomato Mayo 850 cal



CRISPY CHICKEN WRAPS

Cajun Wrap 500 cal Ranch Wrap 520 cal

Honey Mustard 510 cal Cajun Ranch 520 cal

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COOK OUT[®] BARBEQUE

BBQ Sandwich w/ Homemade Slaw, Texas Pete[®] 370 cal

BBQ Plate w/ Homemade Slaw, Fries, Hushpuppies 980 cal

CHICKEN NUGGETS 240 cal

5 Piece - Crispy All White Meat w/ Sauce
Cook Out Sauce / BBQ / Honey Mustard / Polynesian / Ranch / Buffalo

HOT DOG Plain or w/ Ketchup & Mustard 260/280 cal

CORN DOG w/ French's Mustard & Heinz[®] Ketchup 220 cal

HUSHPUPPIES Homemade Style 590 cal

CHEESE QUESADILLA (1) 180 cal

QUESADILLA (1) Chicken or Beef 220/260 cal

BLT SANDWICH 400 cal

Fresh Cooked Bacon, Lettuce, Tomato, Mayo, Pepper

BACON RANCH WRAP 420 cal

Fresh Cooked Bacon, Cheese, Lettuce

CHILI DOG 330 cal

CAJUN FRIES 350 cal

CHICKEN QUESADILLA 220 cal

REG FRIES 350 cal LG FRIES (no drink) 700 cal

CHILI CHEESE FRIES 460 cal CHEESE FRIES 390 cal

BACON CHEDDAR DOG 530 cal

Cheddar Cheese & Fresh Bacon

Cook Out[®] Style[™] Hot Dog 390 cal

Homemade Chili, Slaw, Mustard, Onion

ONION RINGS Cook Out Sauce on Request 260 cal

WHITE CHEDDAR CHEESE BITES 380 cal

*Peanuts are used in this store and it is possible they may come in contact with your product.

COOK OUT[®] CREAMERY

FANCY MILKSHAKES 510-900 cal

Fresh Banana	Hershey's [®] Chocolate	Peach
Banana Berry (3)	Chocolate (double)	Peach Cobbler
Banana Fudge	Chocolate Cherry	Peanut Butter
Banana Nut	Choc Chip Cherry	Peanut Butter Banana
Banana Pineapple	Choc Chip Mint	Peanut Butter Fudge
Banana Pudding	Chocolate Malt	Pineapple
Blueberry	Chocolate Nut	Red Cherry
Butterfingers [®]	Heath Toffee	Reese's [®] Cup
Cappuccino	M&M [®]	Snickers [®]
Caramel	Mocha	Strawberry
Caramel Fudge	Orange Push-Up [®]	Vanilla
Cheesecake (Blueberry, Caramel, Cherry, Choc Chip or Strawberry)	Oreo [®]	Walnut
	Oreo [®] Mint	

Fresh Watermelon (July-Aug)

Fresh Eggnog (Dec)

FLOATS & CHEESECAKE

COKE[®] FLOAT (Drug Store Style w/ Vanilla Soft Serve) 380 cal

CHEERWINE[®] FLOAT (w/ Vanilla Soft Serve) 380 cal

CHEESECAKE (ILY. Style w/ Choice of Toppings) 360 cal

DRINKS

FRESH BREWED TEA Huge 390 cal Large 290 cal

Coca Cola[®] BEVERAGES Lg 0-240 cal Reg 0-160 cal

CHEERWINE[®] Large 220 cal Reg 150 cal

DASANI[®] 20 oz. BOTTLED WATER 0 cal

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Current Locations

