

# APPLEBEE'S

1325 Plaza Blvd | Sanford, NC 27330



JOHNSON | KELLEY  
COMMERCIAL REAL ESTATE

Single Tenant Absolute NNN

•  
\$4,400,000

•  
Total GLA: 5,776 SF

•  
Lot Size: 2.12 Acres

•  
Built in 2025

•  
7+ Years Remaining on Lease



Strategic Location • High Visibility • Ample Parking

## LET'S CONNECT

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**\$92,999**

1-mile average  
HH income



**1.61%**

population increase  
(2025-2030)



**44,236**

5-mile daytime  
population

## PROPERTY OVERVIEW

<b>Price</b>	\$4,400,000
<b>CAP Rate</b>	6.245%
<b>Total GLA</b>	5,776 SF
<b>Lot Size</b>	2.12 Acres
<b>Year Built</b>	2025
<b>Ownership Type</b>	Fee Simple
<b>Tenant</b>	Applebee's Restaurant
<b>Lease Type</b>	Absolute NNN
<b>Roof &amp; Structure</b>	Tenant Responsible
<b>Lease Expiration</b>	Jan. 27, 2034
<b>Rental Increase</b>	7% Every Five Years in Base & Option Years
<b>Options</b>	(4) 5 Year Terms

## RENT SCHEDULE

### CURRENT RENT

**Jan. 28, 2024 (Years 11-15)** \$274,776

**Jan. 28, 2029 (Years 16-20)** \$294,010

### OPTIONS

**Jan. 28, 2034 (Years 21-25)** \$324,591

**Jan. 28, 2039 (Years 26-30)** \$336,612

**Jan. 28, 2044 (Years 31-35)** \$360,175

**Jan. 28, 2049 (Years 36-40)** \$385,389

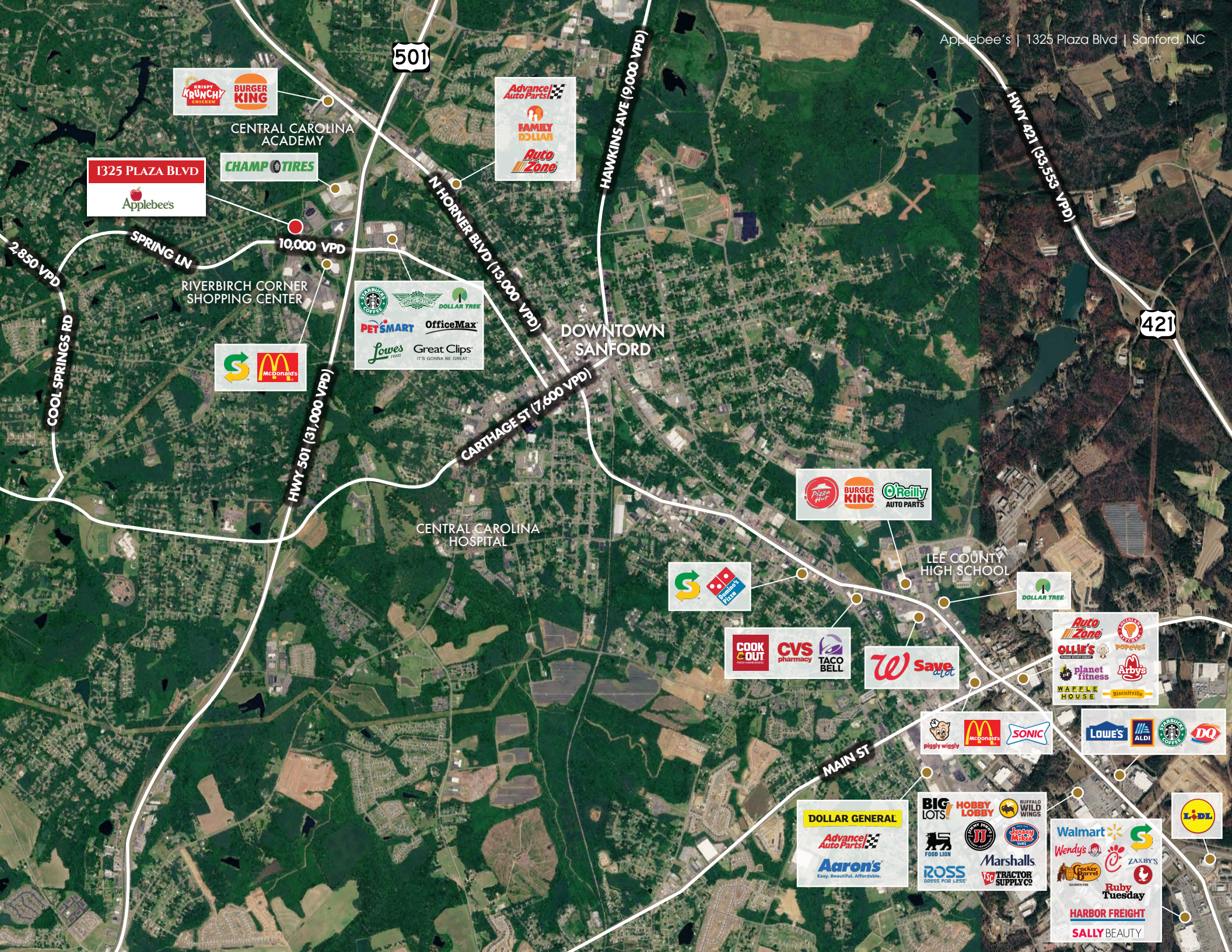


**BUSINESS SUMMARY**

	1 MILE	3 MILES	5 MILES
Total Businesses	129	1,053	1,717
Total Employees	1,185	11,711	20,405
Total Population	4,237	25,443	37,798
Employee/Population Ratio (per 100 Residents)	28.0	46.0	54.0



**SPRING LN (10,000 VPD)**



501

421



CENTRAL CAROLINA ACADEMY



HAWKINS AVE (9,000 VPD)

HWY 421 (33,533 VPD)



N HORNER BLVD (13,000 VPD)

DOWNTOWN SANFORD

COOL SPRINGS RD (2,850 VPD)

SPRING LN

10,000 VPD

RIVERBIRCH CORNER SHOPPING CENTER



HWY 501 (31,000 VPD)

CARTHAGE ST (7,600 VPD)

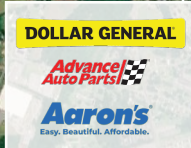
CENTRAL CAROLINA HOSPITAL



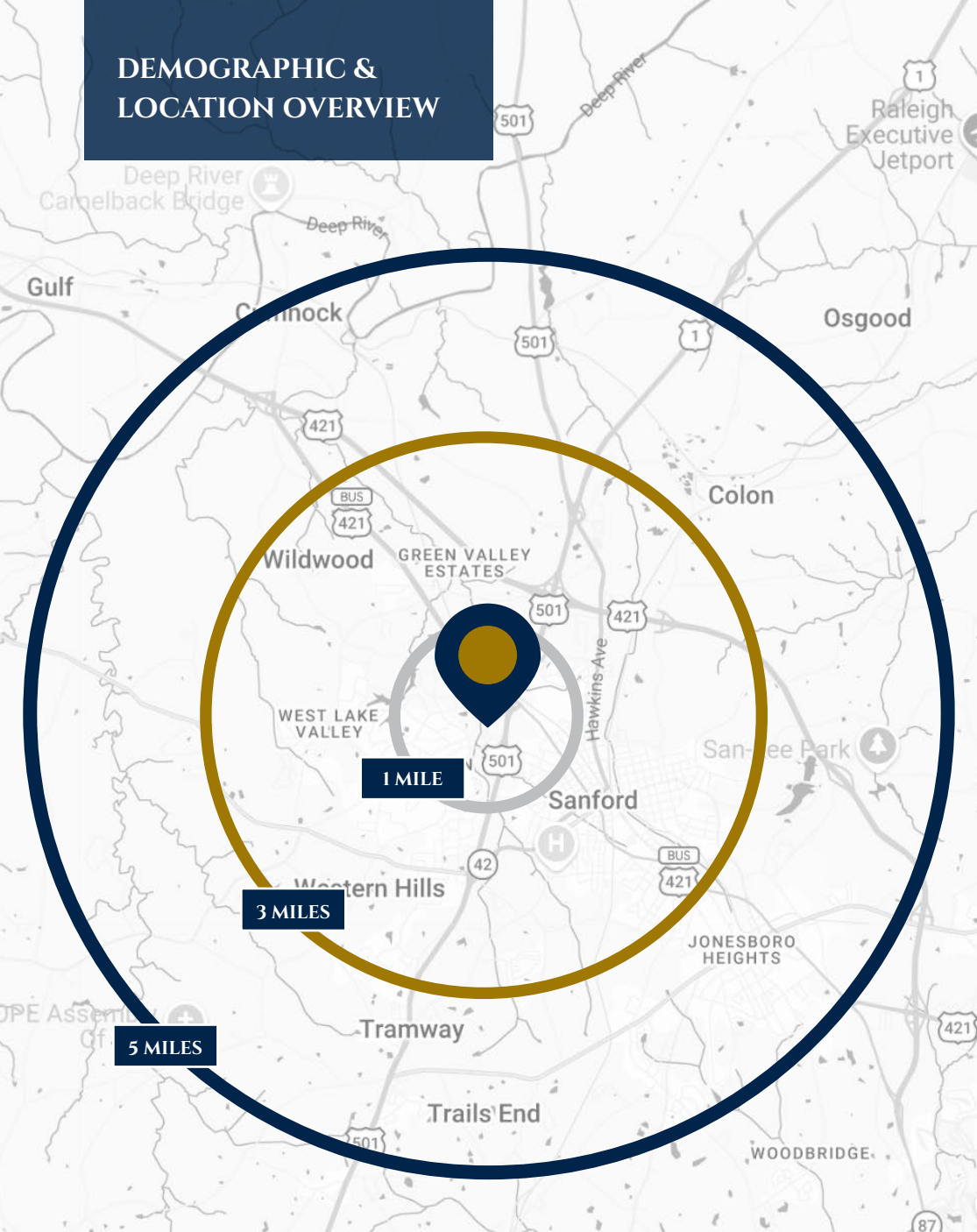
LEE COUNTY HIGH SCHOOL



MAIN ST



## DEMOGRAPHIC & LOCATION OVERVIEW



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,237	25,443	37,798
Average Household Size	2.29	2.46	2.47
Median Age	39.1	38.3	38.5
Average Household Income	\$92,999	\$81,379	\$79,329

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,358	27,058	40,931
Average Household Size	2.25	2.41	2.42
Median Age	40.2	39.5	39.8
Average Household Income	\$100,693	\$88,780	\$87,131

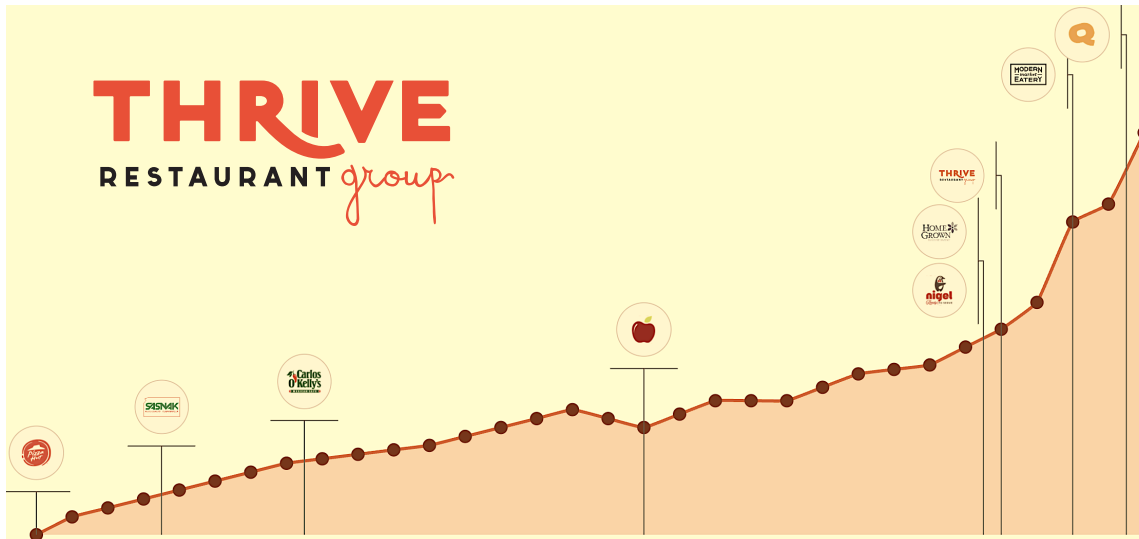


**20,405**  
5-mi radius  
total  
employees



**1,717**  
5-mi radius  
total  
businesses

The area surrounding 1325 Plaza Blvd in Sanford is a well-established retail and dining corridor serving a growing residential base. With convenient access to major roadways and steady local traffic, it sees consistent consumer activity and remains an attractive location for retailers and businesses.



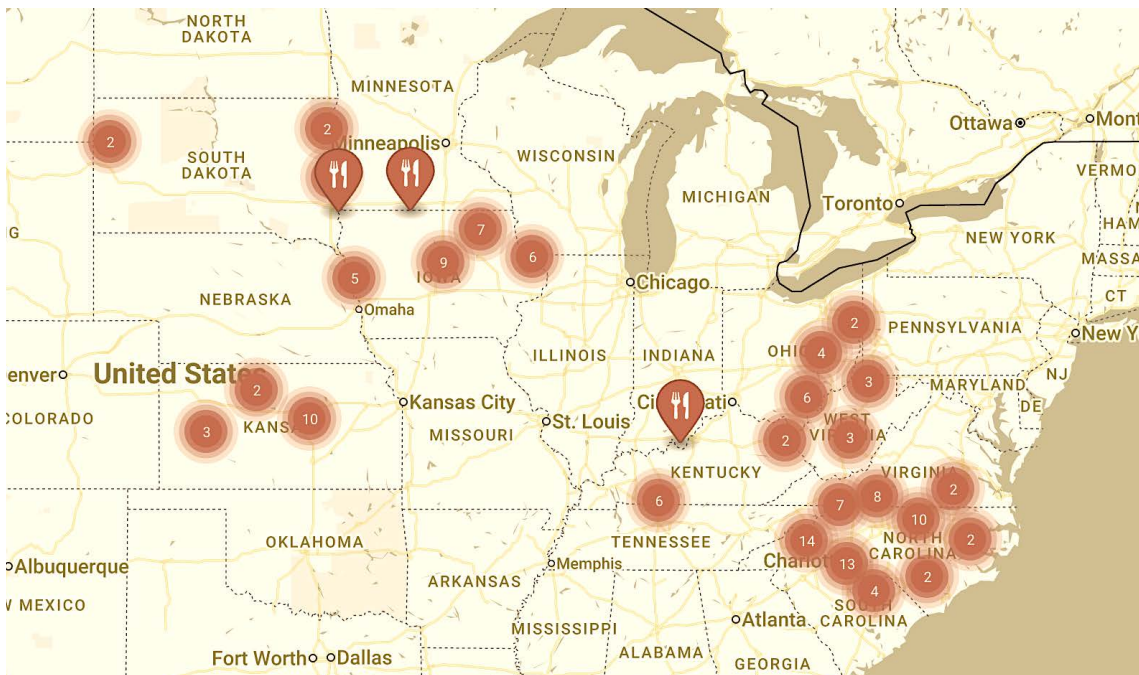
## THRIVE RESTAURANT GROUP

The Applebee's Neighborhood Grill + Bar in Sanford, NC is operated by Thrive Restaurant Group, a highly experienced, family-owned restaurant company with a legacy spanning more than four decades. Founded by the Rolph family, the company has grown from its early roots in the restaurant industry into one of the largest Applebee's franchise operators in the country.

Today, Thrive Restaurant Group operates over 200 restaurant locations across 18 states and employs more than 8,000 team members nationwide. The company is built on a people-first philosophy, emphasizing strong guest experiences, community involvement, and long-term operational excellence.

Applebee's represents Thrive's largest brand platform, supported by a diversified portfolio that includes Carlos O'Kelly's, HomeGrown, ModernMarket Eatery, Qdoba, and Bakesale. This multi-brand strategy, combined with decades of operating experience, positions Thrive as a stable and sophisticated franchisee with a proven track record of growth and performance.

With a continued focus on expansion, innovation, and community engagement, Thrive Restaurant Group remains a key operator within the casual and fast-casual dining sectors nationwide and in growing markets.



## DINE BRANDS GLOBAL, INC.

Dine Brands Global, Inc. is one of the world's largest full-service restaurant companies, supporting a portfolio of well-recognized dining brands across the United States and international markets. The company operates through a primarily franchise-driven model, generating revenue from franchise operations, company-owned restaurants, and real estate leasing.

Dine Brands is the parent company of leading concepts including Applebee's Neighborhood Grill + Bar, IHOP, and Fuzzy's Taco Shop. Among these, Applebee's stands as a cornerstone brand in the casual dining segment, known for its neighborhood-focused atmosphere, diverse menu offerings, and strong national presence.

With a highly scalable franchise platform and decades of industry experience, Dine Brands continues to drive growth through brand recognition, operational support, and strategic market positioning. Originally founded in 1958 and headquartered in Pasadena, the company (formerly known as DineEquity, Inc.) has built a legacy of delivering consistent dining experiences and long-term value for franchisees and investors.

