

POPEYES
3300 PELHAM PARKWAY
PELHAM | ALABAMA 35124



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN
Vice President

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PRICE

\$1,917,000

CAP RATE

6.00%

NOI

\$115,000

POINTS OF INTEREST

Retailers | Entertainment: Major retailers within 5 miles include Walmart, Lowe's Home Improvement, Ross Dress for Less, Belk, Gabe's, Hibbett, Shoe Dept, ALDI, Publix, Books-A-Million, Michaels, Kirkland's Home, Harbor Freight, Tractor Supply, Dollar Tree, Dollar General, AmStar Cinemas

Higher Education: 13½ miles from **University of Montevallo** - a public liberal arts university offering various undergraduate & graduate programs serving 3,083 students (Fall 2025); Less than 16 miles from **Samford University** - a private, coeducational, Christian University offering undergraduate, graduate & professional degrees, serving 6,324 students (Fall 2025)

Healthcare: 2 miles from **Baptist Health Shelby Hospital** - a 252-bed, Joint Commission-accredited facility, delivering award-winning cardiovascular and stroke care along with a comprehensive range of advanced medical services - right in the Alabaster community

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease, featuring attractive 7.50% rental escalations every 5 years with four 5-year options to renew!

TENANT | GUARANTOR

Ram-Z Roost, LLC is an experienced multi-concept owner/operator with **12 Popeyes locations** in Alabama. The lease is further guaranteed by **Ram-Z Restaurant Group** includes **39 Freddy's restaurants** (42 by year-end 2026), making it the 6th largest Freddy's franchisee in the U.S., and **33 Schlotzsky's restaurants**, making it the largest Schlotzsky's franchisee in the country (**84 TOTAL UNIT GUARANTY**). **** All units back the performance of the lease!****

STRONG SALES PERFORMANCE

Successfully open & operating for decades with an attractive 7.55% Rent to Sales Ratio!

TRAFFIC COUNTS

Exceptional visibility/access on AL-119/US-31/Pelham Pkwy (main North/South thoroughfare in Pelham) with traffic counts of 29,899 CPD!

VERY AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	71,589
Households	26,970

Average Household Income \$141,948

Financial Analysis

SITE ADDRESS	3300 Pelham Parkway Pelham Alabama 35124
TENANT	Ram-Z Roost, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,256 SF
LOT SIZE	±0.595 acre
YEAR BUILT	2001*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	February 27, 2026
EXPIRATION DATE	February 28, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow.

* According to Shelby County Assessor



ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
	Years 1-5	02/27/26 to 02/28/31	\$115,000 6.00%
	Years 6-10	03/01/31 to 02/29/36	\$123,625 6.45%
	Years 11-15	03/01/36 to 02/28/41	\$132,897 6.93%
	Years 16-20	03/01/41 to 02/28/46	\$142,864 7.45%
		AVG ANNUAL RETURN	6.71%
RENEWAL OPTIONS			
	1st Option	03/01/46 to 02/28/51	\$153,579
	2nd Option	03/01/51 to 02/29/56	\$165,097
	3rd Option	03/01/56 to 02/28/61	\$177,480
	4th Option	03/01/61 to 02/28/65	\$190,791

Tenant Profile



Founded in 1972, **Popeyes®** has more than 50 years of history and culinary tradition. **Popeyes®** owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world. **Popeyes®** culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. **Popeyes®** continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. **Popeyes®** distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes® currently operates over 4,900 locations in over 25 countries.

THE TENANT & THE LEASE GUARANTOR:

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THE PARENT COMPANY: 

TYPE	Public
TRADED AS	NYSE: QSR
S&P CREDIT RATING	BB Stable
INDUSTRY	Restaurants: Fast Food
MARKET CAP	25.27B (06/01/26)
FOUNDED HQ	2014 Toronto, Canada

Restaurant Brands International Inc. (NYSE: QSR) is one of the world’s largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories.

RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.



Site Plan

Property Specifications

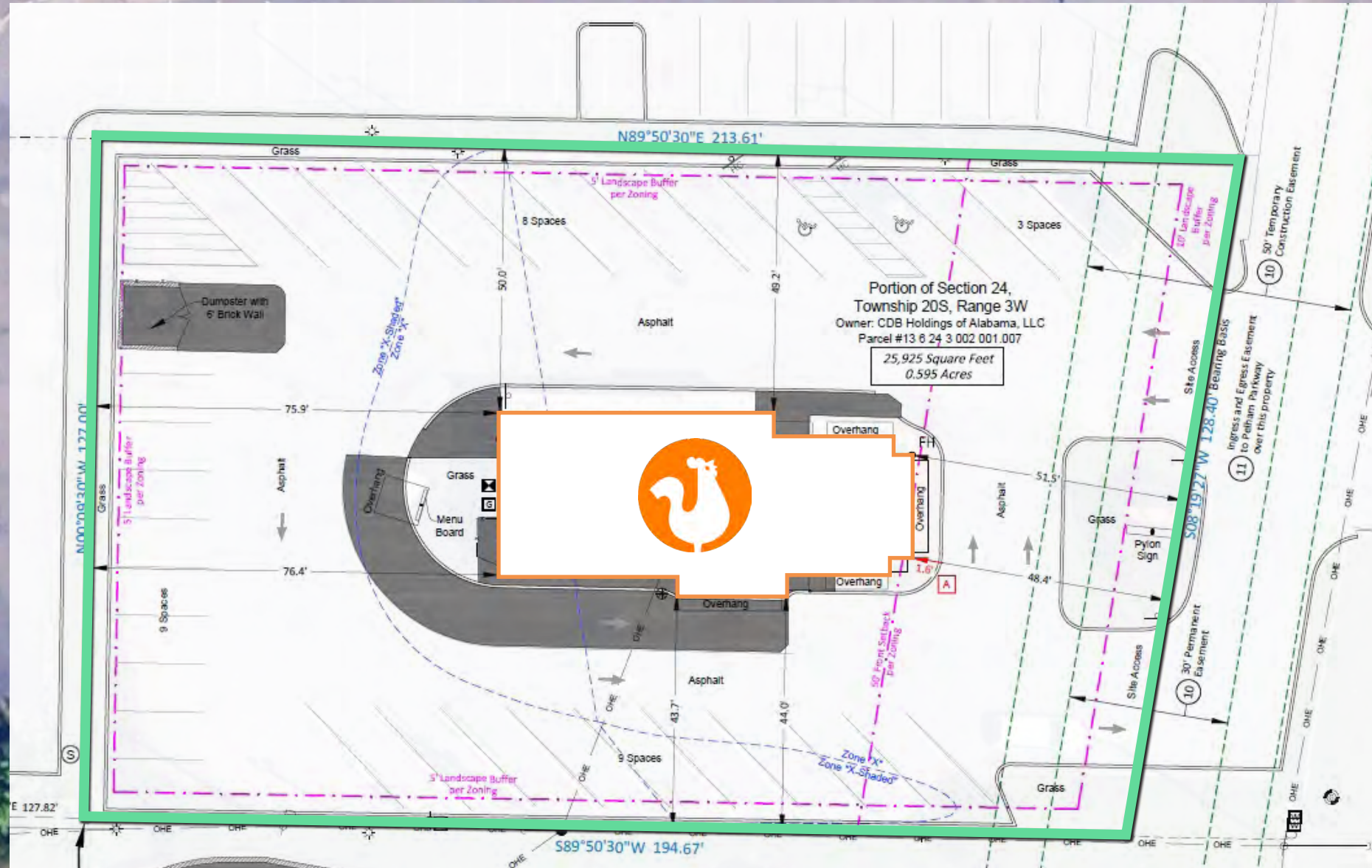
Lot Size ±0.595 Acre

GLA ±2,256 SF

Parking Stalls

Regular 29

Handicap 2



Exterior Photos

As of January 2026



North

As of January 2026



DOLLAR GENERAL
metro by T Mobile
boost mobile
cricket

HARBOR FREIGHT

Gabe's

SUNBELT RENTALS

Ryder Ever Better. TRUCK RENTAL

GABRIELLA WHITE

Bojangles

Susan Schein Automotive

THE HOME DEPOT

SpreadRite

COACHMAN OFFICE TRAINING

City of Pelham Police & Court

Pelham Machine & Tool Co



Clayton homes

STRUTHERS RECREATION

AL-119 / US-31 / PELHAM PKWY
297,899 CPD

JOHN DEERE TRIGREEN EQUIPMENT

1st FINANCIAL BANK

119

31

Goodwill Donation Center

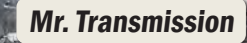
South

As of January 2026

2025 AVERAGE HOUSEHOLD INCOME (5-MI)
\$141,948



AL-119/US-31/PELHAM PKWY
29,899 CPD



City View



POPEYES.



INPAC

Publishers' WAREHOUSE

Ford

NSRW

CONTECH
ENGINEERED SOLUTIONS
A QUORANTA COMPANY

Rs
Research Solutions

PELHAM HIGH SCHOOL
1,100 STUDENTS

PELHAM PARK MIDDLE SCHOOL
833 STUDENTS

Pelham

PELHAM PKWY | 29,899 CPD

THE HOME DEPOT

BAPTIST HEALTH | Shelby Hospital
252 BEDS

119 31

Fairfield
Hampton
Holiday Inn Express & Suites

Firestone
COMPLETE AUTO CARE

Walmart

PET SUPPLIES PLUS

119 31

Public Storage

PELHAM OAKS ELEMENTARY
734 STUDENTS

I-65 | 104,674 CPD

Pelham Civic Complex & Ice Arena

Encompass Health
Rehabilitation Hospital of Shelby County
34 BEDS

ALDI

ROTO-ROOTER
PLUMBING & WATER CLEANUP

Morningstar STORAGE

SERVPRO

O'Reilly
AUTO PARTS

OAK MOUNTAIN STATE FAIR

CEMEX

P

PELHAM RIDGE ELEMENTARY
781 STUDENTS

Comfort Suites
Quality INN
Sleep INN

FRESENIUS KIDNEY CARE

Mazda

AmerisourceBergen

INDIAN SPRINGS SCHOOL
340 STUDENTS

Pelham Synopsis

Pelham is a city in Alabama's Shelby County, in the central part of the state. It's part of the Birmingham metropolitan area and has easy access to both I-65 & US Rte 31 help support commuter patterns into Birmingham.

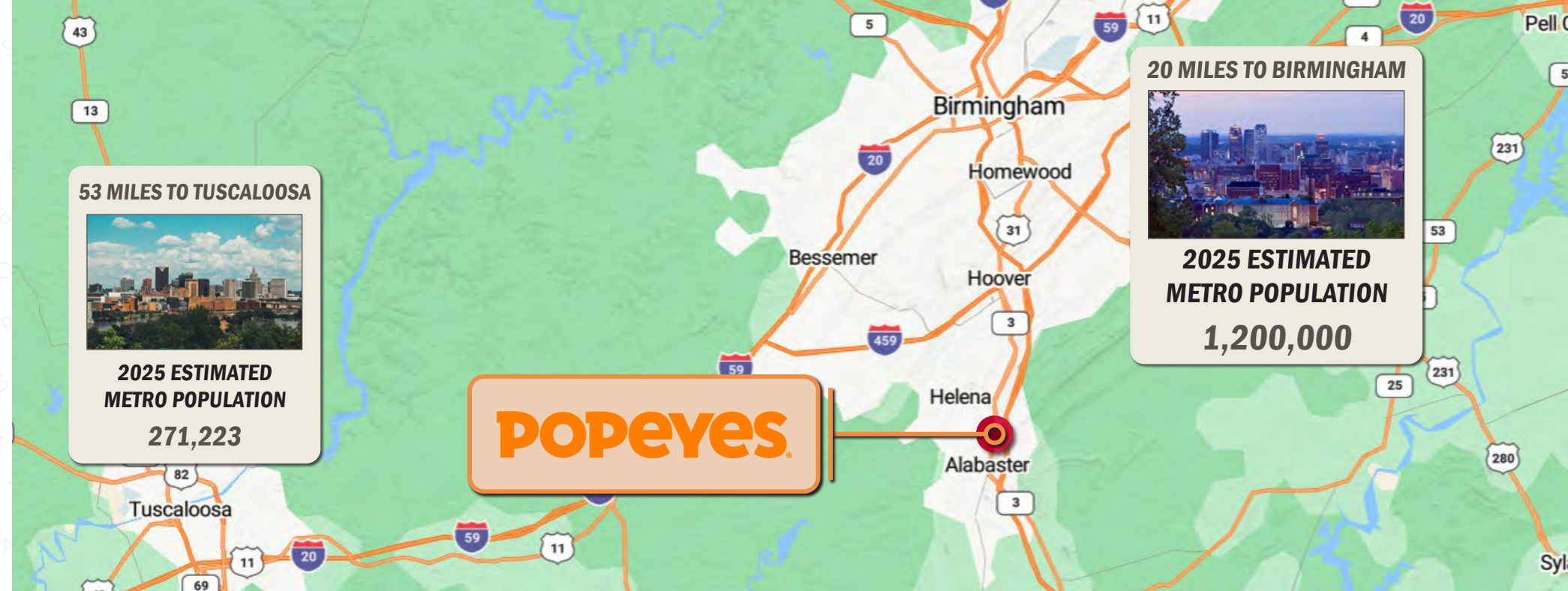
Pelham City Schools is one of the largest employers in the city, serving the local school district and a significant part of the workforce and **City of Pelham** is the municipal government that employs several hundred full- and part-time workers across public safety, recreation, administrative, and technical roles.

Birmingham is the county seat of Alabama's Jefferson County. It is a city in the north central region of Alabama and is the second most populous city in the state.

The Birmingham area serves as headquarters to Fortune 500 companies **Regions Financial** and **Vulcan Materials Company**. **The University of Alabama at Birmingham**, established in 1969, includes a prominent medical school, dental school, and other professional programs, making it one of the state's leading research institutions. The area also hosts private colleges such as **Samford University** and **Miles College**, along with **Jefferson State Community College** and **Lawson State Community College**. Birmingham is also home to the headquarters of the **Southeastern Conference (SEC)** and **Southwestern Athletic Conference (SWAC)**, reinforcing its cultural and athletic influence in the region.

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,176	37,049	71,589
Households	2,080	14,152	26,970
Labor Population Age 16+	4,114	29,532	56,843
Median Age	35.9	38.2	38.6
Avg Household Income	\$101,790	\$125,160	\$141,948



BIRMINGHAM



TOURISM

\$2.57 BILLION
In Visitor Spending for
Jefferson County

\$301 MILLION
Total Tax Revenue for
Alabama & Jefferson County

4.04 MILLION
Visitors to Greater
Birmingham Region

51,887
Tourism Jobs

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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