



Retail Investment Group

BOJANGLES

ABSOLUTE NNN | \$2,500,000  
750 HIGHWAY 61, VILLA RICA, GEORGIA





# Bojangles

## CONTENTS

### Executive Summary

Executive Summary

5

### Demographics

Demographics

7

Demographic Charts

8



#### Exclusively Marketed by:

**Mark McLoone**

Senior Associate

480-429-4580

License # 673250000

mark@retail1031.com

**Steven Davis**

Managing Member

480-429-4580

License # 101032000

steven@retail1031.com

**Andrew Thomas Knight**

860-648-1600

License # 365226/H-67328

necbrokerage.com



**Retail Investment Group**

Investment Properties

8255 East Raintree Drive Suite 100  
Scottsdale, AZ 85260

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## CONFIDENTIALITY AND DISCLAIMER:

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.





Executive Summary

Offering Summary

Location Summary

# BOJANGLES

## OFFERING SUMMARY

ADDRESS	750 Highway 61 Villa Rica, GA 30180
COUNTY	Carroll
LEASE TYPE	Absolute NNN
CAP RATE	6.37%
BUILDING SQUARE FEET	±3,808
LAND SQUARE FEET	±42,689
LAND ACRES	±0.98
YEAR BUILT	2012
TENANT	Bojangles
OWNERSHIP TYPE	Fee Simple
PARCEL #	V06-0040015
ZONING TYPE	GC
LEASE EXPIRATION	7/31/2032-(13+ Years)
INCREASES	10% Increases every 5 years
OPTIONS	3 x 5 year

## FINANCIAL SUMMARY

OFFERING PRICE	\$2,500,000
PRICE PSF	\$656.51
OCCUPANCY	100 %
NOI (CURRENT)	\$159,239
CAP RATE (CURRENT)	6.37 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	2,948	14,990	37,593
2017 Median HH Income	\$50,052	\$50,141	\$58,001
2017 Average HH Income	\$55,272	\$63,350	\$73,752



- Drive Thru Location and Pylon Sign
- Long Term Absolute NNN
- Located in Atlanta MSA which has a population of 5.6 Million People
- New Adjacent Development including Moe's Southwest Grill
- High Traffic Location with 20,000+ VPD along Highway 61 and 60,000+ VPD at nearby State Route 20

Nearby Retailers include Starbucks, Moe Southwest Grill, T-Mobile, Paradise AutoSpa, Luther's Bistro, O'Charley's Restaurant & Bar, El Ranchito Mexican Restaurant, Shoe Show, Hibbett Sports, Burger King, Domino's Pizza, Papa John's Pizza, Quick Trip, Home Depot.

Area Generators include Pine Mountain Gold Museum, Mirror Lake Golf Club, Sam Club Distribution Center, Saddle Creek Services, approx. 16 Miles To Walmart Distribution Center.

Located within 34.8 miles of Downtown Atlanta, Villa Rica has been growing in population since 2000 with new industries coming into Villa Rica and existing industries expanding, new jobs are being created and they are inviting residential growth. The City prides itself on being a place where industries want to locate by improving quality of life with new and updated water facilities, installation of sidewalks making it a 'walking city', an award-winning Parks and Recreation Department, an award winning Police Department.

The City of Villa Rica is home to the North College and Career Academy and maintains a diverse manufacturing and distribution base including Printpack, Sugar Foods, IHI/ICR and Southwire. With two growing interstate connectors that are the Interstate 20 and Highway 60, retail and service business is also prominent in the city.





# BOJANGLES

Demographics

Demographic Details

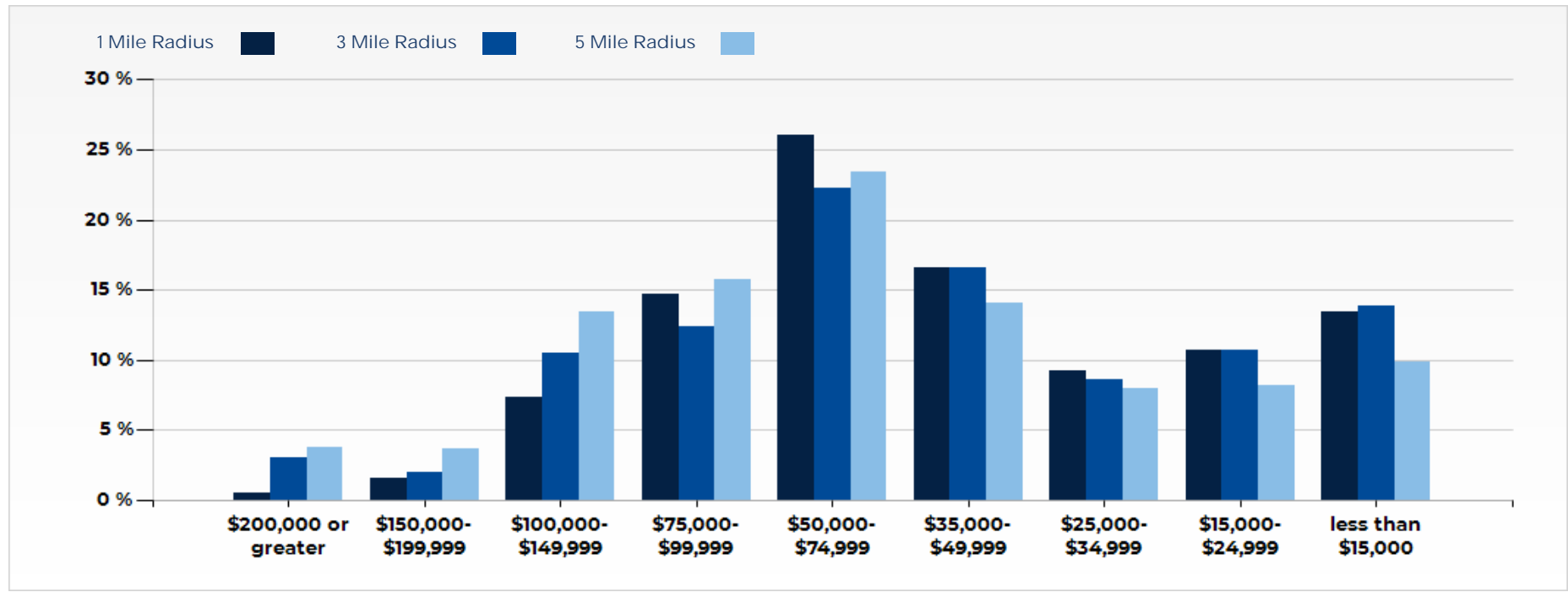
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,263	8,122	19,040
2010 Population	2,732	14,204	35,122
2017 Population	2,948	14,990	37,593
2022 Population	3,093	15,637	40,002
2017 African American	920	3,872	9,060
2017 American Indian	9	70	170
2017 Asian	39	174	549
2017 Hispanic	280	1,226	2,504
2017 White	1,738	9,818	25,672
2017 Other Race	120	541	1,030
2017 Multiracial	122	508	1,092
2017-2022: Population: Growth Rate	4.80 %	4.25 %	6.25 %

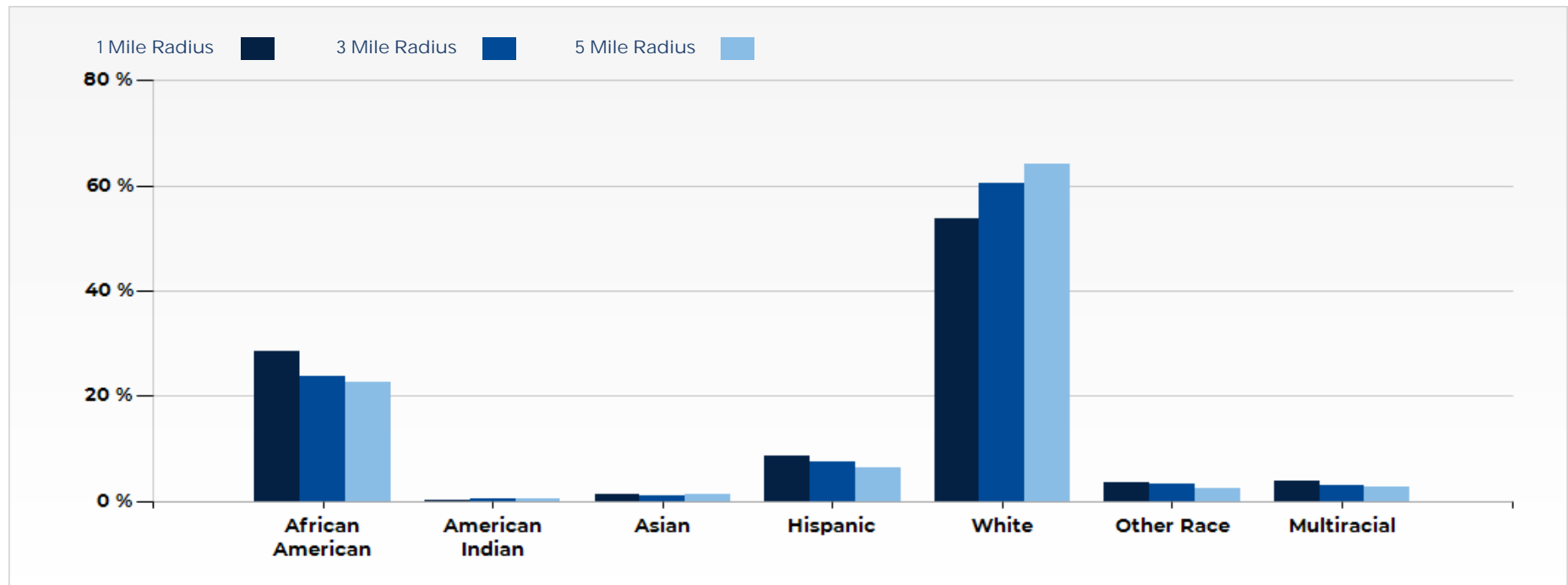
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	142	747	1,299
\$15,000-\$24,999	113	579	1,084
\$25,000-\$34,999	98	464	1,054
\$35,000-\$49,999	175	897	1,856
\$50,000-\$74,999	276	1,202	3,096
\$75,000-\$99,999	155	667	2,074
\$100,000-\$149,999	78	565	1,770
\$150,000-\$199,999	16	109	480
\$200,000 or greater	5	166	502
Median HH Income	\$50,052	\$50,141	\$58,001
Average HH Income	\$55,272	\$63,350	\$73,752

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	476	3,227	7,581
2010 Total Households	989	5,143	12,420
2017 Total Households	1,058	5,396	13,216
2022 Total Households	1,108	5,620	14,045
2017 Average Household Size	2.78	2.78	2.84
2000 Owner Occupied Housing	317	2,059	5,444
2000 Renter Occupied Housing	131	900	1,436
2017 Owner Occupied Housing	633	3,387	9,705
2017 Renter Occupied Housing	425	2,010	3,512
2017 Vacant Housing	108	644	1,343
2017 Total Housing	1,166	6,040	14,559
2022 Owner Occupied Housing	691	3,626	10,499
2022 Renter Occupied Housing	417	1,994	3,546
2022 Vacant Housing	94	631	1,363
2022 Total Housing	1,202	6,251	15,408
2017-2022: Households: Growth Rate	4.65 %	4.10 %	6.10 %

2017 Household Income



2017 Population by Race





# Bojangles'



Exclusively Marketed by:  
**Mark McLoone**  
Senior Associate  
480-429-4580  
License # 673250000  
mark@retail1031.com

**Steven Davis**  
Managing Member  
480-429-4580  
License # 101032000  
steven@retail1031.com

**Andrew Thomas Knight**  
860-648-1600  
License # 365226/H-67328  
necbrokerage.com

**NNN**  
**Retail Investment Group**  
Investment Properties

8255 East Raintree Drive Suite 100, Scottsdale, AZ 85260