

OFFERING MEMORANDUM

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



1304 WEST SCREVEN STREET, QUITMAN, GA
BUSINESS & REAL ESTATE SALE





1304 WEST SCREVEN STREET,
QUITMAN, GA

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BROKER OF RECORD
KYLE MATTHEWS
FIRM # 67120 (GA)

1304 WEST SCREVEN STREET, QUITMAN, GA

PROPERTY OVERVIEW



PHYSICAL DESCRIPTION

ADDRESS

1304 West Screven Street
Quitman, GA 31643

SQUARE FOOTAGE

±3,701 SF

APN

Q19 0227

PRICE

\$1,153,000

YEAR BUILT/RENOVATED

1989 / R 2010

LAND AREA

±55,321 SF

INVESTMENT HIGHLIGHTS

- » **Burger King For Sale** – Business and Real Estate are offered in sale – Financial information can be provided with signed confidentiality agreement.
- » **Strong Store Performance** – Year over year store sales have increased over the past 4 years.
- » **Strong Market Share** – Only Burger King location within 15 miles.
- » **Dense Retail Corridor** – Other major tenants in the immediate area include Harveys Supermarket, Hardees, Subway, Fred's, Rite Aid, Family Dollar, McDonald's, Ameris Bank among others.
- » **Target Demographic** – Average household incomes are \$27,786 (1-Mile), \$30,614 (3-Mile), and \$32,532 (5-Mile) which is the ideal demographic for quick service restaurant concepts.
- » **Iconic Brand** – Established in 1954, Burger King has grown to over 17,000 units worldwide.
- » Restaurant Brands International (RBI), the parent company of Burger King, Tim Horton's and Popeyes opened 1,300 new stores across its three brands last year.
- » Restaurant Brands International (RBI) says it plans to surpass 40,000 restaurants in the next eight to ten years.



Brooks County
High School
Athletics



FAMILY DOLLAR



Trading Since 1924

DOLLAR GENERAL

HWY 84 ± 12,000 VPD

China
Hot



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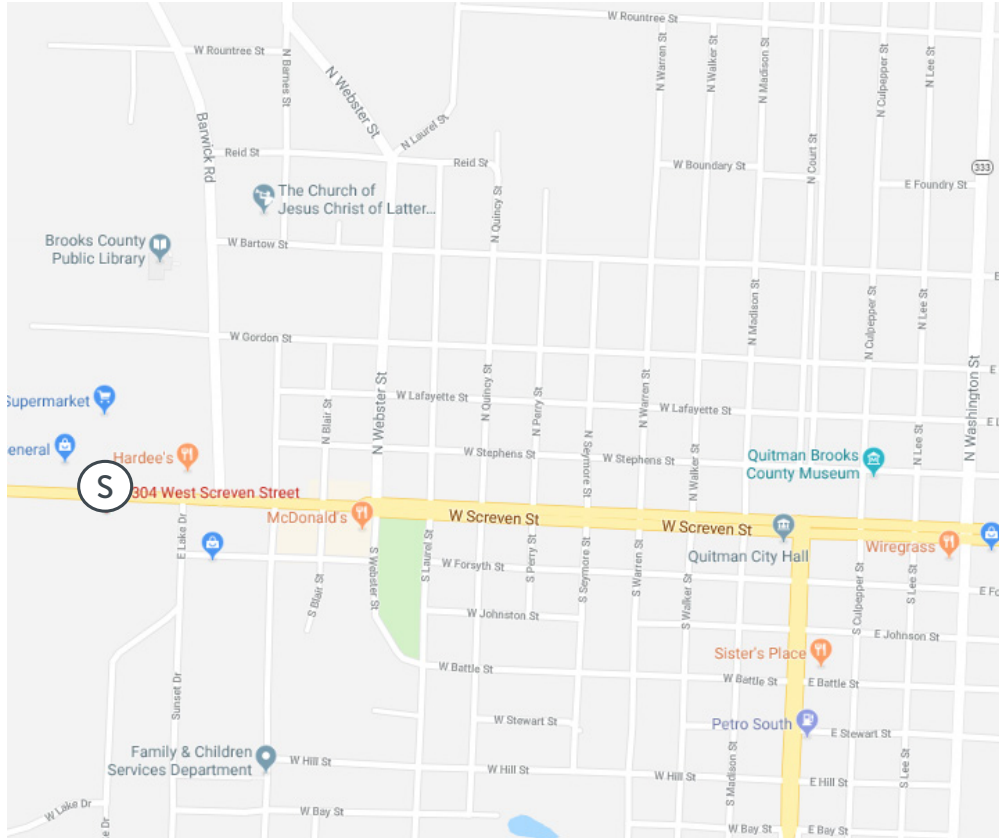
AREA OVERVIEW



QUITMAN, GA

Quitman is a city in and the county seat of Brooks County, Georgia. The city of Quitman is home to a lot of history and in fact, the Quitman Historic District is listed on the National Register of Historic Places. As the county seat, it was the center of trading in the county, which was devoted to cotton plantations before and after the American Civil War. The city of Quitman is relatively close to another larger city, Valdosta. Valdosta is the home of Valdosta State University, a regional university in the University System of Georgia with over 10,900 students. The local public Valdosta High School has the football program with the most wins of any high school in the United States. Valdosta is a commercial center of South Georgia. Its largest retail mall is anchored by JCPenney, Bed Bath & Beyond and Ross. Valdosta is also the home of Valdosta State University.

COMMERCIAL DEVELOPMENTS



AVIAGEN PLAN

Aviagen, a leading broiler breeding company, will create 100 jobs and invest approximately \$18 million in a new parent stock hatchery at Brooks County Industrial Park, 17 miles west of Valdosta, in Quitman, Georgia. This new development will be the eighth commercial breeding stock hatchery in the US and the second in Georgia. Aviagen will be the first tenant in Brooks County Industrial Park, a Georgia Ready for Accelerated Development certified site. Located on 250 acres on the south side of Quitman, the Brooks County Industrial Park joins more than 50 others around the state ready for fast-track construction.

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2000 Census	3,178	5,507	6,665
2010 Census	2,766	4,892	5,971
2019 Estimate	2,493	4,514	5,523
2024 Projection	2,453	4,470	5,474
Households	1-Mile	3-Mile	5-Mile
2000 Census	1,169	2,034	2,459
2010 Census	1,066	1,881	2,301
2019 Estimate	984	1,784	2,186
2024 Projection	978	1,787	2,191
Income	1-Mile	3-Mile	5-Mile
2019 Est. Average HH Income	\$44,088	\$47,138	\$47,978

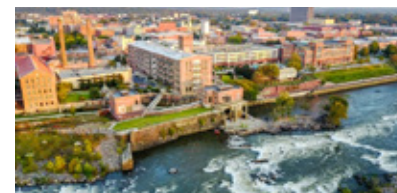
DISTANCE FROM MAJOR CITIES



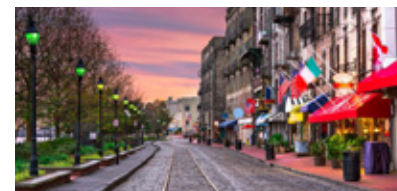
**18 MILES
VALDOSTA**



**154 MILES
MACON**



**157 MILES
COLUMBUS**



**203 MILES
SAVANNAH**

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King located at 1304 West Screven Street, Quitman, GA 33813** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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