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**SUBWAY - CORPORATE**

3379 Main St • College Park, GA 30337

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SUBWAY - CORPORATE  
College Park, GA  
ACT ID ZAA0230545

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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$400,000
Net Operating Income	\$24,000
Capitalization Rate – Current	6%
Price / SF	\$166.67
Rent / SF	\$10.00
Lease Type	NNN
Gross Leasable Area	2,400 SF
Year Built / Renovated	1963
Lot Size	0.14 acre(s)



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Delta Airlines	27,744
Central Valley Gas Storage LLC	26,730
Cnn	9,081
Dbhdd	8,561
COCA-COLA	8,042
Grady Health System	4,929
GRADY HEALTH SYSTEM	4,500
Georgia Power Company	4,373
Coca-Cola	4,244
US Post Office	3,746
Delta Technology LLC	3,703
Deloitte & Touche LLP	3,700

DEMOGRAPHICS

	3-Miles	5-Miles	10-Miles
2018 Estimate Pop	67,570	176,462	731,358
2010 Census Pop	60,544	158,851	654,703
2018 Estimate HH	26,880	69,311	287,813
2010 Census HH	24,149	62,621	256,786
Median HH Income	\$33,071	\$34,765	\$43,114
Per Capita Income	\$19,660	\$20,128	\$27,170
Average HH Income	\$48,973	\$50,979	\$67,578

\* # of Employees based on 10 mile radius

## INVESTMENT OVERVIEW

This fee simple Subway is backed by a corporate guaranteed lease. They have operated at this location over 17 Years and just exercised a 5-Year Option early bringing the current term to 8 years, showing commitment to the site. They also just added two more 5-Year Options at the end of the term. There are attractive 2% annual increases beginning after year 3 and continuing throughout the Options. This is a great small price point investment with a corporate tenant paying a low rent/sf. The lease is NNN with the tenant being responsible for taxes, insurance, lot maintenance, and HVAC.

The property is located on Main Street in the historic College Park neighborhood. It sits right down the street from Woodward Academy, and less than 1.5 miles from Hartsfield Jackson Atlanta International Airport, The Georgia International Convention Center, College Park MARTA Station, and highway I-85. There are over 14,600 vehicles per day passing the site on Main Street, and a 3 Mile Daytime Population over 131,000 people.



## INVESTMENT HIGHLIGHTS

- 8 Years Remaining on Corporate Guaranteed Lease
- Just Exercised 5-Year Option Early | Long Term Operating History Over 17 Years
- 2% Annual Increases Beginning After Year 3 | Small Price Point | Low Rent/SF
- Two 5-Year Options Remaining | 2% Annual Increases Throughout Options
- Over 131,000 Daytime Population within 3 Miles | 14,600+ Vehicles Per Day
- Historic College Park Location | 1 Mile from College Park MARTA Station
- Less than 1.5 Miles from Hartsfield-Jackson Intl. Airport (ATL)
- Close Proximity to I-85 w/ 140,000+ Vehicles Per Day





## Subway

In 1965, Peter Buck and Fred DeLuca opened a restaurant in Bridgeport, CT called Pete's Super Submarines, where they served fresh, affordable, made-to-order sandwiches. Three years later, the restaurant name was changed to Subway. After the partners had expanded the brand to 16 owned-and-operated outlets in Connecticut, the first franchised restaurant opened in 1974. The brand soon began growing internationally, after its first location outside the United States opened in 1984 in Bahrain.

Today, the Subway brand is the world's largest submarine sandwich chain with more than 42,000 franchised locations in 112 countries around the world. The Subway franchise is also the largest restaurant chain in the world.



General Information	
Tenant Name	Subway
Website	<a href="https://www.subway.com">https://www.subway.com</a>
Headquartered	Milford, CT
Rentable Square Feet	2,400 SF
Percentage of RBA	100%
Lease Commencement	4/12/2002
Lease Expiration	9/30/2027
No. of Locations	42,431





3379 Main St, College Park, GA 30337



CLOSE PROXIMITY TO:



Airport



Schools



Major Highway



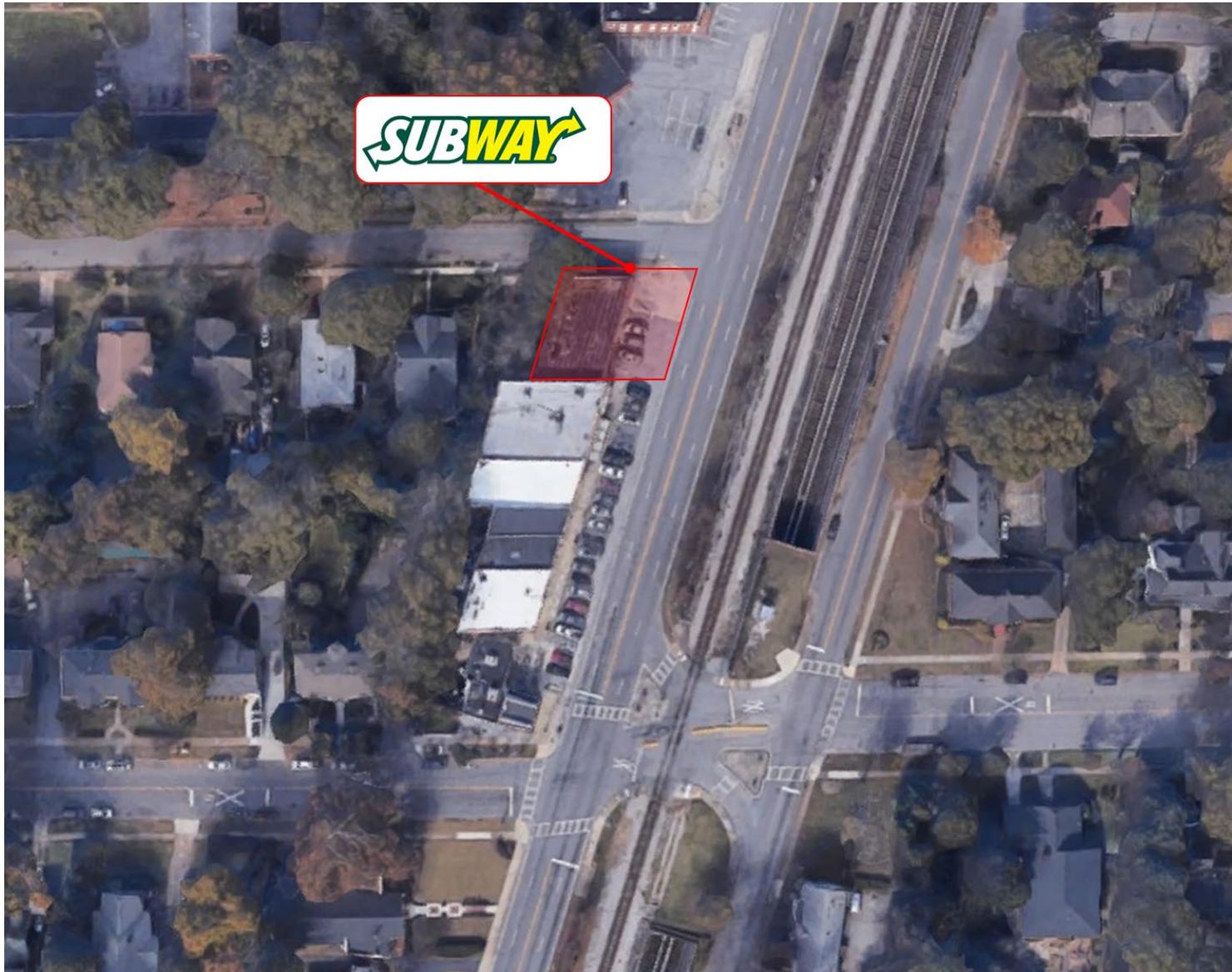
Downtown



Hotel







PROPERTY SUMMARY

THE OFFERING

Property	Subway - Corporate
Property Address	3379 N Main St College Park, GA 30337
Price	\$400,000
Capitalization Rate	6.00%
Price/SF	\$166.67

PROPERTY DESCRIPTION

Year Built / Renovated	1963
Gross Leasable Area	2,400 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	0.14 Acres

LEASE SUMMARY

Property Subtype	Net Leased Restaurant
Tenant	Subway
Rent Increases	2% Annual Increases Beginning in Year 3
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Commencement	April 12, 2002
Lease Expiration	September 30, 2027
Lease Term	25
Term Remaining on Lease (Years)	8.1
Renewal Options	Two 5-Year Options
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Maintenance
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

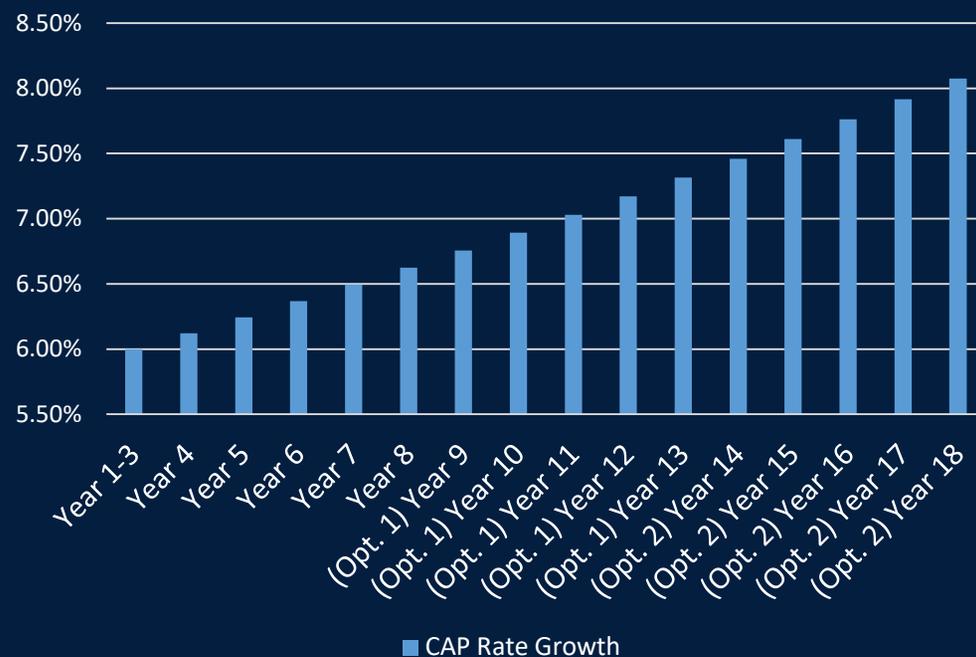
INCOME

Net Operating Income	\$24,000
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RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$24,000	\$2,000	\$10.00	6.00%
October 1, 2022	\$24,480	\$2,040	\$10.20	6.12%
October 1, 2023	\$24,970	\$2,081	\$10.40	6.24%
October 1, 2024	\$25,469	\$2,122	\$10.61	6.37%
October 1, 2025	\$25,978	\$2,165	\$10.82	6.49%
October 1, 2026	\$26,498	\$2,208	\$11.04	6.62%

CAP Rate Growth





SUBWAY - CORPORATE  
(SUBJECT)

1 Subway

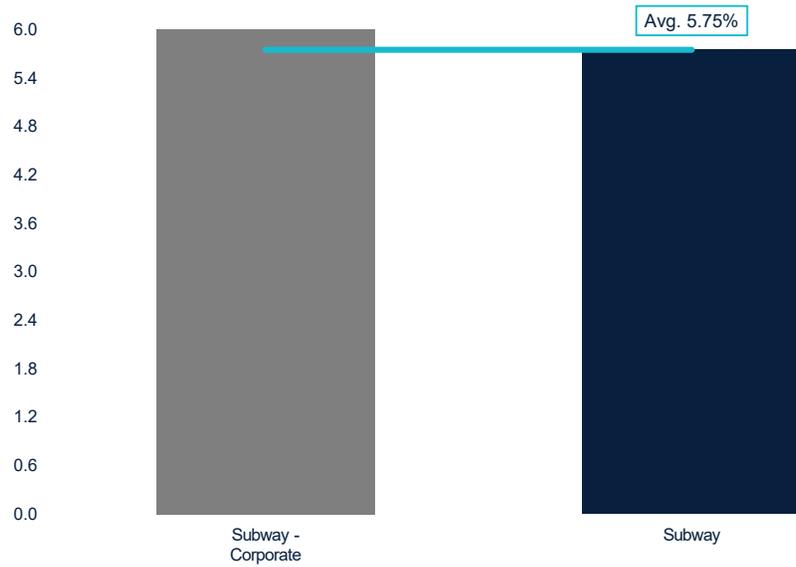


● SALES COMPARABLES

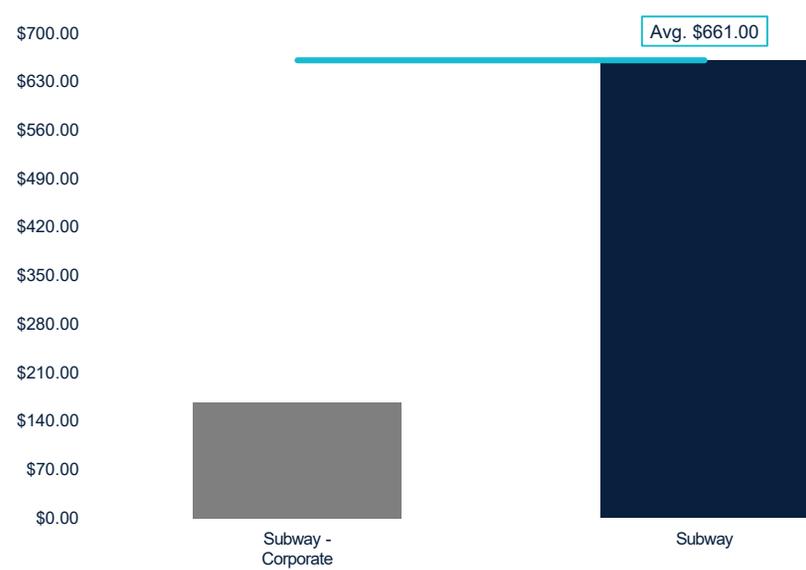
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■ SALES COMPARABLES      — SALES COMPS AVG

Average Cap Rate



Average Price Per Square Foot



SALES COMPARABLES

**SUBWAY - CORPORATE**  
3379 Main St, College Park, GA, 30337



SUBJECT PROPERTY

Asking Price	\$400,000
Price/SF	\$166.67
CAP Rate	6%
GLA	2,400 SF
Lot Size	0.14 acre(s)
Year Built	1963
Lease Term Remaining	8.1 Years

**SUBWAY**  
9987 Wadsworth Pkwy, Westminster, CO, 80021



Close Of Escrow	2/19/2019
Sales Price	\$1,049,000
Price/SF	\$661.00
CAP Rate	5.75%
GLA	1,587 SF
Lot Size	0.36 acre(s)
Year Built	1993
Lease Term Remaining	10 Years

## ATLANTA OVERVIEW

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.9 million people. Over the next five years the region is expected to add approximately 524,000 residents. Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta. New projects in the downtown and midtown sections of the city present a vast array of housing, entertainment and retail opportunities that are enticing residents back into the city and providing options for people moving to the metro.

### METRO HIGHLIGHTS



#### HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 15 companies, including UPS, Delta Airlines and Coca-Cola.



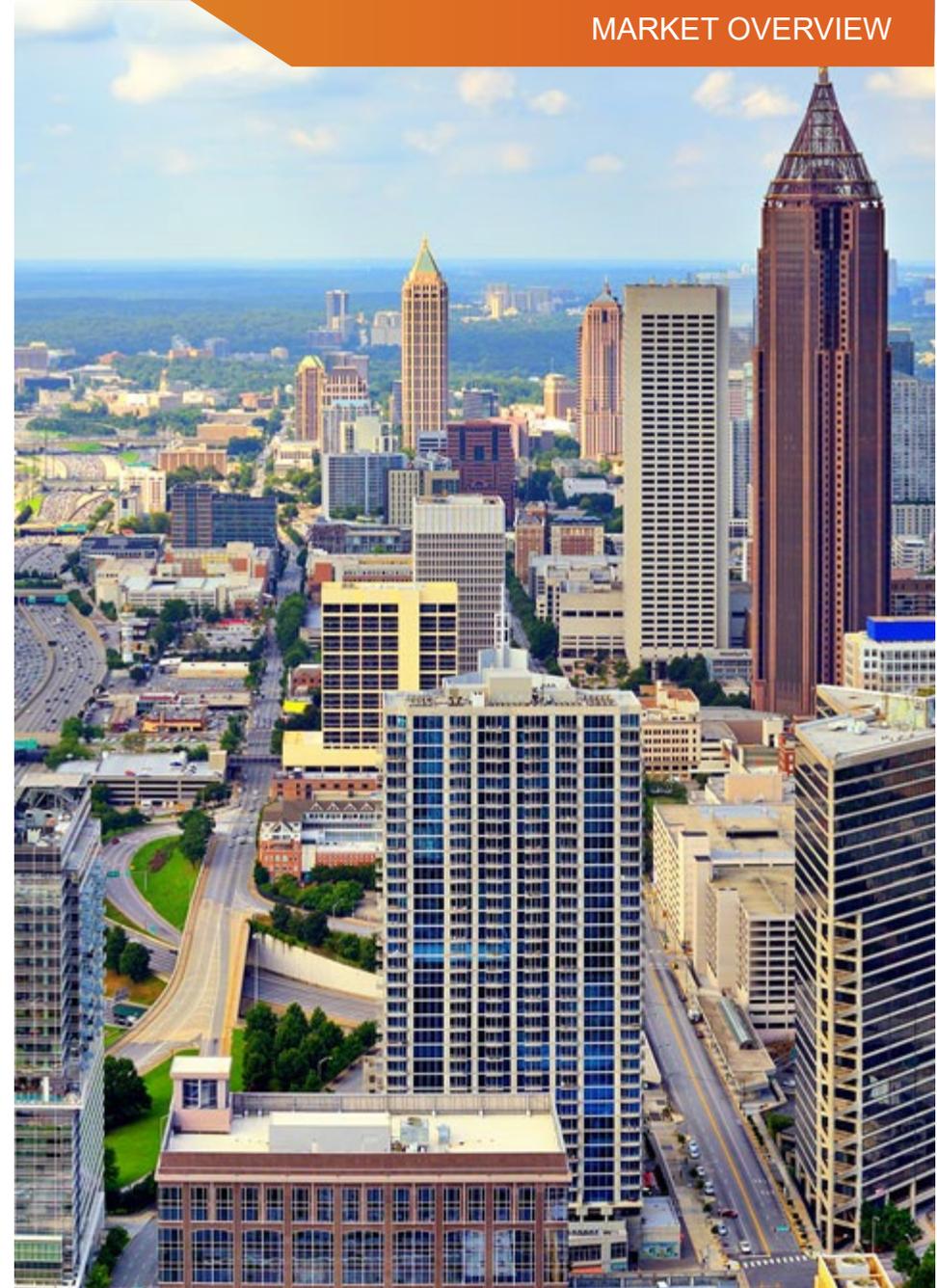
#### STRONG EMPLOYMENT GAINS

The metro places among the highest in the nation for job growth. More than 360,000 jobs were added in the last five years.



#### LOW COST OF LIVING AND DOING BUSINESS ATTRACTS EMPLOYERS

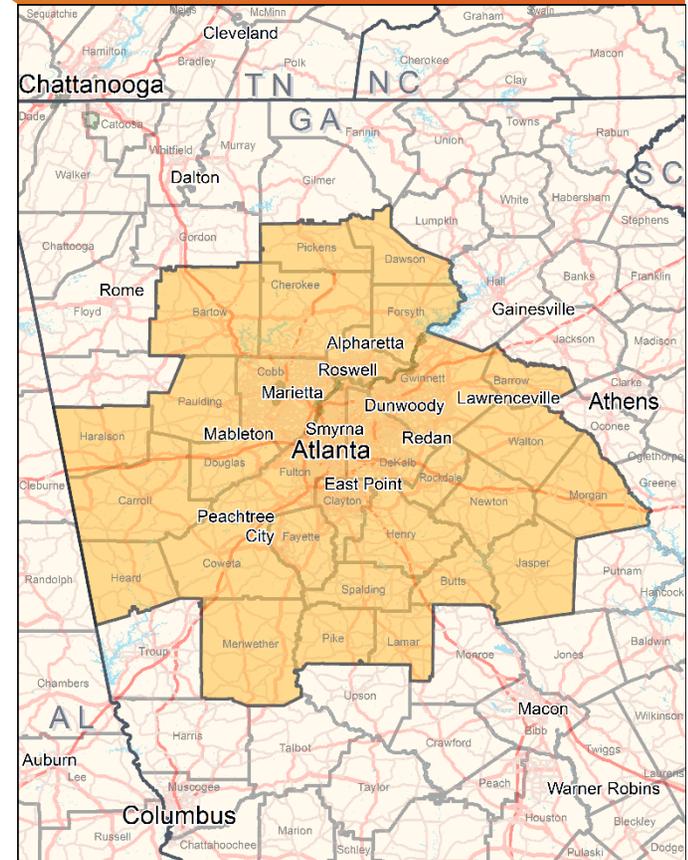
A pro-business environment and affordability helped Atlanta lure new companies to the metro.



# ECONOMY

- Gross metropolitan product (GMP) and retail sales progress above national levels.
- The area serves as an economic hub for the Southeast. Many of the country's largest corporations have selected the Atlanta metro for their headquarters.
- Atlanta is favored by businesses for its low corporate taxes, pro-business climate, and access to national and global markets. Among the numerous corporate headquarters are Home Depot, Aflac and Turner Broadcast Co. Other major firms include NCR, Mercedes-Benz, Porsche and State Farm.

MAJOR AREA EMPLOYERS
Delta Airlines
The Home Depot
AT&T
WellStar Health Systems
UPS
Northside Hospital
Piedmont Healthcare
Children's Healthcare of Atlanta
Cox Enterprises
Bank of America



## SHARE OF 2018 TOTAL EMPLOYMENT





## DEMOGRAPHICS

- The local population is projected to exceed 6.3 million people during the next five years, after adding roughly 512,000 residents.
- Nearly 228,000 households will be created by the end of 2023, generating the need for additional housing options.
- A skilled workforce includes nearly 36 percent of residents age 25 and older with a bachelor's degree, which places the metro above the national level.

### 2018 Population by Age



## QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 30 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology and Spelman College. Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA and WNBA.

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT



Created on August 2019

POPULATION	3 Miles	5 Miles	10 Miles
■ 2023 Projection			
Total Population	66,510	177,532	767,107
■ 2018 Estimate			
Total Population	67,570	176,462	731,358
■ 2010 Census			
Total Population	60,544	158,851	654,703
■ 2000 Census			
Total Population	73,282	180,011	643,675
■ Current Daytime Population			
2018 Estimate	131,094	261,859	1,090,882
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
■ 2023 Projection			
Total Households	27,185	71,904	310,210
■ 2018 Estimate			
Total Households	26,880	69,311	287,813
Average (Mean) Household Size	2.45	2.52	2.42
■ 2010 Census			
Total Households	24,149	62,621	256,786
■ 2000 Census			
Total Households	27,647	66,258	235,569
■ Occupied Units			
2023 Projection	27,185	71,904	310,210
2018 Estimate	32,316	82,104	332,357
HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
■ 2018 Estimate			
\$150,000 or More	3.49%	3.80%	7.63%
\$100,000 - \$149,000	6.70%	6.86%	10.13%
\$75,000 - \$99,999	7.13%	8.11%	10.41%
\$50,000 - \$74,999	15.55%	15.80%	16.07%
\$35,000 - \$49,999	14.24%	15.12%	13.87%
Under \$35,000	52.90%	50.32%	41.89%
Average Household Income	\$48,973	\$50,979	\$67,578
Median Household Income	\$33,071	\$34,765	\$43,114
Per Capita Income	\$19,660	\$20,128	\$27,170

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$48,308	\$50,925	\$60,771
■ Consumer Expenditure Top 10 Categories			
Housing	\$13,133	\$13,846	\$16,277
Transportation	\$9,125	\$9,714	\$12,382
Shelter	\$7,235	\$7,669	\$9,085
Food	\$4,398	\$4,556	\$5,425
Personal Insurance and Pensions	\$3,632	\$3,950	\$5,340
Utilities	\$3,441	\$3,608	\$4,047
Health Care	\$2,781	\$2,897	\$3,375
Entertainment	\$1,591	\$1,650	\$2,094
Apparel	\$1,373	\$1,442	\$1,660
Cash Contributions	\$1,259	\$1,347	\$1,449

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
■ Population By Age			
2018 Estimate Total Population	67,570	176,462	731,358
Under 20	26.97%	27.93%	26.66%
20 to 34 Years	23.47%	23.35%	26.11%
35 to 39 Years	6.86%	6.80%	7.48%
40 to 49 Years	13.13%	12.71%	13.14%
50 to 64 Years	18.91%	18.13%	16.57%
Age 65+	10.67%	11.07%	10.04%
Median Age	34.71	34.13	33.29
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	44,476	114,585	473,435
Elementary (0-8)	3.85%	3.33%	3.42%
Some High School (9-11)	12.64%	12.37%	9.84%
High School Graduate (12)	31.55%	30.94%	26.85%
Some College (13-15)	23.58%	23.53%	21.65%
Associate Degree Only	5.60%	6.71%	6.05%
Bachelors Degree Only	13.86%	14.19%	18.63%
Graduate Degree	7.20%	7.49%	12.17%

Source: © 2018 Experian



### Population

In 2018, the population in your selected geography is 67,570. The population has changed by -7.79% since 2000. It is estimated that the population in your area will be 66,510.00 five years from now, which represents a change of -1.57% from the current year. The current population is 47.30% male and 52.70% female. The median age of the population in your area is 34.71, compare this to the US average which is 37.95. The population density in your area is 2,389.63 people per square mile.



### Households

There are currently 26,880 households in your selected geography. The number of households has changed by -2.77% since 2000. It is estimated that the number of households in your area will be 27,185 five years from now, which represents a change of 1.13% from the current year. The average household size in your area is 2.45 persons.



### Income

In 2018, the median household income for your selected geography is \$33,071, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 12.89% since 2000. It is estimated that the median household income in your area will be \$37,323 five years from now, which represents a change of 12.86% from the current year.

The current year per capita income in your area is \$19,660, compare this to the US average, which is \$32,356. The current year average household income in your area is \$48,973, compare this to the US average which is \$84,609.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 16.26% White, 73.74% Black, 0.03% Native American and 1.49% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 11.30% of the current year population in your selected area. Compare this to the US average of 18.01%.



### Housing

The median housing value in your area was \$119,730 in 2018, compare this to the US average of \$201,842. In 2000, there were 10,009 owner occupied housing units in your area and there were 17,638 renter occupied housing units in your area. The median rent at the time was \$501.



### Employment

In 2018, there are 74,078 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.83% of employees are employed in white-collar occupations in this geography, and 49.23% are employed in blue-collar occupations. In 2018, unemployment in this area is 7.97%. In 2000, the average time traveled to work was 34.00 minutes.