



# BOJANGLES'

DAWSONVILLE, GEORGIA  
(ATLANTA MSA)

OFFERING MEMORANDUM



## ADDRESS

326 S 400 Center Lane  
Dawsonville, GA 30534

## PRICE

\$2,607,000

## CAP RATE

5.75%

## NOI

\$149,919

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Proposed



### ETOWAH VILLAGE

PROPOSED 947-ACRE MIXED-USE DEVELOPMENT WITH 2,700 RESIDENCES, A 400 UNIT AGE-RESTRICTED COMMUNITY, 300,000 SF OF RETAIL, AND 200,000 SF OF OFFICE. 233 ACRES WILL BE USED FOR A TOWN CENTER INCLUDING A CENTRAL PARK, CONFERENCE CENTER, AND LUXURY HOTELS.

53 14,541 CPD

US 19 32,500 CPD

### INDUSTRIAL



KILOUGH ELEMENTARY  
417 STUDENTS

**NORTH GEORGIA PREMIUM OUTLETS**  
6.1 MILLION ANNUAL SHOPPERS

**SUBJECT  
PROPERTY**



**LAKE LANIER**  
10 MILLION ANNUAL VISITORS  
\$5 BILLION IN ANNUAL ECONOMIC IMPACT



**DAWSON CROSSROADS SHOPPING CENTER**

**The Crossings  
of Dawsonville**  
300+ LUXURY APARTMENTS

**FUTURE RESIDENTIAL/COMMERCIAL  
DEVELOPMENT**  
290 ACRES



**HOTEL DEVELOPMENT**  
2 ACRES



53







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# FINANCIAL OVERVIEW

PRICE	\$2,607,000
CAP RATE	5.75%
GROSS LEASABLE AREA	3,808 SF
YEAR BUILT	2018
LOT SIZE	1.21 +/- Acres

## Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	10/26/2018
INCREASES	1.25% Annually, Including Options
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## Rent Roll

TERM	ANNUAL RENT
Current	\$149,919
Year 3	\$151,793
Year 4	\$153,690
Year 5	\$155,612
Year 6	\$157,557
Year 7	\$159,526
Year 8	\$161,520
Year 9	\$163,539
Year 10	\$165,583

TERM	ANNUAL RENT
Year 11	\$167,653
Year 12	\$169,749
Year 13	\$171,871
Year 14	\$174,019
Year 15	\$176,194

# INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease with 1.25% Annual Rental Increases
- Corporate Guaranty, 757 Locations and Approximately \$1.28 Billion in Annual Sales
- New 2018 Construction with a Drive-Thru
- Dawson County is One of the Fastest Growing Counties in the U.S.
- Serving 110,754 Residents in Growing Trade Area
- Down the Street from Etowah Village on 947 Acres, a Planned Upscale Master-Planned Development with 2,700+ Residences, 300,000 SF of Retail, and 200,000+ SF of Office
- Less Than 1 Mile to 300+ Luxury Apartments Under Construction at the Crossings at Dawsonville
- 1.5 Miles to Lake Lanier with 10 Million Annual Visitors, \$5 Billion Annual Economic Impact
- Average Household Income Exceeds \$82,000 within 3 and 5 Miles
- Highly Visible to Over 32,000 Cars/Day Along Major Commercial Artery
- Less Than ½ Mile to North Georgia Premium Outlets with 6.1 Million Shoppers Annually
- Across from Walmart Supercenter, Home Depot and Dozens of Other National Brands
- Close Proximity to New Publix Anchored Center and New 100-Acre Center with Kroger Marketplace, Burlington, HomeGoods, Restoration Hardware, Hobby Lobby and More
- Minutes to the University of North Georgia with 19,748 Students
- 45 Miles North of Downtown Atlanta





CLICK FOR  
WEBSITE

## TENANT OVERVIEW

OWNERSHIP: PRIVATE  
TENANT: CORPORATE  
GUARANTOR: BOJANGLES RESTAURANTS, INC

Bojangles' Inc. is a Southeastern regional chain of quick-service restaurants, specializing in mild Cajun seasoning, fried chicken, and buttermilk biscuits. The company was founded in Charlotte, North Carolina in 1977 by Jack Fulk and Richard Thomas. In January 2019, the company was acquired by a partnership of Durational Capital Management LP and The Jordan Company, L.P. for \$594 Million.

Bojangles' currently operates more than 757 locations throughout 12 states and generated over \$1.2 Billion in system-wide sales in 2015. Bojangles' hybrid system captures the earnings power of a company operated model with strong economics and the capital efficiency of a franchised model. The Bojangles' organization is committed to ensuring the guests always get the best tasting, highest-quality products possible, served quickly by friendly people in a clean and pleasant environment.



HEADQUARTERED IN  
CHARLOTTE,  
NORTH CAROLINA



757  
LOCATIONS



\$1.2  
BILLION  
SALES VOLUME



FOUNDED IN  
1977



DAWSON CROSSROADS SHOPPING CENTER



HOTEL DEVELOPMENT

2 ACRES

Proposed



COMING SOON!



FIVE GUYS



32,500 CPD

NORTH GEORGIA PREMIUM OUTLETS  
6.1 MILLION ANNUAL SHOPPERS



SUBJECT PROPERTY

NORTHSIDE FAMILY MEDICINE AND URGENT CARE





## ETOWAH VILLAGE

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53 14,541 CPD



**SUBJECT PROPERTY**



**FUTURE RESIDENTIAL/COMMERCIAL DEVELOPMENT**

290 ACRES



300+ LUXURY APARTMENTS

**DAWSON CROSSROADS SHOPPING CENTER**



32,500 CPD

19

**NORTH GEORGIA PREMIUM OUTLETS**  
6.1 MILLION ANNUAL SHOPPERS



Proposed

**HOTEL DEVELOPMENT**

2 ACRES



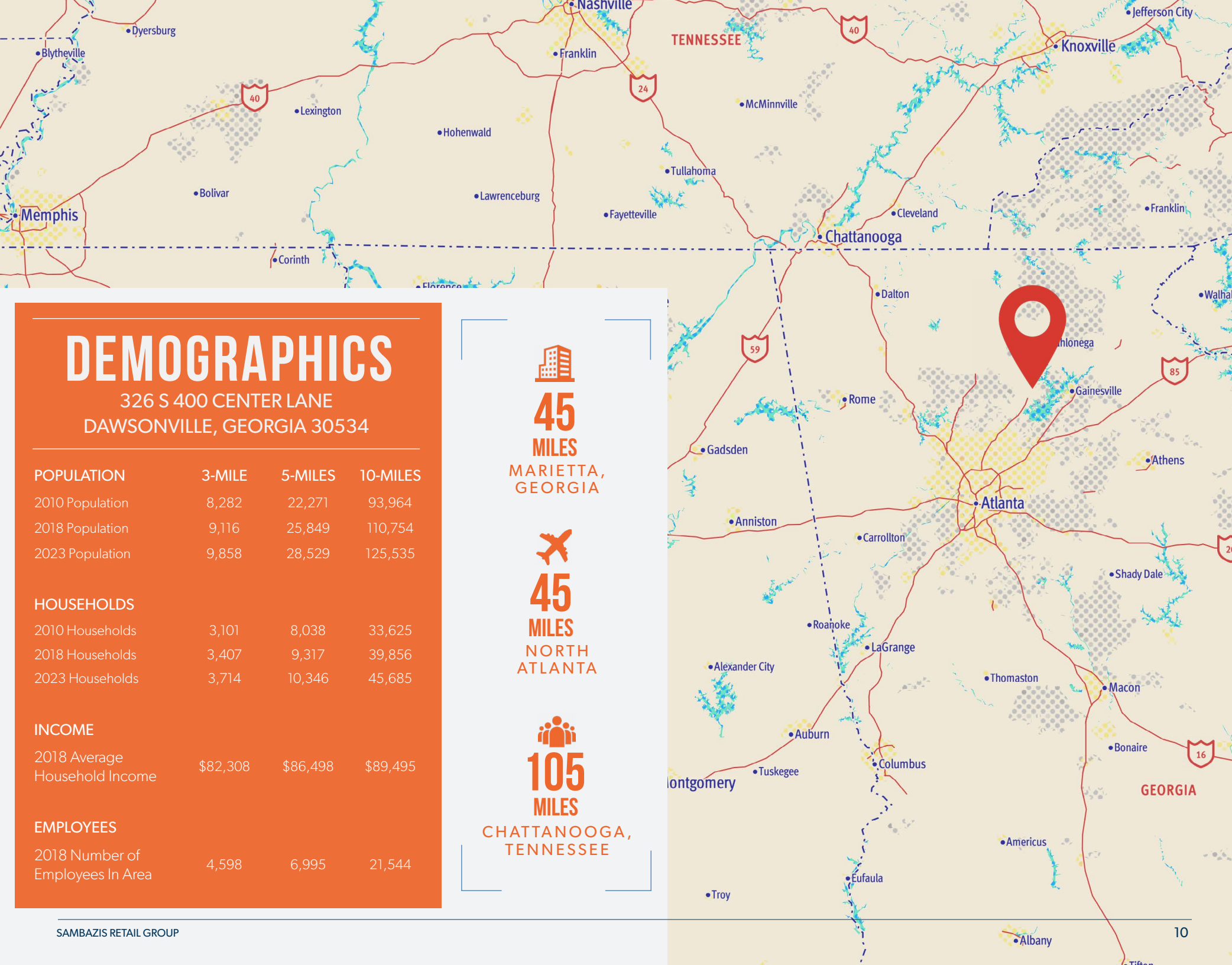




PROPERTY PHOTOS  
BOJANGLES'







# DEMOGRAPHICS

326 S 400 CENTER LANE  
DAWSONVILLE, GEORGIA 30534

POPULATION	3-MILE	5-MILES	10-MILES
2010 Population	8,282	22,271	93,964
2018 Population	9,116	25,849	110,754
2023 Population	9,858	28,529	125,535

## HOUSEHOLDS

2010 Households	3,101	8,038	33,625
2018 Households	3,407	9,317	39,856
2023 Households	3,714	10,346	45,685

## INCOME

2018 Average Household Income	\$82,308	\$86,498	\$89,495
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## EMPLOYEES

2018 Number of Employees In Area	4,598	6,995	21,544
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**45  
MILES**  
MARIETTA,  
GEORGIA



**45  
MILES**  
NORTH  
ATLANTA



**105  
MILES**  
CHATTANOOGA,  
TENNESSEE



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O F F E R I N G   M E M O R A N D U M

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