



CHICK-FIL-A

BAINBRIDGE, GEORGIA

OFFERING MEMORANDUM



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ADDRESS

1451 Tallahassee Hwy.
Bainbridge, GA 639819

PRICE

\$4,354,650

CAP RATE

4.00%

NOI

\$174,186

FINANCIAL OVERVIEW

PRICE	\$4,354,650
CAP RATE	4.00%
GROSS LEASABLE AREA	4,995 SF
YEAR BUILT	2019
LOT SIZE	1.732 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Years
RENT COMMENCEMENT	10/3/2019
INCREASES	10% Every Five Years
OPTIONS	Thirteen, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Current - Year 5	\$174,186	\$14,515
Year 6 - Year 10	\$191,605	\$15,967
Year 11 - Year 15	\$210,765	\$17,564
Year 16 - Year 20	\$231,842	\$19,320

INVESTMENT *HIGHLIGHTS*

- 20-Year Absolute NNN Lease
- 10% Rental Increases Every 5 Years
- Corporate Guaranty, 2,500+ Locations in the U.S.
- Average Gross Sales of \$4.55 Million in Each Restaurant in 2018
- Highest Average Sales Per Restaurant in the QSR Industry
- Brand New 2019 Construction with Double Drive-Thru
- Serving Over 26,000 Residents in Decatur County
- Only Chick-fil-A within a 38 Mile Radius
- Hard Corner Location at Signalized Intersection
- Highly Visible to 14,930 Cars/Day Along Primary Thoroughfare Connecting Georgia and Florida
- Immediate Access to U.S. Hwy 84 with 9,850 Cars/Day
- Directly Across from Walmart Supercenter and Home Depot
- 2 Miles from Memorial Manor Hospital with 475 Employees and \$125 Million in Annual Patient Revenue
- Surrounded by Several K-12 Schools with Approximately 3,000 Students
- Close Proximity to Brand New Taurus North American Headquarters with 300+ Employees





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP:

PRIVATE

TENANT:

CORPORATE

GUARANTOR:

CHICK-FIL-A, INC.

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Devoted to serving the local communities in which its restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,500 restaurants in 47 states, Washington, D.C., and Canada.



HEADQUARTERED IN
**ATLANTA,
GEORGIA**



2,500
LOCATIONS



26,000+
EMPLOYEES



FOUNDED IN
1967

HUTTO MIDDLE SCHOOL
760 STUDENTS

MEMORIAL HOSPITAL
475 EMPLOYEES

JONES-WHEAT ELEMENTARY
515 STUDENTS

BAINBRIDGE MIDDLE SCHOOL
735 STUDENTS

DOLLAR GENERAL

REGIONS

CVS/pharmacy
FAMILY DOLLAR

WINN-DIXIE

SUBWAY

GROCERY OUTLET
Bargain Market

SHERWIN WILLIAMS

AutoZone
Advance Auto Parts
HARDWARE

BAINBRIDGE MALL
belk SHOE DEPT.
it's fashion metro
TACO BELL PIZZA HUT WALGREENS

ELCAN KING ELEMENTARY
487 STUDENTS

CENTENNIAL FIELD

Walmart
Supercenter

US 84

MURPHY USA

SONIC

Aaron's

verizon

ZAXBY'S

FIRST PORT CITY BANK

bp

QUALITY INN

Days Inn

ANYTIME FITNESS

Holiday Inn Express

Rent-A-Center
CAFO at&t
GameStop

O'Reilly
AUTO PARTS

PEOPLESOUTH BANK

POPEYES

RACEWAY

HOME DEPOT

US 27

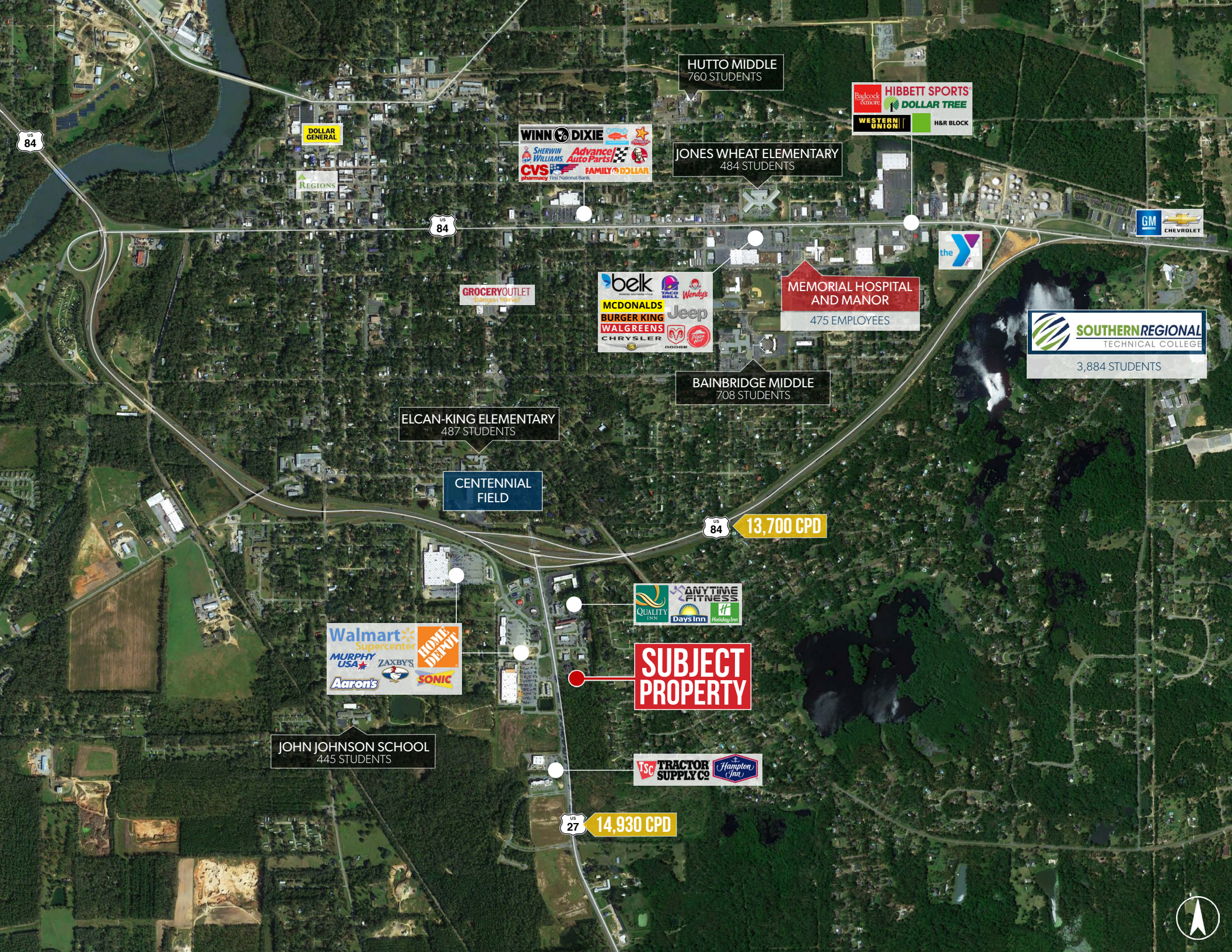
14,930 CPD

US 84

13,700 CPD

SUBJECT PROPERTY





US 84

US 84

US 84

US 27

DOLLAR GENERAL

REGIONS

WINN-DIXIE
SHERWIN-WILLIAMS
CVS pharmacy
Advance Auto Parts
FAMILY DOLLAR

HUTTO MIDDLE
760 STUDENTS

JONES WHEAT ELEMENTARY
484 STUDENTS

HIBBETT SPORTS
DOLLAR TREE
WESTERN UNION
H&R BLOCK

GM
CHEVROLET

the Y

GROCERY OUTLET
Gargano Market

belk
MCDONALDS
BURGER KING
WALGREENS
CHRYSLER
Jeep
Wendy's
Dodge

MEMORIAL HOSPITAL AND MANOR
475 EMPLOYEES

SOUTHERN REGIONAL
TECHNICAL COLLEGE
3,884 STUDENTS

BAINBRIDGE MIDDLE
708 STUDENTS

ELCAN-KING ELEMENTARY
487 STUDENTS

CENTENNIAL FIELD

13,700 CPD

Walmart Supercenter
MURPHY USA
Aaron's
ZAXBY'S
SONIC
HOME DEPOT

ANYTIME FITNESS
QUALITY INN
Days Inn
Holiday Inn

SUBJECT PROPERTY

JOHN JOHNSON SCHOOL
445 STUDENTS

TSC TRACTOR SUPPLY CO
Hampton Inn

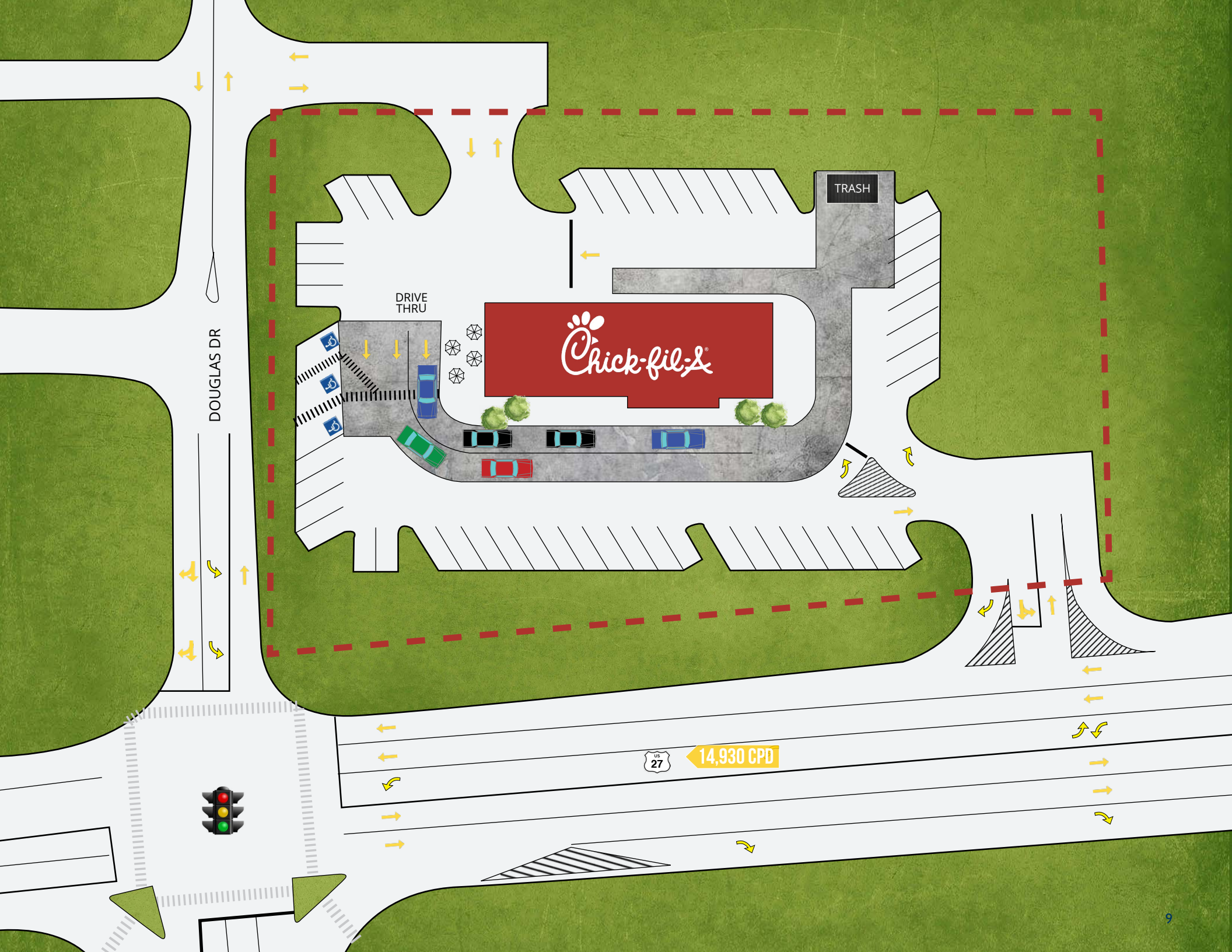
14,930 CPD





PROPERTY PHOTOS
CHICK-FIL-A





DOUGLAS DR

DRIVE THRU

TRASH

Chick-fil-A

27

14,930 CPD

DEMOGRAPHICS

1451 TALLAHASSEE HWY., BAINBRIDGE, GA 639819

POPULATION

3-MILES	5-MILES	7-MILES	
2018 Population	13,064	16,525	18,641
2023 Population	13,356	16,668	18,696

HOUSEHOLDS

2018 Households	4,939	6,071	6,850
2023 Households	5,104	6,188	6,940

INCOME

3-MILES	5-MILES	7-MILES	
2018 Average Household Income	\$53,419	\$53,228	\$53,713

EMPLOYEES

3-MILES	5-MILES	7-MILES	
2018 Number of Employees In Area	7,166	8,325	8,754



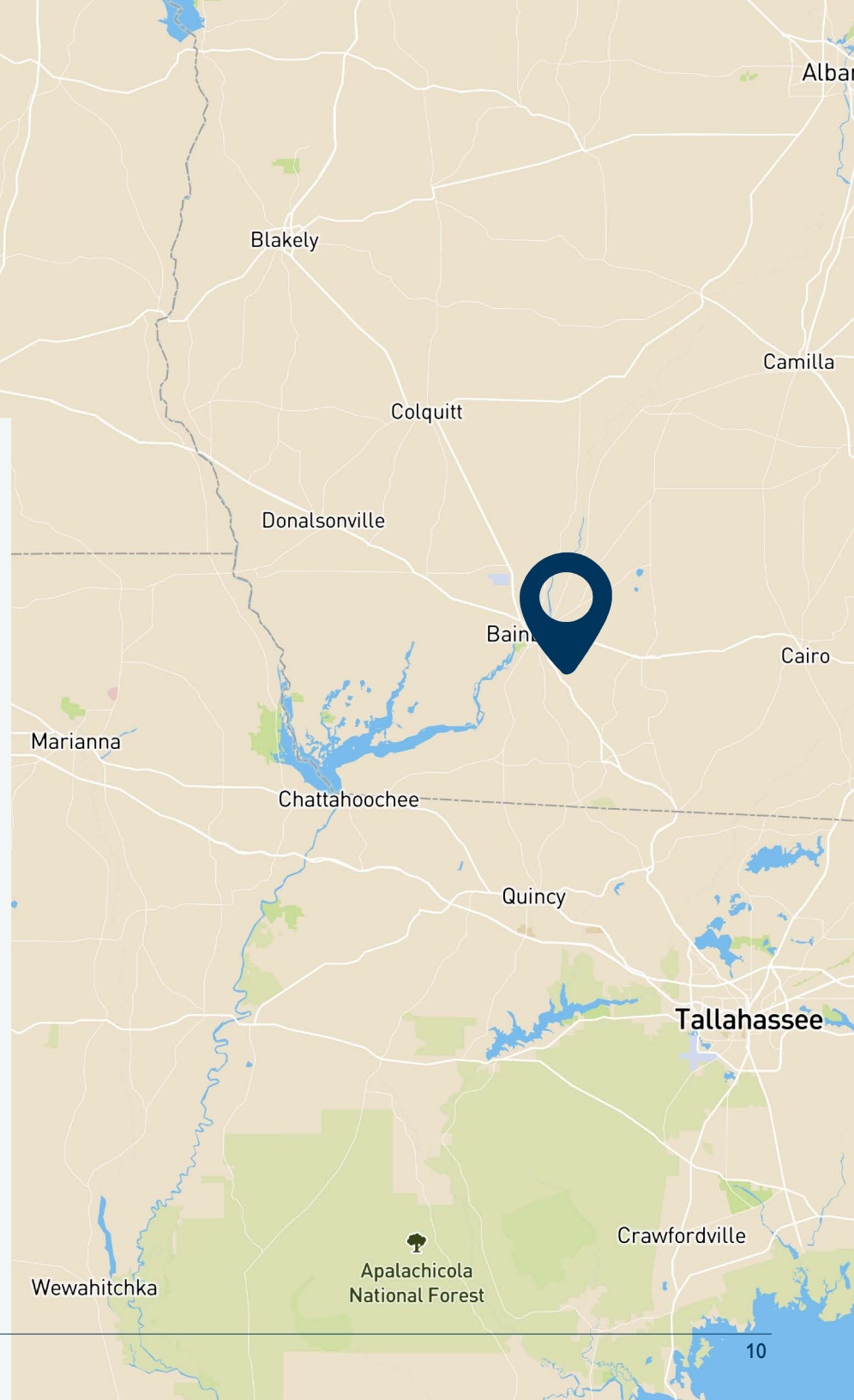
38
MILES
TALLAHASSEE,
FLORIDA



56
MILES
DOTHAN,
ALABAMA



83
MILES
VALDOSTA,
GEORGIA



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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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