



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Starbucks Strip Center  
3241 Sixes Road  
Canton, GA 30114

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,765 SF Starbucks Strip Center at 3241 Sixes Road in Canton, Georgia. This Opportunity Includes a Multi-Tenant Strip Center That Includes a Corporate Guaranteed Starbucks and a Nail Salon, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$2,000,000
CAP	6.48%
NOI	\$129,627
PRICE PER SF	\$346.92
GUARANTOR	Varies

## PROPERTY SUMMARY

ADDRESS	3241 Sixes Road Canton, GA 30114
COUNTY	Cherokee
BUILDING AREA	5,765 SF
LAND AREA	0.92 AC
YEAR BUILT	2007





# HIGHLIGHTS

- Strong Investment - Providing a New Investor With Minimum Property Oversight and Management
- One of 70 Starbucks Locations Allowed to Sell Beer and Wine Out of 31,795 Total Locations
- Located at the Entrance of an Upscale Senior Living Development That Includes 174 Independent Living, Assisted Living and Memory Care Units
- Neighboring National Tenants Include: McDonald's, Publix, Wells Fargo, CVS, Marco's Pizza, Waffle House, Dunkin' and Taco Bell
- Surrounded By Scores of Neighborhoods and New Developments
- Great Visibility and Ease of Access to I-575 - Over 81,307 Vehicles Per Day
- Situated in an Affluent Area With the Average Household Income Over \$112,617 Within a 1-Mile Radius; Which Double That of the States Average
- Cherokee County Had a 3.2% Growth Increase in the Past Year, Which Was the Highest in the Atlanta's Metro Area and the 4<sup>th</sup> Highest in the State of Georgia
- The Atlanta Regional Commission Expects Cherokee County to Double in Population Over the Next 30 Years and Increase Job Growth in Excess of 165%
- Located 1.5-Miles From BridgeMill Athletic Club, a Resort-Style Golf, Tennis and Country Club
- Minutes From Lake Allatoona Reservoir on the Etowah River; Provides Drinking Water to 3 Counties Along With Amazing Views and Recreation For the Areas Residents and Tourist Alike





# LEASE SUMMARY

TENANT	Starbucks
GUARANTOR	Corporate
PREMISES	A Premise of Approx. 1,750 SF
LEASE COMMENCEMENT	January 1, 2008
LEASE EXPIRATION	July 31, 2028
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% on August 1, 2023
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Coffee
PROPERTY TAXES	Tenant Reimburses
INSURANCE	Tenant Reimburses
COMMON AREA	Tenant Reimburses
ROOF, STRUCTURE & PARKING LOT	Tenant Reimburses
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
EARLY TERMINATION	Yes





# LEASE SUMMARY

TENANT	Canton Nail Care Hair & Spa
GUARANTOR	Luxury Nail Spa LLC & Personal Guarantee
PREMISES	A Premise of Approx. 4,015 SF
LEASE COMMENCEMENT	September 1, 2016
LEASE EXPIRATION	January 30, 2028
LEASE TERM	8 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Salon
PROPERTY TAXES	Tenant Reimburses
INSURANCE	Tenant Reimburses
COMMON AREA	Tenant Reimburses
ROOF, STRUCTURE & PARKING LOT	Tenant Reimburses
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

ACTUAL PROPERTY IMAGE



# RENT ROLL

## FINANCIALS

Total Rent	\$125,579.28
Reimbursables	\$41,278.06
<b>TOTAL INCOME</b>	<b>\$166,857.34</b>
Total Expenses	(\$37,230.16)
<b>NET OPERATING INCOME</b>	<b>\$129,627.18</b>

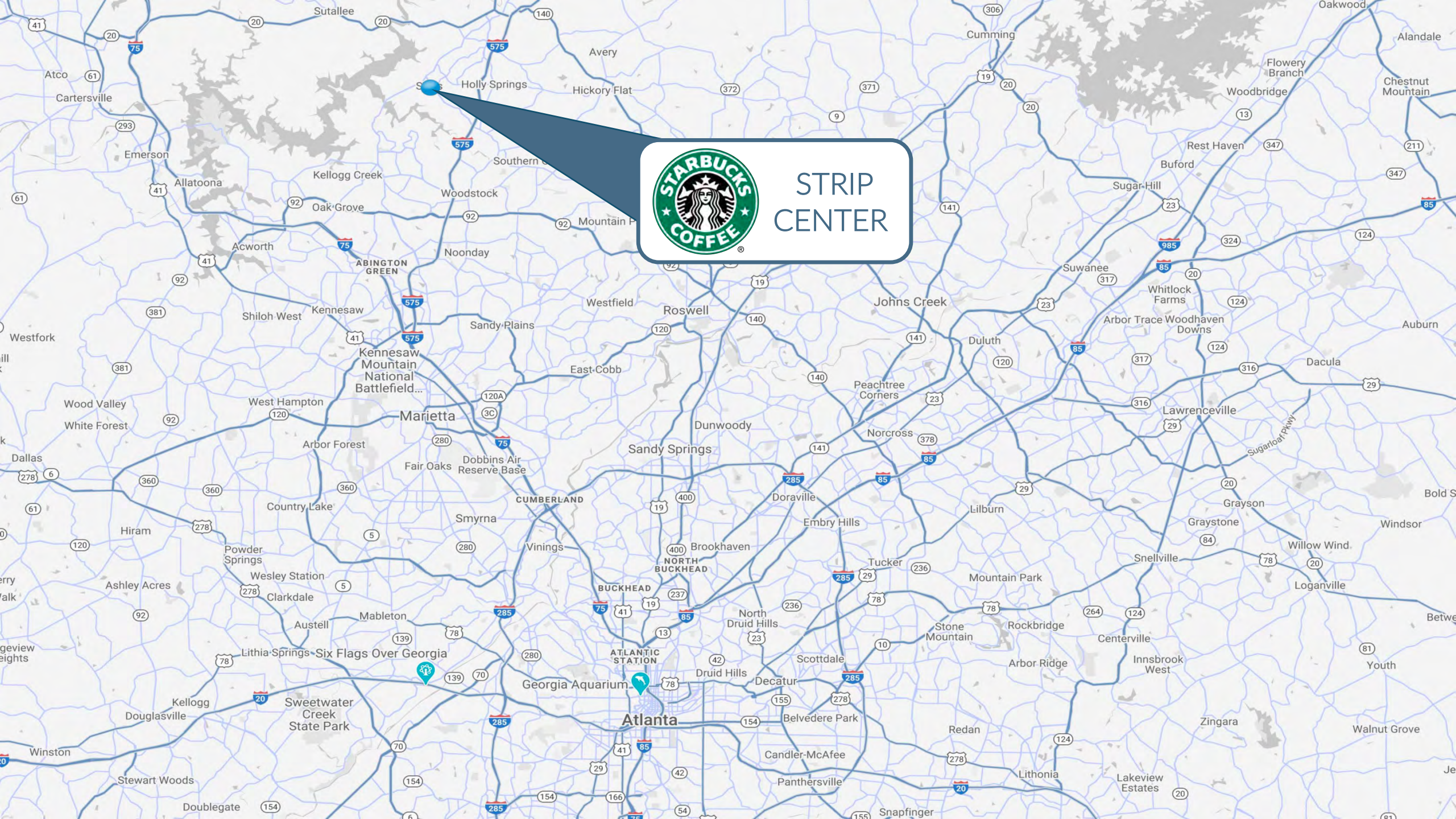


TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE ENDS	OPTIONS
Starbucks	1,750 SF	30.36%	\$78,924.96	\$45.10	10%	Every 5 Years	01/01/2008	07/31/2028	4 x 5 Years
Canton Nail Care Hair & Salon	4,015 SF	69.64%	\$46,654.32	\$11.62	3%	Annually	09/01/2016	01/30/2028	2 x 5 Years
<b>TOTAL</b>	<b>5,765 SF</b>	<b>100%</b>	<b>\$125,579.28</b>						









STRIP  
CENTER





Publix



TEXACO



Edward Jones  
MAKING SENSE OF INVESTING



Cherokee  
Auto Spa



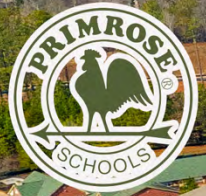
PharMoore Pharmacy  
Expect More at PharMoore



STRIP  
CENTER



Sixes Rd



SINGLETON MARINE



THE ARBOR  
at bridgemill

FAMILY DENTAL  
of CANTON





STRIP  
CENTER



THE ARBOR  
*at bridgmill*

FAMILY DENTAL  
of CANTON



WAFLE  
HOUSE



DUNKIN'

Sixes Rd



Publix  
Great Clips  
TEXACO

CVS pharmacy  
SUBWAY  
United Community Bank  
WELLS FARGO

TACO BELL  
Kentucky Fried Chicken

Sixes Rd

McDonald's  
marco's Pizza

ExtraSpace Storage

DUNKIN'

HEARTLAND DENTAL

STARBUCKS COFFEE  
STRIP CENTER



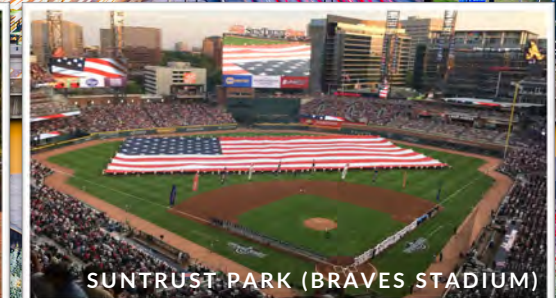


## CANTON | CHEROKEE COUNTY | GEORGIA

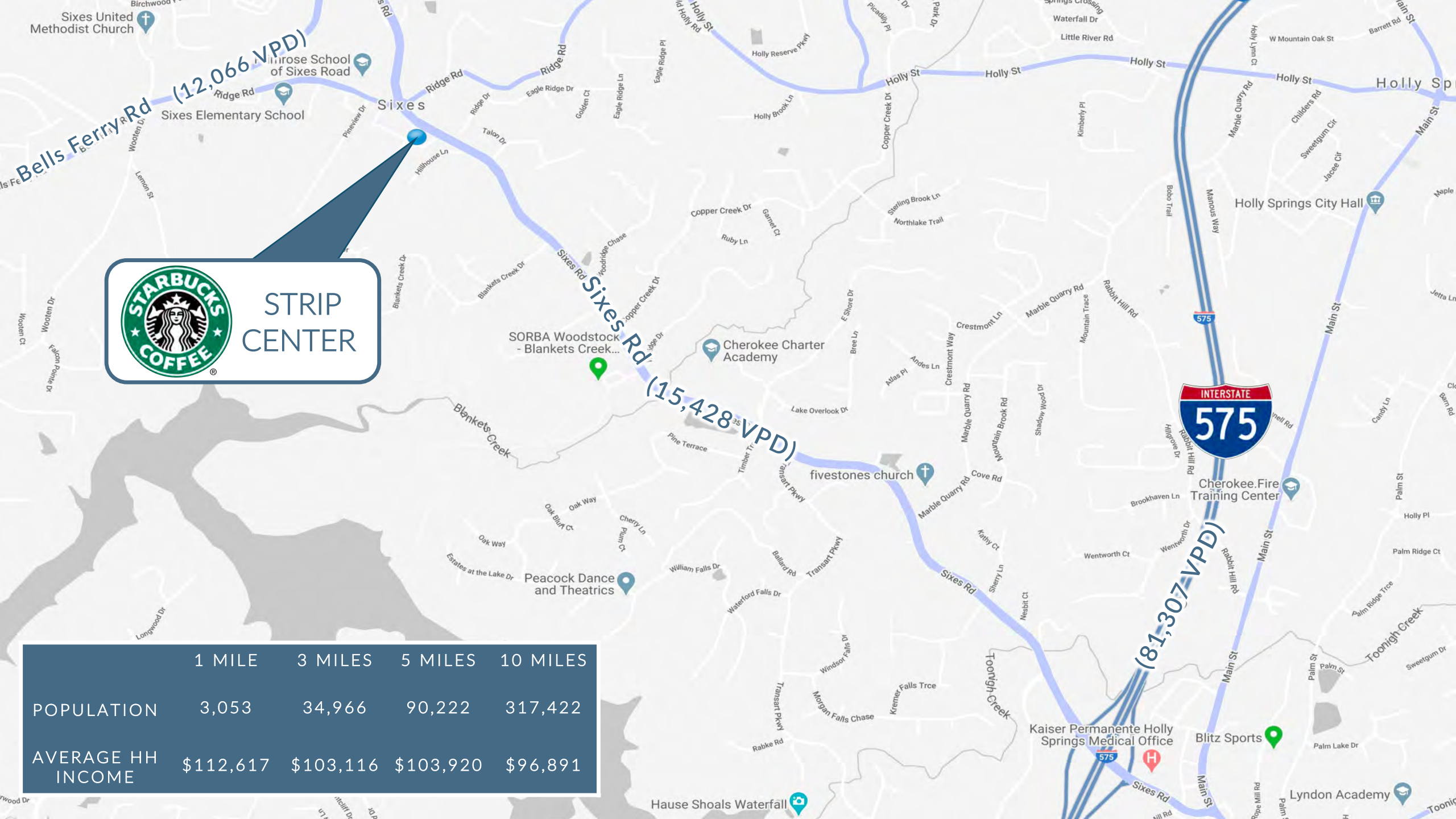
Canton is the county seat of Cherokee County in the state of Georgia. As of the 2018 census, the city had a population of 29,306 residents. The city is located about 35 miles from Atlanta. Atlanta is the capital and most populous city in the state of Georgia with an estimated 2018 population of 498,044 residents, it is also the 37th most-populous city in the United States. Atlanta is also known for being the largest city in the South. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.9 million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Portions of the city extend eastward into neighboring DeKalb County. Atlanta is rated as a "beta(+)" world city.

Due to the cities close proximity, Atlanta's economy affects Canton's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8<sup>th</sup> largest in the county and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Atlanta is only a 40 minute drive from Canton, making it the perfect city to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta also includes the High Museum of Art, in Midtown, which exhibits classic and contemporary art from Rembrandt to Picasso, and the city is home to the famous Atlanta Braves. The city contains several outdoor attractions like the Atlanta Zoo and the Atlanta Botanical Garden, which is home to the 600-foot-long Kendeda Canopy Walk, a skywalk that allows visitors to tour one of the city's last remaining urban forests from 40-foot-high. The Canopy Walk is considered the only canopy-level pathway of its kind in the United States. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.







## STRIP CENTER

	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	3,053	34,966	90,222	317,422
AVERAGE HH INCOME	\$112,617	\$103,116	\$103,920	\$96,891



STARBUCKS

# TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of December 29, 2019 it operates more than 31,795 retail stores in over 80 markets. Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee- serving venues in the U.S by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000's, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, micro-ground instant coffee known as VIA, espresso, café latte, full and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers ; some offerings are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.



COMPANY TYPE  
NASDAQ: SBUX



FOUNDED  
1971



# OF LOCATIONS  
31,795+



HEADQUARTERS  
Seattle, WA



WEBSITE  
[starbucks.com](https://www.starbucks.com)



# TENANT PROFILE

Welcome to Canton Nail Care Hair & Spa where your comfort and safety are our top priorities. We specialize in Pink & White, SNS Dipping Powder, manicure & pedicure, and waxing for both men and women. Escape from your busy schedule and indulge yourself in our luxurious treatments to pamper, rejuvenate and restore your body and mind while listening to soft music and drench your thirst with our complementary soft drinks and more.

At our salon, your health and safety come first. We are using a hospital grade AUTOCLAVE to sterilize all metal instruments. Basin soaks are used to ensure our spa chairs are free of microbial contaminants. In addition, materials (such as nail files, buffers, and slippers) used are individualized and disposed after each use.



COMPANY TYPE  
Private



# OF LOCATIONS  
Multiple



HEADQUARTERS  
Canton, GA



WEBSITE  
[cannonailcare.com](http://cannonailcare.com)



# CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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