



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Joe's Crab Shack
1965 Mount Zion Circle
Morrow, GA 30260

EXCLUSIVELY MARKETED BY:



LUKE WAKEFIELD

Lic. # 361563

770.800.3035 | DIRECT

luke@SIGnnn.com



SCOTT SHACKELFORD

Lic. # 372352

770.268.0416 | DIRECT

sshackelford@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Atlanta, LLC - Lic. # 67374

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Ground Lease on a 1.514 AC Parcel With Joe's Crab Shack as the Tenant. Located at 1965 Mount Zion Circle in Morrow, GA With 23 Years of Historical Occupancy and Backed By a Corporate Lease Guarantee, This Opportunity Provides For a Best-of-Class Investment With Income Growth For an Established Tenant in the Desirable Atlanta MSA.

OFFERING SUMMARY

PRICE	\$1,630,000
CAP	6.75%
NOI	\$110,000
PRICE PER SF	\$208.44
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1965 Mount Zion Circle Morrow, GA 30260
COUNTY	Clayton
BUILDING AREA	7,820 SF
LAND AREA	1.514 AC
YEAR BUILT	1997



HIGHLIGHTS

- Joe's Crab Shack Has Over 4 Years Remaining on an Absolute Triple Net (NNN) Ground Lease With Three (3) Five (5) Year Option Periods
- Next Rent Increase Takes Place in October 2020
- Corporate (42-Unit Operator) Guarantee
- Sits on a 1.514 Acre Site
- Joe's Crab Shack Has Been Operating at This Location Since 1997, Showing a Commitment to the Site
- Located Directly in Front and Within Walking Distance of the AMC Southlake 24 Cinemas
- Property is Located Off of I-75 Which Sees Over 114,200 VPD
- Projected 5 Year Population Growth Rate of Over 10%
- Top MSA - Atlanta is the #9 Ranked Metropolitan Statistical Area in the Country
- Located in the Heart of Southlake Pavilion Shopping District With Tenants Including: Burlington, T.J. Maxx, Home Depot, Best Buy, Costco, Sam's Club and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Joe's Crab Shack (Crab Addison, Inc.)
PREMISES	Building of Approximately 7,820 SF
LEASE COMMENCEMENT	May 16, 1997
LEASE EXPIRATION	September 30, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	9% Base Rent Bump on October 1, 2020
LEASE TYPE	Ground
PERMITTED USE	Casual Dining
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

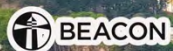
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,820 SF	\$110,000	\$14.07
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ACTUAL PROPERTY IMAGES





ATL Distribution Center



SOUTHLAKE MALL

1,010,000 SF Mall -
Includes Over 120 of the
Finest Stores & Restaurants

Las Trojas Cantina

Mt Zion Cir

Mt Zion Rd



Party City

DAVID'S
BRIDAL

ROSS
DRESS FOR LESS

Ashley
HOMESTORE



planet
fitness

BioLife
PLASMA SERVICE

AMERICAN SIGNATURE
FURNITURE



PET SMART



Honda South

Mt Zion Rd

BARNES & NOBLE

DOLLAR TREE



empire
BEAUTY SCHOOLS
the world is your empire.

T-Mobile

FedEx

atlanta
BREAD



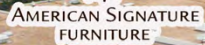
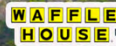
THE VITAMIN SHOPPE



Las Trojas
Cantina



Mt Zion Cir



Mt Zion Rd



Mt Zion Cir

Las Trojas Cantina



DRURY HOTELS

COLD STONE **Krystal**

COSTCO WHOLESALE **TJ-maxx**
Burlington **WAFFLE HOUSE**
MATTRESS FIRM **Rainbow**

BEST BUY **ROSS DRESS FOR LESS** **Party City** **BARNES & NOBLE**

PETSMART
BB&T **CARRABBA'S ITALIAN GRILL** **VALUE CITY FURNITURE**
Planet Smoothie **MATTRESS FIRM**
DAVID'S BRIDAL **SALLY BEAUTY**

Quick Lane
 QuikTrip TIRE & AUTO CENTER

WAFFLE HOUSE

Publix **ZAXBY'S**

VACANCY
JOE'S
CRAB SHACK

★ **macy's** **H&M** **FOREVER 21**

FAMILY DOLLAR **AÉROPOSTALE** **GNC**
CHAMPS SPORTS **Foot Locker** **CITITRENDS**

NEW YORK & COMPANY **HIBBETT SPORTS**

sam's club



Mt Zion Rd

Mt Zion Blvd



MORROW | CLAYTON COUNTY | GEORGIA

Morrow is a city in Clayton County in the state of Georgia. The city's 2018 population was estimated to be around 7,473 people. The city is the home of Clayton State University. Morrow has made the transformation from rural railroad acreage to a modern arena for lovers of art, music, history and outdoor recreation. The city is located 15 miles to Atlanta's downtown area. 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 rated as a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks in the top twenty among world cities and 10th in the nation with a gross domestic product (GDP) of \$385 billion.

Due to the cities close proximity, Atlanta's economy also affects Morrow'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 8th 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.

Morrow is only a 20 minute drive to Atlanta, which is the perfect place 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 contains a notable amount of historical museums and sites, including the Martin Luther King, Jr. National Historic Site, which includes the preserved childhood home of Dr. Martin Luther King, Jr. 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.



GEORGIA AQUARIUM



CLAYTON COUNTY COURTHOUSE



(32,082 VPD)

(27,245 VPD)

(114,236 VPD)

(42,361 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	73,107	181,765	521,871
AVERAGE HH INCOME	\$54,007	\$57,737	\$63,473

JOE'S CRAB SHACK

TENANT PROFILE

Joe's Crab Shack is an American chain of beach-themed seafood casual dining restaurants. Founded in Houston, Texas, the restaurant now operates about 60 locations all across the United States of America and even has a few international locations. The restaurant chain has a location in Dubai and another in Qatar. Joe's Crab Shack is known for its amazing seafood including its Seafood Steampots and Joe's Famous Crab Buckets.

Landry's Restaurants, Inc. purchased the original Joe's Crab Shack in Houston in early 1994. Landry's, Inc., is an American, privately owned, multi-brand dining, hospitality, entertainment and gaming corporation. The company is headquartered in Houston, Texas. Landry's, Inc. owns and operates more than 600 restaurants, hotels, casinos and entertainment destinations in 35 states and the District of Columbia. The company also owns and operates numerous international locations.



COMPANY TYPE
Subsidiary



FOUNDED
1991



LOCATED IN
60+



HEADQUARTERS
Houston, TX



WEBSITE
joescrabshack.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.



ACTUAL PROPERTY IMAGE



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