



ACTUAL PROPERTY

430 PEACHTREE PARKWAY | CUMMING, GA

CBRE

OFFERING MEMORANDUM

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The CBRE Net Lease Property Group is pleased to exclusively offer this freestanding Chick-fil-A ground lease situated on 1.28+ acres in Cumming, Georgia, an affluent suburb of Atlanta and one of the fastest growing communities in the country. This property is prominently located within The Collection at Forsyth, an upscale 565,000 square foot open-air mixed-use center that features a variety of premier national retailers, restaurants and a movie theater, as well as specialty local stores and eateries. The 80 stores that make up this center are anchored by AMC Forsyth 12, Academy Sports and Barnes & Noble. The Collection also includes 70,000 square feet of office space and a Marriot Fairfield Inn & Suites.

Chick-fil-A's 20-year absolute NNN ground lease features 13 years of primary term remaining and four 5-year options to renew. The lease includes attractive 10% rent increases every 5 years during the initial term and at each renewal option period.

The site also benefits from having excellent exposure along Peachtree Parkway (43,800 AADT), being only ¼ mile south of interchange with GA State Road 400 (76,300 AADT) and being in close proximity to several schools (South Forsyth High School, Creekside Christian Academy and Piney Grove Middle school) with a combined count of over 4,400 students.

Investment Highlights

- Absolute NNN fee simple ground lease with no landlord obligations
- 10% rent increases every 5 years
- Chick-fil-A has the highest average store sales in the QSR industry
- Affluent and high growth area, average household incomes of \$151k within 5 miles
- Located within Forsyth County, the Sixth Fastest Growing County in the Country according to CNNMoney.com and one of top 20 Wealthiest County's according to Forbes.com
- Outparcel to The Collection at Forsyth, an upscale open-air, mixed-use center
- Excellent exposure along Peachtree Parkway (43,800 AADT)
- Just 1/4 of a mile from the interchange with GA State Road 400 (76,300 AADT)

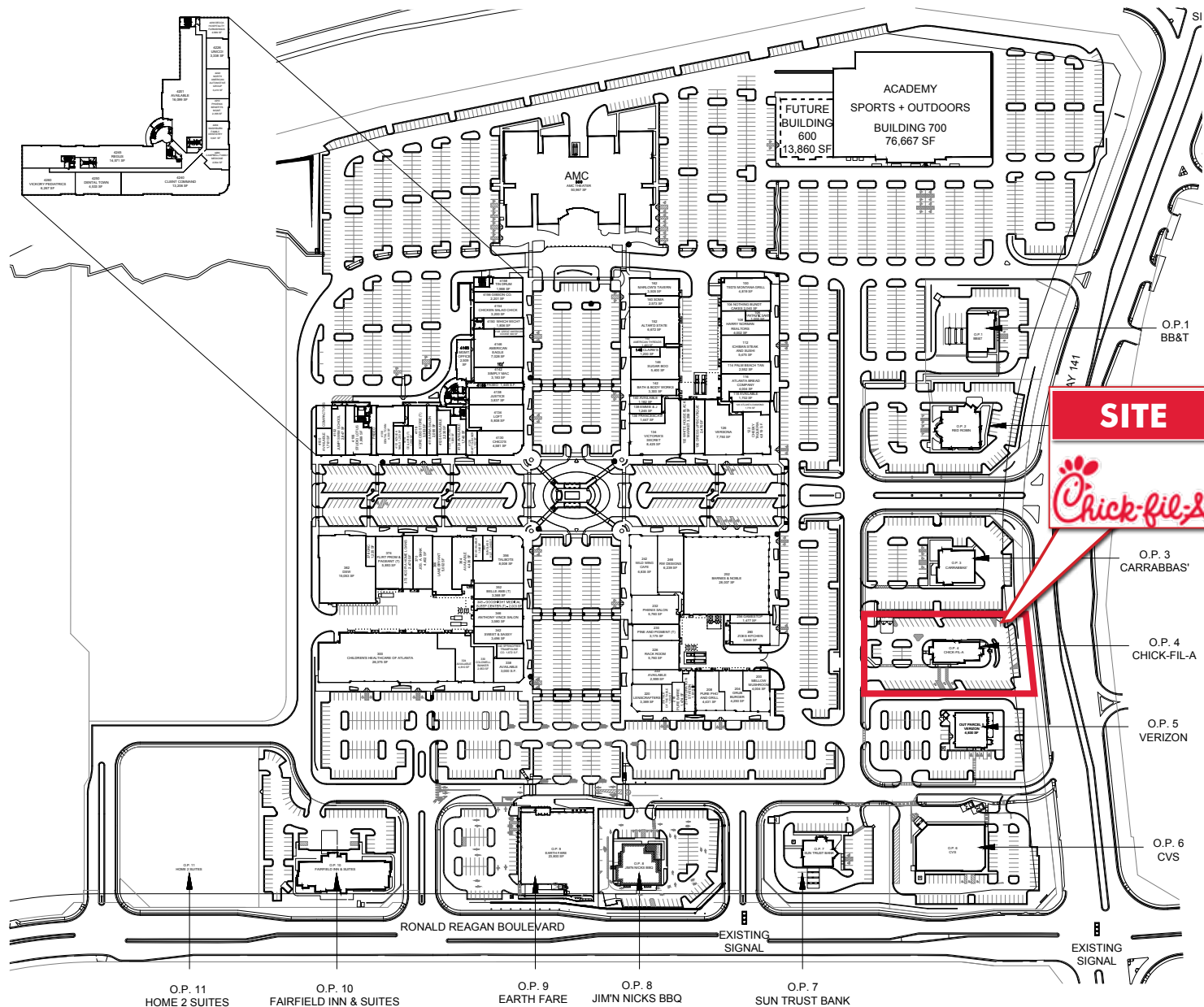
CLICK FRAME TO VIEW AERIAL VIDEO

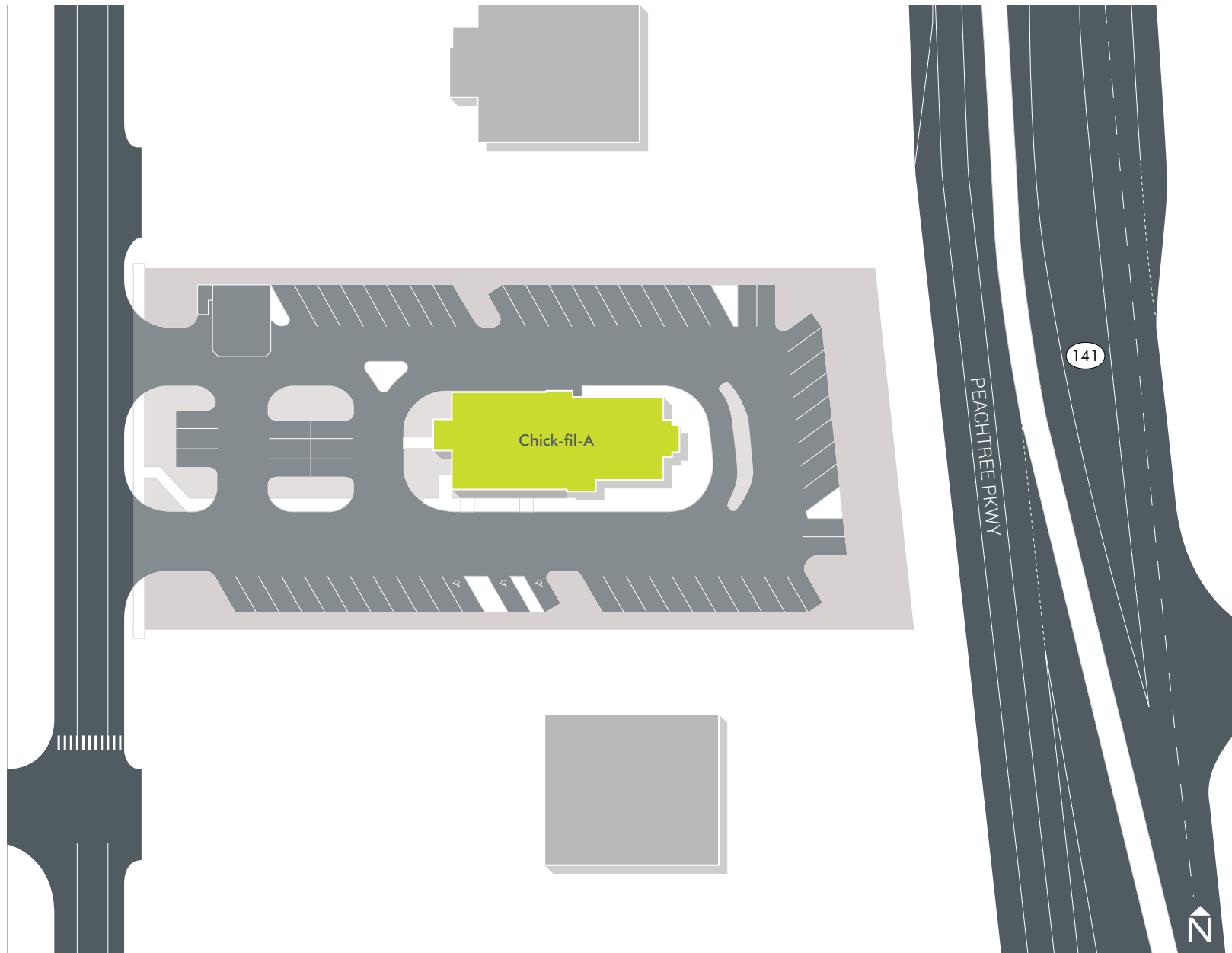


Investment Summary

PRICE:	\$3,873,450
ANNUAL RENT:	\$161,716.50
CAP RATE:	4.175%
TENANT:	Chick-fil-A, Inc.
RENTAL INCREASES:	10% every 5 years including options
LEASE TERM:	13 years remaining
RENT COMMENCEMENT:	May 8, 2008
LEASE EXPIRATION DATE:	May 31, 2033
OPTIONS:	(4) 5-year options
LANDLORD OBLIGATIONS:	None - Absolute NNN
EXISTING FINANCING:	No debt to assume
BUILDING SIZE:	4,555± SF
LAND SIZE:	1.2754± acres
PARKING SPACES:	64 (14 per 1,000 SF)
YEAR BUILT:	2008
DRIVE THRU LANES:	2























The Collection at Forsyth

An attractive, open-air, mixed-use center offering retail, restaurants, entertainment, office, hotel and services. Located 35 miles north of downtown Atlanta, the Collection at Forsyth includes 495,000 square feet of retail and 70,000 square feet of office space together with a new Marriott Fairfield Inn & Suites.

- Located at the major crossroads of GA 400 and Peachtree Parkway (Hwy 141) in the heart of Georgia's Technology Corridor
- 565,000 Square Footage
- 80 stores
- 2,500 parking spaces



Anchor Tenants

AMC Forsyth 12 (+IMAX)
Barnes and Noble
Academy Sports

Key Tenants

Chico's Loft	Bath and Body Works	Charming Charlie
White House Black Market	DSW	Zoes Kitchen
Victoria's Secret	Ted's Montana Grill	Grub Burger Bar
Soma	Jos. A Bank Clothiers	Marlow's Tavern
Origins	Altar'd State	



Cumming, Georgia

As one of the fastest growing communities in the nation, Cumming continues to evolve and add new amenities for residents and visitors.

In the next few years, Mayor Troy Brumbalow and City Council will establish the Cumming City Center near downtown Cumming that will feature shopping, dining and small venues for live entertainment. Mayor and Council members hope the City Center will serve as a gathering spot for our community and visitors from surrounding counties, while helping to bring some of the small-town, Southern charm back to the City of Cumming.

The City Center will be located on property situated between Hwy. 20 and Sawnee Drive, behind Forsyth Central High School. Construction of facilities that will be owned by the City and leased to retail and dining establishments is slated to begin in summer of 2020 with the City Center grand opening in summer of 2021. The development will provide a steady income stream for the City of Cumming to help ensure that municipal property taxes never have to be levied here, while also providing lease-holders with in-demand locations as well as the stability and security that comes with leasing from the City.

Mayor Brumbalow and Council also plan to increase the number of community events held by the City at the Cumming Fairgrounds. Among the new events that have been added since 2018 are Food Truck Fridays, Fridays at the Fairgrounds, a summer music festival series, an all-day July 4th celebration, and new Cumming Christmas Parade through downtown ending with a Christmas Festival at the Fairgrounds.

There's no doubt that the City of Cumming has always been and will continue to be a place filled with both small town heart and big city spirit!

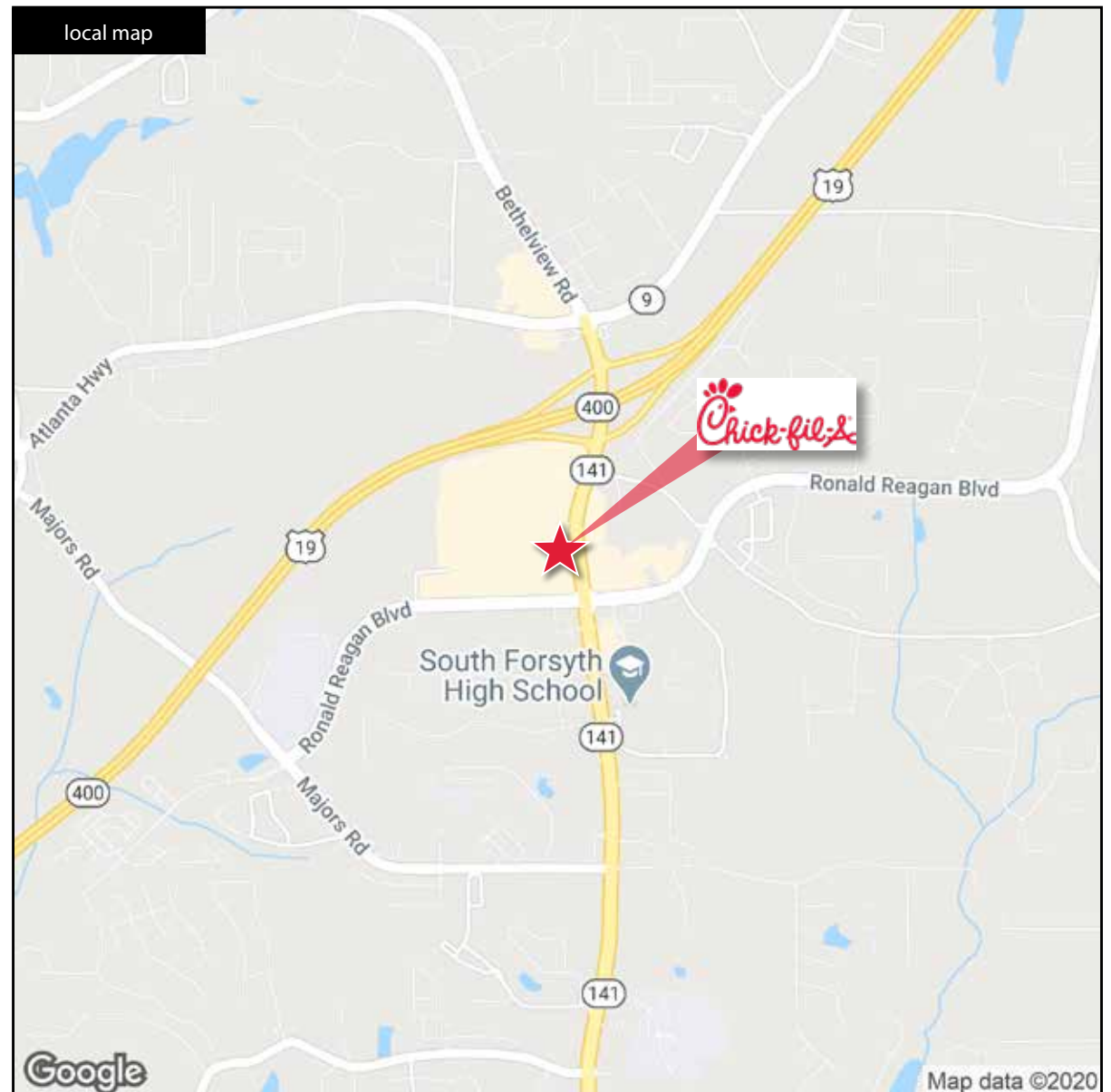
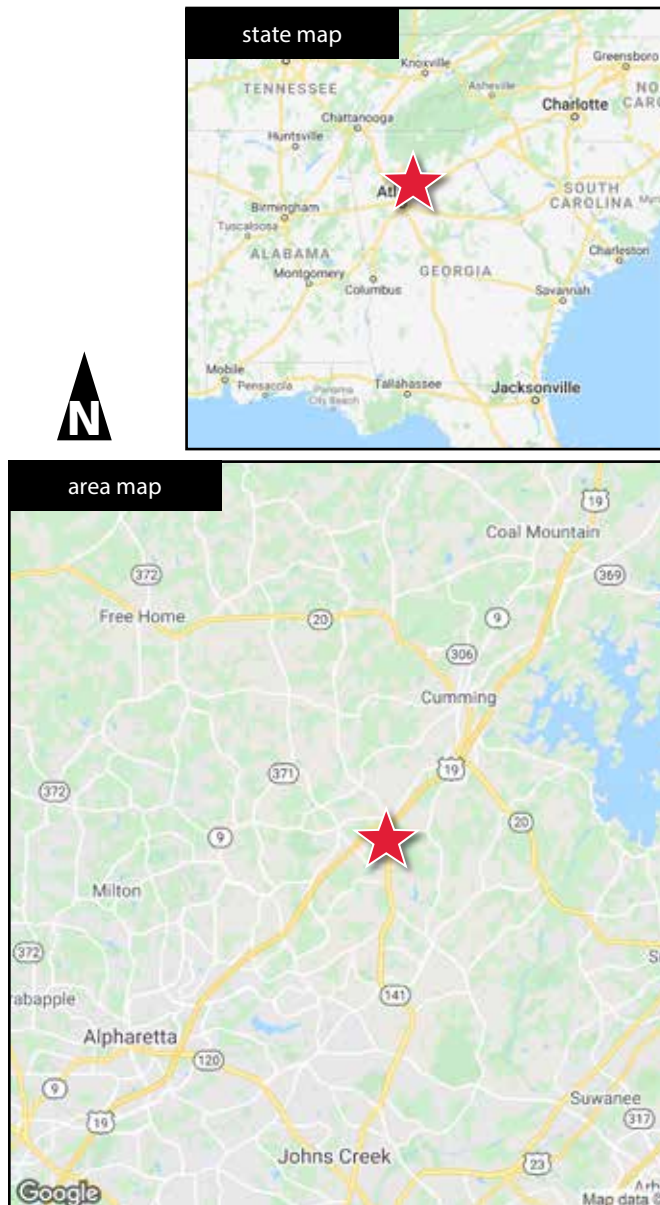


POPULATION	1 MILE	3 MILE	5 MILE
Population 2010 (Census)	2,100	31,337	92,117
Population 2019 (Estimated)	3,000	49,602	136,259
Population 2024 (Projected)	3,537	60,634	162,763
Historical Annual Growth			
2010-2019	3.93%	5.09%	4.32%
Projected Annual Growth			
2019-2024	3.35%	4.10%	3.62%
2019 POPULATION BY RACE			
White	2,226	38,396	108,190
Black	191	2,902	7,481
Asian	198	4,493	10,980
American Indian & Alaskan Native	17	191	506
Pacific Islander	1	38	84
Other Race	284	2,192	5,192
Two or More Races	83	1,391	3,825
Hispanic & Non-Hispanic			
Hispanic	572	5,613	14,263
White Non-Hispanic	1,987	35,383	100,173
HOUSEHOLDS			
Households 2010 (Census)	830	10,660	30,436
Households 2019 (Estimate)	1,182	16,577	44,563
Households 2024 (Projected)	1,389	20,092	52,948
Historical Annual Growth			
2010-2019	3.90%	4.89%	4.21%
Projected Annual Growth			
2019-2024	3.28%	3.92%	3.51%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average	\$113,784	\$145,076	\$151,149
2019 Median	\$93,826	\$116,841	\$120,620

2019 AGE REPORT	1 MILE	3 MILE	5 MILE
Median Age	38.40	36.80	37.20







www.chick-fil-a.com

Chick-fil-A, Inc. is an American fast food restaurant chain headquartered in the Atlanta suburb of College Park, Georgia. The company specializes in chicken dishes offering chicken entrees, sandwiches, and salads, as well as breakfast, desserts, and beverages among others. With 51 consecutive years of positive sales growth, Chick-fil-A has set itself apart by its innovative and unique marketing techniques and delicious products – including the ever-popular Chick-fil-A chicken sandwich. With its first restaurant opening in 1946, Chick-fil-A has steadily grown to become the largest quick-service chicken restaurant chain in the United States, based on domestic annual sales. The company has over 2,400 locations in 47 states and Washington, D.C. with annual sales exceeding \$10 billion. Furthermore, Chick-fil-A leads the quick service restaurant industry in per-store gross sales at \$5.7 million. With its story beginning in a shopping mall, Chick-fil-A is recognized as the pioneer in quick service mall food. Chick-fil-A still considers mall-based restaurants an integral part of its business with nearly 235 major shopping mall restaurants in operation today. However, in response to customer demand for convenience and accessibility, Chick-fil-A began opening stand-alone restaurants in high traffic locations starting in 1986. The chain now has over 1,539 stand-alone locations. As one of the most successful quick service restaurants, Chick-fil-A franchises are always in high demand with the company receiving 10,000 to 25,000 applications from potential franchise operators for the 75-80 stores they open each year.



ACTUAL PROPERTY

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