



ACROPOLIS
COMMERCIAL ADVISORS

Chipotle | Chicken Salad Chick | Aspen Dental

4112 Atlanta Hwy | Loganville, GA (Atlanta MSA)
MARKETING PACKAGE



***Actual Location**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499

Confidentiality & Disclaimer

The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Acropolis Commercial Advisors LLC ("ACA") and should not be made available to any other person or entity without the written consent of ACA. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

ACA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Marketing Package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of ACA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ACA, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This Marketing Package 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. ACA has not made any investigation, and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited 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 Marketing Package has been obtained from sources we believe to be reliable; however, ACA has not verified, and will not verify, any of the information contained herein, nor has ACA 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.

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499



TABLE OF CONTENTS

PRICING & FINANCIAL ANALYSIS

Pricing Summary.....	4
Property Summary.....	5
Investment Highlights.....	6
Investment Overview.....	7
Tenant Overviews	8-10

PROPERTY DESCRIPTION

Aerials.....	11-12
--------------	-------

DEMOGRAPHICS

Demographics and Reference Map.....	13
-------------------------------------	----

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499

Purchase Price: **\$5,761,200**
 Cap Rate: **6.00%**
 NOI: **\$345,672**



TENANT	GLA	% of GLA	Rent Commencement	Lease Expiration	Annual Rent	Rent PSF	Expenses Reimbursed	Rent Increases	Lease Type
Chipotle	2,450	26.5%	03/27/2020	03/31/2030	\$102,900.00	\$42.00	Proportional Share	10% Every 5 Years	NNN
Chicken Salad Chick	3,280	35.5%	06/23/2020	06/30/2030	\$106,272.00	\$32.40	Proportional Share	10% Every 5 Years	NNN
Aspen Dental	3,500	38.0%	08/20/2020	08/31/2030	\$136,500.00	\$39.00	Proportional Share	10% Every 5 Years	NNN

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499

Parcel Area	1.49 Acres
GLA	9,230 Square Feet
Year Built	2020
Ownership	Fee Simple

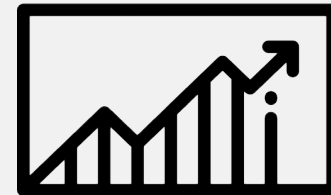


Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499



Strong Area Growth



**Above Average
Household Income**



35,000+ VPD



**Centrally Located
Atlanta MSA**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499



Close Proximity to Numerous New Construction Residential Developments

- The Property benefits from its central location and close proximity to numerous new and under construction residential developments.
- Over the last ten years D.R. Horton, America's largest home builder, has been, and continues to be, very active in Loganville with the development of communities such as Laurel Mist, Traditions, The Reserve at Loganville, Brushy Fork, Hollowstone, and Others. Other major homebuilders in the area include Century Communities and Chafin Communities.

Brand New Construction | Rare 100% Corporate Backed Long-Term Leases

- The Property is 100% occupied by three national tenants all of which are backed by corporate guarantees.
- The leases provide for minimal landlord obligations and feature 10% rental increases every five years throughout the base term and all options.

Desirable Chipotle End-Cap with "Chipotlane" | Average-Unit Sales Volumes at \$2,200,000 per Store

- Chipotle has very strong average-unit sales volumes compared to other fast casual restaurants at approximately \$2,200,000 per location. Assuming average sales at this location, the rent-to-sales ratio would only be a low 4.6% +/- Chipotle's comparable restaurant sales increased over 11% in 2019 alone.
- This Chipotle features a drive-thru pick up lane otherwise known as a "Chipotlane" thereby increasing the likelihood of success at this location. It is notable that Chipotle opened this location during the Covid-19 lockdown.
- *Source: 2019 10k Annual Filing

Attractive Atlanta Suburb with Strong Average Household Incomes

- The average household income in a one and five-mile radius of the Property is over \$90,000 which is over 50% higher than the national average thereby providing for more disposable income.

Excellent Visibility and Exposure – 35,000+ VPD

- The Property is conveniently and centrally located on Atlanta Highway (US 78) which is a major east/west corridor which connects several cities in the eastern Atlanta MSA and leads to downtown Atlanta.
- Traffic counts in front of the Property exceed 35,000 vehicles per day thereby generating excellent exposure and higher probability of tenant success.
- The Property is a large 1.49 acre parcel providing for plenty of parking and convenient customer access.

Atlanta MSA Second-Fastest Growing Economy Amongst Top 10 U.S. Metro Areas

- The Property is located approximately 35 Miles from Downtown Atlanta. Atlanta is the ninth largest MSA in the country with over 5.8 Million residents.
- According to the U.S. Bureau of Economic Analysis, the Atlanta MSA is the second-fastest growing economy for all U.S. MSA's

Strong Commercial Corridor with approximately 1,400,000 Square Feet of Retail in a One-Mile Radius.

- The Property is located in a dense retail corridor amongst numerous national tenants with anchors such as, Walmart Supercenter, Lowe's, Home Depot, Publix, Kroger, Ingles Supermarket, and many others.

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499



Name	Chipotle Mexican Grill, Inc
Ownership	Public
Tenant	Corporate
Stock	NYSE: "CMG"
Revenue	\$5.58 Billion (2019)
Market Cap	\$31.69 Billion (07/2020)
Number of Locations	2,580 (2019 EOY)
Headquartered	Newport Beach, CA
Website	www.chipotle.com

Chipotle is an American restaurant chain that serves a simple menu of Mexican-inspired food. Founded in Denver, Colorado, in 1993 by Steve Ells, a classically trained chef, Chipotle has grown to more 2,580 store locations, which together serve over 1 million customers daily. The company is known for its brand and marketing of "Food With Integrity," its commitment to offering fresh meal items and sourcing ingredients from ethically minded suppliers.



*Representative Photo

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499



Name	Chicken Salad Chick
Ownership	Private
Tenant	Corporate
Number of Locations	155 Locations
Headquartered	Auburn, AL
Website	www.chickensaladchick.com

Chicken Salad Chick is a fast casual restaurant chain and franchise of chicken salad restaurants based in Auburn, Alabama. As of 2020, the chain consists of 155 restaurants in 16 different U.S. states.

Chicken Salad Chick serves over 18 different styles of chicken-salad, served either as a sandwich or on a bed of lettuce. Chicken Salad Chick also offers by-the-pound take-out, side dishes, and more.

Chicken Salad Chick has become one of the fastest-growing restaurant chains in the U.S., more than quadrupling in size in the last four years, with systemwide sales increasing by 40.1% and unit count by 38.5% in 2019 alone. Chicken Salas Chick's goal is to open 250+ locations within the next five years, bringing the total unit count to 400 by 2025.

In 2019, Chicken Salad Chick was recognized among the franchising and foodservice industries' most prestigious accolades including Entrepreneur magazine's Top Food Franchises of 2019, QSR magazine's Best Franchise Deals and the Inc. 5000

<https://www.prnewswire.com/news-releases/chicken-salad-chick-reports-16th-consecutive-quarter-of-same-store-sales-growth-following-record-breaking-year-of-success-301002734.html>



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499



Name	Aspen Dental
Ownership	Private
Tenant	Corporate
Number of Locations	800+
Headquartered	East Syracuse, NY
Year Founded	1964
Website	www.aspendental.com

Aspen Dental Management, Inc. (ADMI) is a dental support organization that provides non-clinical business support services to independently owned and operated dental practices in 36 states. This can include services and recommendations related to finding the right location, leasing, equipment, accounting and marketing. This model leaves independent, licensed practitioners free to concentrate on patient care.

Dentists and staff at Aspen Dental offices believe everyone has the right to quality, affordable oral health care. As one of the largest and fastest-growing networks of independent dental care providers in the U.S., local Aspen Dental practices – more than nearly 600 of them across 34 states – offer patients a safe, welcoming and judgment-free environment to address their dental challenges. Every Aspen Dental-branded practice offers a full range of dental and denture services – including comprehensive exams, cleanings, extractions, fillings, periodontal treatment, whitening, oral surgery, crown and bridge work - allowing patients to have the peace of mind that they are taken care of and protected, so they can focus on getting the healthy mouth they deserve. In 2016 Aspen Dental supported over 8,000 dentists and cared for over 1.5 million patients.



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499

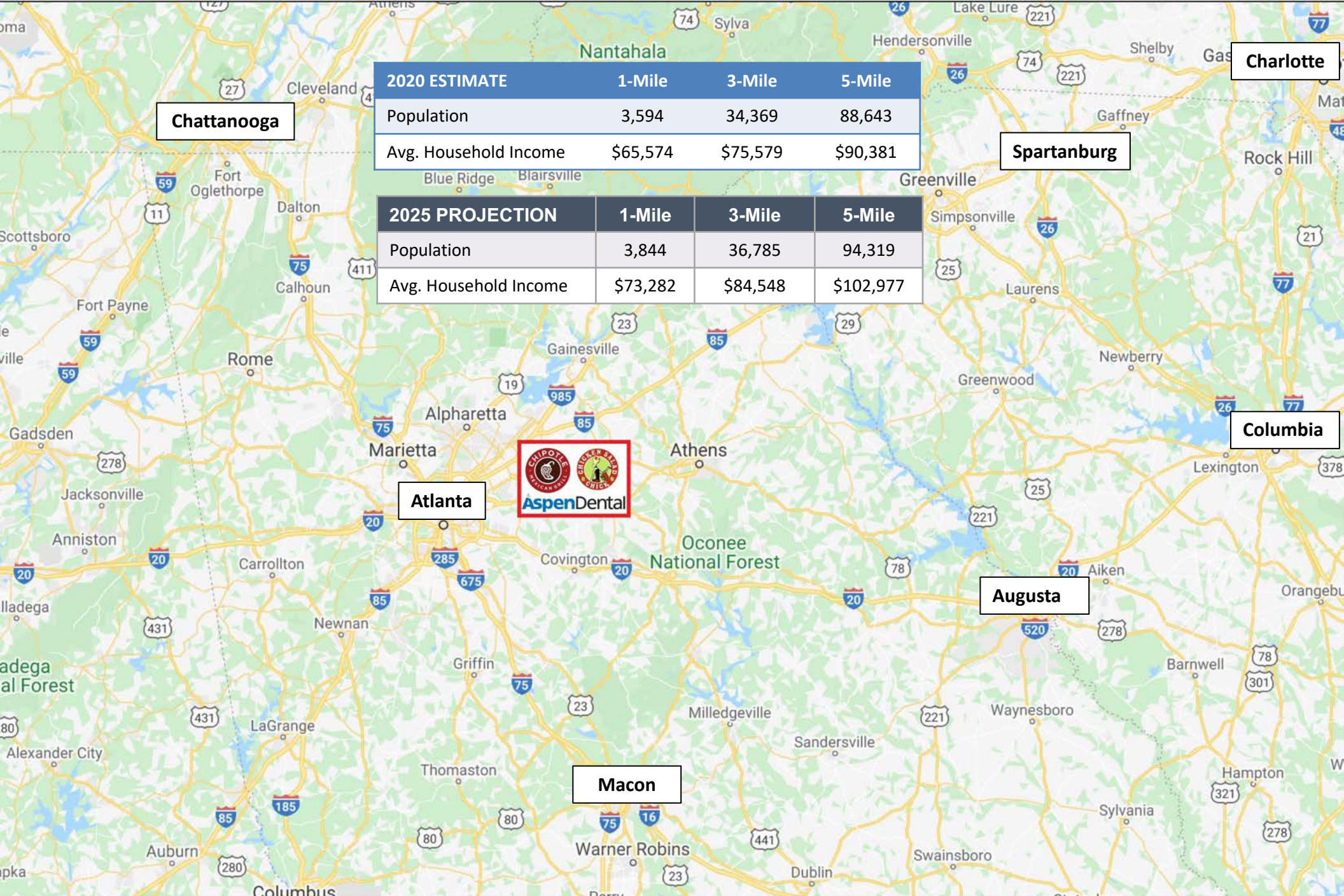


Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
 LHT Commercial Real Estate, LLC
 GA Broker: 342499



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Georgia Broker:

Jonathan Broadway
LHT Commercial Real Estate, LLC
GA Broker: 342499