

BRAND NEW 5-YEAR RENEWAL

Single Tenant Investment Opportunity



1945 Indian Trail Road NW

NORCROSS GEORGIA (ATLANTA MSA)

REPRESENTATIVE PHOTO



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NATIONAL
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GROUP

EXCLUSIVELY PRESENTED BY



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Qualifying Broker: Ray Uttenhove, SRS Real Estate Partners-Southeast, LLC | GA License No. 104166

OFFERING SUMMARY



OFFERING

Asking Price	\$2,500,000
Cap Rate	5.00%
Net Operating Income	\$125,000

PROPERTY SPECIFICATIONS

Property Address	1945 Indian Trail Lilburn Rd NW, Norcross, GA 30071
Rentable Area	3,361 SF
Land Area	0.75 AC
Year Built / Year Remodeled	1985 / 2019
Tenant	Arby's
Guaranty	RTM Georgia, LLC
Lease Type	NNN
Landlord Responsibilities	None
Lease Expiration	December 20 th , 2025
Increases	2% Annually
Options	1 (5-Year)

Brand New 5-Year Renewal | 35-Year Operating History | Annual Rental Increases | Option To Extend | Recently Remodeled

- The tenant, RTM Georgia, LLC, is owned by Roark Capital Group, the parent company owner of the Arby's Corporate Brand and has been operating for 35 years
- Arby's has been at this location since 2000 and has recently executed a brand-new 5-year renewal that will begin in December of 2020, including another 5-year option to extend
- The renewal features 2% rental increases every year and during the option to extend, generating NOI and hedging against inflation
- The site is newly remodeled in 2019, demonstrating their commitment to the site

NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the land

Primary Retail Corridor | Directly off Interstate 85 | Drive-Thru Equipped | Excellent Visibility & Access

- Arby's is strategically positioned along Indian Trail Lilburn Road, a retail and commuter thoroughfare averaging 38,500 vehicles passing by daily and directly off of Interstate 85 (311,000 VPD), increasing consumer draw from north/south travelers
- The site is equipped with a drive-thru, sustaining contactless pick up and mitigating against the spread of COVID-19
- The subject property is located near national/credit tenants like Lowe's Home Improvement, At Home, CarMax Auto Superstore, Chevron, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site

RENT ROLL



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates			
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	CAP RATE	OPTIONS
Arby's	3,361	December 2020	December 2025	Current	-	\$10,417	\$125,000	-	1 (5-Year)
				December 2021	2%	\$10,625	\$127,500	5.10%	2% Increase Beginning of Option
				December 2022	2%	\$10,838	\$130,050	5.20%	
				December 2023	2%	\$11,054	\$132,651	5.31%	
				December 2024	2%	\$11,275	\$135,304	5.41%	



BRAND PROFILE



ARBY'S

arbys.com

Company Type: Subsidiary

Parent: Inspire Brands

Locations: 11,100+

Website: inspirebrands.com

Arby's, founded in 1964, is the second-largest sandwich restaurant brand in the world. There are a total of 3,341 Arby's locations in the United States as of March 30, 2020. The state with the most number of Arby's locations in the US is Ohio with 274 locations, which is 8% of all Arby's locations in America. The Arby's brand purpose is "Inspiring Smiles Through Delicious Experiences." Arby's restaurants feature Fast Crafted service, a unique blend of quickserve speed and value combined with the quality and made-for-you care of fast casual. Arby's Restaurant Group, Inc. is the parent company of the franchisor of the Arby's brand and is headquartered in Atlanta, GA.



PROPERTY OVERVIEW



Location

Norcross, GA
Gwinnett County
Atlanta-Sandy Springs-Roswell MSA



Parking

There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 9.81 stalls per 1,000 SF of leasable area.



Access

Access Point: Indian Trail Lilburn Road NW
(1)



Parcel

Parcel Number: 6-213 -040
Acres: 0.75
Square Feet: 32,670 SF



Traffic Counts

Indian Trail Lilburn Road NW: 38,100 Vehicles
Per Day
Interstate 85/State Highway 403: 311,000
Vehicles Per Day



Construction

Year Built: 1985
Year Renovated: 2019



Improvements

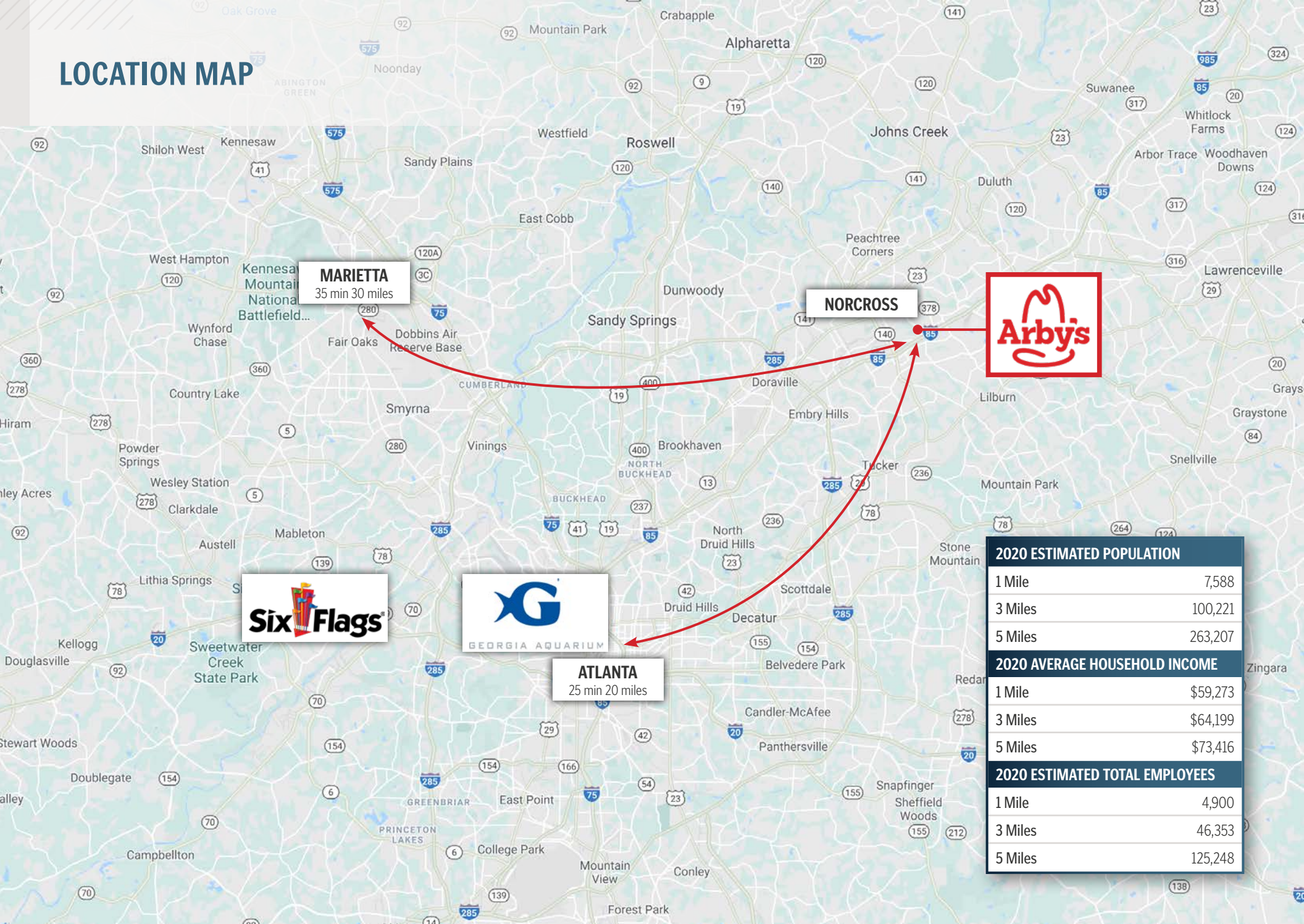
There is approximately 3,361 SF of existing building area



Zoning

Commercial

LOCATION MAP



2020 ESTIMATED POPULATION	
1 Mile	7,588
3 Miles	100,221
5 Miles	263,207
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$59,273
3 Miles	\$64,199
5 Miles	\$73,416
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	4,900
3 Miles	46,353
5 Miles	125,248







AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	7,588	100,221	263,207
2025 Projected Population	7,844	106,297	277,106
Projected Annual Growth 2020 to 2025	0.67%	1.18%	1.03%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,320	31,573	90,731
2025 Projected Households	2,389	33,543	95,327
Projected Annual Growth 2020 to 2025	0.59%	1.22%	0.99%
INCOME			
2020 Estimated Average Household Income	\$59,273	\$64,199	\$73,416
2020 Estimated Median Household Income	\$45,058	\$49,030	\$53,123
2020 Estimated Per Capita Income	\$18,302	\$20,357	\$25,266
DAYTIME POPULATION			
2020 Estimated Total Businesses	476	4,735	11,789
2020 Estimated Total Employees	4,900	46,353	125,248



AREA OVERVIEW



NORCROSS, GEORGIA

Located in Gwinnett County, Norcross, Georgia, is 9 miles E of Sandy Springs, Georgia and 16 miles NE of Atlanta, Georgia. The city is part of the Atlanta metropolitan statistical area (MSA). According to the United States Census Bureau, the city of Norcross has a total area of 4.65 square miles. The City of Norcross had a population of 16,276 as of July 1, 2020.

The Red Top Mountain State Park, Sweetwater Creek State Park, Panola Mountain State Park, and Chattahoochee River National Recreation Area are located in the city. The River Pines Golf Club, Heritage Golf Club, and Atlanta Golf Center are the area's local golf courses. The city's shopping center include Indian Village Shopping Center, Norcross Plaza Shopping Center and Norcross Shopping Center. The local churches include the Galilean Church, First United Church, and First Baptist Church of Norcross. The Art Fest is the annual event hosted by the city in the month of October.

Higher education is available at Emory University, Georgia Perimeter College, and Clark Atlanta University. The closest airport to the city is The William B Hartsfield Atlanta International Airport.

Gwinnett County is a world class residential, business, and tourist destination that was named for Button Gwinnett, one of Georgia's three signers of the Declaration of Independence. The Georgia legislature created Gwinnett County on December 15, 1818. Gwinnett County is known as the northeast gateway to the metropolitan Atlanta area, with Interstate 85 running generally north/south through the county. Located in close proximity to the Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world, the county is located within a two-hour flight from 80 percent of the United States' population. There are 16 incorporated municipalities within Gwinnett County's 437 square miles. Three major shopping malls anchor the retail sector, while other businesses are attracted by the financial, legal, professional and technical services Gwinnett County has to offer.



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in North America
exclusively dedicated
to retail

2K+

RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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