

Circle K | Chevron

3400 Busbee Dr NW, Kennesaw (Atlanta), GA 30144

\$1,837,967

Purchase Price

6.00%

Cap Rate

[Click Here for Website & Full Offering Memorandum](#)



Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% ground lease interest in this Circle K property located at 3400 Busbee Drive NW, Kennesaw (Atlanta), Georgia 30144 (the “property”).

There are over six (6) years remaining on Circle K's Absolute NNN ground lease featuring zero landlord responsibilities and 2.0% annual rental increases through the remainder of the primary term.

Investment Highlights



STRONG GLOBAL OPERATORS

WITH DOMINANT U.S. PRESENCE



SUPERIOR C-STORE REAL ESTATE

DIRECTLY OFF I-75 EXIT |
ADJACENT TO 40K+ STUDENT
UNIVERSITY CAMPUS



ABSOLUTE NNN LEASE

100% PASSIVE INVESTMENT
OPPORTUNITY



ANNUAL RENTAL INCREASES

IN PRIMARY TERM +
OPTIONS



ESSENTIAL ASSET CLASS

INSULATED FROM
E-COMMERCE / RECESSION



TOP-10 ATLANTA MSA

LOCATED 25 MI. FROM
DOWNTOWN

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