

RETAIL PROPERTY FOR SALE

# THOMASVILLE, GA- CHURCH'S CHICKEN SALE/LEASEBACK

448 E Jackson St , Thomasville, GA 31792



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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## OFFERING SUMMARY

Sale Price:	\$915,000
Building Size:	1,134 SF
Lot Size:	0.41 Acres
Number of Units:	1
Price / SF:	\$806.88
Cap Rate:	4.92%
NOI:	\$45,000
Year Built:	1978
Renovated:	2006
Zoning:	Commercial

## PROPERTY OVERVIEW

Beck Partners CRE presents this Sale Leaseback investment opportunity in the growing Thomasville, GA area.

This is an opportunity to buy into a growing franchisee. This is a passive investment, as Church's will execute a 10 year absolute NNN lease offering zero landlord responsibilities at the close of escrow. There are 8% rental increases every 5 years in the base term of the lease and throughout the 4 - 5 year options to renew.

This property sits on the main corridor and is located on a lighted hard corner with a drive-thru. Brands in the market include Wendy's, Taco Bell, Burger King, Domino's, Popeyes, Arby's, Sonic Drive-In, Captain D's, Dunkin, and Waffle House.



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