

OFFERING MEMORANDUM

2002 US-82 | TIFTON, GA

PRICE: \$1,774,507 | CAP: 3.75%



CLICK FOR DRONE FOOTAGE



EXECUTIVE SUMMARY

PRICE

\$1,774,507

CAP

3.75%

NOI

\$66,550

LOCATION

2002 US-82
TIFTON, GEORGIA 31793

LEASE TYPE

ABSOLUTE NNN | ZERO LL RESPONSIBILITIES

LEASE EXPIRATION

DECEMBER 13TH, 2027

LESSEE

MCDONALD'S USA, LLC

GUARANTOR

MCDONALD'S USA, LLC

OPTIONS

(4) 5-YEAR OPTIONS TO EXTEND

INCREASES

10% INCREASES EVERY 5 YEARS

LAND SIZE

±1.05 ACRES

BUILDING SIZE

±2,376 SQUARE FEET

ROFR

30 BUSINESS DAYS



ACTUAL SITE | PHOTOS TAKEN APRIL 2021

**RETAIL INVESTMENT GROUP IS
PLEASED TO BE THE EXCLUSIVE
LISTING BROKERAGE FOR
MCDONALD'S IN TIFTON, GEORGIA.**

This McDonald's property has an absolute NNN ground lease with zero landlord responsibilities that will expire on December 13th, 2027 and has 10% increases every year. There are (4) 5-Year Options to Extend. This offering is backed by a corporate guarantee. The building is $\pm 2,376$ square feet and sits on ± 1.05 acres of land, and was built in 2007. Nearby retailers include Walmart, Lowe's, Hobby Lobby, Chick-Fil-A, Starbucks, Buffalo Wild Wings, Captain D's, Taco Bell, Burger King, Wendy's, Panera Bread, and multiple hotels in close proximity. This McDonald's is located on a true hard corner with a drive-thru window.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021



US HIGHWAY 82: $\pm 20,366$ VDP



MCDONALD'S | TIFTON, GA

PROPERTY OVERVIEW

- Corporate McDonald's Ground Lease
- Top - Tier Investment Property
- Situated at Entrance to Walmart and Lowe's with a Total Traffic Count of more than $\pm 27,000$ VPD
- Located Along Tifton's Primary Retail Corridor, US Hwy 82 Just off I-75
- Strong Demographics with $\pm 41,873$ Population within 10-miles
- Average Household Income of \$59,909 within 10-miles of location
- Nearby Retailers Include Walmart, Lowe's, Hobby Lobby, Chick-Fil-A, Starbucks, Buffalo Wild Wings, Captain D's, Taco Bell, Burger King, Wendy's, and Panera Bread



**TIFTON, GA
RETAIL CORRIDOR**

AS OF 2020, MCDONALD'S HAS
THE NINTH-LARGEST GLOBAL
BRAND VALUATION.

McDonald's Corporation is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. They rechristened their business as a hamburger stand, and later turned the company into a franchise, with the Golden Arches logo being introduced in 1953 at a location in Phoenix, Arizona. In 1955, Ray Kroc, a businessman, joined the company as a franchise agent and proceeded to purchase the chain from the McDonald brothers.

McDonald's is the world's largest restaurant chain by revenue, serving over 69 million customers daily in over 100 countries across 37,855 outlets as of 2018. The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants. According to two reports published in 2018, McDonald's is the world's second-largest private employer with 1.7 million employees (behind Walmart with 2.3 million employees). As of 2020, McDonald's has the ninth-highest global brand valuation.



MAP OF EVERY MCDONALDS IN THE US





NICKNAMED “THE FRIENDLY CITY,” TIFTON SITS AT THE CROSSROADS OF MULTIPLE HIGHWAYS AND BYWAYS.

Tifton is a growing community in the heart of charming South Georgia where the perfect combination of welcoming hometown appeal and exciting cultural chic meet. Strategically located just 2.5 hours south of Atlanta, Tifton can be reached easily by I-75, US 319, US 82, and US 41.

Tifton has deep roots in agriculture and sprawling farmlands along with the perfect collection of museums, art galleries, shopping venues, historic sites, and restaurants. The Abraham Baldwin Agricultural College has its main campus here.

In 2019, Tifton, GA had a population of 16.8k people with a median age of 30.6 and a median household income of \$40,457. Since 2000 the population of Tifton, GA grew by an 11.8% increase.

ADDITIONAL
PHOTOS



NEIGHBORING VACANT LAND

SEPARATE PARCEL | SAME OWNER

PRICE

\$468,325

LOT SIZE

±0.55 AC

ZONING

COMMERCIAL

ADDITIONAL INFO

CONTACT BROKER



*McDonald's NNN Ground Lease Investment Offering Available Individually



TREY DESANTIS

850.766.6868

TREY@TLGPROPERTY.COM

AREA DEMOGRAPHICS

POPULATION 1 MILE 3 MILE 5 MILE

TOTAL POPULATION 2010	466	17,292	28,696
TOTAL POPULATION 2020	493	17,959	29,360
TOTAL POPULATION 2025	498	18,053	29,430
MEDIAN AGE	37.7	34.1	34.3

INCOME 1 MILE 3 MILE 5 MILE

AVERAGE HH INCOME	\$82,185	\$56,506	\$56,515
MEDIAN HH INCOME	\$59,791	\$34,839	\$38,028

HOUSEHOLDS 1 MILE 3 MILE 5 MILE

TOTAL HOUSEHOLDS 2010	170	6,389	10,617
TOTAL HOUSEHOLDS 2020	181	6,645	10,872
TOTAL HOUSEHOLDS 2025	182	6,679	10,897
AVERAGE HH SIZE	2.7	2.6	2.6
AVERAGE HH VEHICLES	2	1	1

HOUSING 1 MILE 3 MILE 5 MILE

MEDIAN HOME VALUE	\$168,749	\$125,192	\$126,268
MEDIAN YEAR BUILT	1981	1974	1977



±29,000 RESIDENTS
WITHIN 5 MILES



\$82,185 AVG INCOME
WITHIN 1 MILE

TRAFFIC COUNTS

US HWY 82 ±20,366 VDP
CARPENTER RD ±7,598 VDP

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Retail Investment Group, LLC.



Retail Investment Group



Retail Investment Group

CONTACT US

JOHN TOBEN

SENIOR ADVISOR

AZLIC: SA6532720000

254.716.4448

JOHN@RETAIL1031.COM

STEVEN DAVIS

FOUNDER & MANAGING PARTNER

AZLIC: BR101032000

602.625.8338

STEVEN@RETAIL1031.COM

BRIAN BROCKMAN

GEORGIA BROKER OF RECORD CONTACT

GALIC: #378952

254.716.4448 | RETAIL1031.COM