

# CIRCLE K SALE-LEASEBACK

4275 Glenwood Road  
Decatur (Atlanta), GA 30032



20 YEAR NNN | 5-MILE POP. OF 259K+ | 2020 CONSTRUCTION

Marcus & Millichap  
MOLLOY KAYE RETAIL GROUP

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## OFFERING HIGHLIGHTS

4275 Glenwood Road  
Decatur, GA 30032



**\$6,890,000**  
Price



**5,000** | **2.19**  
SF | Acres



**5.40%**  
Cap Rate



**20 YEARS**  
Base Term



**ABSOLUTE NNN**  
Lease



**2020**  
Year Built

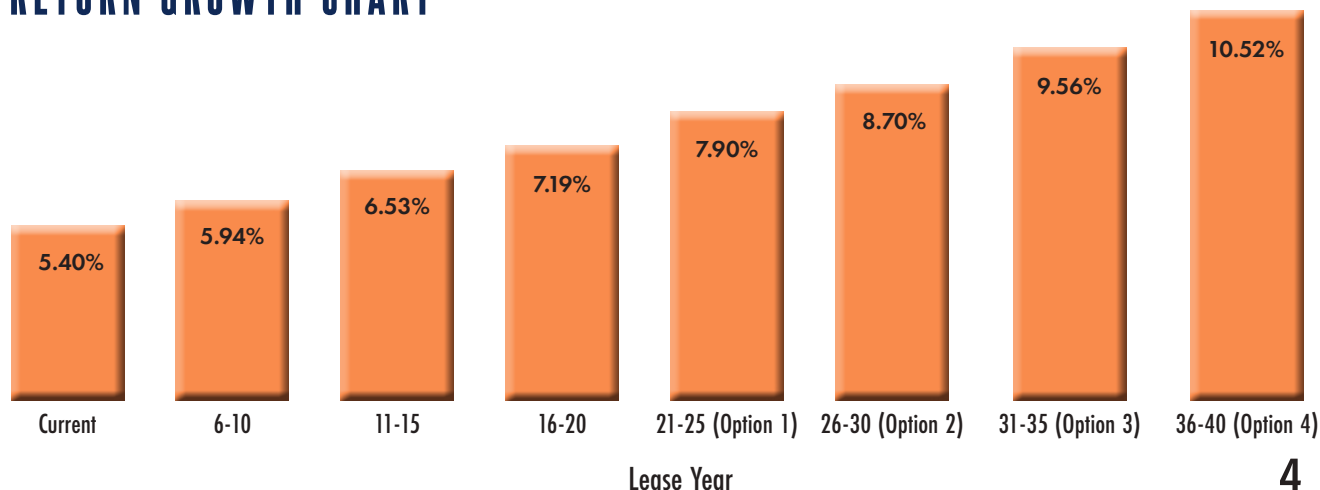
## LEASE SUMMARY

Property Subtype:	Net Leased Auto Service - Gas/Conv.
Tenant:	Gas Express, LLC d/b/a Circle K
Rent Increases:	10% Every 5 Years
Guarantor:	Franchisee
Lease Type:	Absolute NNN
Lease Commencement:	At Close of Escrow
Initial Lease Term:	20 Years
Renewal Options:	Four (4), 5-Year

## RENT ROLL

TERM	ANNUAL RENT	MONTHLY RENT
Current	\$372,000	\$31,000
Years 6-10	\$409,200	\$34,100
Years 11-15	\$450,120	\$37,510
Years 16-20	\$495,132	\$41,261
Years 21-25 (Option 1)	\$544,645	\$45,387
Years 26-30 (Option 2)	\$599,110	\$49,926
Years 31-35 (Option 3)	\$659,021	\$54,918
Years 36-40 (Option 4)	\$724,923	\$60,410

## RETURN GROWTH CHART



Lease Year



# INVESTMENT OVERVIEW

## STRONG REAL ESTATE FUNDAMENTALS

- Hard corner location at a traffic signal
- Multiple points of ingress/egress
- Located at the entrance of a 120+ home neighborhood
- High density market with population counts of 10,043 (1-mi), 89,709 (3-mi) and 258,748 (5-mi)
- Flat topography with strong visibility
- Attractive 2020 construction
- Large 5,000 SF c-store to support high-volume location
- 4 MPDs with 8 fueling hoses

## OPTIMAL LEASE STRUCTURE

- Rare 20-year base term
- Four (4), 5-year renewal options
- 10% rent escalations every 5 years throughout entire lease
- Triple net (NNN) lease with NO landlord responsibilities
- Tax advantages with accelerated depreciation due to fee simple ownership

## ATLANTA MSA ADVANTAGE

- Atlanta metro has the 5th largest population in the US with 5.9+ million residents
- 30 companies with HQ in metro Atlanta are among the 2020 Fortune 1000
- 16 ranked in the elite Fortune 500
- Georgia has been named the #1 state for business climate and for doing business for the last 6 years (Site Selection & Area Development)
- For the last 5 years, Atlanta has been among the top 5 metro areas in the nation for most net migration
- Major industries include financial services, technology and telecommunications
- Forbes Rankings:
  - › #13 Best Places for Business and Careers
  - › #34 in Job Growth
  - › #41 in Education

## LARGE FRANCHISEE & DOMINANT BRAND

- Largest Circle K franchisee
- Exclusive Circle K franchisee in Metro Atlanta
- Expanding 97-unit operator across 4 states (AL, AR, GA, LA)
  - › Currently operate 50+ Circle Ks in Georgia
- 26+ year operating history
- Circle K is an international brand with 15,000+ locations in 20 countries (corporate)





# PROPERTY PHOTOS





# AERIAL



ENTRANCE TO NEIGHBORHOOD  
WITH 120+ HOMES

SUBJECT PROPERTY

CIRCLE K

4371 GLENWOOD APARTMENTS  
175 Units

PARK AT GLENWOOD APARTMENTS  
212 Units

TOWNHOME COMMUNITY  
±114 Units





# AERIAL





# AERIAL









# DEMOGRAPHICS

## POPULATION

### 2020 Population

Daytime Population

## HOUSEHOLDS

2020 Households

## HOUSEHOLDS BY INCOME

\$200,000 or More

\$150,000 - \$199,999

\$100,000 - \$149,999

\$75,000 - \$99,999

\$50,000 - \$74,999

\$35,000 - \$49,999

\$25,000 - \$34,999

\$15,000 - \$24,999

\$10,000 - \$14,999

Under \$9,999

Average HH Income

## 1-MILE

10,043

7,581

3,652

1.75%

3.08%

7.22%

11.70%

20.40%

16.63%

12.36%

12.61%

5.47%

8.78%

\$58,475

## 3-MILE

89,709

66,084

33,488

2.55%

3.53%

10.10%

11.96%

20.06%

14.53%

10.55%

12.97%

5.54%

8.21%

\$64,909

## 5-MILE

258,748

220,237

99,968

4.18%

4.40%

12.12%

12.79%

19.04%

13.34%

10.05%

11.07%

4.97%

8.04%

\$74,126

## POPULATION BY RACE

% White Population

% Black Population

% Asian

% American Indian,  
Eskimo, Aleut Population

% Hawaiian or Pacific  
Islander Population

% Multi-Race Population

% Other Population

## 2019 POPULATION 25+ BY EDUCATION LEVEL

Elementary (0-8)

Some High School (9-11)

High School Graduate (12)

Some College (13-15)

Associates Degree Only

Bachelors Degree Only

Graduate Degree

## 1-MILE

5.56%

91.11%

0.37%

0.24%

0.00%

1.81%

0.90%

6,978

3.05%

11.80%

35.85%

18.79%

5.84%

15.20%

6.87%

## 3-MILE

12.49%

83.44%

1.36%

0.19%

0.03%

1.81%

0.69%

62,285

2.37%

10.52%

30.84%

21.35%

7.44%

16.63%

9.45%

## 5-MILE

17.24%

75.49%

4.10%

0.20%

0.03%

2.18%

0.75%

176,852

2.29%

8.00%

26.77%

20.61%

7.88%

19.42%

13.14%



# DECATUR (ATLANTA), GA

Decatur is a city in, and the county seat of, DeKalb County, Georgia, which is part of the Atlanta metropolitan area. The city is **located approximately 5 miles northeast of Downtown Atlanta and shares its western border with both the city of Atlanta (the Kirkwood and Lake Claire neighborhoods) and unincorporated DeKalb County.** The Druid Hills neighborhood is to the northwest of Decatur. The City of Decatur is 4.4 square miles in size and has five walkable commercial districts with **1.8M square feet of office designed just for businesses. Each district has its own character and includes a mix of office, retail, residential, and institutional uses.**

Key to attracting talent, Decatur has a diverse, multi-modal transportation mix with 500,000+ college-educated people and 82,000 students living within a 30-minute commute of downtown – a number on par with other major metro Atlanta employment centers. The Task Force for Global Health, Emory University Hospital, Carter Center, and Centers for Disease Control and Prevention (CDC) headquarters are all in or within a couple of miles of Downtown Decatur.

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.9 million people. **Over the next five years the region is expected to add nearly 500,000 residents. Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 17 companies,** including UPS, Delta Airlines and Coca-Cola. The metro also ranks among the highest in the nation for job growth. Nearly 400,000 jobs were added in the last four years. A pro-business environment and affordability helped Atlanta secure the ranking of **#1 State for Business Climate by Site Selection for the seventh consecutive year.**

## TOP ATLANTA, GA MSA EMPLOYERS

Delta Airlines

Emory University & Emory Healthcare

The Home Depot

Northside Hospital

Piedmont Healthcare

Publix Super Markets

WellStar Health System

The Kroger Co.

AT&T

UPS



Decatur, GA



Atlanta, GA







# ATLANTA MSA HIGHLIGHTS

## INDUSTRY

- Atlanta is home to headquarters of 26 Fortune 500 and Fortune 1,000 companies
- Ranked #1 Metro Area for Economic Growth Potential (among large metro areas) in 2019 by *Business Facilities*
- Atlanta MSA is 10th-largest economy in the country and 17th-largest in the world
- Home to the World's Busiest Airport for the 21 st consecutive year with 107 million annual passengers

## TOURISM

- Generated over \$30 billion in direct, indirect and “induced” economic impact in 2016 in Metro Atlanta
- 56+ million visitors annually
- Home to 5 professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Atlanta United FC, Atlanta Dream

## HEALTH & HIGHER EDUCATION

- Over 30 hospitals in the metro area
- 4 hospitals ranked among Georgia’s best hospitals according to U.S. News & World Report
- Home to over 30 colleges and universities, including Georgia Institute of Technology, Emory University, and Georgia State University
- Emory University ranked 21 st on U.S. News & World Report’s National University Rankings and Georgia Tech ranked 29th



# LEASE ABSTRACT



## TENANT:

Gas Express, LLC d/b/a Circle K

## LEASE COMMENCEMENT:

At Close of Escrow

## ADDITIONAL RENT:

"Additional Rent" shall collectively mean all Taxes, insurance, maintenance expenses, operating expenses, administrative expenses and all other costs and expenses of every nature incurred in connection with the operation of the Premises and all Improvements thereon that are more fully set forth herein or otherwise incurred.

## UTILITIES:

During the Lease Term, Tenant shall open its own accounts for utilities serving the Premises, including without limitation (if applicable) gas, electricity, water, sewer, sanitation and all other utilities required by Tenant for the Premises and Tenant shall be responsible for all such utility charges.

## CARE OF PREMISES:

Tenant assumes the sole responsibility for the condition, use, operation, maintenance, repairs, replacement and management of the Premises and Landlord shall have no responsibility in respect thereof and shall have no liability for damages to the property.

## TAXES:

Tenant agrees to pay, as Additional Rent, all personal property taxes and assessments, ad valorem or real estate taxes and assessments (including, without limitation, general and special assessments for public improvements or benefits whether or not commenced or completed during the Lease Term, as same may be extended or renewed, sanitary and trash removal assessments, and all property owners', association, subdivision, and all other types of public, quasi-public or private assessments, fees or exactions or similar charges of any nature whatsoever), water charges, sewer rents and all other taxes or any type of assessments whatsoever levied, assessed or imposed at any time by any Governmental Authorities upon or against the Premises or any portion thereof, which accrue or become due with respect to any period during the Term, and also any tax or assessment levied, assessed or imposed against the Premises or any portion thereof at any time by any Governmental Authorities in connection with any franchise, or the receipt of any income, rent or profit from the Premises to the extent that same shall be in lieu of all or a portion of any of the aforesaid taxes or assessments upon or against the Premises, and which accrue or become due with respect to any period during the Term (collectively, the "Taxes").

## INSURANCE:

Tenant shall, during the Term of this Lease, and at Tenant's expense, maintain

in full force and effect: (a) All risk property insurance covering (i) the Improvements and Personalty, and all building materials and other property which constitute part of the Premises, and (ii) Tenant's trade fixtures, signs, inventory and supplies, furniture, equipment, and improvements and betterments installed by Tenant, all amounts not less than one hundred percent (100%) of the full replacement value of all Improvements and Personalty (as reasonably determined by Landlord); (b) Contractual and comprehensive commercial general liability insurance against claims for bodily injury, death or property damage occurring on, in or about the Premises, which insurance shall be written on a so-called occurrence basis, and shall provide minimum protection with a combined single limit in an amount not less than Two Million and No/100 Dollars (\$2,000,000.00) for any one occurrence, and such insurance shall have a deductible of not greater than Five Thousand and No/100 Dollars (\$5,000.00); (c) Business interruption and loss of rent insurance in amounts sufficient to compensate Landlord for all Base Rent, Additional Rent and other amounts payable hereunder for a period of not less than twelve (12) months, the amount of such coverage to be adjusted annually to reflect the Base Rent, Additional Rent and other amounts payable during the succeeding twelve (12) month period; (d) Liability insurance which shall include coverage for all liabilities arising out of the dispensing or selling of alcoholic beverages imposed under any laws, including, without limitation a "dram shop" or alcoholic beverage control act, the Premises and the business related to the Premises with a cross liability clause and a severability of interests clause to cover Tenant's indemnity and including an endorsement if necessary to provide coverage of personal injury and defense for a third party, all in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) inclusive per occurrence or, upon Landlord's request, such higher limits as shall become customary under new leases of comparable Premises; and (e) such additional and/or other insurance coverage, endorsements, or deductibles with respect to the Premises and in such amounts as reasonably requested by Landlord or its Lender.

## ASSIGNMENT & SUBLETTING:

Additionally and notwithstanding anything to the contrary set forth herein, Tenant shall have the right (subject to Landlord's consent as set forth hereinafter), with no less than thirty (30) days' prior notice to Landlord (the "Notice of the Intended Assignment") without any charge of any kind by Landlord (other than the Lease Transfer Admin Fee) and without Landlord having any recapture right, to assign this Lease (i) to TMC Franchise Corporation or its parent, affiliate or subsidiary (the "Permitted Assignment") if said entity possesses financial creditworthiness, cash flow and liquidity that is at least equal to or better than the financial creditworthiness, cash flow and liquidity of Tenant as of the Effective Date (collectively, the "Net Worth Threshold"); or (ii) to an assignee that possesses financial creditworthiness, cash flow and liquidity that is at least equal to or better than the Net Worth Threshold. Tenant shall provide Landlord the financial statements of the assignee supporting compliance with the Net Worth Threshold (the "Net Worth Threshold Evidence"), concurrently with the Tenant's Notice of the Intended Assignment.

If there is an assignment consented to by Landlord under either Clauses (i) or (ii) in this Section, then, upon entry of the instrument of assignment, the assigning Tenant and any Guarantors of the assigning Tenant shall be released from all further payments of Rent and for the performance of all terms, covenants and conditions of the Lease after the effective date of the assignment.

## FINANCIAL REPORTING:

Tenant shall deliver to Landlord (i) a current financial statement of Tenant and any Guarantor of this Lease; and (ii) the last two (2) years' filed federal tax returns for Tenant and Guarantors. Not more than once in a given Lease Year, but only upon prior request from Landlord, Tenant shall provide to Landlord an annual financial statement of Tenant (and, if readily available to Tenant, an annual financial statement reflecting the financial performance of the business at the Premises), and, if the Guaranty has not expired, an annual financial statement of all Guarantors in such form as Landlord may reasonably request. In addition, thereto, but only upon prior request from Landlord, the Tenant shall also deliver on an annual basis to Landlord, a copy of the federal income tax return for both Tenant and, if the Guaranty has not expired, all Guarantors, no later than 30 days following the date upon which such tax returns are filed.

\*Lease to be finalized during Buyer's due diligence period.



## TENANT SUMMARY

Gas Express is a proud franchisee of Circle K, known worldwide for quality products and great customer service. Gas Express was founded in 1994 and was originally named S&A Food and Gas. As a company that would grow to employ hundreds of people and work in the very heart of tight-knit neighborhoods and communities, they had the foresight to know that their commitment needed to extend not just to the bottom line but also to their customers and their employees.

The Gas Express team recognizes the diverse demographics of Atlanta and aims to offer unique, but always dependable service tailored to each market. Gas Express offers unique services such as growler purchases /refills, a wide selection of wine, a huge selection of craft beer and beer caves within select stores.

Gas Express is committed to growing a strong presence in the Atlanta area and beyond. They currently operate over 93 locations across Georgia, Louisiana, Alabama, and Arkansas with the majority located in the Atlanta MSA.



<b>Tenant Trade Name</b>	Circle K
<b>Tenant</b>	Gas Express, LLC
<b>No. of Units</b>	97+
<b>Locations</b>	GA, LA, AL, AR
<b>Headquarters</b>	Atlanta, GA



## CIRCLE K HIGHLIGHTS



**15,000+**  
Locations Worldwide



**40,000+**  
Employees



**20+ COUNTRIES**  
with Circle K Locations



# CIRCLE K SALE-LEASEBACK

4275 Glenwood Road  
Decatur (Atlanta), GA 30032



20 YEAR NNN | 5-MILE POP. OF 259K+ | 2020 CONSTRUCTION

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MOLLOY KAYE RETAIL GROUP

Actual Location