



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Hooters (Dark)

100 River Pointe Pkwy
Canton, GA 30114

EXCLUSIVELY MARKETED BY:



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AREA OVERVIEW

City Overview
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a Value-Add 4,818 SF Hooters Restaurant (Dark) Located at 100 River Pointe Pkwy in Canton, GA. This Corporate Guaranteed NNN Lease Has 1 Year Remaining Providing a Short Term Income While a New Long Term Tenant is Secured. This Investment Opportunity is Located in One of Georgia's Fastest Growing and Most Stable Markets.

OFFERING SUMMARY

PRICE	\$1,250,000
CAP	14.06%
NOI	\$175,692
PRICE PER SF	\$259.44
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	100 River Pointe Pkwy Canton, GA 30114
COUNTY	Cherokee
BUILDING AREA	4,818 SF
LAND AREA	1.16 AC
YEAR BUILT	2002



HIGHLIGHTS

- Value-Add Opportunity With the Cushion of a 1 Year NOI
- Site is Positioned at the Corner Next to River Pointe Shopping Center Which is a 237,803 SF Walmart Supercenter Anchored Power Center
- Ideal Location For Uses That Would Complement Walmart
- Free Standing Building Located in an Affluent Suburb of Cherokee County Which is One of the Fastest Growing Counties in Georgia
- Hooters Has Over 420 Restaurants in 42 States and 29 Countries
- Site is Situated Right Off of Interstate 575
- Highly Visible and Highly Trafficked Site Sitting on the Signalized Hard Corner of Ball Ground Hwy (22,841 VPD) and River Pointe Pkwy (11,103 VPD)
- Area is Home to Major Firms Such As: Northside Hospital Cherokee, Prologis and Vulcan Materials
- Extremely Strong and Affluent Demographics With 44,842 People Making an Average Household Income of \$88,966 Within a 5-Mile Radius
- Canton, Georgia Was Voted By Travelmag.com “One of the Most Charming Towns in Georgia”
- Nearby Tenants Include: Walmart Supercenter, Target, Publix, Wendy’s, Kohl’s, CVS Pharmacy, Home Depot, Dollar Tree, Party City, Chick-fil-A and More



LEASE SUMMARY

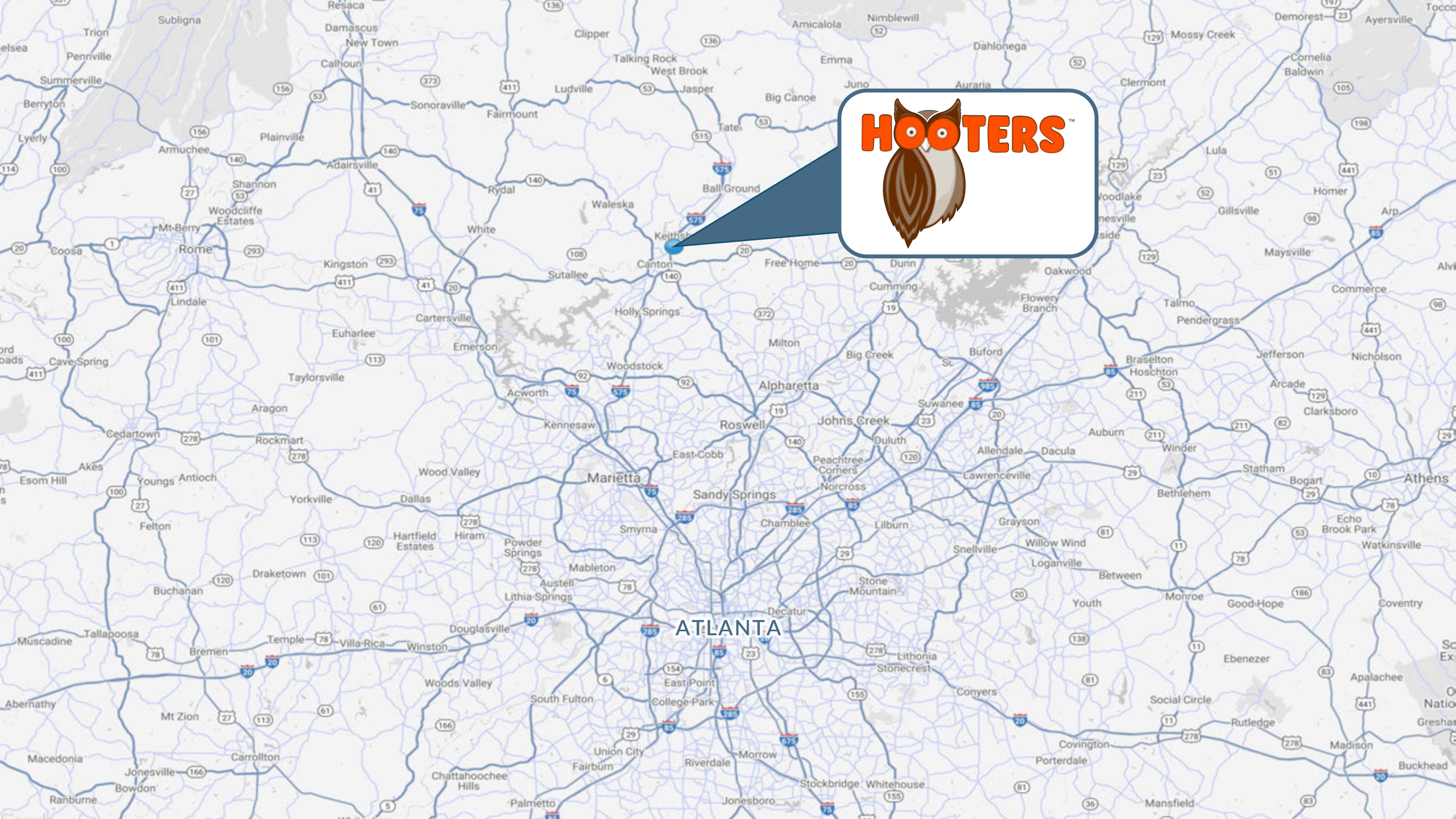
TENANT	Hooters (Dark)
PREMISES	A Building of Approximately 4,818 SF
LEASE COMMENCEMENT	June 15, 2002
LEASE EXPIRATION	June 14, 2022
LEASE TERM	1 Year Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Per Option Term
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,818 SF	\$175,692	\$36.47



ACTUAL PROPERTY IMAGES





ATLANTA

Teasley
Middle School

Cherokee County
School District



Homestead Inn



CHRYSLER



Ball Ground Hwy



Riverpoint Pkwy

Dos Margaritas



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The Villages At River Pointe

Riverpoint Pkwy

Walmart
Supercenter

SALLY
BEAUTY SUPPLY

H&R BLOCK

Jaime Chavez
Auto repair



Bank OZK

bp



MURPHY
USA

Children's
Healthcare of Atlanta

COUNTRY
FINANCIAL

Dos Margaritas

ROCK N
ROLL
SUSHI

6

HOOTERS

Ball Ground Hwy

WAFFLE
HOUSE

Wendy's





CANTON | CHEROKEE COUNTY | GEORGIA

Canton is a city in and the county seat of Cherokee County, Georgia, United States. Conveniently located between Atlanta and the Blue Ridge Mountains, there are scenic views of foothills and the Etowah River, flowing through the City. The Cherokee County Airport is located adjacent to I-575 7 miles northeast of downtown Canton. The City of Canton is located approximately thirty-five miles north of Atlanta on Interstate 575. The city of Canton, GA keeps residents far enough away from the hustle and bustle of the big city while still making it easily accessible when needed. The area is surrounded by other great cities such as Holly Springs, Buffington, and Waleska. Over the years, Canton has become known for its dedication to growth and forward-thinking. It has even been recognized by Georgia Trend Magazine as a “LIVE, WORK, PLAY” Community because of the city’s focus on the future. The current population of Canton, Georgia is 33,056 as of year 2021.

The City of Canton is the county seat of Cherokee County. The City has experienced a significant amount of growth in the past 30 years, and now, the City’s full growth potential is beginning to unfold. A considerable amount of the population increase is a result of Cherokee County’s proximity to the Atlanta metropolitan area. The successful development of the Canton-Cherokee Industrial Park is a prime example of the positive impact of improved highway access in the area. Local industries including Universal Alloy Corporation and Piolax have expanded resulting in additional investment and job opportunities. The 50-acre Northside Hospital complex not only includes the Hospital, but also medical office buildings as well as 900 parking spaces. The City expects continued economic development within this area east of I-575. The first phase of the development, Canton Marketplace, held grand openings in March of 2009 for the anchor tenants, including Best Buys, Dicks, Kohl’s, Target, and Lowe’s. The parcel includes numerous retail establishments and restaurants, with plans for single-family and multi-family residential units, hotels and medical office buildings.

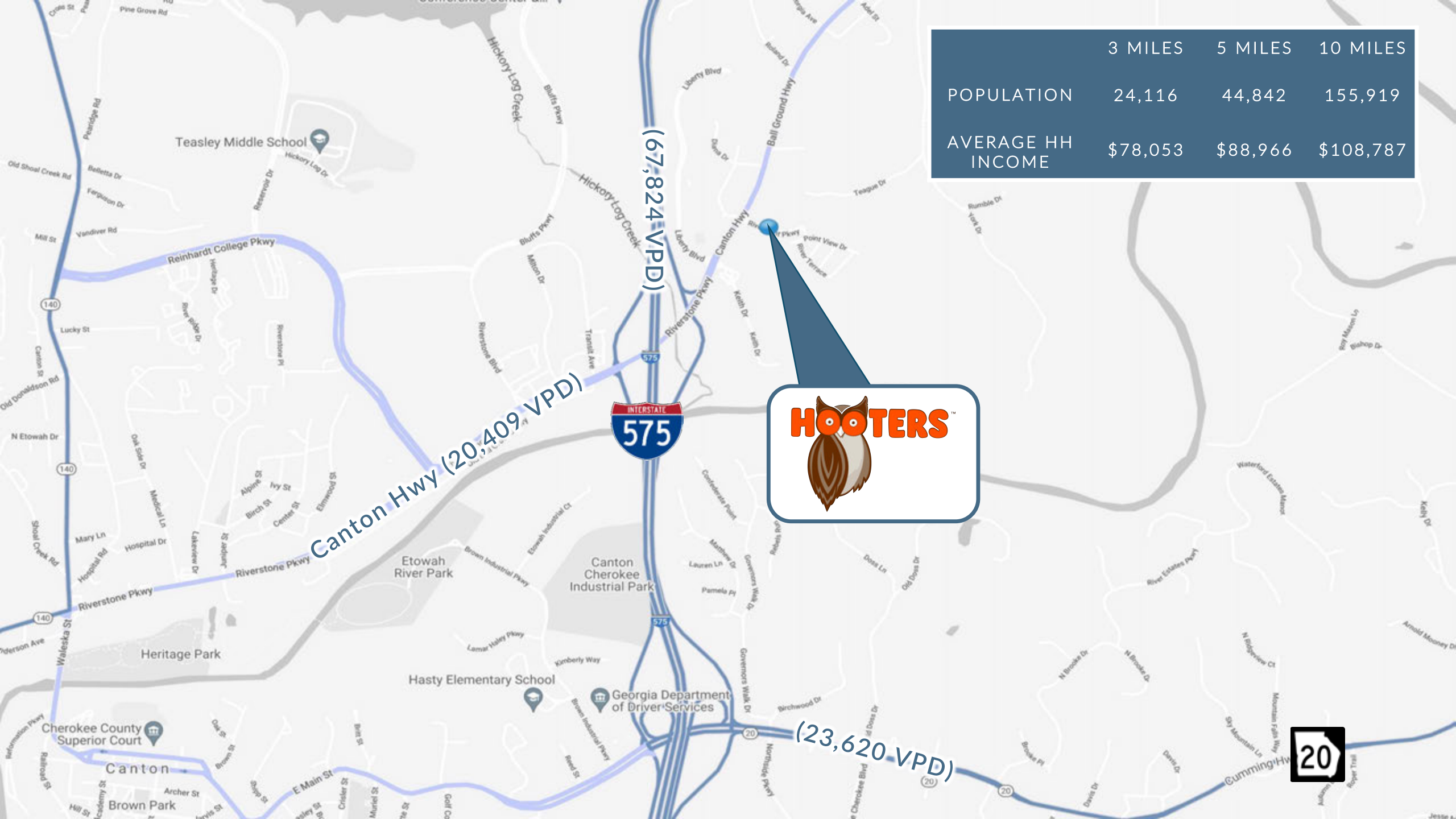
Etowah River Park, providing 58 acres of passive recreational use, was opened in 2015. Since this time, the City of Canton has connected the Etowah River Park trail system with that of the existing Heritage Park trail system. Little River Marina on Lake Allatoona, a full-service marina, is conveniently located on Lake Allatoona in the northwest area of Metro Atlanta. The scenic location in the Blue Ridge Mountain foothills and the easy access off I-575 has made Little River Marina one of the most popular marinas on the lake. BridgeMill Athletic Club is a resort-style golf, tennis and country club in Canton, Georgia. The golf course is semi-private and features an 18-hole championship course with state-of-the-art practice facilities and driving range. Woodmont was voted best new golf course in Georgia when it opened in 2000. Located just 15 minutes north of Alpharetta, Woodmont’s 18-hole, par-72 course plays from 5,200 to nearly 7,200 yards in length.



ETOWAH RIVER PARK



CHEROKEE COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	24,116	44,842	155,919
AVERAGE HH INCOME	\$78,053	\$88,966	\$108,787



(67,824 VPD)

Canton Hwy (20,409 VPD)

(23,620 VPD)



CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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