

Panera Bread

Smyrna (Atlanta), GA

Investment Highlights

ATL MSA

Atlanta, the capital and most populous city in Georgia, is the fifth largest metro in the United States with over 5.7 million residents. Atlanta has the third highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. It is considered an “alpha” or “world city” with a gross domestic product of \$270 billion.

Growing Business

Smyrna is home to The Battery Atlanta, home of SunTrust Park, the Atlanta Braves new stadium, which is a large, mixed-use entertainment district that has seen an influx of new construction and business in the area.

Net Lease with Annual Rent Increases

The Property is subject to an absolute triple net lease. The lease also provides attractive increases of 7.5% every 5 years including options. This offering provides a passive investment with no landlord responsibilities and no maintenance obligations.

Attractive Lease Terms

The lease has just under 20 years remaining on the term.



Offering Price
\$5,635,200



Cap Rate
4.75%

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

For more information, contact:

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