

# Texaco | Fayetteville, GA

Purchase Price: **\$4,890,770**

Cap Rate: **5.85%**

**Stan Johnson Company** is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Texaco property located in Fayetteville, Georgia (the "Property"). The Property consists of a 12,129 square foot freestanding gas station and convenience store on a 3.08-acre parcel of land. Texaco is operating under a 20-year, absolute NNN lease with zero landlord responsibilities whatsoever, offering a truly passive investment asset. With 18 years of term remaining, the lease also features 2.0% annual rent escalations throughout the base and option terms, providing investors with a boost to overall cash flows and a significant hedge against inflation. *See Lease Abstract for full details.*



Property Photos



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## Property Synopsis

The Property is located in Fayetteville, Georgia, the seat of Fayette County. Located 17.4 miles south of Atlanta, Fayetteville has an approximate population of 18,957 (as of the 2020 consensus). This Property is located in a dense, affluent region of Fayetteville. Within a three-mile radius of the Property, there are approximately 54,400 residents with an average household income of \$70,247. Texaco is able to take advantage of its strong demographic region due to its excellent visibility and access of its signalized, hard corner location at US Highway 138 & W Fayetteville Road - two major arterials in the area that connects the Property to downtown Fayetteville and its surrounding residential areas.

## Investment Highlights

- Long-Term Absolute NNN Lease
- Attractive Annual Rent Escalations
- Highly Visible, Hard Corner Location
- Strong Trade Area Demographics
- Experienced Operator with Strong Track Record



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