

OFFERING MEMORANDUM

Captain D's Sale Leaseback | Elberton, GA



Representative Photo

123 Elbert Street, Elberton, GA 30635

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Georgia Broker #77666



CONTENTS

03	Transaction Summary
04	Area Map
05	Aerial View
07	Regional Map
08	Demographics
09	Tenant Summary
10	Franchisee Summary

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TRANSACTION SUMMARY

Purchase Price:	\$1,805,310
Cap Rate:	5.65%
Annual Rent:	\$102,000



Lease Summary

Tenant:	Captain D's
Guarantor:	Trident Holdings (45 Units)
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Initial Lease Term:	20 Years
Options to Renew:	5, 5 Year Options
Rent Increases:	10% Every 5 Years
Rent Commencement:	Upon Closing

Property Specifications

Location:	123 Elbert Street Elberton, GA 30635
Building Size:	+/- 2,618 SF
Land Size:	+/- 0.88 acres
Year Built:	2021 (Retrofit)



Investment Highlights

- Largest Captain D's Franchisee in the System
- Long Term Absolute NNN Lease to Commence upon Closing
- Located along an Established, Heavily Trafficked Retail Corridor
- Area Retailers Include Ingles, Walmart, CVS, Walgreens, and O'Reilly
- Established Brand - Founded in 1969 with 540 Total Units Systemwide

AERIAL VIEW



 **Elbert Memorial HOSPITAL**
47 TOTAL BEDS

 **EAGLE GRANITE**
The Fine Name in Granite

ELBERT COUNTY STADIUM - GRANITE BOWL

DOLLAR GENERAL

 **PINNACLE BANK**

CIRCLE K

16,900
CARS PER DAY 

Walgreens



SUBJECT PROPERTY 

 **REGIONS**

TITLEMAX

Thomas Street

E Elbert Street 72

AERIAL VIEW



SUBJECT PROPERTY



Bojangles's

TITLEMAX

enterprise
O'Reilly
AUTO PARTS

KFC

CITGO **Chevron** **H&R BLOCK**
SUBWAY

Days Inn

McDonald's

CVS pharmacy

Kimbrell's
HOME FURNISHINGS

DUNKIN' DONUTS **PIZZA HUT** **BURGER KING** **ZAXBY'S** **TACO BELL** **DQ**
Auto Zone **Wendy's** **DOLLAR GENERAL**

Thomas Street

Elbert Street

Heard Street

16,900
CARS PER DAY

REGIONAL MAP



Elberton, Georgia is located in Northeast Georgia about 33 miles east of Athens and 110 miles East of Atlanta. Elberton is known as the **“Granite Capital of the World,”** with more than 45 quarries producing more granite monuments than any other area in the world. Elbert County is a prosperous, growing community boasting an economy as solid as they come - the area’s granite monument production accounts for one-third of total production nationwide. Elberton is also known for several attractions including granite monuments, well-maintained parks, beautiful lakes, its picturesque downtown square, historic Elbert County Courthouse and the legendary 20,000-seat Granite Bowl.

DEMOGRAPHICS

Source: LandVision 2021



Residential Population

5 Minutes	10 Minutes	15 Minutes
6,590	10,409	15,903



Average Household Income

5 Minutes	10 Minutes	15 Minutes
\$57,591	\$63,547	\$62,452



Area Employees

5 Minutes	10 Minutes	15 Minutes
1,599	1,907	2,259

TENANT SUMMARY

“SIT-DOWN FOOD AT FAST-FOOD PRICES”

Headquartered in Nashville, Tenn., Captain D's has more than 540 restaurants in 23 states. Captain D's is the nation's leading fast-casual seafood restaurant and was named the #1 seafood chain in the QSR 50, ranked by AUV. Founded in 1969, Captain D's has been offering its customers high-quality seafood at reasonable prices in a welcoming atmosphere for more than 48 years. Captain D's is dedicated to serving freshly prepared seafood at reasonable prices, all while offering the best dining experience in the industry.

Captain D's serves a wide variety of seafood that includes freshly prepared entrees and the company's signature hand-battered fish. The restaurants also offer premium-quality, grilled items such as varieties of fish and shrimp, as well as hushpuppies, desserts and freshly brewed, Southern-style sweet tea, a Captain D's favorite.



FOUNDED

1969 In Donelson, Tennessee and Headquartered in Nashville, Tennessee

RESTAURANTS

Over 540 Restaurants Located across the United States within 23 States and over 6,000 total employees



REVENUES

Total company revenues are roughly \$544 Million Annually.

FRANCHISEE SUMMARY

Trident Holdings LLC was formed in early 2015 by three partners from different backgrounds that combined has created a team with an excellent formula for a successful food-service franchise. Trident Holdings began their journey as Captain D's franchisees by acquiring four Captain D's restaurants in the Tri-Cities region of Tennessee and signing a development deal for four new locations. Just seven months after the first acquisition Trident Holdings closed a transaction with two separate sellers for eleven more Captain D's restaurants. In less than twelve months Trident Holdings became the third-largest franchisee of the Captain D's brand with sixteen locations across four states in the Southeastern U.S.



Today, through acquisitions and new store growth Trident Holdings is the largest franchisee in the Captain D's brand with 45 locations across 8 states and over 500 employees.





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