

OFFERING MEMORANDUM

HOOTERS

Hooters of America Guarantee

Absolute NNN Lease
New 15 Year Term
Corporate Sale Leaseback

2102 OLD 41 HWY NW
KENNESAW, GA

\$2,608,965 | 5.75% CAP

NNN
Retail Investment Group



EXCLUSIVELY LISTED BY

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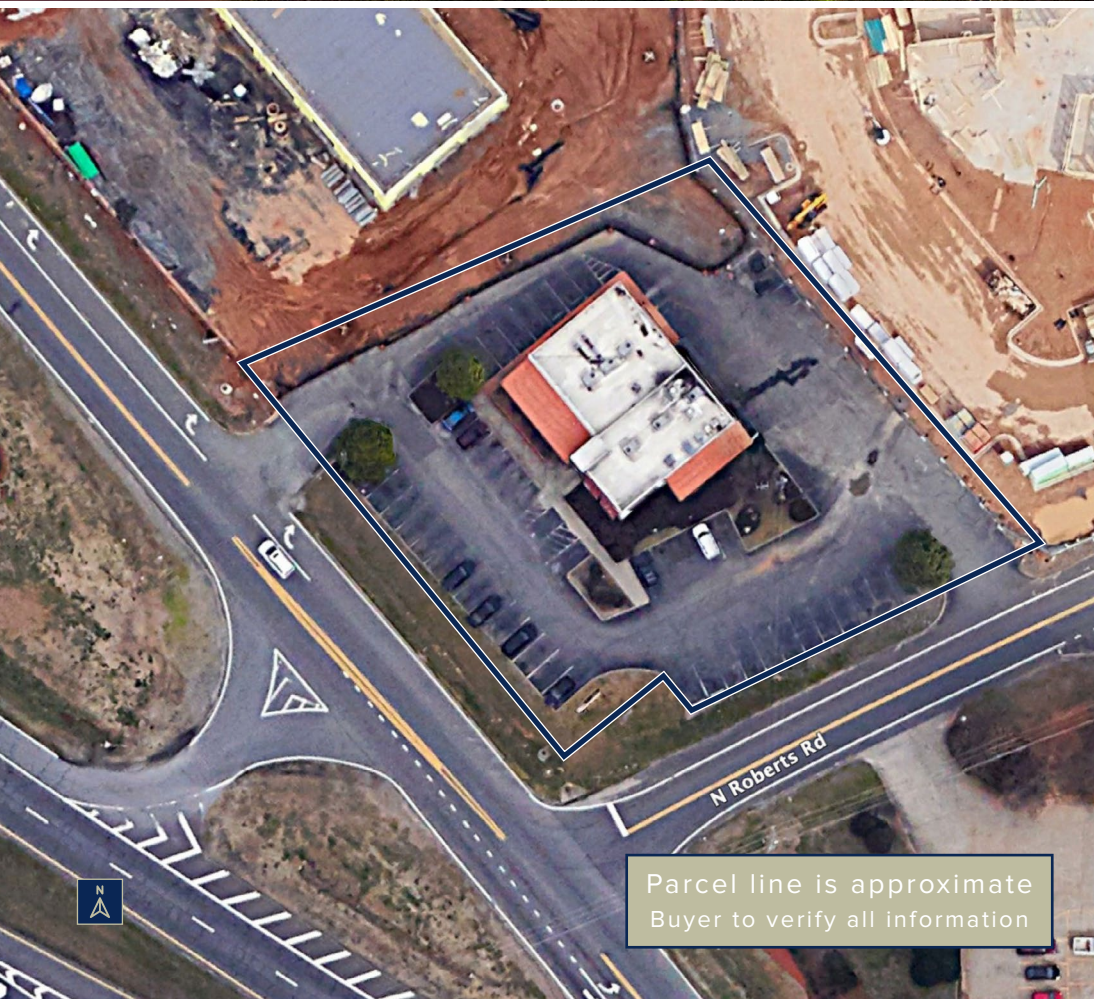
BRIAN BROCKMAN

Georgia Broker of Record

GA Lic: 378952



AVERAGE HH INCOME
OVER \$106,000
WITHIN 5-MILES



HOOTERS | KENNESAW, GA

EXECUTIVE SUMMARY

\$2,608,695

PRICE

5.75%

CAP

\$150,000

NOI

LOCATION

2102 Old 41 Hwy NW
Kennesaw, GA 30144

LEASE TYPE

Absolute NNN
Sale Leaseback

**LEASE
EXPIRATION**

15 Years From COE

LESSEE

Hooters of America

GUARANTOR

Hooters of America

OPTIONS

(4) 5-Year Options

INCREASES

8.5% Every 5 Years

LAND SIZE

±1.38 Acres

BUILDING SIZE

±4,300 Square Feet

YEAR BUILT

1999

ROFR

N/A

Retail Investment Group

480.429.4580 | retail1031.com



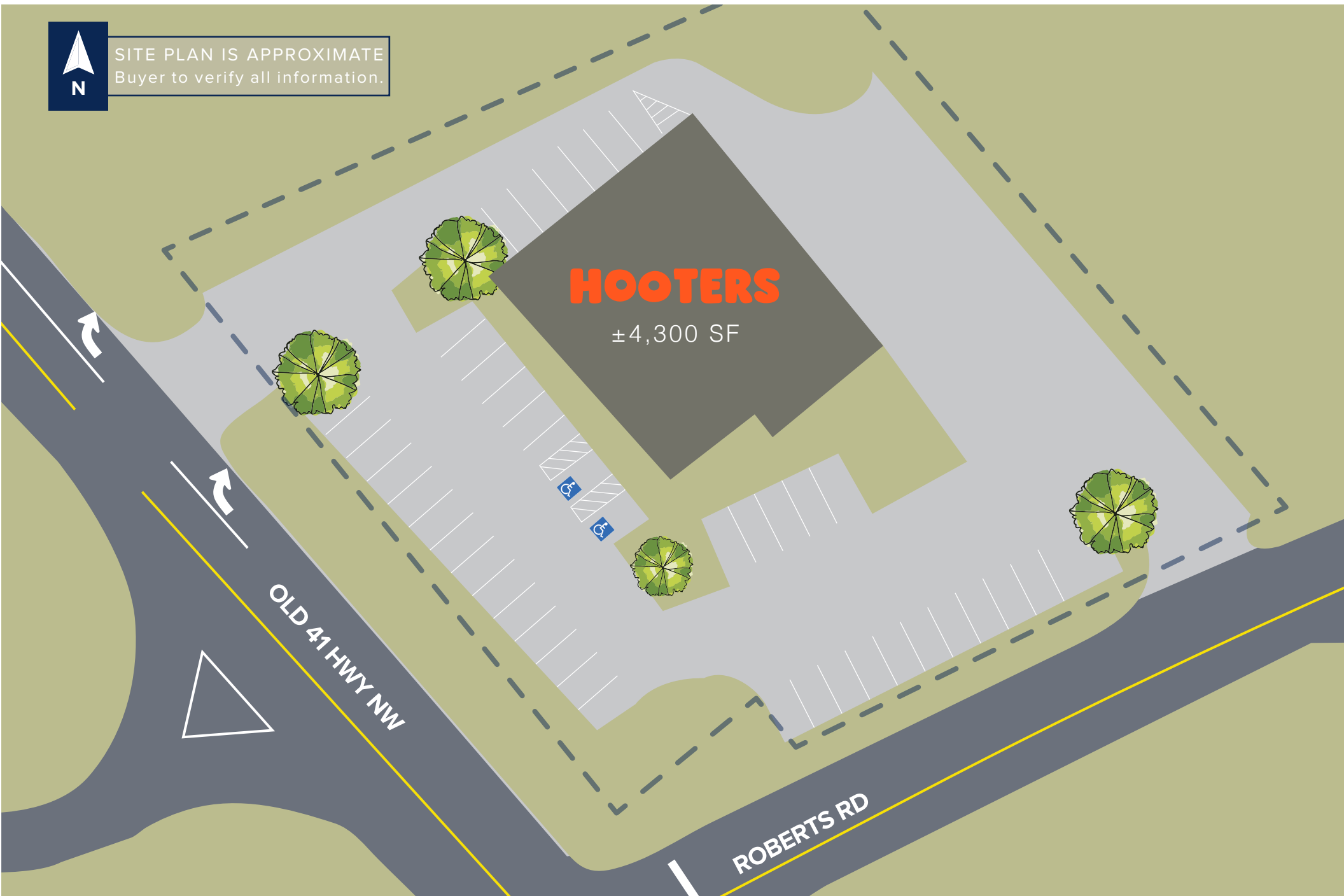
HOOTERS | KENNESAW, GA

PROPERTY HIGHLIGHTS

- New 15-year absolute NNN lease
- Zero landlord responsibilities
- Corporate lease guarantee
- Next to brand new ±250-unit apartment complex
- Over 38,000 vehicles per day along Cobb Parkway
- Cobb County International Airport, is 1 mile away
- ±20 miles from downtown Atlanta



SITE PLAN IS APPROXIMATE
Buyer to verify all information.



TENANT PROFILE

HOOTERS



+420
Locations



±42 STATES
in the U.S.



1983
Founded



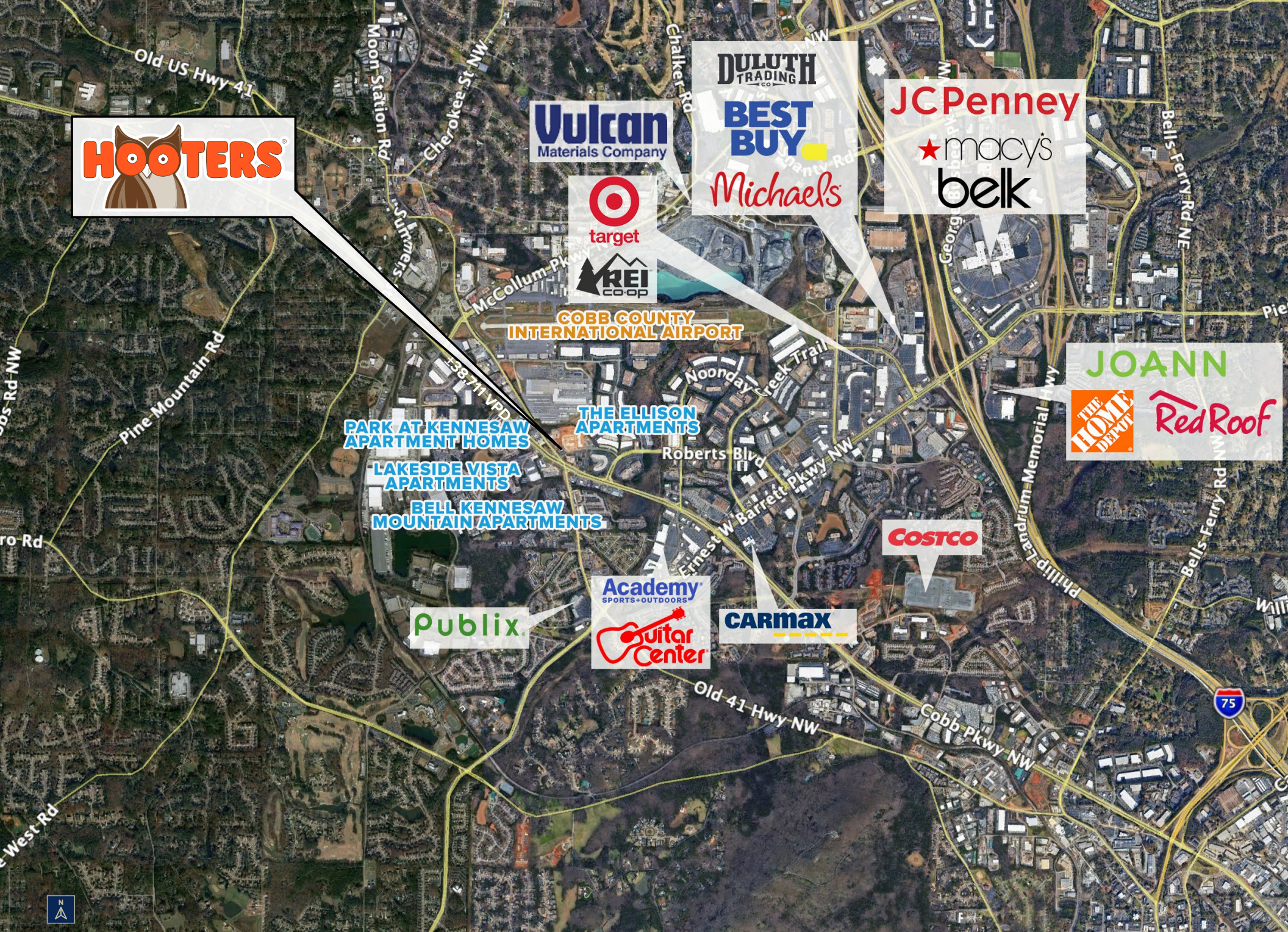
±29
Countries

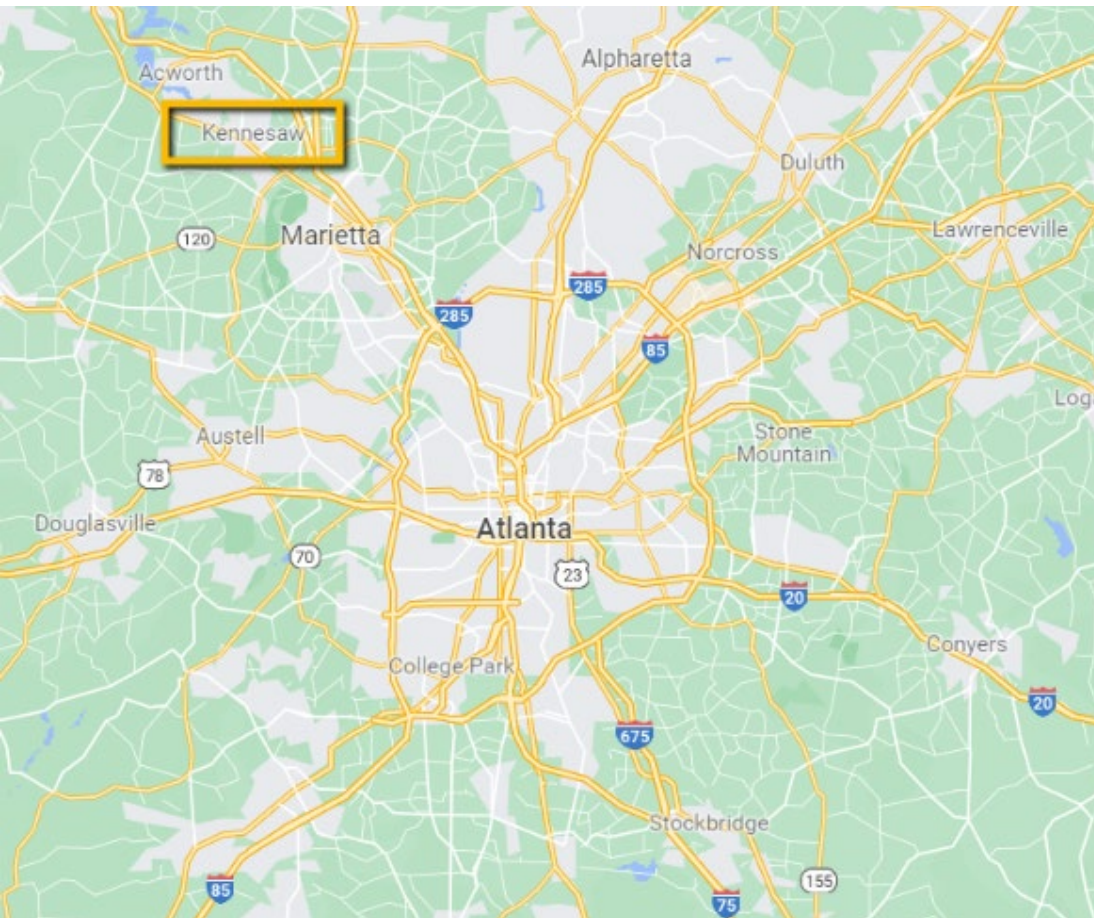
Back in 1983 in Clearwater, Florida, six businessmen with no restaurant experience whatsoever got together to open a place they couldn't get kicked out of. True story.

More than three decades later, the Hooters brand has grown into an international sensation. Hooters of America, LLC, is the proud franchisor and operator of more than 420 Hooters restaurants in 42 states and 29 countries. Throughout the years, Hooters has been delighted to rescue millions from the ordinary with one-of-a-kind hospitality and consistently good food.

Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.







HOOTERS | KENNESAW, GA

AREA OVERVIEW

Kennesaw is a city northwest of Atlanta, Georgia. The Southern Museum of Civil War and Locomotive History displays weapons and a steam locomotive. To the southeast, Kennesaw Mountain National Battlefield Park has Civil War monuments and trails. Swift-Cantrell Park includes a skate park and playgrounds. To the northwest, forested Red Top Mountain State Park juts into Lake Allatoona, and offers trails and a beach.

Kennesaw, Georgia is a premiere destination for families and businesses looking to relocate in the Atlanta metropolitan area.

The City's approximately 34,000 residents enjoy Kennesaw as a great place to live, learn, work and play.

POPULATION



±57,504 RESIDENTS
WITHIN 3-MILES
(2021 EST)

DEMOGRAPHICS

HOOTERS | KENNESAW, GA

POPULATION



	1 Mile	3 Miles	5 Miles
2021 Est	7,214	57,504	169,664
2026 Proj	7,293	58,886	173,093



FOOD AWAY FROM HOME SPENDING OF
±\$250,726,699
WITHIN 5-MILES

2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$96,412	\$99,736	\$106,899
Med Household Income	\$72,680	\$76,259	\$83,533



2021 POPULATION OF
±169,664 RESIDENTS
WITHIN 5-MILES

HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
2021 Est	2,959	21,749	63,103
2026 Proj	3,001	22,308	64,419



Cobb Pkwy ±38,711 VPD
Main St @ Trees of Kennesaw Pkwy ±13,945 VPD

Costar 2020

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