



TRINITY



# BURGER KING - LONG TERM LEASE

**\$4,720,315**

278 OCILLA HWY, FITZGERALD, GA 31750

4.75% CAP

Actual Property

TRINITYREIS.COM





FITZGERALD, GA

**\$4,720,315 | 4.75% CAP**

- Absolute NNN Burger King Lease With 20 Year Base Term
- Structured on an 8.5% Rent-to-Sales Ratio, Showing Well Over Burger King Average Sales
- Requires Zero Landlord Responsibilities
- Attractive 6.5% Rent Increase Every 5 Years
- Healthy 5 Mile Demographics With 14,392 Residents
- Situated on Dense Retail Corridor With Numerous National Tenants Including Sonic, Walmart, Wendy's, Dollar Tree, Walgreens, AutoZone, and More
- Located on Ocilla Hwy With 14,626 VPD Directly in Front of Subject Property
- Consolidated Burger Holdings is a Restaurant Franchisee of Burger King With 71 Units in Florida and Georgia and Have Over 1,500+ Team Members

## EXCLUSIVELY MARKETING BY:

**DREW DUNCAN**

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**JACOB MACE**

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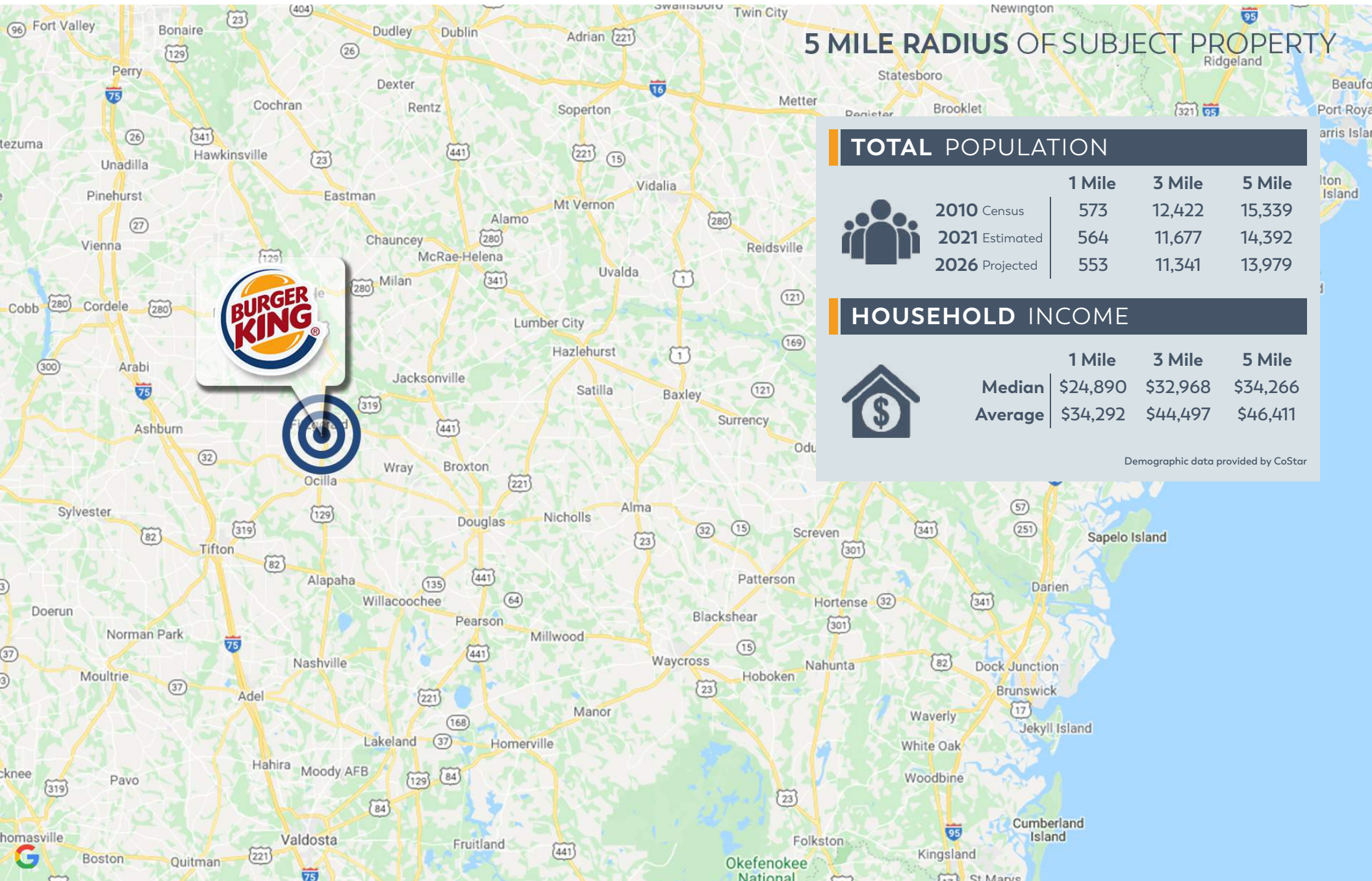
## PROPERTY DETAILS:

Building Area:	3,069 SF
Land Area:	.61 AC
Year Built:	2009
Guarantor:	Consolidated Burger Holdings
Price (Psf):	\$1,538.06

## LEASE OVERVIEW:

Remaining Lease Term:	20 Years
Rent Commencement:	11/1/2021
Lease Expiration:	10/31/2041
Base Annual Rent:	\$224,215
Lease Type:	Absolute NNN
Scheduled Rent Increases:	11/1/2026; 6.5% Every 5 Years
Options & Increases:	Four (4), 5-Year; 6.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



**2010** Census  
**2021** Estimated  
**2026** Projected

	1 Mile	3 Mile	5 Mile
2010 Census	573	12,422	15,339
2021 Estimated	564	11,677	14,392
2026 Projected	553	11,341	13,979

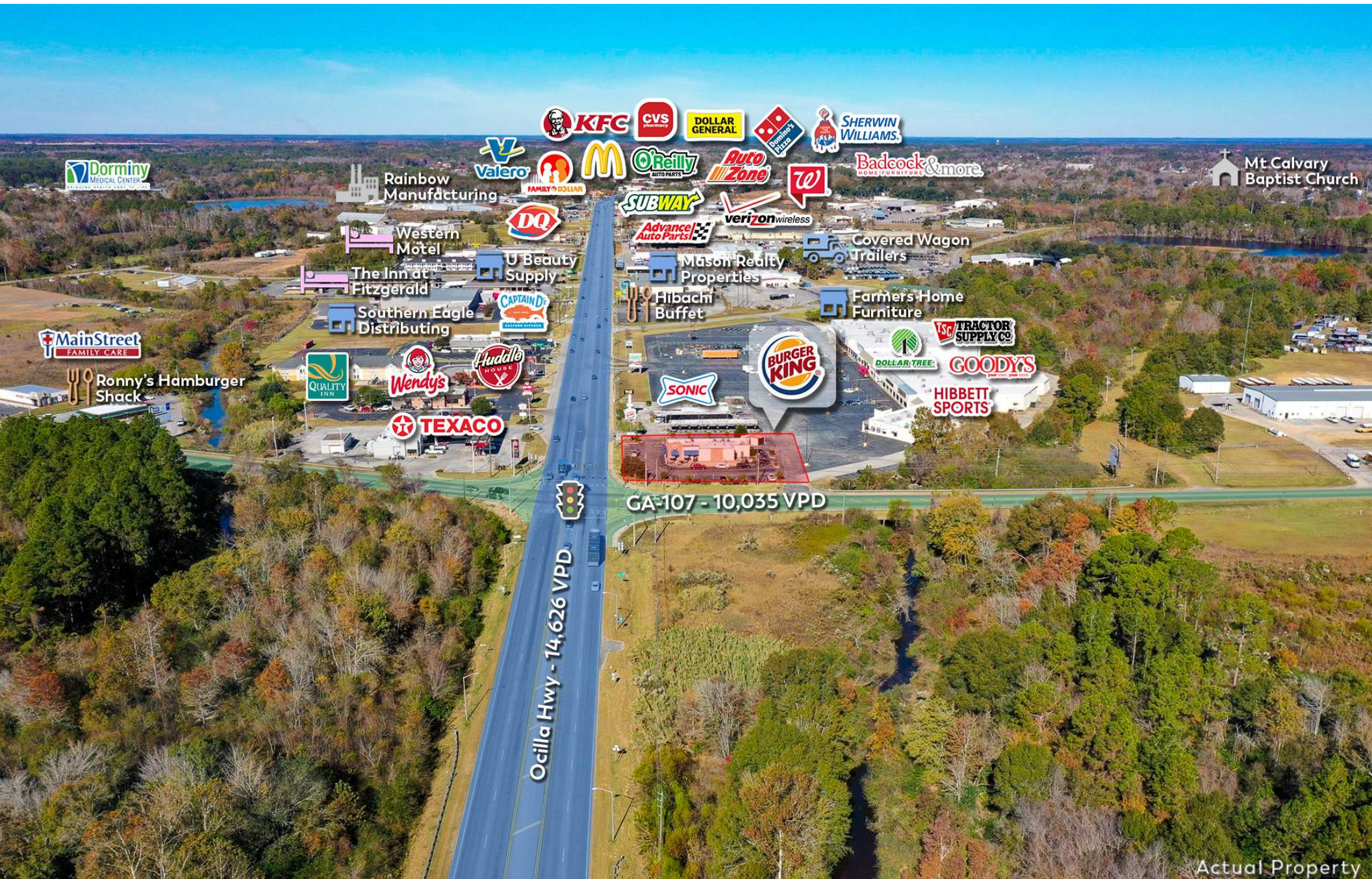
### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$24,890	\$32,968	\$34,266
<b>Average</b>	\$34,292	\$44,497	\$46,411

Demographic data provided by CoStar



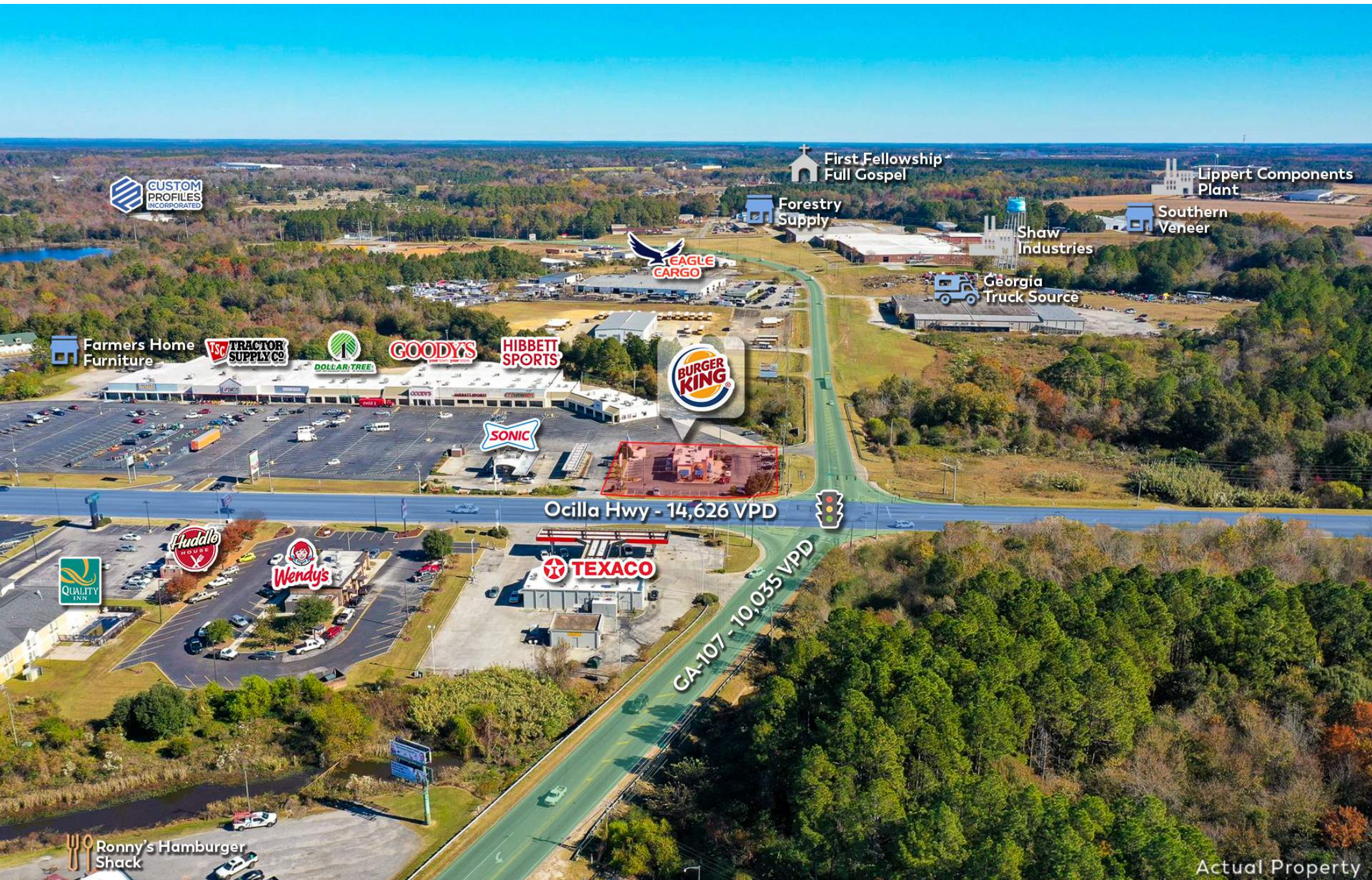


Actual Property













Actual Property





Actual Property





Actual Property





**67 Years**  
of Success



**34,250+**  
Employees



**Headquarters**  
Miami, FL



**\$1.6B**  
Annual Revenue



**17,800+**  
Locations



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Actual Property



# TRINITY

## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETING BY

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**BROKER OF RECORD**

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Actual Property