

SINGLE TENANT QSR W/ DRIVE THRU

Absolute NNN Investment Opportunity



6077 Mableton Parkway SW

MABLETON GEORGIA (ATLANTA MSA)

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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PROPERTY OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$2,222,000
Cap Rate	4.50%
Net Operating Income	\$100,000

PROPERTY SPECIFICATIONS

Property Address	6077 Mableton Parkway SW Mableton, Georgia 30126
Rentable Area	1,914 SF
Land Area	1.1 AC
Year Built	1996
Tenant	GPS Hospitality Ventures LLC
Guaranty	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	8% Every 5 Years and in Options
Options	4 (5-Year)
Rent Commencement	12/1/2021
Lease Expiration	11/30/2041

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SF	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
GPS Hospitality Ventures LLC	1,914	12/1/2021	11/30/2041	12/1/2021	-	\$8,333	\$100,000	4 (5-Year)
				12/1/2026	8.00%	\$9,000	\$108,000	8% Increase at Beg. of Each Option
				12/1/2031	8.00%	\$9,720	\$116,640	
				12/1/2036	8.00%	\$10,498	\$125,971	

Brand New 20-Year Lease | Strong Operator | Scheduled Rental Increases | Options to Extend

- The tenant, GPS Hospitality Ventures, LLC, recently signed a brand-new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- GPS Hospitality is an experienced QSR franchisee with nearly 500 restaurants nationwide, including 19 Popeyes in the Atlanta area, and is expected to achieve \$1B in revenue by 2022
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

Demographics in 5-Mile Trade Area

- Over 140,000 residents and 69,000 employees support the trade area
- Average household income of \$90,086

Direct Consumer Base | Excellent Visibility | Interstate-20

- The property features significant street frontage along Mableton Parkway (32,400 VPD), as well as a large pylon sign, resulting in excellent Visibility to the surrounding area
- Popeyes is located near direct on/off ramp access to Interstate-20 (184,000 VPD), a major east-west U.S Highway that travels from South Carolina to Texas
- The subject site is surrounded by residential housing, as well as numerous multifamily housing complexes including Walton Reserve (250 units), Mableton Village (174 units), The Parkton (137 units) and more, creating a direct consumer base from which to draw

Drive-Thru Equipped | Six Flags Over Georgia

- The building is equipped with a drive-thru, providing ease and convenience for customers
- Stores with drive-thrus see significantly higher sales than those without
- Popeyes is located less than 4 miles from Six Flags Over Georgia, a 290-acre theme park

GPS HOSPITALITY

gpshospitality.com

GPS Hospitality is a privately held company that is primarily a franchisee for quick service restaurants (QSR), including Popeyes Louisiana Kitchen, Burger King and Pizza Hut. GPS Hospitality was founded by Thomas A. Garrett in 2012 and has over 10,000 employees.

On July 21, 2015, GPS purchased 60 Burger Kings from one of “Michigan’s largest multi-brand restaurant group[s]”, TEAM Schostak Family Restaurants, partnering financially up with The Cynosure Group and Nonami Investments.

In 2016, GPS became a franchisee of Popeyes Louisiana Kitchens with 7 units and bought 194 more Burger Kings from Strategic Restaurants Acquisition Corporation (SRAC) Holdings. With the additional locations in Mississippi, Alabama, Florida and Arkansas, GPS increased their Burger King presence to 424 units.

On June 8, 2017, GPS added 11 Popeyes Louisiana Kitchen’s in Georgia to bring their total up to 19 including, the ones GPS already have franchised in West Virginia. On November 13, 2018, Burger King Corporation gave GPS three awards, the “Global Franchisee of the Year”, “North America Franchisee of the year” and the “Gold Crown” awards.

In 2019, GPS bought 60+ Pizza Hut franchises bringing their portfolio up to almost 500 franchised restaurants. This acquisition kept GPS on their course of achieving their goal of \$1 billion revenue by the year 2022.

“Goals. People. Service.

At GPS, our name says it all because it’s the shorthand for our Values... Goals, People and Service. Everything we do and how we make decisions are guided by these Values.

And, our destination...our Vision...is to be our Guests’ Favorite Fast Food Destination. By staying true to our Values, we deliver what our guests expect and deserve...great tasting food served by friendly and courteous People in clean, attractive and comfortable restaurants.

As we work together to achieve our Vision, we create a Win-Win culture where both the company and individuals are equally successful and prosperous.

We view the GPS team as partners who share the accountability to deliver the financial performance of a healthy and growing company while providing the tools, resources and support for every individual to earn competitive compensation and to be positioned for future growth as top performing leaders.

This simple formula of Goals, People and Service paints a clear picture of what it takes to succeed, creates a deep pride in our work and rewards each of us professionally, financially and personally. In short, we are committed to a culture where everybody wins.



BRAND PROFILE



POPEYES

popeyes.com

Company Type: Subsidiary

Locations: 3,400+

Parent: Restaurant Brands International

2020 Employees: 5,200

2020 Revenue: \$4.97 Billion

2020 Net Income: \$486.00 Million

2020 Assets: \$22.78 Billion

2020 Equity: \$2.17 Billion

Credit Rating: S&P: BB



Founded in 1972, Popeyes Louisiana Kitchen, Inc. develops, operates, and franchises quick-service restaurants under the Popeyes Louisiana Kitchen and Popeyes Chicken & Biscuits trade names. The brand's new Chicken Sandwich introduced in 2019 has been a massive star and is more than just buzz. The fanfare around Popeyes' Chicken Sandwich produced an historical sales boost for the brand. Popeyes' comparable sales in the U.S. increased 13 percent for the year and 37.9 percent for the fourth quarter 2019. Popeyes rode momentum from the initial August launch into an event bigger relaunch, complete with a wildly successful social media campaign. The restaurant was at one point the top-trending news on Twitter and the top search on Google. This led to billions of media impressions and generated earned media worth considerably more than the size of their entire annual advertising budget. Additionally, Popeyes' foot traffic increased greatly from 2018 to 2019. Based on foot traffic analytics platform Placer.ai, when comparing all of 2018's visits to 2019, the brand saw a traffic increase of 26.8 percent for the year. There are over 3,400 Popeyes restaurants in the U.S. and around the world.

PROPERTY OVERVIEW



Location



Mableton, Georgia
Cobb County
Atlanta MSA

Parking



There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 20.89 stalls per 1,000 SF of leasable area.

Access



Mableton Parkway SW: 1 Access Point

Parcel



Parcel Number: 180156000060
Acres: 1.1
Square Feet: 47,916

Traffic Counts



Mableton Parkway SW: 32,400 Vehicles Per Day
Interstate 20: 184,000 Vehicles Per Day

Construction



Year Built: 1996

Improvements



There is approximately 1,914 SF of existing building area

Zoning



Commercial

FULTON COUNTY AIRPORT
BROWN FIELD (FTY)

DOWNTOWN ATLANTA 12 MILES



EquipServ

EXXON

U-HAUL

VALERO

HYDRAULIC
SUPPLY
COMPANY

Domino's

FAMILY DOLLAR

MARTIN'S



AMERICA'S
BEST VALUE INN

LANE DR.

POPEYES
LOUISIANA KITCHEN

MABLETON PKWY. S.W./STATE HIGHWAY 139

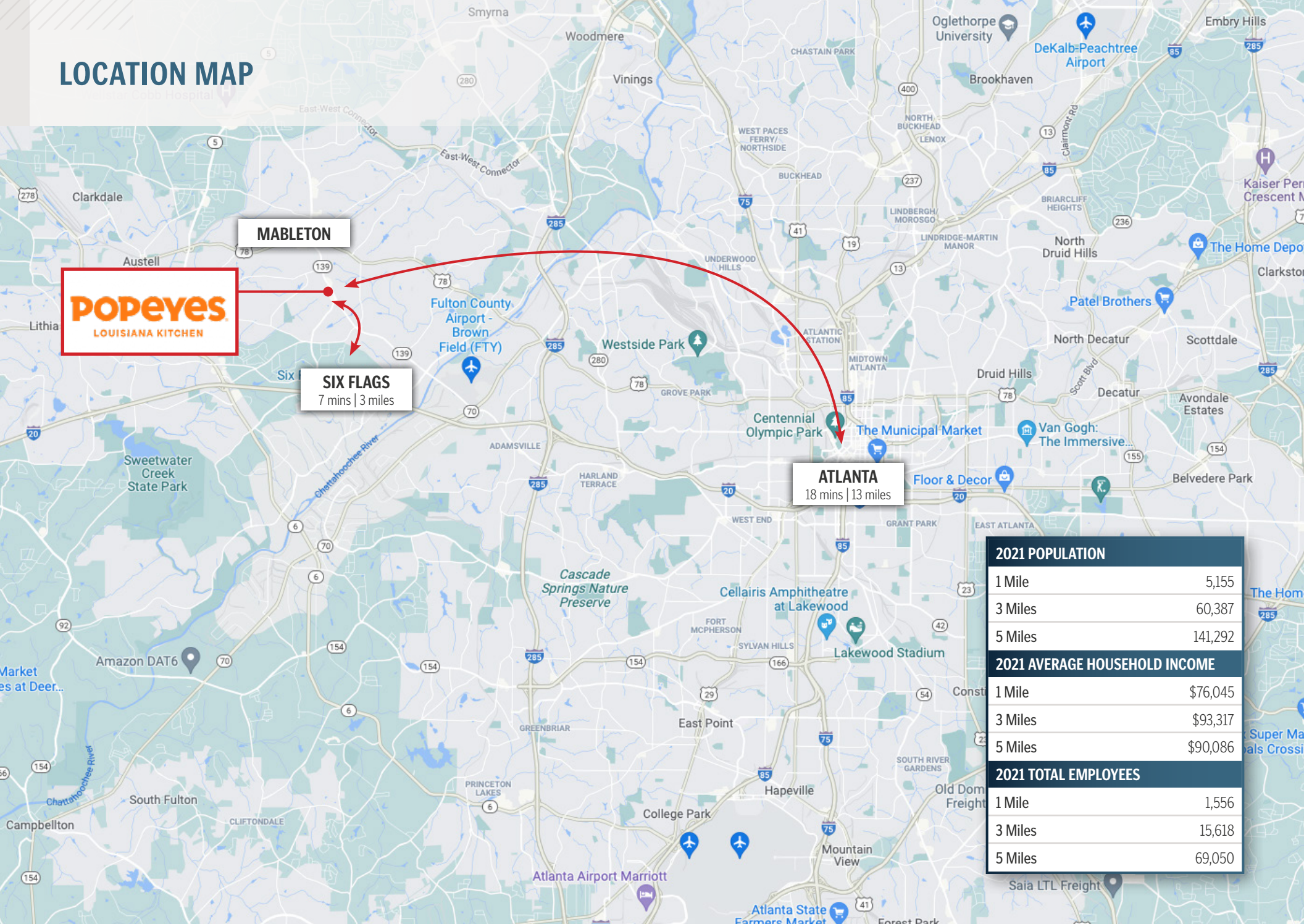
MICKEYS MARKET PLACE
SHOPPING CENTER

32,400
VEHICLES PER DAY

COMPLIMENTS



LOCATION MAP



2021 POPULATION	
1 Mile	5,155
3 Miles	60,387
5 Miles	141,292
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$76,045
3 Miles	\$93,317
5 Miles	\$90,086
2021 TOTAL EMPLOYEES	
1 Mile	1,556
3 Miles	15,618
5 Miles	69,050



WELLSTAR COBB HOSPITAL

Mableton
Health Mart
PHARMACY & GROCERY

CVS pharmacy

Food Depot
metro
by F & M Mobile
PLAZA OF MABLETON

STORE SPACE

CVS pharmacy

U-HAUL

Orlando
Regional
Medical Center

Airgas
an Air Liquide company

Barnard Orewa MD PC (P)
20 years Medical Practice

32,400
VEHICLES PER DAY

MABLETON PKWY S.W./STATE HIGHWAY 139

GORDON RD VILLAGE
SHOPPING CENTER

WB

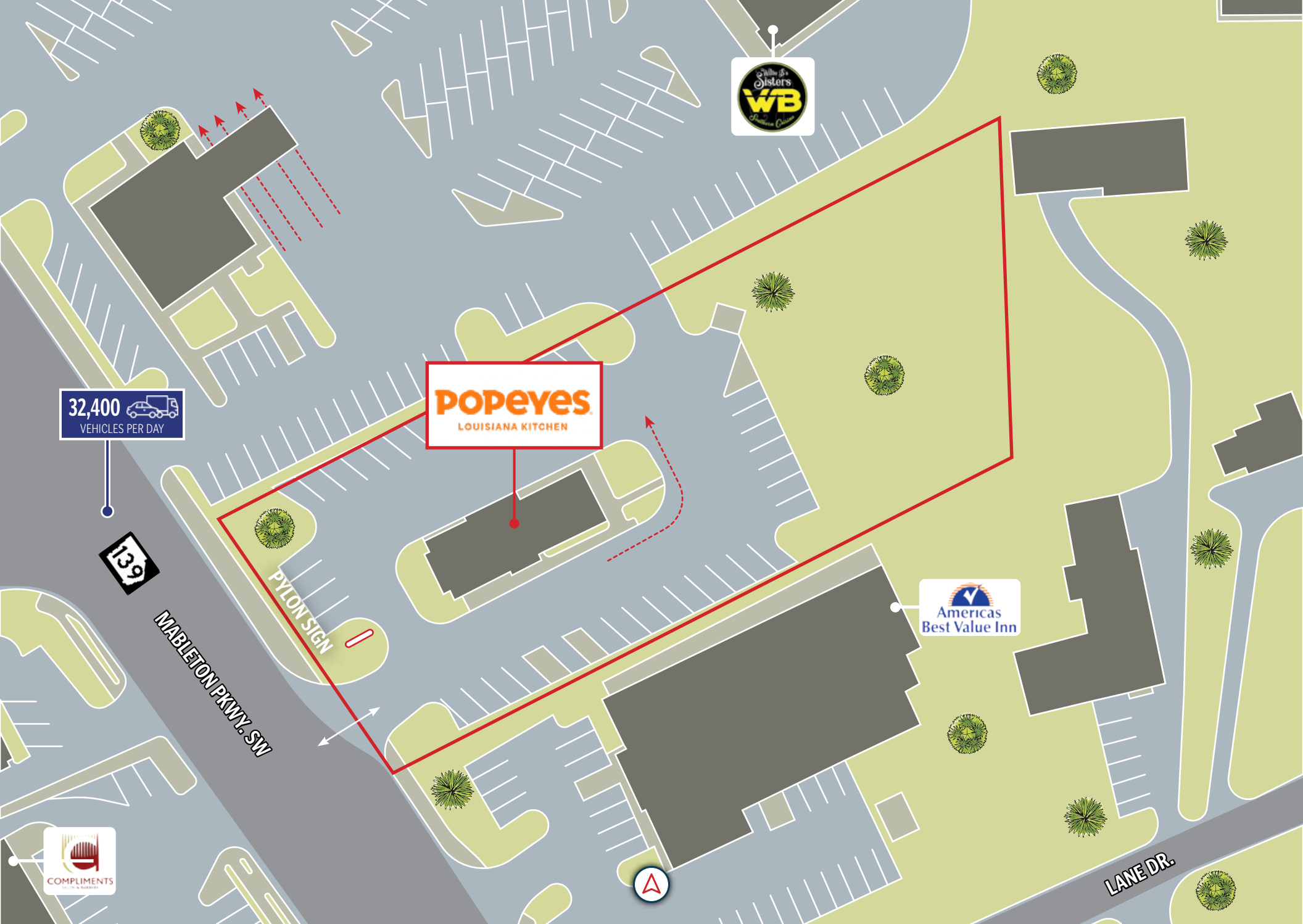
POPEYES
LOUISIANA KITCHEN

LYNNE CIR S.W.

COMPLIMENTS
Real Estate

MICKEYS MARKET PLACE
SHOPPING CENTER

AMERICAS
BEST VALUE INN



32,400
VEHICLES PER DAY

139

MABLETON PKWY. SW

POPEYES
LOUISIANA KITCHEN

Americas
Best Value Inn

COMPLIMENTS
by Salsbury

The Sisters
WB
Radio Group



LANE DR.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	5,155	60,387	141,292
2026 Projected Population	5,426	63,445	148,508
2021-2026 Annual Rate	1.03%	0.99%	1.00%
2021 Median Age	35.9	34.4	35.6
HOUSEHOLDS & GROWTH			
2021 Estimated Households	1,809	22,053	53,954
2026 Projected Households	1,899	23,100	56,621
Projected Annual Growth 2021 to 2026	0.98%	0.93%	0.97%
INCOME			
2021 Estimated Average Household Income	\$76,045	\$93,317	\$90,086
2021 Estimated Median Household Income	\$52,818	\$65,208	\$63,807
DAYTIME POPULATION			
2021 Estimated Total Businesses	230	1,484	4,911
2021 Estimated Total Employees	1,556	15,618	69,050





MABLETON, GEORGIA

Mableton is an unincorporated community and census-designated place in Cobb County, Georgia, United States. Mableton had a population of 41,404 as of July 1, 2021. Upon Brookhaven's cityhood in December 2012, Mableton became the largest unincorporated CDP in Metro Atlanta.

Located in close proximity to I-285, Mableton is the perfect location for people wanting to be close to the action but wanting a small town feel. It has been rising in popularity for due to its proximity to Vinings, Buckhead, and Downtown Atlanta. With many parks and dining options available, residents will always find something something to do in this quaint community.

Nearby Parks are Lions Park, Thompson Park, Nickajack Park, Riverline Park, Wallace Park. Nearby attraction includes The Historic Mableton Community Garden is located at 5178 Floyd Road. Six Flags Georgia is located near Mableton's border with Austell, adjacent to I-20. The park is home to 11 roller coasters, the first "floorless" freefall tower ride in the world, and a fully-functional carousel from 1908 listed in the National Register of Historic Places.

The Silver Comet Trail is over 60 miles of cycling, running, hiking, and walking trails that go through western Georgia starting just outside of Mableton. The trail is named for the former Silver Comet passenger train of which the multi-use path has repurposed. Riders, runners, and walkers can start at the Mableton entry point and follow the trail all the way to Alabama.



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25+

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**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated
to retail

1.7K+

**RETAIL
TRANSACTIONS**
company-wide
in 2020

500+

**NET LEASE
PROPERTIES SOLD**
in 2020

\$1.9B

**NET LEASE
TRANSACTION VALUE**
in 2020

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