



QuikTrip®

1168 HIGHWAY 20, MCDONOUGH, GA 30253

OFFERING MEMORANDUM



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INVESTMENT SUMMARY

OFFERING PRICE:
\$4,500,000

NOI:
\$180,000

CAP RATE:
4.00%

EST. RENTABLE SQ FT:
4,993 SF

LOT SIZE:
1.86 AC (81,109 SF)

PARKING SPACES:
70

WEBSITE:
www.farislee-McDonoughQuikTrip.com

TENANT NAME:
QuikTrip

LOCATION:
McDonough, GA

YEAR BUILT:
2022

INVESTMENT HIGHLIGHTS

CORPORATE EXECUTED LEASE / OUTSTANDING NATIONAL TENANT

- Corporate Guaranty from QuikTrip, providing the investor both long term security and stability
- QuikTrip is ranked the 29th largest private US company by Forbes
- Own and operate over 850 locations
- Total revenue of over \$11 Billion in 2020

BRAND NEW 15-YEAR ABSOLUTE NNN LEASE

- Ease of management – no landlord work
- Long-term security and stability for the investor
- Ideal opportunity for passive investor

RELOCATION TO A SUPERIOR SITE IN THE MARKET

- QuikTrip is upgrading to a more strategic site on a larger parcel and closer to the freeway
- Shows QuikTrip's dedication and success in this market
- Out-positions the competitors in the area

SIGNALIZED HARD CORNER LOCATION / SUPERIOR MARKET POSITIONING

- Ease of access and situated in the heart of the main retail corridor
- Strategic positioning and convenience located directly off Interstate 75 (\pm 131,998 VPD)

2022 CONSTRUCTION / NEW QUIKTRIP PROTOTYPE

- Subject property features QuikTrip's newest prototype
- Excellent construction quality
- Grand-opening date: Q-1 2022

RARE 1.86 ACRE LARGE PARCEL

- Ample room for car queuing with no congestion
- 70 designated parking spaces for 14.02 spaces per 1,000 SF

EXCELLENT FREEWAY VISIBILITY / RARE VESTED PYLON SIGN

- Strategic visibility from Highway 20 (\pm 22,852 VPD) and Interstate 75 (\pm 131,998 VPD)
- Valuable and rare vested pylon sign to increase visibility



1168 HIGHWAY 20, MCDONOUGH, GA

Burlington

Pet Super market

DEL TACO

STARBUCKS

Chick-fil-A

Shell

Wendy's

Applebee's

BAYMONT
BY WYNDHAM

Howard Johnson
BY WYNDHAM

1

DAVE & BUSTERS

Culver's

UNDER CONSTRUCTION
QT QuikTrip

RODEWAY INN

Moe's
southwest grill

HONDA

ROCKY BARREL
Old Country Store

1 SOUTH POINT SHOPPING CENTER

KOHL'S	PartyCity	Kirkland's	FIVE GUYS BURGERS and FRIES
TJ-maxx	HOBBY LOBBY	HAVERTY'S MAKES IT WORK	ULTA BEAUTY
JCPenney	FIVE BELOW	Academy SPORTS+OUTDOORS	MILLER'S ALE-HOUSE
Panera BREAD	Jersey Mike's SUBS	Freddy's STEAKBURGERS	PANDA EXPRESS CHINA

Walmart
Save money. Live better.

Office DEPOT

LOWE'S

ZAXBY'S

BURGER KING

KFC

CURRENT
QT QuikTrip

TACO BELL

RaceTrac

INTERSTATE 75 FREEWAY (±131,998 VPD)

HIGHWAY 20 (±22,852 VPD)

OLD INDUSTRIAL BOULEVARD

STRATEGIC RELOCATION



CURRENT LOCATION

OLD INDUSTRIAL BOULEVARD

NEW DEDICATED EASEMENT

NEW LOCATION,
OPENING 2022

INTERSTATE 75 FREEWAY ON RAMP

HIGHWAY 20 (±22,852 VPD)

INTERSTATE 75 FREEWAY OFF RAMP

INTERSTATE 75 FREEWAY (±131,998 VPD)

AREA OVERVIEW

McDonough is conveniently located just south of Atlanta. Residents and visitors alike will find plenty of places to eat, shop, play and stay.

From annual events like the Geranium Festival and Christmas Extravaganza and the popular New Year's Eve Geranium Drop to events such as Haunted History Tours and Ladies Night Out, live music and more, McDonough is full of activities for people of all ages. The close proximity to Atlanta Motor Speedway adds even more excitement and special events to the annual calendar, including being host to the Miss Georgia USA pageants, many sports tournaments and more.

COUNTY  **METRO**
Henry Atlanta

WEATHER



AREA OVERVIEW

TOP EMPLOYERS



PHILLIPS-VAN HEUSEN CORPORATION

22 miles to Hartsfield-Jackson Atlanta International Airport



29 miles to Atlanta



54 miles to Macon



68 miles to Athens



IN THE NEWS

NICHE[®]

#1

Best Places
for Young
Professionals in
Henry County

NICHE[®]

#3

Best Places
to Live in
Henry County

NICHE[®]

#43

Suburbs with
the lowest cost
of living in
Atlanta area

1168 GA-20
MCDONOUGH, GA 30253

1 MILE

3 MILES

5 MILES

POPULATION

2021 Estimated Population	5,814	40,865	77,411
2026 Projected Population	6,566	46,129	87,105
2010 Census Population	4,924	32,151	61,159
2000 Census Population	2,980	16,826	32,396
Projected Annual Growth 2021 to 2026	2.6%	2.6%	2.5%
Historical Annual Growth 2000 to 2021	4.5%	6.8%	6.6%
2021 Median Age	32.2	33.1	35.3

HOUSEHOLDS

2021 Estimated Households	2,079	14,520	27,090
2026 Projected Households	2,298	15,996	29,690
2010 Census Households	1,752	11,337	21,219
2000 Census Households	1,066	5,872	11,227
Projected Annual Growth 2021 to 2026	2.1%	2.0%	1.9%
Historical Annual Growth 2000 to 2021	4.5%	7.0%	6.7%

INCOME

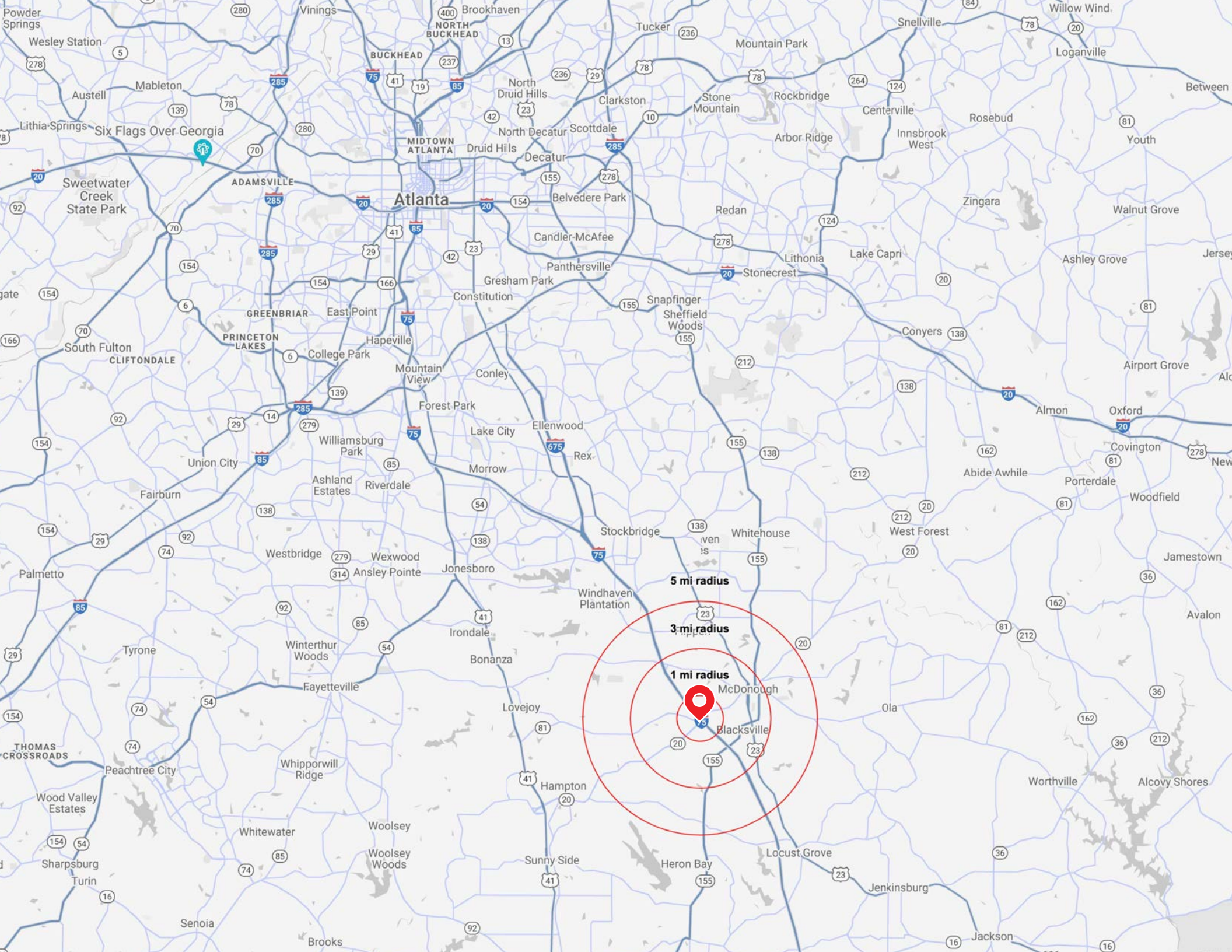
2021 Est. Average Household Income	\$77,180	\$77,481	\$88,688
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BUSINESS

2021 Est. Total Businesses	504	2,589	4,371
2021 Est. Total Employees	4,223	22,687	34,323



1168 HIGHWAY 20, MCDONOUGH, GA



PROPERTY DESCRIPTION



LOCATION

1168 Highway 20,
McDonough, GA 30253



LAND AREA

1.86 AC (81,109 SF)



ZONING

Per the city of McDonough the location is
zoned as C-2 (Central Commercial District)



RENTABLE AREA

4,993 SF



BUILT

Location is currently under construction
with estimated completion in 2022



PARCEL MAP

APN: 075-01017000
075-01018000



OWNERSHIP

Leased Fee (Ground Lease)



PARKING

70 (14.02 PER 1000 SF)



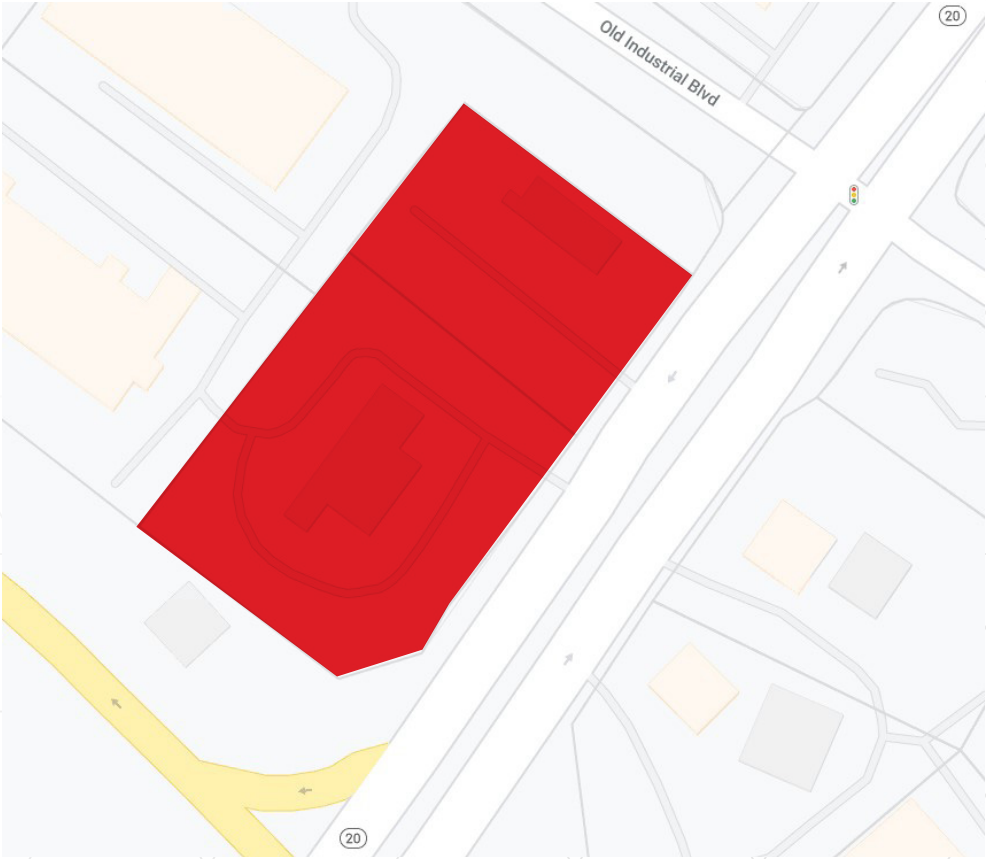
ACCESS

There are 3 access points. 1 via Highway 20,
1 via Old Industrial Blvd, 1 via an easement
from the adjacent parcel to the north



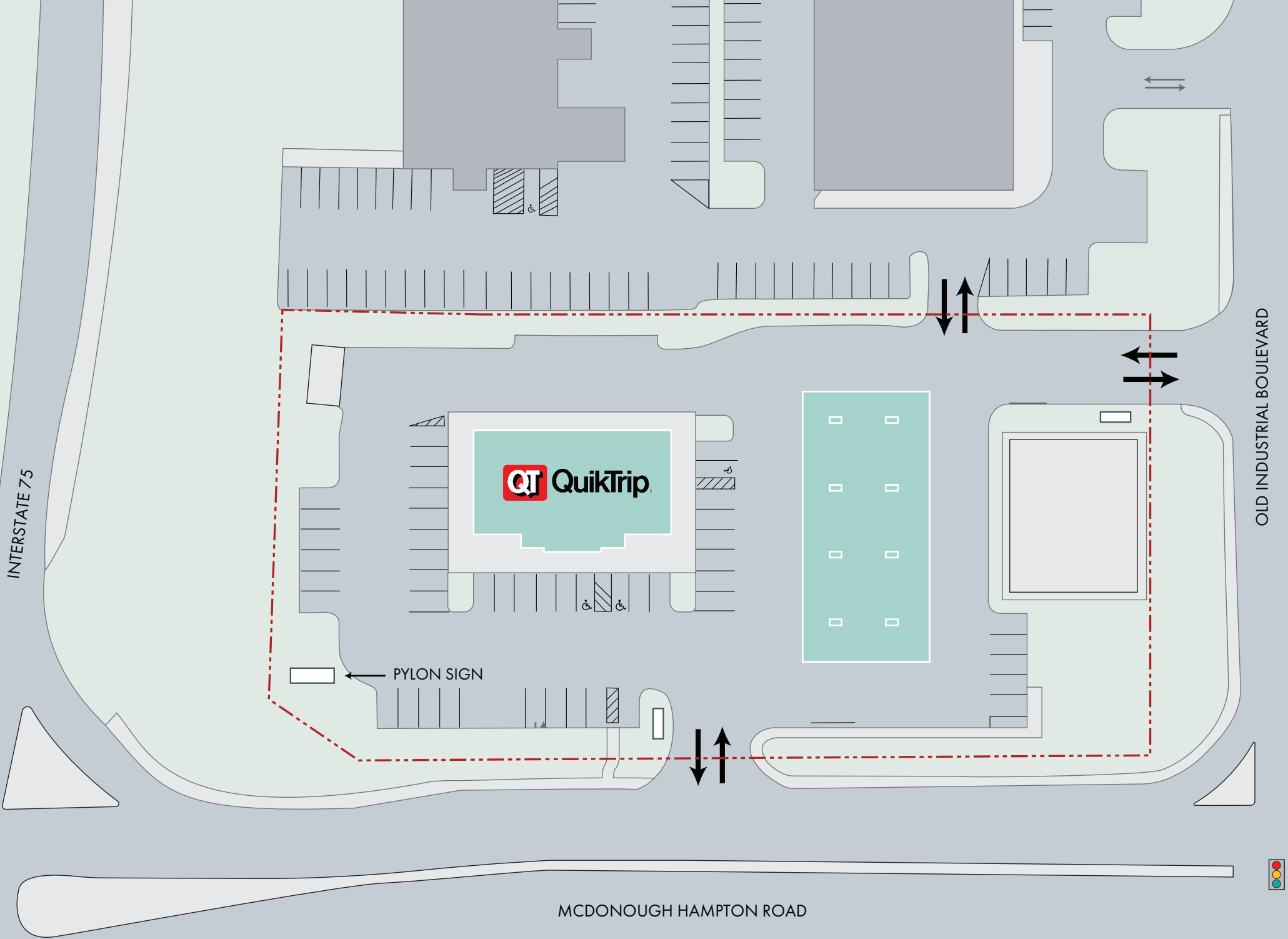
TRAFFIC COUNTS

Hwy 20: ±22,852 VPD
Interstate 75: ±131,998 VPD



1168 HIGHWAY 20, MCDONOUGH, GA

INTERSTATE 75



PYLON SIGN

MCDONOUGH HAMPTON ROAD

OLD INDUSTRIAL BOULEVARD



QuikTrip // www.quiktrip.com

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 850+ stores in 11 states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip’s strategy is to be the dominant convenience/gasoline retailer in each market and to reach that level not through sheer numbers of stores, but through key, high-volume locations. With over 24,000 employees, Fortune has ranked QuikTrip on the list of Best Companies to Work For for 14 years. QuikTrip also gives back to the communities it serves, donating 5% of net profits to charitable organizations.

Company Type:	Private
Locations:	850+
Employees:	24,000+
Revenue:	\$11+ Billion

REPRESENTATIVE PHOTO



ATLANTA

JONESBORO

2

HENRY TOWN CENTER

TARGET

THE HOME DEPOT

HomeGoods

OLD NAVY

urbanAir

PET SMART

Michaels
Where Creativity Happens

Marshalls

ROSS
DRESS FOR LESS

3 HENRY MARKETPLACE

FLOOR DECOR & BEST BUY

DICK'S
SPORTING GOODS

SKY ZONE
TRAMPOLINE PARK

3

2

Sam's

DAVE & BUSTERS

1

LOWE'S

Walmart

HIGHWAY 20 (±22,852 VPD)

INTERSTATE 75 FREEWAY (±131,998 VPD)

QuikTrip

COTTON FIELDS
GOLF CLUB

1

SOUTH POINT SHOPPING CENTER

KOHL'S PartyCity Kirkland's ULTA BEAUTY

TJ-maxx HOBBY LOBBY HAVERTYS JCPenney

five BELOW Academy

BLACKSVILLE

WITHIN A 5-MILE RADIUS

POPULATION

77,411

AVERAGE HHI

\$88,688

EMPLOYEES

34,323

1

SOUTH POINT SHOPPING CENTER



1



INTERSTATE 75 FREEWAY ON RAMP

INTERSTATE 75 FREEWAY OFF RAMP

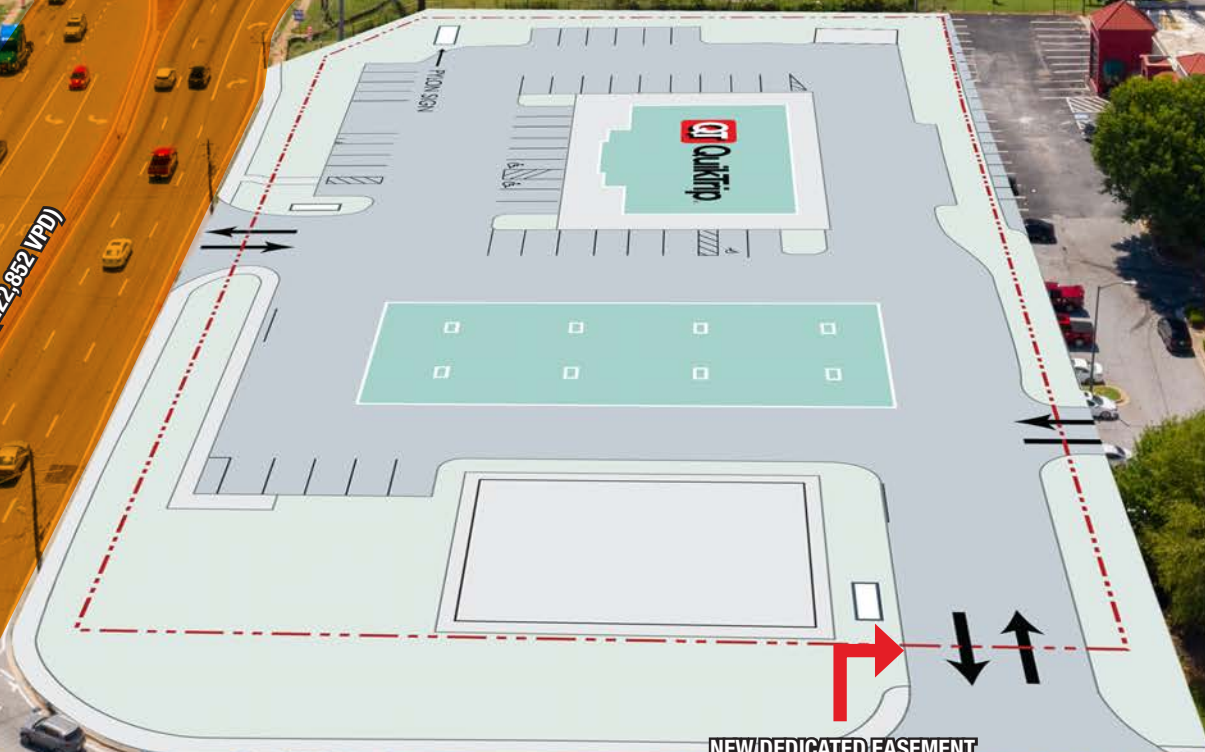
INTERSTATE 75 FREEWAY (±131,998 VPD)

INTERSTATE 75 FREEWAY OFF RAMP

INTERSTATE 75 FREEWAY ON RAMP



HIGHWAY 20 (±22,852 VPD)



NEW/DEDICATED EASEMENT



RENT ROLL

TENANT NAME	SF	DATE	INCREASE	MONTHLY RENTAL RATES		ANNUAL RENTAL RATES		RECOVERY TYPE	LEASE START	LEASE EXPIRATION	LEASE OPTIONS
				RENT	PSF	RENT	PSF				
QuikTrip Corporation (Ground Lease)	4,993	Current		\$15,000	\$3.00	\$180,000	\$36.05	NNN	November 26th, 2021	November 30th, 2036	5 (5-Year)
		December 1st, 2026	7%	\$16,050	\$3.21	\$192,600	\$38.57				Opt 1: \$18,376.00/mth
		December 1st, 2031	7%	\$17,174	\$3.44	\$206,088	\$41.28				Opt 2: \$19,662.00/mth Opt 3: \$21,038.00/mth Opt 4: \$22,511.00/mth Opt 5: \$24,087.00/mth



LEASE ABSTRACT

TENANT:	QuikTrip Corporation	
RENTABLE SQUARE FEET:	4,993	
LEASE EXECUTION DATE:	December 20th, 2019	
RENT START DATE:	November 26th, 2021	
CURRENT LEASE EXPIRATION DATE:	November 30th, 2036	
LEASE TYPE:	Ground Lease	
CURRENT LEASE TERM:	15 years	
RENT (MONTHLY):	Current:	\$15,000.00
	December 1st, 2026:	\$16,050.00
	December 1st, 2031:	\$17,174.00
LEASE OPTIONS:	5 (5-Year)	
OPTION RENT (MONTHLY):	Opt 1:	\$18,376.00
	Opt 2:	\$19,662.00
	Opt 3:	\$21,038.00
	Opt 4:	\$22,511.00
	Opt 5:	\$24,087.00
PROPERTY TAXES:	Tenant responsible	
INSURANCE:	Tenant responsible	
CAM:	Tenant responsible	
ROOF & STRUCTURE:	Tenant responsible	
HVAC:	Tenant responsible	





**DISCOUNT
TIRE**

ROCKY HORNET
Old Country Store

Walmart
Save money. Live better.

**Fried
Tomato
Buffet**

Office DEPOT

Lowe's

Moe's
southwest grill.

**RODEWAY
INN**

NEW DEDICATED EASEMENT

Arby's

POPEYES

McDonald's

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Investments

PARTNER
XTEAM
RETAIL ADVISORS

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