



QuikTrip

\$5,300,000 | 4.50% CAP

600 South Marietta Parkway SE., Marietta, GA (Atlanta) 30060

- ✓ **Rare Corporate Sale-Leaseback Opportunity** | May Qualify for Bonus Depreciation
- ✓ **15-Year Absolute NNN Lease** with (10) 5-Year Options to Renew
- ✓ **Ranked #29 on Forbes** America's Largest Private Companies 2020 List
- ✓ **12th Largest Convenience Store** Chain in the U.S.
- ✓ **Affluent Suburb of Atlanta, GA**

QuikTrip is the **12th largest convenience** store chain in the country with over **900 locations** and growing. QuikTrip was recently ranked by Forbes as the **28th largest** private company with **over \$11 Billion** in Revenue.

INVESTMENT OVERVIEW

— QUIKTRIP MARIETTA, GA



CONTACT FOR DETAILS

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GA Broker of Record: Pamela Atwater
License #: 173905

\$5,300,000

4.50% CAP

NOI

\$238,500

Building Area

±4,514 SF

Land Area

±1.58 AC

Year Built

2010

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rare corporate sale-leaseback opportunity.** New 15-year absolute NNN lease with (10), 5-Year options to renew.
- ✓ **Eligible for 100% bonus depreciation in year 1** - Fee simple ownership of a convenience store or gas station allows the landlord to be eligible to use the Accelerated Bonus Depreciation model. Consulting your accountant or tax attorney is advised.
- ✓ **QuikTrip operates over 900 locations in 11 states and does not franchise to other operators;** making sure each store is consistent and meets QuikTrip's quality expectations.
- ✓ **QuikTrip is the 12th largest convenience store chain in the country.** QuikTrip was recently ranked by Forbes as the 28th largest private company with over \$11 Billion in Revenue.
- ✓ **Signature property is ideally situated in a dense retail corridor** with strong household income demographics in immediate trade area: \$77,101, \$88,033, and \$99,435 within a 1, 3, & 5 mile radius, respectively.
- ✓ **Strategically located at the signalized intersection** of South Marietta Pkwy SE (28,590 VPD) and Fairground St. SE (13,995 VPD), just west of Interstate 75, which sees over 263,000 vehicles per day.
- ✓ **Marietta is an affluent northern suburb of Atlanta** located just 15-mile north of downtown. Marietta's unique suburban environment with large-city amenities, make it the perfect city to meet everyone's needs.

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SECURE
NET LEASE

TENANT OVERVIEW

QUIKTRIP MARIETTA, GA

QuikTrip

Lessee: QuikTrip Corporation

Guarantor: QuikTrip Corporation

REVENUE

\$11.2 B

CREDIT RATING

BBB

LOCATIONS

900+



quiktrip.com

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.

Founded in 1958, QuikTrip has grown to a more than **\$11 billion** company with 850+ stores across 11 states. Those revenues place QuikTrip high on the Forbes listing of **largest privately** held companies. QuikTrip Corp. currently holds an NAIC 2 Rating which is the equivalent of a **"BBB"** rating by Standard & Poor's. QuikTrip locations feature the company's own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT's own Quik'n Tasty and Hotzi lines of sandwiches. With **over 24,000 employees**, QuikTrip has made Fortune Magazine's list of "Best Companies to Work For" every year for the **last 15 years** and received the 38th spot in People Magazine's **"50 Companies That Care."**

QuikTrip is consistently **ranked as one of the top convenience store** marketers in product quality and friendly service, including a top spot on GasBuddy's **Top Rated C-Store list for 2017**, and Top Rated Convenience Store Brand in the state of Missouri. It is also ranked 68th on Fortunes **100** best companies to work for in 2017 and **33rd on Forbes List of Private Companies**. QuikTrip also gives back to the communities it serves, **donating 5% of net profits** to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships, and many other agencies that support at-risk youth and early childhood education



IN THE NEWS

— QUIKTRIP MARIETTA, GA

QuikTrip Celebrates 900th Store Milestone

JULY 26, 2021 (CONVENIENCE STORE NEWS)

QuikTrip Corp. (QT) is celebrating a company milestone with the opening of its 900th convenience store, located in Corsicana, Texas.

Over the course of the company's **63 years**, it has grown to **12 states**. Four more states — Tennessee, Arkansas, Alabama and Colorado — are scheduled to enter the pipeline in the next year, reported Tulsa World. "We are proud of the strategic progress QT has made over the course of our **63-year history**," QuikTrip Marketing Director Steve Wilson said in a statement. "To think back on this small grocery store that was started decades ago and look at where we are now, opening our **900th sophisticated convenience store**, is truly humbling.

QT's 900th store milestone comes just two years after the convenience operator celebrated its 800th store in the San Antonio, Texas metro area in 2019, followed by its 850th store in September 2020.

"Our team has worked incredibly hard to be at the forefront of the c-store industry," he added. "We hold a great amount of pride in our investment in our people and the communities we serve."

In **1958**, Burt Holmes and Chester Cadieux invested their life savings to open the first QuikTrip, a small grocery store in their hometown of Tulsa.

Today, Tulsa-based QT has **grown to a more than \$11 billion** company and is consistently listed among **Forbes' largest privately held companies**.

EXPLORE ARTICLE



How QuikTrip Is Investing in Its Leaders

DANIELLE ROMANO, JUNE 16, 2021 (CONVENIENCE STORE NEWS)

Founded in 1958, QuikTrip Corp. (QT) has been a key player in transforming the convenience retailing landscape. Today, the 850-store chain has grown to a more than \$11 billion company with operations across 11 states, and is consistently listed among Forbes' largest privately held companies.

But at the core of QT's longevity and success is its **more than 24,000 employees**, who have contributed to the operator being named one of the Best Companies to **Work For for 14 years**.

With its leaders dispersed over multiple locations and with diverse responsibilities, QT was driven to create a common leadership language that could be used universally throughout the company and directly correlated to its mission to help employees grow and succeed.

"QuikTrip has a **very powerful culture and is growing**, which is why it needed a common leadership language. One of the most common constraints to a company that is looking to grow is that you have to have leaders who will perpetuate that culture," Marcia Dolby, principal learning partner, global solutions at HBP, told Convenience Store News. "Having a common leadership language helps to develop a talent pipeline that will help the company grow."

Joining forces to craft and define what "leadership" is and what it means to the company, QT and HBP created the **Advanced Leadership Program (ALP)** in 2015, aimed at high-potential leaders. They then added the **Master Leadership Program (MLP)**, which expands on the ALP.

The programs cover a gamut of lessons, such as decision making, effective communication, strategy, **delivering impact** and value, and managing and developing people. Courses consist of case studies, application and simulations, and lessons taught by Harvard faculty and authors.

EXPLORE ARTICLE



LEASE OVERVIEW

QUIKTRIP MARIETTA, GA

| | |
|-----------------------|---|
| Initial Lease Term | 15-Years, Plus (10), 5-Year Options to Renew |
| Rent Commencement | Upon Closing |
| Lease Expiration | 15 Years After Closing |
| Lease Type | Absolute NNN |
| Rent Increases | .25 Basis Point Bumps Every 5-Years in Primary Term and Options |
| Annual Rent YRS 1-5 | \$238,500 |
| Annual Rent YRS 6-10 | \$251,750 |
| Annual Rent YRS 11-15 | \$265,000 |
| Option 1 | \$278,250 |
| Option 2 | \$291,500 |
| Option 3 | \$304,750 |
| Option 4 | \$318,000 |
| Option 5 | \$331,250 |
| Option 6 | \$344,500 |
| Option 7 | \$357,750 |
| Option 8 | \$371,000 |
| Option 9 | \$384,250 |
| Option 10 | \$397,500 |

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LEWIS PARK

WEST SIDE
ELEMENTARY SCHOOL
(504 STUDENTS)

MARIETTA
MIDDLE SCHOOL
(1,276 STUDENTS)

120 ±33,395 VPD

FAIRGROUND STREET SE
±13,995 VPD

41

NORTH MARIETTA PARKWAY NE
±52,250 VPD

Where Resolutions
Begin
RESTAURANT
D

FIREHOUSE
SUBS
FOUNDED BY FIREFIGHTERS

State Farm

Days Inn
BY WYNDHAM

Chevron

O'Reilly AUTO PARTS

5

Bank of America

Advance/
Auto Parts

AutoZone
NORTHERN
TOOL + EQUIPMENT
Advance/
Auto Parts
Office DEPOT

Public Storage

LifeStorage

LifeStorage

253,000 VPD

UNITED STATES
POSTAL SERVICE

BIG LOTS!

planet
fitness
goodwill

Starbucks

UNITED STATES
POSTAL SERVICE

CITGO

Dominos
Wendys

Walgreens

UNITED STATES
POSTAL SERVICE

PARK STREET
ELEMENTARY SCHOOL
(552 STUDENTS)

U-HAUL

KFC

NAPA

Wendys

DOLLAR GENERAL

SUBWAY
Church's
CHICKEN

SHERWIN
WILLIAMS

CVS pharmacy

FedEx

CITITRENDS
Rainbow
GRAINGER
FAMILY DOLLAR
Food Depot

DOLLAR TREE
Walmart
Supercenter
rue21
Foot Locker

ups

AutoZone

ALDI

ExtraSpace
Storage

Hilton
HOTELS & RESORTS

±61,971 VPD

QT
QuikTrip
SUBJECT PROPERTY
600 SOUTH MARIETTA PKWY SE

120

SOUTH MARIETTA PARKWAY SE
±28,590 VPD

DUNKIN'
BURGER KING

CVS pharmacy

KENNESAW STATE
UNIVERSITY -
MARIETTA CAMPUS

COBB PARKWAY SE
±39,107 VPD

Applebee's
GRILL + BAR

WYNDHAM
GARDEN

HICKORY HILLS
ELEMENTARY
SCHOOL
(372 STUDENTS)

Exxon

360

FedEx

CITGO

NAPA

DUNKIN'
BURGER KING

S COBB DRIVE
±37,227 VPD

CVS pharmacy

enterprise

CHRYSLER
Jeep
RAM

EconoLodge
Inn & Suites

DOLLAR TREE

CHATTAHOOCHEE
TECHNICAL COLLEGE -
MARIETTA CAMPUS

bp

HARLEY-DAVIDSON
COMMUNITY

U-HAUL

CITGO

U-HAUL

Exxon

LOCKHEED MARTIN

280

TOYOTA

LIFE
UNIVERSITY

WAFFLE
HOUSE

Mercedes-Benz

Ford

NISSAN

Audi






VOLVO

EXCHANGE

A.L. BURRUSS
NATURE PARK

SITE OVERVIEW

QUIKTRIP MARIETTA, GA

| | | |
|---|-------------------|-----------|
|  | Year Built | 2010 |
|  | Building Area | ±4,514 SF |
|  | Land Area | ±1.58 AC |
|  | Pumps | 9 |
|  | Fueling Positions | 18 |

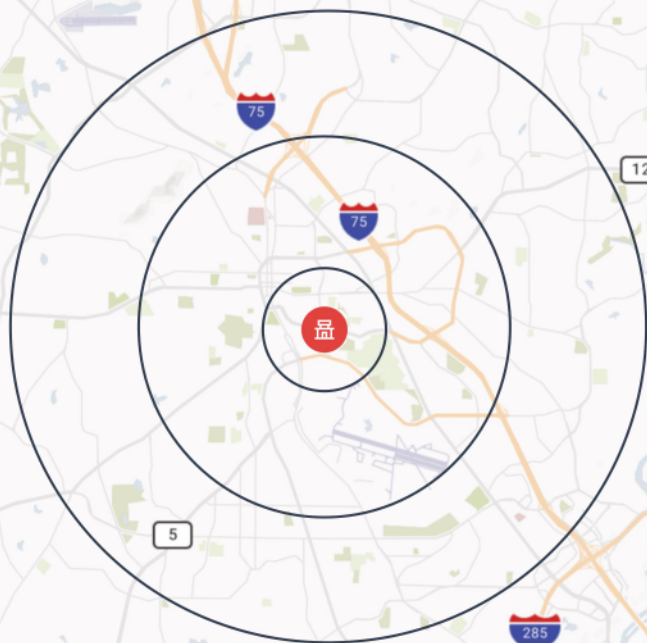
NEIGHBORING RETAILERS

- Big Lots!
- Planet Fitness
- Walmart Supercenter
- Family Dollar
- CVS
- Goodwill
- Sam's Club
- Citi Trends
- Rainbow
- Advance Auto Parts



LOCATION OVERVIEW

QUIKTRIP MARIETTA, GA



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|-------------|----------|----------|
| Population | 6,720 | 73,652 | 214,807 |
| Households | 2,207 | 28,671 | 86,708 |
| Average Household Income | \$77,101 | \$88,033 | \$99,485 |
| Total Household Expenditure | \$129.95 MM | \$1.83 B | \$6.03 B |

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- | | | |
|---|---------------------------------------|--|
| 1. Wellstar Kennestone Hospital (5,055) | 7. Columbian Chemical Company (1,300) | 13.C.W. Matthews Contracting, Inc. (550) |
| 2. YKK Corp of America (2,500) | 8. Marietta City Schools (1,208) | 14.TASQ Technology (512) |
| 3. Dobbins Air Reserve Base (2,000) | 9. Cobb County Government (900) | 15.Abbott Products (500) |
| 4. Cobb County Public Safety (1,600) | 10.Wellstar Health System (800) | |
| 5. Tip Top Poultry (1,400) | 11.XPO Last Mile (750) | |
| 6. Cobb County Board of Education (1,382) | 12.YRC Freight (630) | |

LOCATION OVERVIEW

QUIKTRIP MARIETTA, GA

Marietta

Georgia

 **60,867**
Population

 **\$57,452**
Median Household Income



#1 Most Generous City in
the U.S.

#1

#5 Most Affordable Cities
to Live in Georgia

#5

Marietta is located in central Cobb County, Georgia, and is the county's seat and largest city.

The 2020 estimate is 60,867 residents, making it one of Atlanta's largest suburbs.

Located just northwest of Atlanta, Marietta, Georgia is perhaps best known as a destination for a charming turn-of-the-century square, quaint shops, beautiful parks, celebrated theatres, and unforgettable museums.

Marietta is the fourth largest of the principal cities (by population) of the Atlanta metropolitan area. The city is located 20 miles to Atlanta's downtown. Dobbins Air Reserve Base, located on the south side of Marietta, and the Lockheed Martin manufacturing plant are among the major industries in the city.

The Lockheed Georgia Employees Credit Union is based in Marietta, GA. Due to the city's close proximity, Atlanta's economy affects Marietta's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the county and the 17th- largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations. The city is only a 25-minute drive to Atlanta, which is the 7th-most visited city in the U.S., with over 35 million visitors per year. The most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta is home to professional franchises for four major team sports.

IN THE NEWS

— QUIKTRIP MARIETTA, GA

Logistics company plans to expand, bring 500 new jobs to Cobb County

MATT BRUCE, AUGUST 14, 2021 (THE ATLANTA JOURNAL-CONSTITUTION)

Vanderlande is a leading manufacturer of airport automation equipment like baggage conveyor belts. The company is headquartered in the Netherlands and has offices in dozens of nations, but has called its Cobb location the central hub of its North American operations for the past 23 years.

Gov. Brian Kemp announced Vanderlande's expansion plans in a press statement Thursday. The **increased footprint** will grow the company's workforce to **1,250 employees** statewide, according to Kemp's office. By February, Vanderlande expects to move into into a newly constructed **152,612-square-foot facility** in the three-story Edison Chastain office complex at 3054 Chastain Meadows Parkway Northwest in Marietta. Vanderlande's current Marietta office sits along West Oak Circle within city limits. That warehouse was built in 2005 and is **61,000 square feet**.

Vanderlande Industries, a global logistics company, plans to create 500 new jobs and spend \$59 million to expand its North American headquarters in Cobb County.

Vanderlande has already begun **hiring for the new positions**. One county official said the average salary for the new jobs is more than **\$85,000**. Margaret Sinclair, a Vanderlande spokeswoman, did not disclose the pay ranges Friday, saying the wages are "competitive within the industry."

"We are really growing strong and believe that our people help us deliver **the innovative solutions our customers expect**," she wrote in an email Friday.

"I am thrilled a company like Vanderlande is choosing to expand in Cobb County, bringing with them **500 skilled and stable jobs**," County Commission Chairwoman Lisa Cupid said Friday. "This is yet another example of how companies of **all industries view Cobb** as an **attractive place for their employees to work**."

EXPLORE ARTICLE



Marietta named as one of the best places to live in America

JONATHAN RAYMOND, OCTOBER 23, 2020 (11 ALIVE)

"It is an honor to have Marietta placed on both these top tier lists of cities in recognition of our wonderful, vibrant, and diverse community," City Manager Bill Bruton said in a statement.

"Our restaurants, nightlife, museums, and arts scene have flourished over the years to create a place where people want to be. Our outdoor **recreation and parks** facilities have made our city a sports destination, while our **economic development** projects and **job growth have steadily continued** even during the pandemic."

Home to a thriving city square, steeped in history and famous for having a really distinctive KFC, Marietta's not a bad place to live: In fact, it's one of the best. A recently released list included the Atlanta suburb as one of the top-10 cities to live in all of America. It was Georgia's only entry on the list.

The list set out to identify suburbs that had **"urban amenities and a big city feel,"** according to a city release.

"**Increased opportunities** to work remotely are pushing more Americans to rethink how and where they want to live," a Zillow explanation of the list said. "But even if there's less of a need to live as close to **urban job centers, traditional urban amenities** — think restaurants, nightlife, museums and sports venues — remain a big draw and demand for city living remains high."

According to the City of Marietta release, the rankings were based on factors that included "housing affordability compared to the nearest big cities and to the country at large, housing availability, the mix and diversity of businesses — including restaurants, nightlife and the arts — and **consumer reviews and check-ins**."

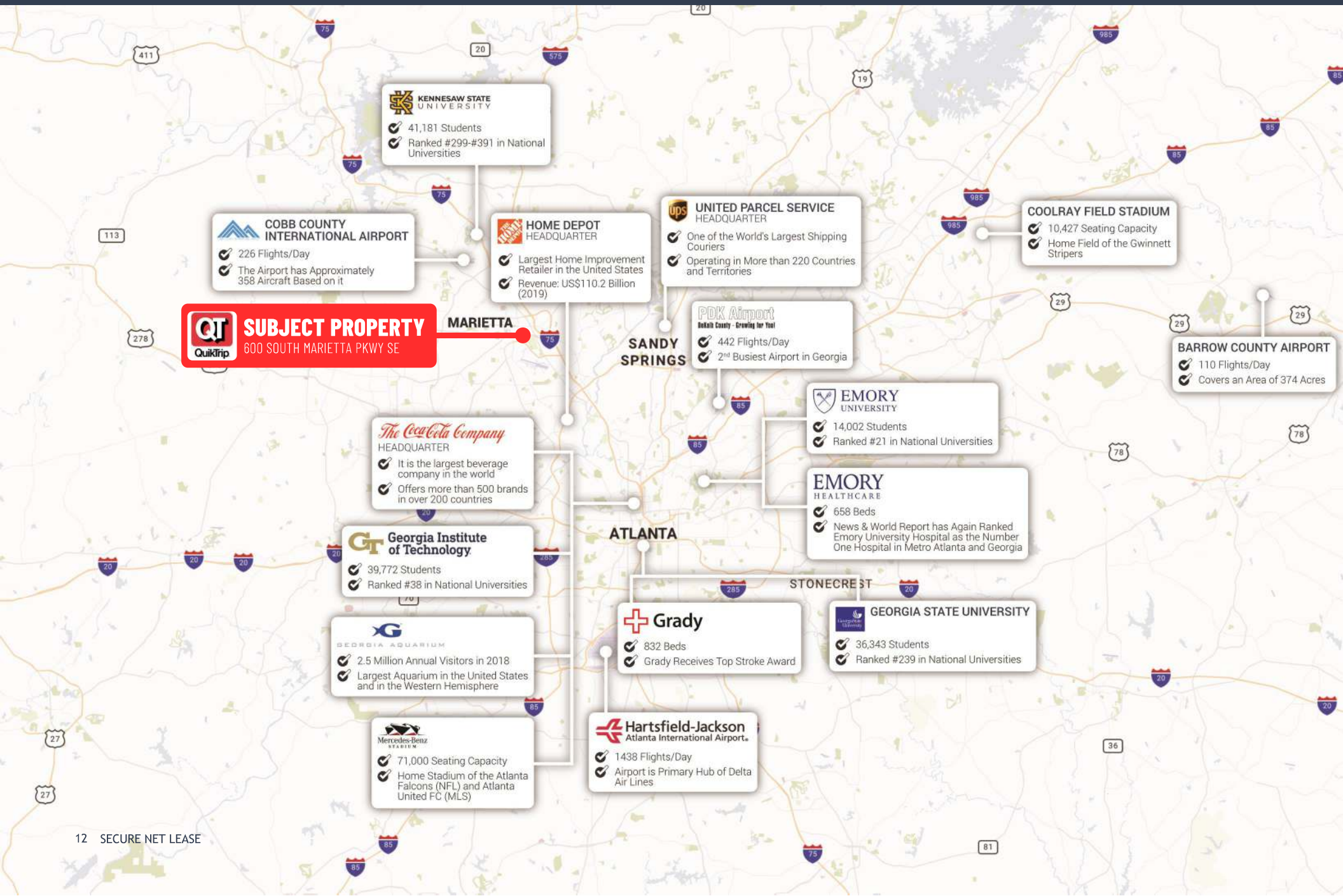
"All of Marietta's amenities combine to place it on this coveted list," the city release said.

EXPLORE ARTICLE



ATLANTA-SANDY SPRINGS-ROSWELL MSA

QUICKTRIP MARIETTA, GA



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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