

# BRAND NEW CONSTRUCTION W/DRIVE-THRU

Absolute NNN Investment Opportunity



UNDER CONSTRUCTION - OPENING Q2 2022



1395 Cedarcrest Road

**DALLAS GEORGIA**

ACTUAL SITE



**SRS**

NATIONAL  
NET LEASE  
GROUP



# EXCLUSIVELY MARKETING BY



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Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675



PROPERTY PHOTO





# PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

Pricing	\$1,858,000
Net Operating Income	\$105,000
Cap Rate	5.65%
Lease Signature	Corporate
Tenant	Farm Stores Franchising, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

## PROPERTY SPECIFICATIONS

Rentable Area	640 SF
Land Area	0.61 Acres
Property Address	1395 Cedarcrest Road Dallas, Georgia 30132
Year Built	Under Construction (Opening Q2 2022)
Parcel Number	054.1.1.036.0000
Ownership	Fee Simple (Land & Building)

# RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Farm Stores Franchising, LLC	640	TBD	20 Years	Year 1	-	\$8,750	\$105,000	3 (5-Year)
(Corporate Signed)				Year 3	3%	\$9,013	\$108,150	
				Year 4	3%	\$9,283	\$111,395	
3% Annual Rental Increases Throughout the Initial Term & Options Starting Year 3								



# INVESTMENT HIGHLIGHTS



## **Brand New 20-Year Lease | Scheduled Rental Increases | Corporate Signed | Well-Known & Established Tenant**

- The tenant recently signed a brand new 20-year lease with 3 (5-year) option periods, demonstrating their commitment to the site
- The lease features rare 3% annual rental increases commencing in year 3, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Founded in 1935, Farm Stores provides a unique neighborhood experience by giving customers the freshest products in the most convenient manner

## **Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## **Direct Residential Consumer Base | Growing Community | Strong Demographics in 5-Mile Trade Area**

- Located within a growing residential community with numerous nearby proposed apartment complexes including Wildbrooke (50,000 SF), Traditions at Cedarcrest (100,000 SF), Brookestone West (125,000 SF), and more
- Nearby residential communities provide a direct consumer base for the site
- Over 75,500 residents and 9,600 employees support the trade area
- Affluent average annual household income of \$119,097

## **Dense Retail Corridor | Strong National/Credit Tenant Presence | Located Within Shoppes at Cedar Crest Commons**

- The property is ideally situated within a dense retail corridor with many nearby national/credit tenants including Publix, Anytime Fitness, Advance Auto Parts, Kroger, Starbucks, and more
- The asset is located within The Shoppes at Cedarcrest Commons, a 20,884 SF retail strip occupied by Crossfit Allatoona; Cedarcrest Grill; and Herbs, Vitamins, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

## **Located Along Cedarcrest Road | Ideal, Centralized Location | Drive-Thru Equipped Building | Brand New Construction**

- Farm Stores is strategically located along Cedarcrest Road with direct access and visibility to 14,500 vehicles passing by daily
- The site is a quick 27-minute drive into Downtown Marietta, making this an ideal, centralized location with easy commutes for both employees and customers
- The building is complete with a drive-thru to maximize both sales and convenience to the customer base immediately surrounding the area
- Farm Stores, which is slated to open in Q2 of 2022, will feature a state-of-the-art design using high quality materials



# PROPERTY OVERVIEW



## Location



Dallas, Georgia  
Paulding County  
Atlanta-Sandy Springs-Roswell MSA

## Parking



There are approximately 7 parking spaces on the owned parcel.  
The parking ratio is approximately 10.94 stalls per 1,000 SF of leasable area.

## Access



Cedarcrest Road: 1 Access Point

## Parcel



Parcel Number: 054.1.1.036.0000  
Acres: 0.61  
Square Feet: 26,572

## Traffic Counts



Cedarcrest Road: 14,500 Vehicles Per Day  
Dallas Acworth Highway/State Highway 92: 16,800 Vehicles Per Day

## Construction



Year Built: Under Construction  
Estimated Grand Opening: Q2 2022

## Improvements



There is approximately 640 SF of existing building area

## Zoning



B-1

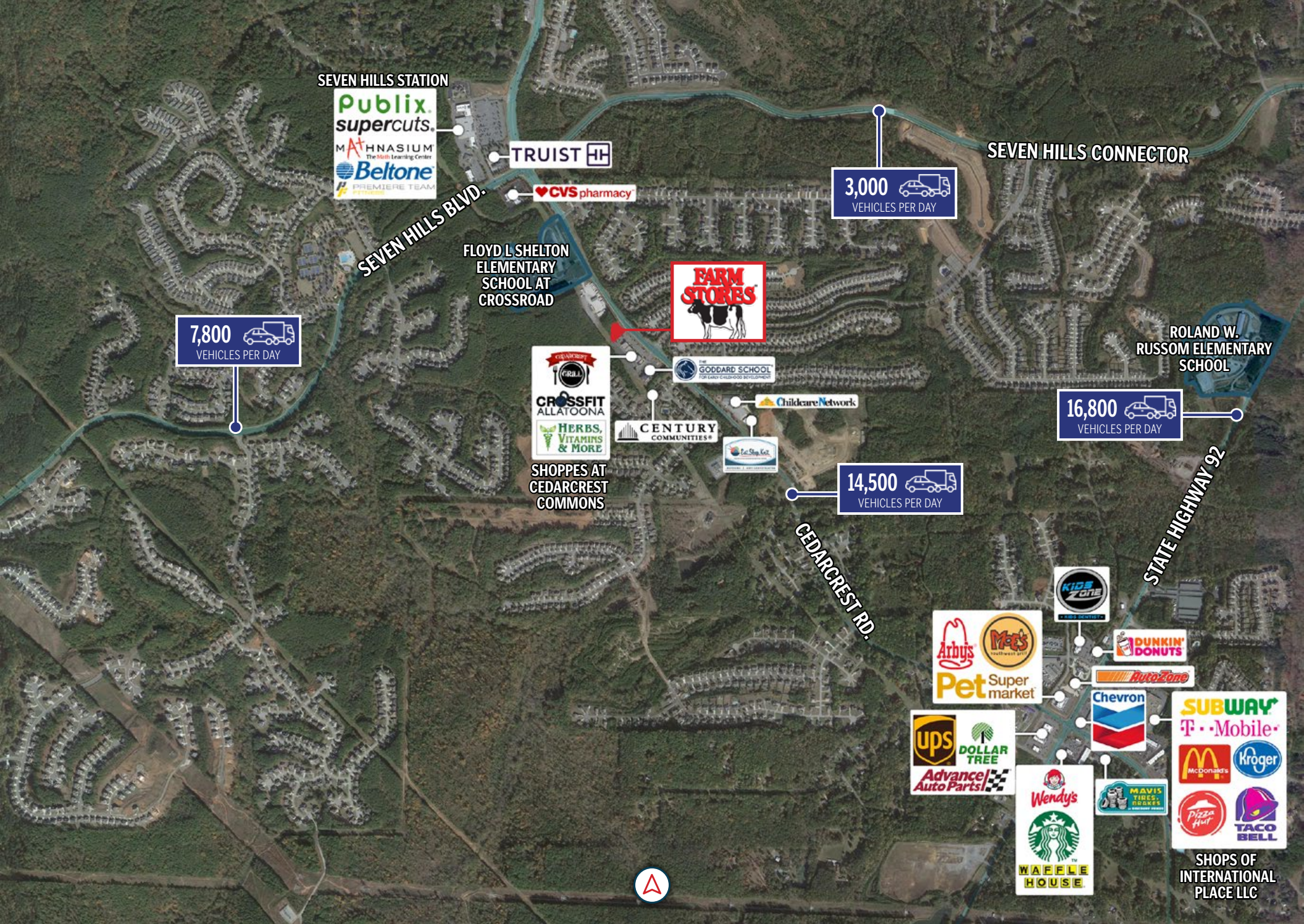




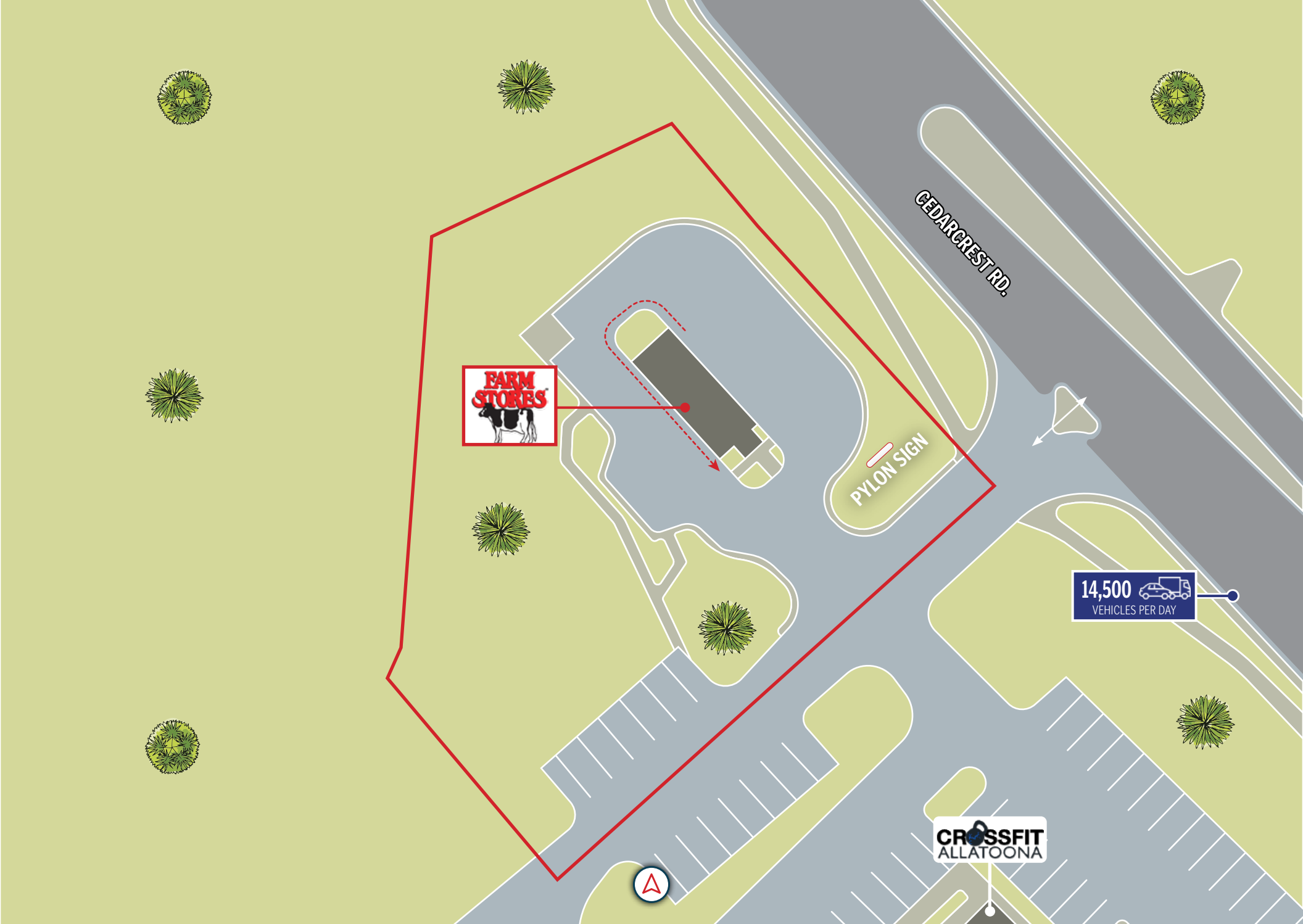














# LOCATION MAP



**MARIETTA**  
27 min | 15 miles

**ATLANTA**  
47 min | 40 miles

2021 POPULATION	
1 Mile	8,264
3 Miles	35,796
5 Miles	75,532
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$105,503
3 Miles	\$111,487
5 Miles	\$119,097
2021 TOTAL EMPLOYEES	
1 Mile	672
3 Miles	2,988
5 Miles	9,676



## AREA OVERVIEW



### DALLAS, GEORGIA

Located in Paulding County, Dallas, Georgia, is 16 miles W of Marietta, Georgia and 28 miles NW of Atlanta, Georgia. The city is located in the Atlanta metropolitan area. The City of Dallas has a population of 13,433 as of July 1, 2021.

The largest industries in Dallas, GA are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Finance & Insurance, Real Estate & Rental & Leasing, and Public Administration.

The Red Top Mountain State Park and Sweetwater Creek State Park offer a wide variety of recreational facilities such as hiking, swimming, and fishing. Museums in the city include the Cobb county Youth Museum and Marietta Museum of History. The Etowah Indian Mounds State Historic Site houses the region that served as a homeland of several Native Americans between 1000 and 1550 AD. Dallas and nearby Attractions are Cobb county Youth Museum, Red Top Mountain State Park, Marietta Museum of History, Sweetwater Creek State Park and Etowah Indian Mounds State Historic Site

Kennesaw State University, Life University, and Southern Polytechnic State University offer courses for higher studies. The closest major airport to Dallas, Georgia is Hartsfield-Jackson Atlanta International Airport. This airport is in Atlanta, Georgia and is 42 miles from the center of Dallas, GA.

Paulding County is a county located in the north-western part of the state of Georgia. The County provides a full range of services which include law enforcement and fire protection; the construction and maintenance of roads, streets, bridges, and infrastructure; water and sewer; solid waste; and recreational and cultural activities. The County had a population of 177,895 as of 2021.



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	8,264	35,796	75,532
2026 Projected Population	9,637	41,729	85,294
2010 Census Population	5,271	24,724	57,942
Projected Annual Growth 2021 to 2026	3.12%	3.11%	2.46%
Historical Annual Growth 2010 to 2021	4.24%	3.88%	2.41%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	2,598	11,258	24,116
2026 Projected Households	3,025	13,100	27,179
2010 Census Households	1,678	7,817	18,542
Projected Annual Growth 2021 to 2026	3.09%	3.08%	2.42%
Historical Annual Growth 2010 to 2021	4.15%	3.79%	2.38%
<b>RACE &amp; ETHNICITY</b>			
2021 Estimated White	77.69%	79.09%	80.34%
2021 Estimated Black or African American	15.48%	14.81%	13.74%
2021 Estimated Asian or Pacific Islander	2.35%	2.13%	2.45%
2021 Estimated American Indian or Native Alaskan	0.46%	0.39%	0.32%
2021 Estimated Other Races	2.53%	2.15%	1.85%
2021 Estimated Hispanic	9.03%	8.02%	6.99%
<b>INCOME</b>			
2021 Estimated Average Household Income	\$105,503	\$111,487	\$119,097
2021 Estimated Median Household Income	\$101,744	\$101,056	\$101,561
2021 Estimated Per Capita Income	\$33,854	\$35,505	\$37,920
<b>BUSINESSES &amp; EMPLOYEES</b>			
2021 Estimated Total Businesses	121	429	1,248
2021 Estimated Total Employees	672	2,988	9,676



# BRAND PROFILE



## FARM STORES

**farmstores.com**

**Company Type:** Private

**Locations:** 70+

Founded in 1935 in Florida, Farm Stores provides a unique neighborhood experience. A combination of grocery store, bakery and restaurant, They give customers the freshest products in the most convenient manner: the equivalent of a drive-thru supermarket express lane. They offer all favorite grocery brands in addition to products customers won't find anywhere else, and they bring it all directly to customer's cart. In fact, Farm Stores has been a convenient last stop on the way home for families for nearly 60 years. Although Farm Stores has evolved to best serve the needs of today's busy consumer, their brand integrity has remained intact. A nostalgic experience for multiple generations of Floridians, they are now franchising their beloved brand, bringing the Farm Stores experience to communities across America and beyond.







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275+

RETAIL  
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OFFICES

#1

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

3K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

840+

NET LEASE  
TRANSACTIONS SOLD  
in 2021

\$3.1B

NET LEASE  
TRANSACTION VALUE  
in 2021

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