

EXCLUSIVELY MARKETED BY:



MUNIR MEGHJANI
Lic. # 366616

678.770.2101 | DIRECT
munir@SIGnnn.com



RAHILL LAKHANI
Lic. # 340279

770.648.1163 | DIRECT
rahill@SIGnnn.com



ANDREW ACKERMAN
Lic. # 311619
770.626.0445 | DIRECT
aackerman@SIGnnn.com

6000 Lake Forrest Drive NW, Suite 260 Atlanta, GA 30328 844.4.SIG.NNN www.SIGnnn.com

> n Cooperation With Sands Investment Group Atlanta, LLC - Lic. # 67374



INVESTMENT OVERVIEW

Investment Summary Investment Highlights

LEASE ABSTRACT

Lease Summary Rent Roll PROPERTY OVERVIEW

Location Aerial & Retail Maps AREA OVERVIEW

City Overview Demographics

TENANT OVERVIEW

Tenant Profile

© 2022 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,600 SF Exxon Located at 4109 S Main Street in Acworth, GA. This Deal Includes a Brand New 25 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE \$4,200,000

CAP 5.00%

NOI \$210,000

PRICE PER SF \$1,166.67

GUARANTOR Amazing Development Partners & Gas Express

PROPERTY SUMMARY

ADDRESS 4109 S Main Street
Acworth, GA 30101
COUNTY Cobb
BUILDING AREA 3,600 SF
LAND AREA 1.34 AC
YEAR BUILT 2022



HIGHLIGHTS

- Brand New 25 Year Absolute Triple Net (NNN)
 Ground Lease With Zero Landlord Responsibilities
- Annual Rent Increases With Ten (10) x Five (5) Year Options
- Brand New Build Breaking Ground Est June 2022 and Certificate of Occupancy Expected Dec 2022
- Recession, Pandemic and Internet Resistant; Many Gas Station Business Continued to Grow Even During COVID-19 Pandemic and Have Shown Strong Profitability

- Amazing Development Partners Oil Distributor and Developers With Over 20 Years of Experience and 100+ Gas/Convenience Stores Developed
- Gas Express Founded in 1994, Has Over 138 Stores; and is the Fastest Growing Convenience/Gas Tenant in the Southeast and Circle K Master Franchisee
- Located Just Minutes From Lake Acworth, Across From Cobb County Kennworth Park (With Multiple Baseball, Tennis, Football Fields Etc)
- Surrounded By Scores of Local, Regional and National Brands



LEASE SUMMARY

TENANT

Amazing Development Partners & Gas Express

PREMISES

A Building of Approximately 3,600 SF

LEASE COMMENCEMENT

At Close Of Escrow

LEASE EXPIRATION

25 Years From Close Of Escrow

LEASE TERM

25 Years

RENEWAL OPTIONS

10 x 5 Years

RENT INCREASES

1.25% Annually

LEASE TYPE

Ground Lease

USE

C-Store

PROPERTY TAXES

Tenant's Responsibility

INSURANCE

Tenant's Responsibility

COMMON AREA

Tenant's Responsibility

ROOF & STRUCTURE

Tenant's Responsibility

REPAIRS & MAINTENANCE

Tenant's Responsibility

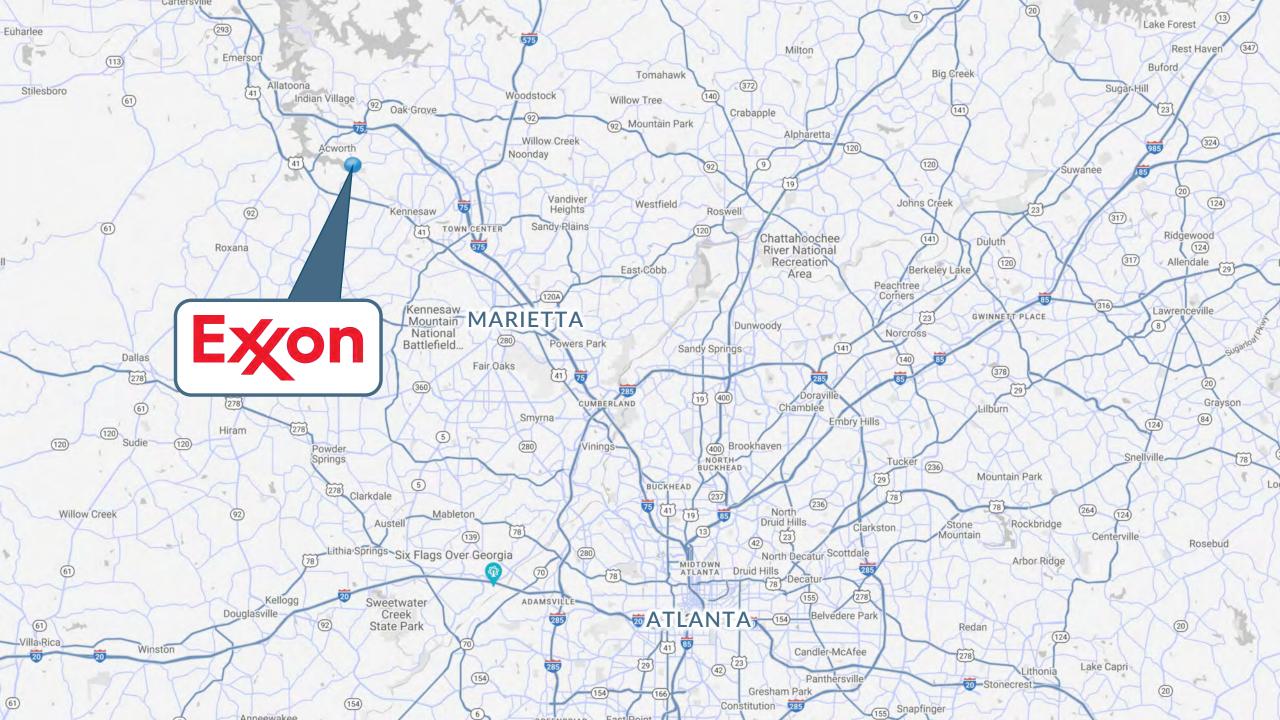
HVAC REPLACEMENT

Tenant's Responsibility

UTILITIES

Tenant's Responsibility

SQUARE	ANNUAL	RENT
FOOTAGE	BASE RENT	PER SF
3,600 SF	\$210,000	\$58.33

















75





T-J-MODX

Marshalls

Kroger

Publix

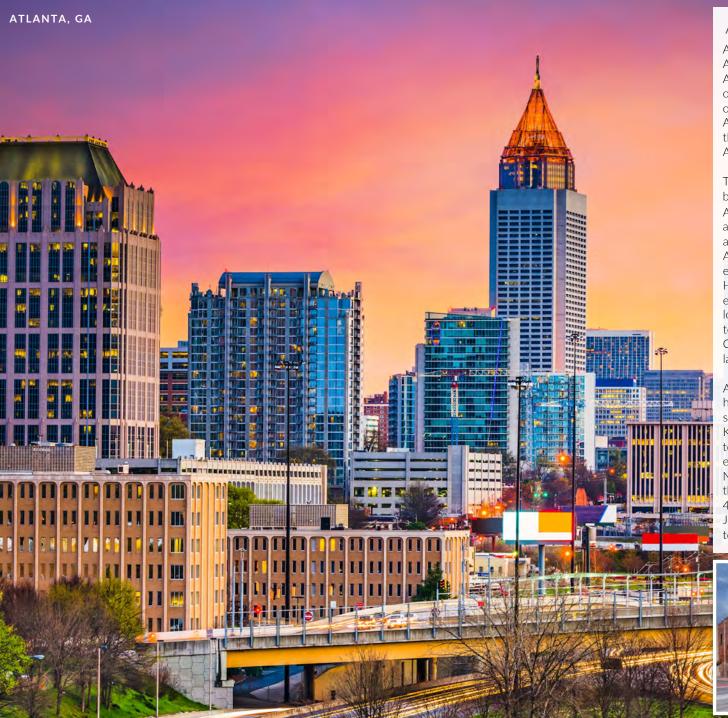
YouFit[®]

Walgreens









ACWORTH | COBB COUNTY | GEORGIA

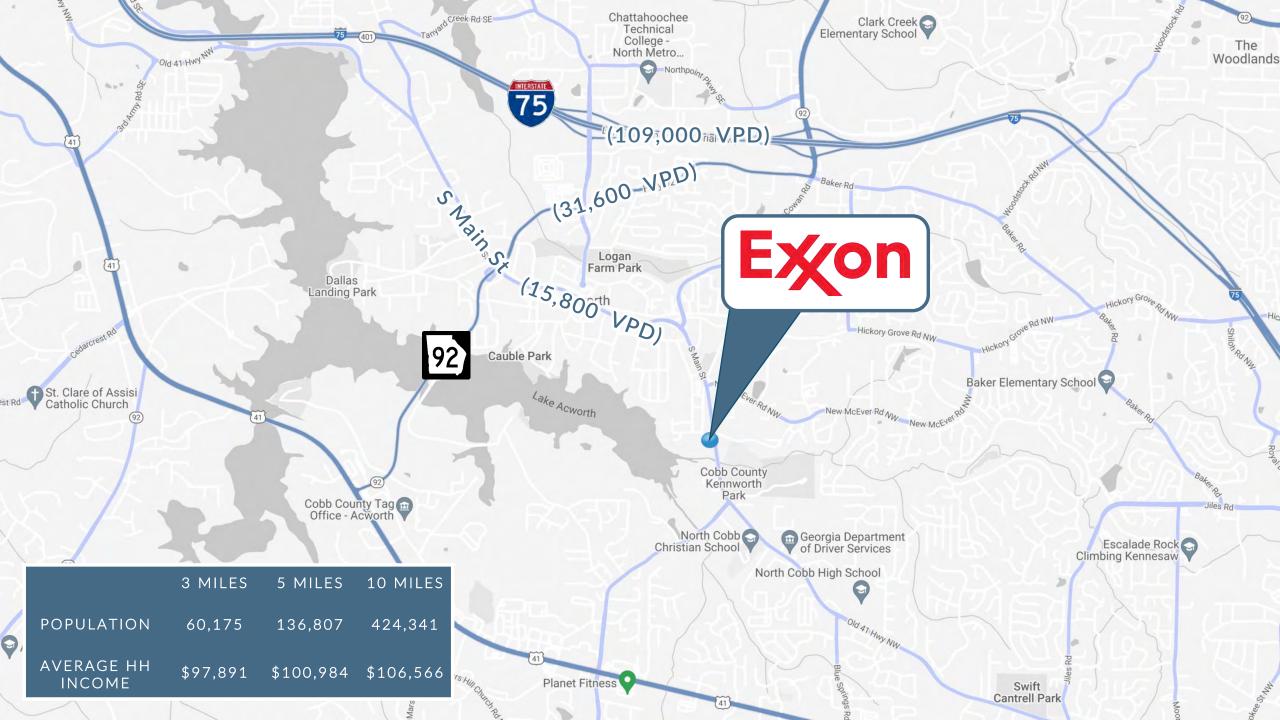
Acworth is located in the northwest corner of Cobb County; approximately 30 miles northwest of Atlanta. The City's proximity to Interstate 75 and U.S. Highway 41 makes it easily accessible. Acworth is located in the foothills of the North Georgia mountains and is nestled along the banks of Lake Acworth and Lake Allatoona, hence its nickname "The Lake City." It is bordered by the city of Kennesaw to the southeast and by Bartow and Cherokee counties to the north. Acworth is an All-America City and one of the fastest growing cities in the metro-Atlanta region. According to the United States Census Bureau, the city has a total area of 8.8 square miles. The City of Acworth had a population of 22,625 as of July 1, 2021.

The local economy of Acworth is growing through redevelopment and new commercial businesses. The largest employment sector within the City of Acworth is Retail Trade, followed by Accommodation and Food Services and Educational services. Residents primarily travel to work along the I-75 Corridor to Cumberland and Downtown and to the major employment centers along GA-400. Located just off of I-75 in the northern areas of the Atlanta region, the City of Acworth has a great connection to the interstate system which connects the city to other employment centers in the Atlanta region and to the rest of the country. Located 40 miles from Hartsfield-Jackson Atlanta International Airport, the city has connections to the world. 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 country 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.

Acworth is one of the best, family-friendly destinations in the Atlanta region. The city boasts a rich history, a charming downtown, abundant outdoor recreational activities, a vibrant restaurant scene, and an active festival and events calendar. The Kennworth Park is located between Kennesaw and Acworth and hosts regular sports tournaments. This park also has amenities for tennis, softball and baseball. It also includes a playground for children. The city also has an excellent golf course. The Southern Museum of Civil War and Locomotive History is worth a visit. Nestled along the banks of Lake Acworth is Cobblestone Golf Course which was recently rated the #1 public course in Georgia by Golf Digest. Acworth has many community parks, as well as the 42-acre Acworth Sports Complex. Some of the festivals include Acworth Dragon Boat Festival, July 4th Concert and Fireworks, Spring Downtown Classic Car Cruise and Concert on the Green to name a few.









TENANT PROFILE

Gas Express is an independently owned c-store chain offering brands including BP, Shell, Texaco and Chevron. Beginning in 2012's 4th quarter, Gas Express will exclusively utilize Circle K as its sole convenience store brand. Business partners Shams Nanji and Amin Chitalwala began Gas Express with a single store in Riverdale, Georgia, in 1994.

It has since grown into a reputable business in metro-Atlanta area counties. The Gas Express team recognizes the diverse demographics of Atlanta and aims to offer unique, but always dependable service tailored to each market. Gas Express offers unique services such as Growler purchases /refills, a wide selection of wine, a huge selection of Craft beer with Robs rating and beer caves within select stores.

Gas Express is a proud franchisee of Circle K, known worldwide for quality products and great customer service. Our goal is to continue to expand the Circle K presence in much of Georgia through an exclusive master franchise agreement in Clayton, Cobb, Coweta, DeKalb and Fulton counties. Gas Express Founded in 1994, is the Fastest Growing Convenience/Gas Tenant in the Southeast and Circle K Master Franchisee. GX currently operates approximately over 138 locations in Georgia, Alabama, Arkansas and Louisiana.









OF LOCATIONS 138+



IEADQUARTERS Atlanta, GA



CONFIDENTIALITY AGREEMENT

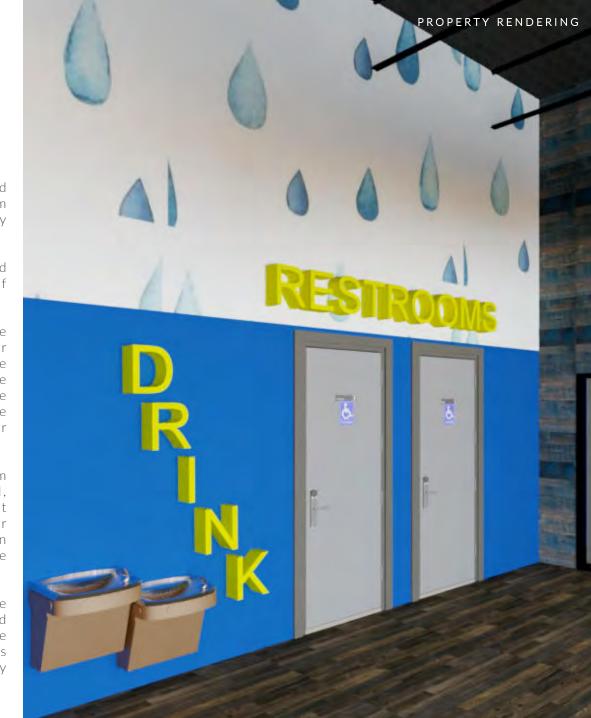
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



EXCLUSIVELY MARKETED BY:

MUNIR MEGHJANI

Lic. # 366616 678.770.2101 | DIRECT

RAHILL LAKHANI

Lic. # 340279 770.648.1163 | DIRECT

ANDREW ACKERMAN

Lic. # 311619 770.626.0445 | **DIRECT** aackerman@SIGnnn.com



SANDS INVESTMENT GROUP

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. # 67374



4109 S Main Street Acworth, GA 30101