



SANDS INVESTMENT GROUP



Exxon

4109 S Main Street
Acworth, GA 30101

EXCLUSIVELY MARKETED BY:



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





Exxon

Mc Pherson & Co

Julee's Boutique

Living Waters Of Life Church

Allatoona Diesel

Worth St NW



Logo Central



Advance Auto Machine Shop



Meador Grading & Hauling Inc



North Cobb Mower



S Main St

Doro's Italian Restaurant



Precision Tennis at Kennworth

North Cobb Senior Center



Kennworth Tennis Center

Northwest Cobb Water Facility

The Link School



Pawsitively Zen
peace of mind for furry kids & their parents

Cobblestone Golf Course

Publix DOLLAR GENERAL
CVS pharmacy Walgreens
Fairfield Inn & Suites Marriott EconoLodge Super 8 SONIC
Advance Auto Parts FAMILY DOLLAR

THE HOME DEPOT Kroger
Publix YouFit
PHILLY CONNECTION ExtraSpace Storage Walgreens

BIG LOTS! Publix
LA FITNESS
goodwill DOLLAR TREE
Great Clips

Exxon

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INTERSTATE 75

amc belk ROSS DRESS FOR LESS
Walmart macy's
JC Penney Publix
K&C Party City
goodwill FASHION SUPERSTORE DICK'S SPORTING GOODS carter's
BARNES & NOBLE Burlington

Walmart Supercenter
SUBWAY

THE HOME DEPOT T.J. MAXX
Marshalls JOANN

target LOWE'S ROSS DRESS FOR LESS
Michaels KOHL'S
petco Staples
FAMOUS HIBBETT
footwear SPORTS

target ASHLEY BED BATH & BEYOND
Michael's WORLD MARKET
BEST BUY Petland PETSMART
OLD NAVY PLAY IT AGAIN SPORTS
buybuyBABY SHOE CARNIVAL
AMERICAN SIGNATURE FURNITURE VCF ULTA BEAUTY

THE HOME DEPOT BEST BUY planet fitness
PETSMART DOLLAR TREE
Bulldog CRUNCH

DICK'S SPORTING GOODS LA Z BOY
five BELOW
ExtraSpace Storage HAVERTYS

BIG LOTS! planet fitness Kroger
ACE DOLLAR TREE
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 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.

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.



ACWORTH, GA



ACWORTH DRAGON BOAT FESTIVAL



	3 MILES	5 MILES	10 MILES
POPULATION	60,175	136,807	424,341
AVERAGE HH INCOME	\$97,891	\$100,984	\$106,566



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.



COMPANY TYPE
Private



FOUNDED
1994



OF LOCATIONS
138+



HEADQUARTERS
Atlanta, GA



WEBSITE
circlekatl.com

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.



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The Exxon logo is displayed in red. The background of the entire advertisement features a faded, blue-tinted image of a modern commercial building with large glass windows and a flat roof, likely the property being marketed.

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Acworth, GA 30101