



SANDS INVESTMENT GROUP



Circle K

9900 Westside Parkway
Alpharetta, GA 30009

PROPERTY RENDERING

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 15,800 SF Building That Includes a Circle K, Chevron, a Restaurant and Retail Shops. 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	\$9,000,000
CAP	4.50%
NOI	\$405,000
PRICE PER SF	\$652.17
GUARANTOR	Amazing Development Partners & Gas Express

PROPERTY SUMMARY

ADDRESS	9900 Westside Parkway Alpharetta, GA 30009
BUILDING 1	1 st Floor: Circle-K - 3,600 SF 2 nd Floor: Restaurant -3,600 SF, 500 SF of Patio
BUILDING 2	1 st Floor: Retail/Office - 3,300 SF 2 nd Floor: Retail/Office - 3,300 SF
COUNTY	Fulton
BUILDING AREA	13,800 SF
LAND AREA	2.08 AC
YEAR BUILT	2022

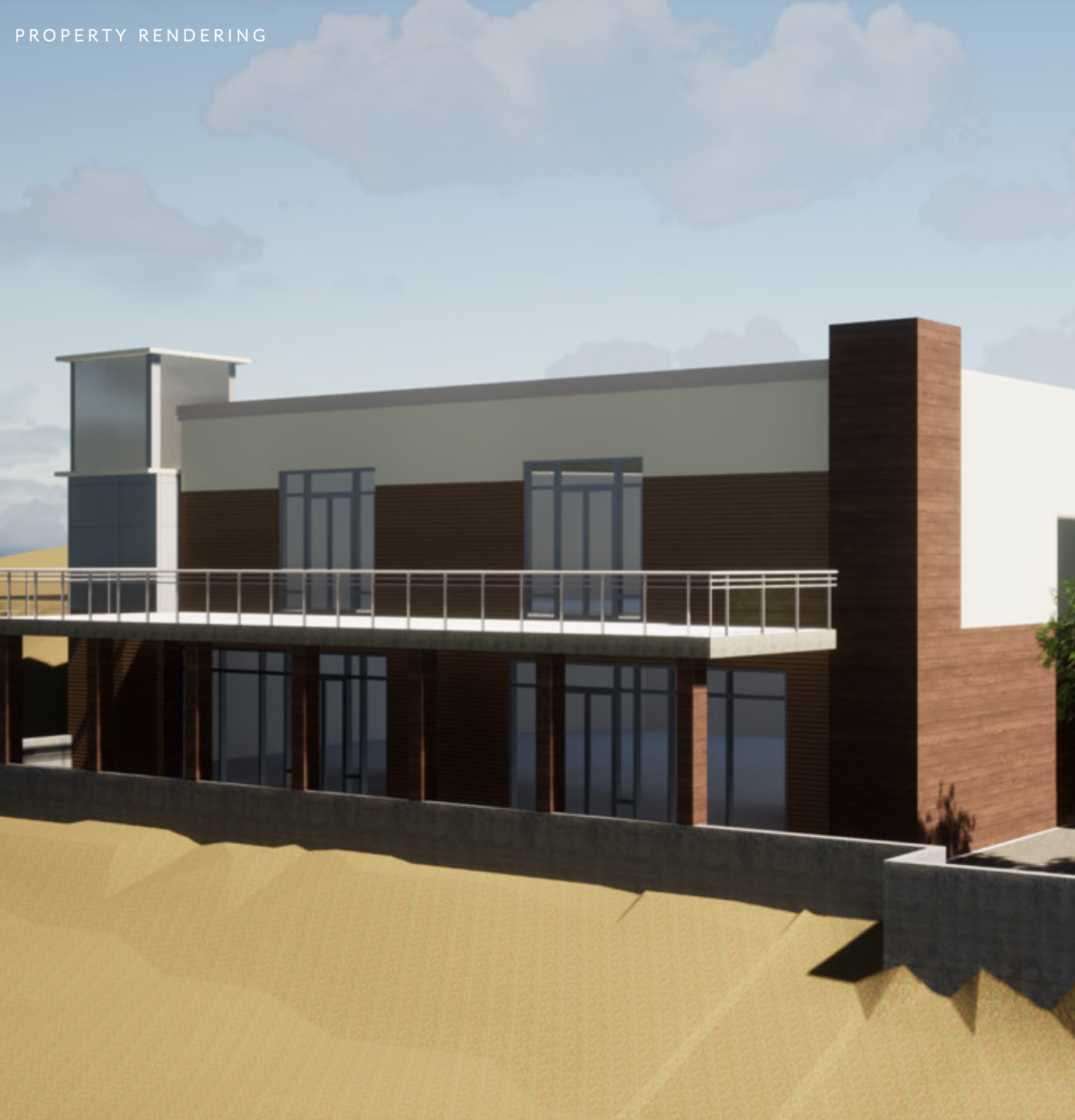
PROPERTY RENDERING - RIGHT ELEVATION CIRCLE K



[PLAY VIDEO](#)

HIGHLIGHTS

- 15,800 SF Building That Includes a Circle K, Chevron, a Restaurant and Retail Shops
- 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
- 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
- Brand New Build - Breaking Ground Est June 2022 and Certificate of Occupancy Expected Dec 2022
- Located on a Prominent Hard Corner With Great Access on Multiple Points of Entry
- Surrounded By Dozens of Apartment and Housing Complexes
- Located in a Densely Populated Area of Homes, Large Offices and Shopping Centers
- Minutes Away From North Point Mall (Macy's, Cheesecake Factory, Dillard's and JCPenney), Sam's Club, Fulton Science Academy and Several Other Regional and National Tenants

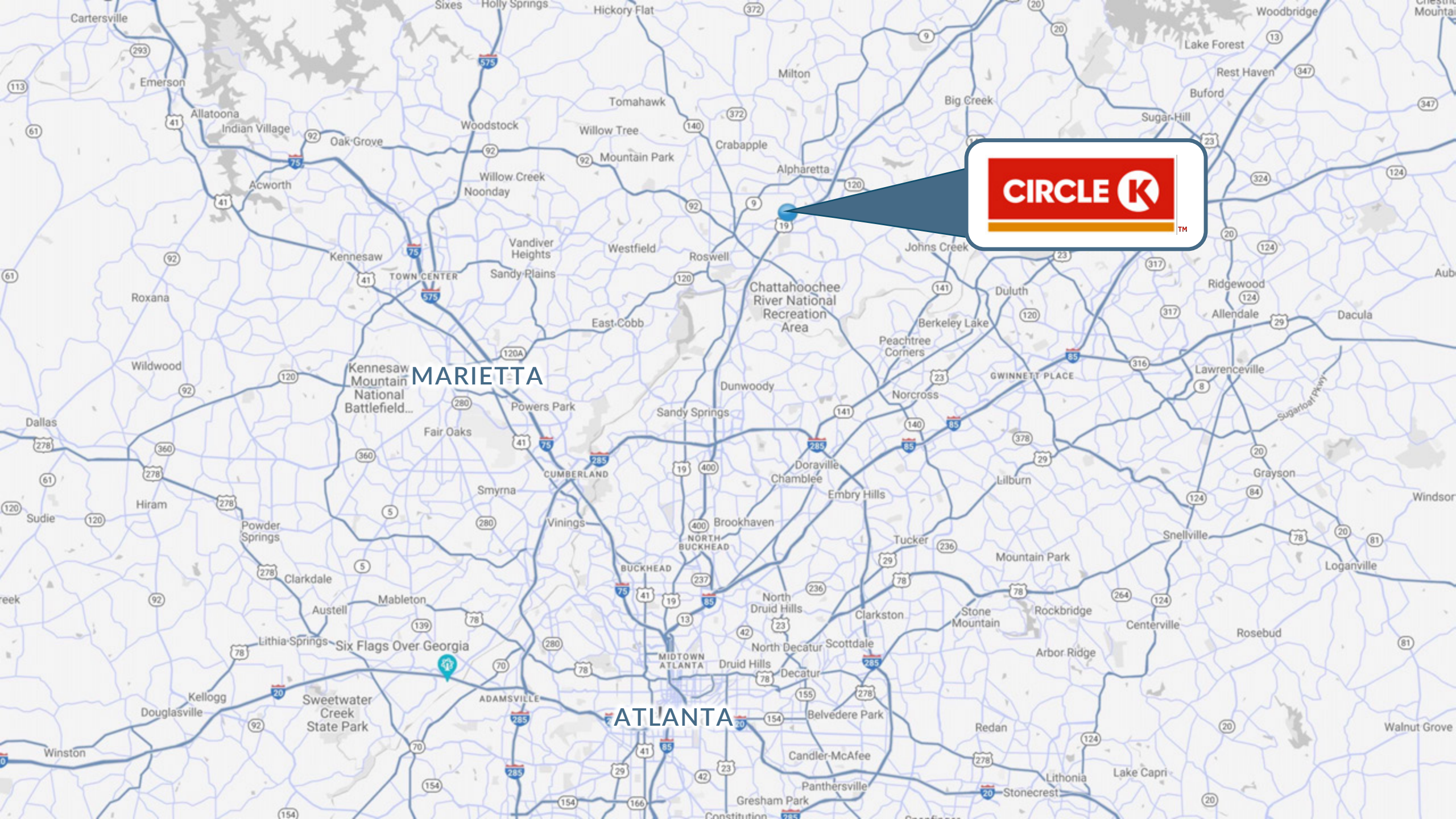


LEASE SUMMARY

TENANT	Amazing Development Partners & Gas Express
PREMISES	A Building of Approximately 13,800 SF
LEASE COMMENCEMENT	At Close Of Escrow
LEASE EXPIRATION	25 Years From COE
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
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13,800 SF	\$405,000	\$29.35
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ciena

DELTA DENTAL

Alliant

ASHTON WOODS.

LENNAR

Fulton Science Academy
Private School

Judy Reamer
Ministries

Alpharetta Fire
Station Number - 83

Atira
NORTH POINT

Laura Sidelinger,
MSA

The Clubhouse at
Sanctuary Park

CIRCLE K

★ **macy's**

FOREVER 21

The Clorox Company

MERCHANT

Animals B
Gone

xpanxion
A UST Company

AMC
THEATRES

H&M

Auntie Anne's

VON MAUR

Dillard's
The Style of Your Life.

ECHO
— NORTH POINT CENTER —

Encore
Commons

Regus

Joseph W Gudelsky
Law Office

Amplify.

Serendipity Labs
Inspiration at Work.

ROSS
DRESS FOR LESS

400

BIG LOTS! Walmart  **Kroger**
SPROUTS FARMERS MARKET **FLOOR & DECOR**
PLAY IT AGAIN **Aaron's**
SPORTS

LOWE'S **MAIN EVENT**
sam's club  **HOMWOOD SUITES**
BY HILTON

CIRCLE K 

WHOLE FOODS MARKET  **REGAL**
POTTERY BARN
west elm **SEPHORA**

BEST BUY  **Staples**
JOANN
 **CHUCK E. CHEESE'S** 

 **Dillard's**
JCPenney
 **TILLY'S**

 **target** **DICK'S** SPORTING GOODS  **ASHLEY**
Marshall's **PETSMART**
 **DAVE & BUSTER'S** **BED BATH & BEYOND** **NORDSTROM** **rack**
HOBBY LOBBY **LA Z BOY**
Kirkland's **Total Wine & MORE**

VCF  **macy's** **ROSS** DRESS FOR LESS
HomeGoods **Michael's**
TJ-maxx **Burlington** **Party City**
AMERICAN SIGNATURE FURNITURE **buybuyBABY** **FIVE BELOW**

 **planet fitness**
Publix
LA FITNESS

Westside Pkwy

Turner McDonald Pkwy

400

ALPHARETTA | FULTON COUNTY | GEORGIA

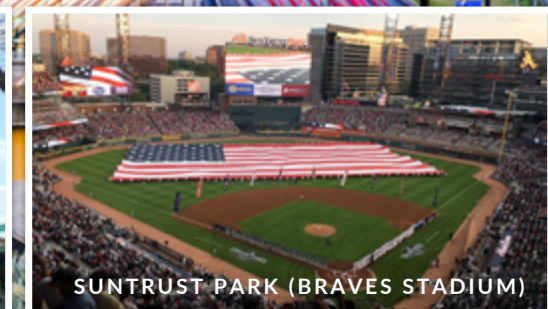
Alpharetta is a city located in northern Fulton County in Georgia. The city is a suburb north of Atlanta. It lies within the Atlanta metropolitan area. The City of Alpharetta had a population of 68,062 as of July 1, 2021. The city is included in the Atlanta-Sandy Springs-Roswell MSA, which is included in the Atlanta-Athens-Clarke-Sandy Springs CSA. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping and cultural events and abundant green space. It's no wonder Alpharetta is one of the hottest markets in both commercial and residential real estate. Through all of its progress, the city has kept its down-to-earth character. The city is located 25 miles from Atlanta. Atlanta is also known for being the largest city in the South. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.9 million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Atlanta is rated as a "beta(+)" world city.

Due to the cities close proximity, Atlanta's economy affects Alpharetta'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.

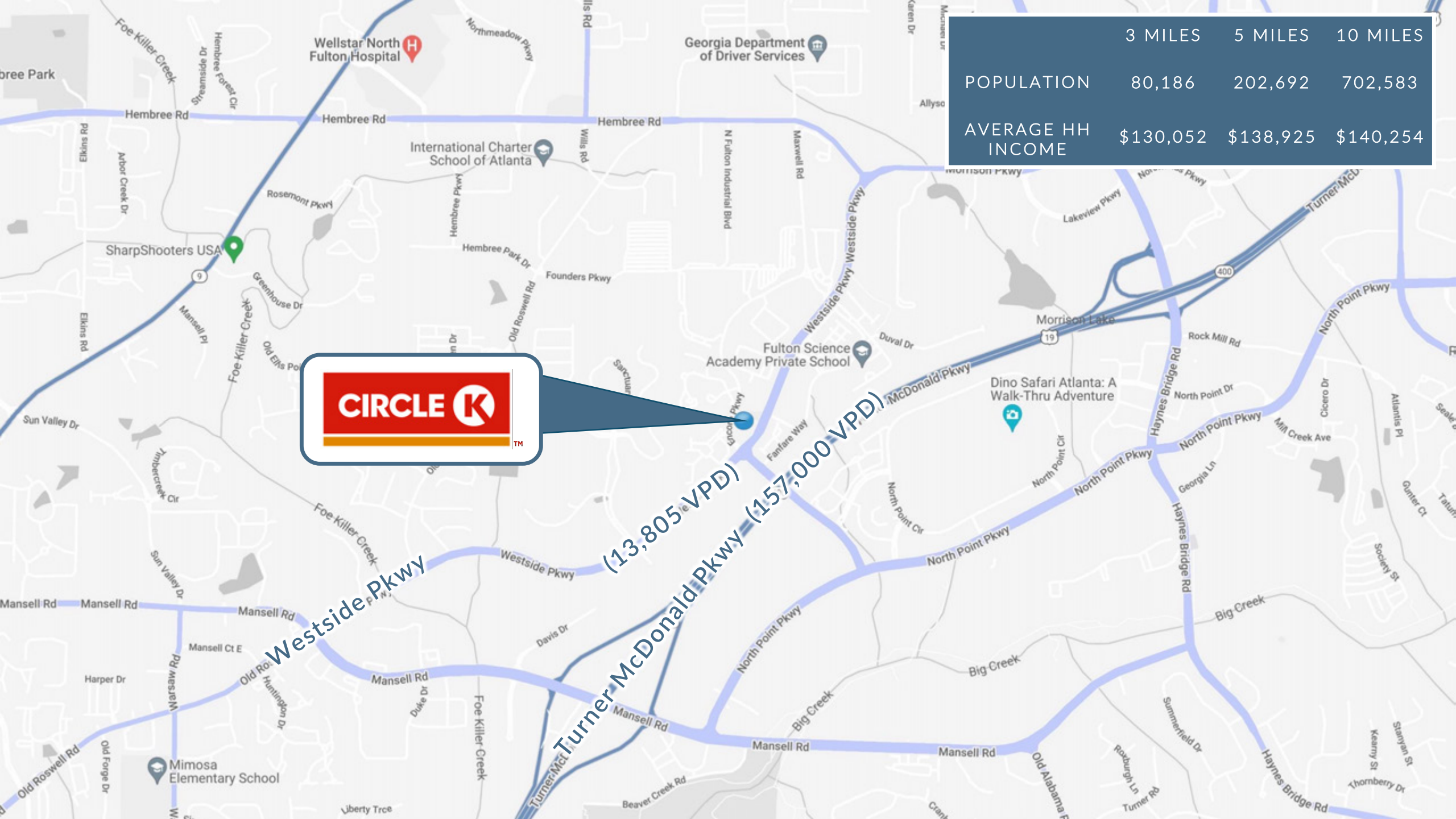
Atlanta is only a 30 minute drive from Alpharetta, making it the perfect city to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest 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 also includes the High Museum of Art, in Midtown, which exhibits classic and contemporary art from Rembrandt to Picasso, and the city is home to the famous Atlanta Braves. The city contains several outdoor attractions like the Atlanta Zoo and the Atlanta Botanical Garden, which is home to the 600-foot-long Kendeda Canopy Walk, a skywalk that allows visitors to tour one of the city's last remaining urban forests from 40-foot-high. The Canopy Walk is considered the only canopy-level pathway of its kind in the United States. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.



FULTON COUNTY COURTHOUSE



SUNTRUST PARK (BRAVES STADIUM)



	3 MILES	5 MILES	10 MILES
POPULATION	80,186	202,692	702,583
AVERAGE HH INCOME	\$130,052	\$138,925	\$140,254

Westside Pkwy

(13,805 VPD)

Turner McDonald Pkwy (157,000 VPD)



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

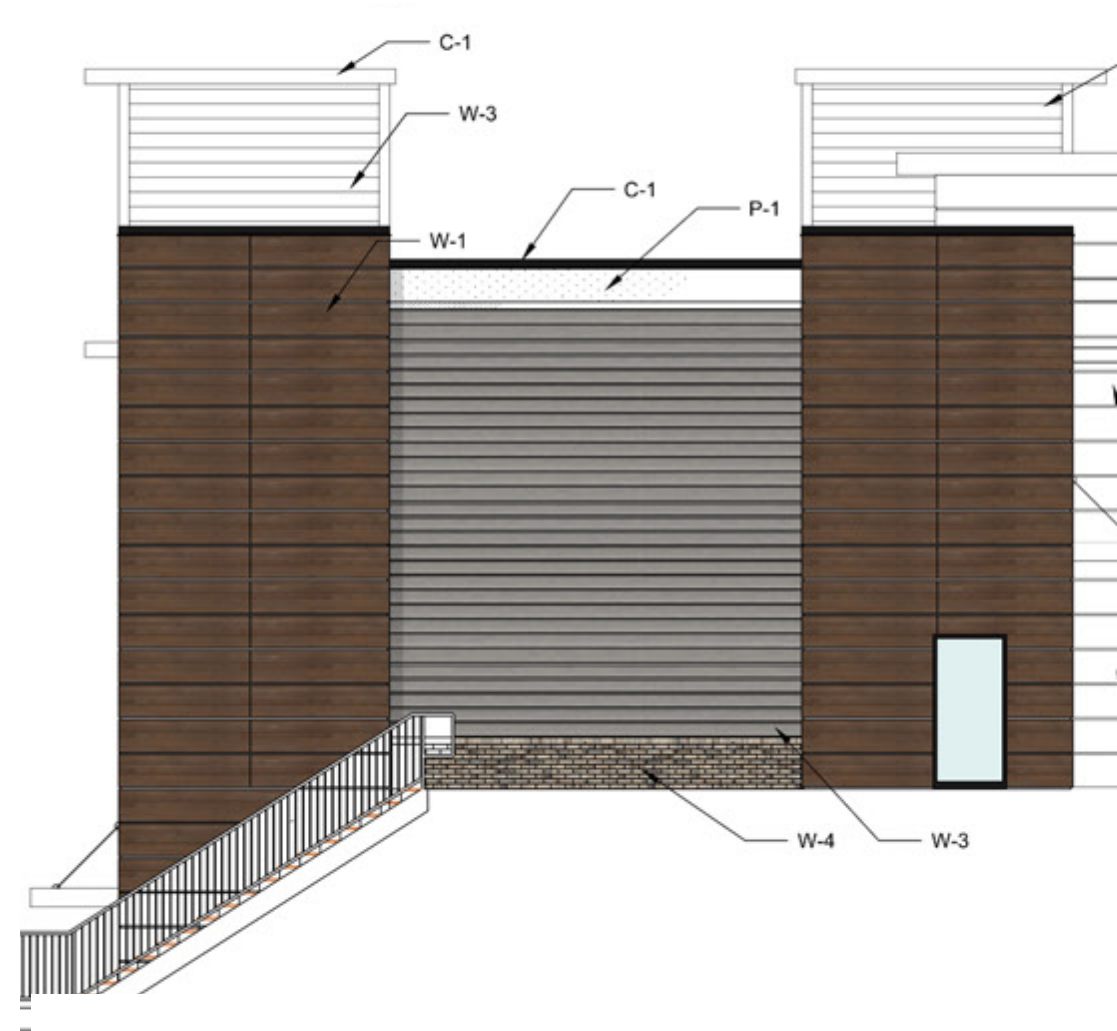
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment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