



CIRCLE K / GX MARKET

3205 Loganville Highway - Loganville, GA 30052

Representative Image

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Site Plan
- 12 Retailer Map
- 13 Demographics Map & Report

4 AREA OVERVIEW

- 15 City Overview

5 TENANT OVERVIEW

- 17 Tenant Profile
- 18 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



Representative Image

Sale Price

\$5,500,000

OFFERING SUMMARY

NOI:	\$302,500
Cap Rate:	5.50%
Price/ Land SF:	\$84.16
Street Address:	3205 Loganville Highway
City, State, Zip:	Loganville, GA 30052
County:	Gwinnett
Lot Size:	1.5 AC (65,340 SF)
Gas Station/ QSR SF:	3,600/1,400 SF

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,000 SF Circle K/ GX Market Located at 3205 Loganville Highway in Loganville, GA. This Deal Includes a Brand New 25 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities and Annual Rent Increases With Ten (10) x Five (5) Year Options, Providing For a Unique Investment.

INVESTMENT HIGHLIGHTS



Representative Image

PROPERTY 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
- Recession, Pandemic and Internet Resistant; Many Gas Station Business Continued to Grow Even During COVID-19 Pandemic and Have Shown Strong Profitability
- Brand New Build - Breaking Ground Estimated December 2022 and Certificate of Occupancy Expected Q4 of 2023
- 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; The Fastest Growing Convenience/Gas Tenant in the Southeast and Circle K Master Franchisee



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Amazing Development Partners & Gas Express
Premises:	5,000 SF
Base Rent:	\$302,500
Rent Per SF:	\$60.50
Lease Commencement:	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:	Convenience
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:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Guarantor:	Amazing Development Partners & Gas Express

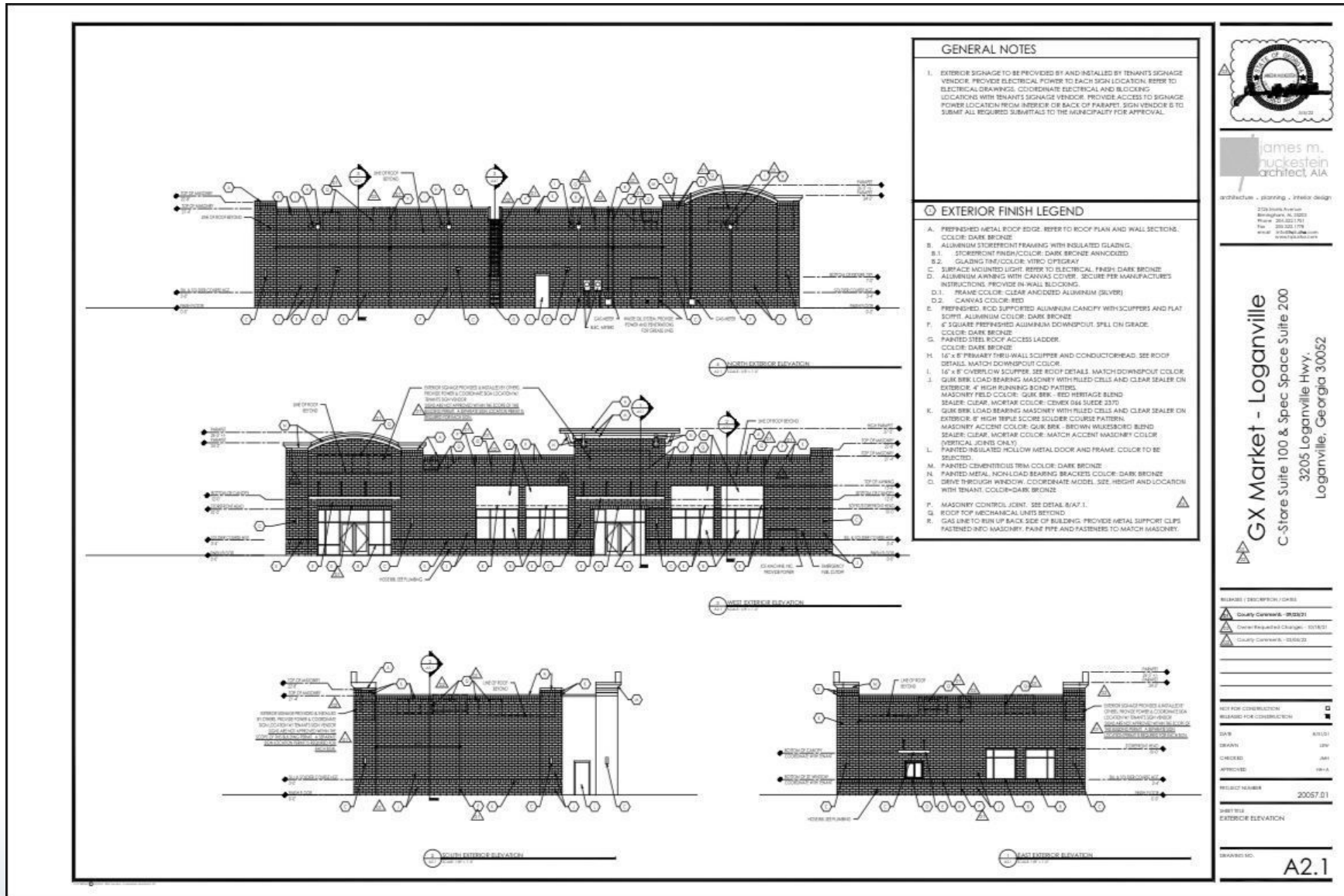


SECTION 3

PROPERTY INFORMATION



SITE PLAN



RETAILER MAP



Google

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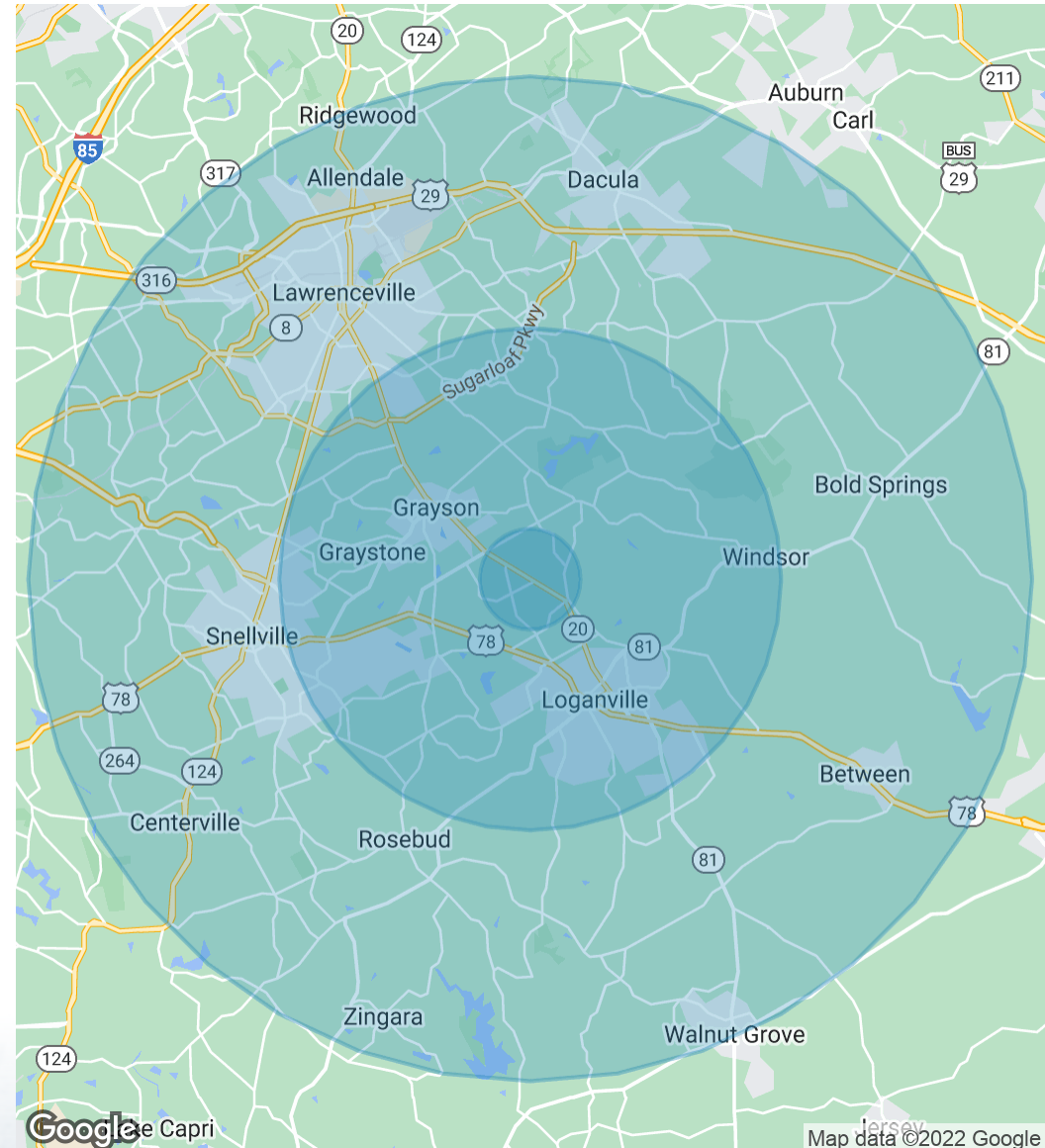
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,940	116,073	408,660
Average Age	29.3	36.3	36.6
Average Age (Male)	27.4	35.5	35.3
Average Age (Female)	34.7	37.9	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,295	38,287	133,995
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$85,605	\$97,419	\$96,015
Average House Value	\$226,126	\$258,188	\$247,185

TRAFFIC COUNTS

State Route 20	29,241 VPD
Athens Highway	33,190 VPD
Loganville Highway	12,173 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Loganville, GA



Yellow River Wildlife Sanctuary

LOGANVILLE, GA

Loganville is a city in Walton and Gwinnett counties, Georgia and is 28 miles E of Sandy Springs, Georgia and 28 miles E of Atlanta, Georgia. It is considered part of the Atlanta metropolitan area. The City of Loganville is named after James H. Logan. Loganville is in western Walton County, with the city limits extending west into southeastern Gwinnett County. U.S. Route 78 passes through the center of town, leading east 5 miles to Monroe, the Walton County seat. According to the United States Census Bureau, Loganville has a total area of 7.4 square miles. The City of Loganville had a population of 14,725 as of July 1, 2022.

Named after a prominent businessman, the City of Loganville is keeping true to our roots, serving as a home to more than 1,200 businesses both big and small. With three state highways traversing the city, Loganville combines its small-town atmosphere with its close proximity to Atlanta as well as the University of Georgia in Athens to create an ideal locale to live, work and play. The largest industries in Loganville, GA are Retail Trade, Health Care & Social Assistance, and Manufacturing. Due to its proximity to the City of Atlanta, Loganville can benefit from the economic factors of the city. Atlanta is often referred to as the nation's health IT capital and is at the forefront of consumer digital health. Atlanta ranks third in research facility space among all U.S. bioscience clusters. Metro Atlanta is a world-class hub for technology and internet mobility, leading the way in creating a national center for innovation and industry growth. Atlanta is also home to the third-highest concentration of Fortune 500 company headquarters.

The Gwinnett History Museum, Crawford W. Long Museum, and Southeastern Railway Museum have displays depicting the historical and cultural background of the region. Kennesaw Mountain National Battlefield Park, a historical site near Loganville, served as a Civil War battleground. At the Chattahoochee River National Recreation Area, visitors can enjoy boating, fishing, hiking, biking, picnicking, and horseback riding. It also offers facilities for whitewater rafting and kayaking. The Yellow River Wildlife Sanctuary, which covers 24 acres, is home to a variety of wildlife and indigenous birds. Vines Botanical Gardens, another popular attraction in the city, features a lake and gardens.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Representative Image



TENANT OVERVIEW

Company:	Private
Founded:	1994
Locations:	138+
Headquarters:	Atlanta, GA
Website:	circlekatl.com

GAS EXPRESS

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 countries. The Gas Express team recognized the diverse demographics of Atlanta and aims to offer unique, but always dependable services 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 Southeast and Circle K Master Franchisee. GX currently operates approximately over 138 locations in Georgia, Alabama, Arkansas and Louisiana.

CONFIDENTIALITY AGREEMENT

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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.

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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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