



SANDS INVESTMENT GROUP

PROPERTY RENDERING



Circle K & Dunkin'  
2692 Lawrenceville Hwy  
Lawrenceville, GA 30044



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# INVESTMENT SUMMARY

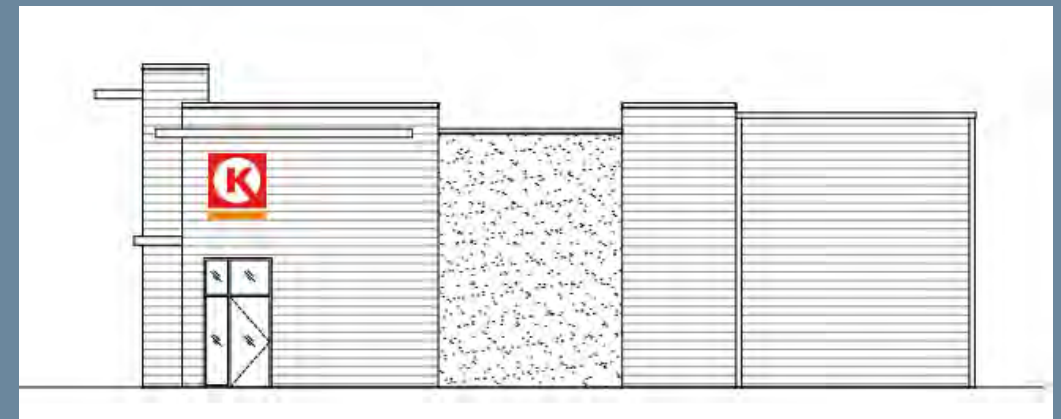
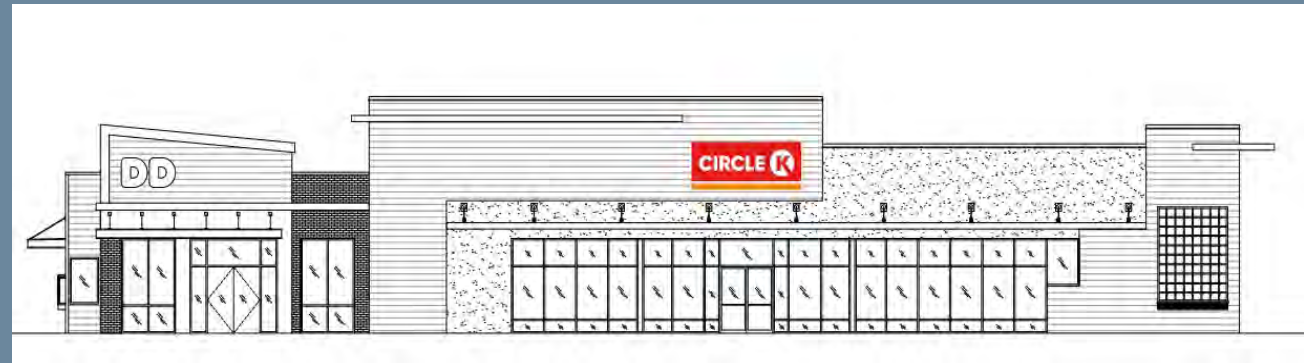
Sands Investment Group is Pleased to Present Exclusively For Sale a 15,800 SF Building That Includes a Circle K, Exxon and Dunkin' Located at 2692 Lawrenceville Hwy in Lawrenceville, GA. This Deal Includes an Brand New 25 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$7,700,000
CAP	5.00%
NOI	\$385,000
PRICE PER SF	\$487.34
GUARANTOR	Amazing Development Partners & Gas Express

## PROPERTY SUMMARY

ADDRESS	2692 Lawrenceville Hwy Lawrenceville, GA 30044
COUNTY	Gwinnett
BUILDING AREA	15,800 SF
LAND AREA	2.97 AC
YEAR BUILT	2022





# HIGHLIGHTS

- 15,800 SF Building That Includes a Circle K, Exxon and Dunkin'
- 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
- Bonus/Accelerated Depreciation – C-Stores Typically Qualify For Bonus and Accelerated Depreciation Which Can Significantly Increase an Investor's Cash Flow
- 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 June 2022 and Certificate of Occupancy Expected Dec 2022
- 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 on a Prominent Hard Corner With Great Access on Multiple Points of Entry
- Surrounded By Dozens of Apartment and Housing Complexes
- Located Next to Several Regional and National Tenants



# LEASE SUMMARY

TENANT	Amazing Development Partners & Gas Express
PREMISES	A Building of Approximately 15,800 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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15,800 SF	\$385,000	\$24.37
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MARIETTA

ATLANTA







Professional  
Medical Services

Autumn Lake At  
Bethesda HOA

Alford Elementary  
School

Kids Come First  
Early Learning





970 United  
AUTO SALES LLC.

AutoZone

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

Emperador  
event hall

CALIBER COLLISION

WINNETT  
SELF STORAGE

Lawrenceville Hwy

Domino's



Lawrence & Lawrence  
Corporation

Thunder A.C  
and Heating

Williams  
Electric Co

Irwell way

Creekside  
Oaks

Gloster Rd NW

Monsuta Jiu-  
Jitsu Academy



**K&G** FASHION SUPERSTORE  
★ macy's CITITRENDS  
JOANN Staples  
petco five BELOW PartyCity  
BED BATH & BEYOND HAVERTYS SHOE DEPT.

Walmart Supercenter  
DOLLAR TREE  
Rainbow SUBWAY

goodwill  
FAIRFIELD INN & SUITES Marriott  
Holiday Inn Express  
DOLLAR GENERAL Walgreens

BURGER KING  
Publix Great Clips  
DUNKIN' LifeStorage  
MAVIS DISCOUNT TIRE  
SHANE'S risk shock

THE HOME DEPOT  
BEST BUY VCF  
KOHLS COSTCO WHOLESALE  
PETSMART sam's club  
BIG LOTS! IGA OLLIE'S  
Aaron's AMERICAN SIGNATURE FURNITURE

planet fitness  
publix LA FITNESS  
FAMILY DOLLAR  
Guitar Center CATO Advance Auto Parts

THE HOME DEPOT  
Walmart Supercenter  
HIBBETT SPORTS  
DOLLAR TREE



Lawrenceville Hwy

Huff Dr

CIRCLE K  
DUNKIN'  
Exxon

O'Reilly AUTO PARTS  
AutoZone





LAWRENCEVILLE | GWINNETT COUNTY | GA

The City is a municipal corporation created and existing under the laws of the State of Georgia and has as its formal name the “City of Lawrenceville, Georgia.” Chartered on December 15, 1821, the City is the oldest city in the metropolitan Atlanta area. The City is located in the north central portion of the State of Georgia approximately 34 miles northeast of Atlanta, Georgia and 40 miles west of Athens, Georgia. The City is the county seat of Gwinnett County, which is the second largest Georgia County by population. The City presently has a land area of approximately 13.1 square miles. The City is part of the Atlanta Standard Metropolitan Statistical Area(MSA), as designated by the Bureau of the Census of the U.S. Department of Commerce. The City of Lawrenceville had a population of 31,874 as of July 1, 2021.

The City has historically been known as an economic hub for Gwinnett County due to its central location and its status as the county seat. Due to the presence of Gwinnett Medical Center, Georgia Gwinnett College and the Gwinnett County government and court system, the economic base is primarily represented by health care and social services, government services, and education, which represents more than 55% of the employment in Lawrenceville. Gwinnett Medical Center, is a full-service 553-bed hospital located in the City limits. Now part of Northside Hospital, Lawrenceville residents will have access to a larger network high-quality healthcare services and facilities. The Mall of Georgia (the largest shopping destination in Georgia and one of the largest in the U.S.), the county seat is the ideal location for sports fans, fashionistas and foodie.

The Gwinnett County Historic Courthouse Grounds, maintained by Gwinnett County, are located at the center of the City's historic downtown area. The downtown area offers residents and visitors an array of sightseeing, shopping, dining, and other entertainment opportunities within walking distance of the historic courthouse. The Aurora Theatre is located in the downtown area. The Lawrenceville Performing Arts Center is currently under construction and will be the new home of the Aurora Theatre. The 550 seat theatre will scheduled for completion will provide both education and public space. Downtown Lawrenceville is a popular location for the film industry, with many television and movies having used it for filming. With Georgia Highway 20 and Highway 316 serving as a major corridor between the Downtown District, Georgia Gwinnett College, Gwinnett County Airport, Coolray Field (home of the Gwinnett Braves).

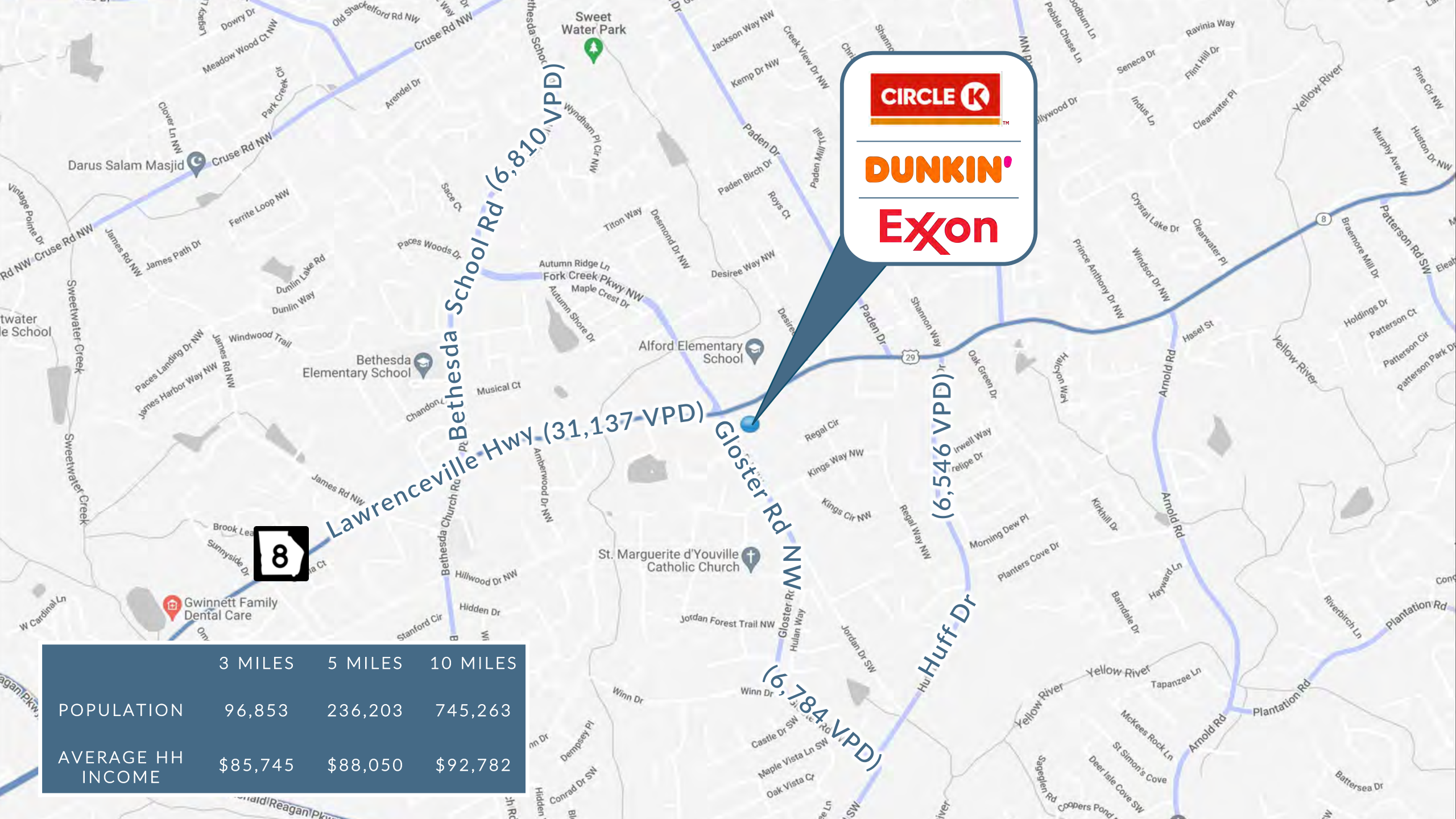


GWINNETT MEDICAL CENTER



LAWRENCEVILLE, GA





CIRCLE K

DUNKIN'

Exxon

Bethesda School Rd (6,810 VPD)

Lawrenceville Hwy (31,137 VPD)

Gloster Rd NW (6,784 VPD)

Huff Dr (6,546 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	96,853	236,203	745,263
AVERAGE HH INCOME	\$85,745	\$88,050	\$92,782





# 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](http://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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An aerial rendering of a commercial property. The main building is a long, single-story structure with a blue roof. On the left side of the building, there is a Dunkin' logo. Further down the building, there is a Circle K logo. The building has several parking spaces in front of it, with several cars parked. To the right of the building, there is a grassy area with a paved path. A few people are walking on the path. In the background, there are trees and a road with a few cars. The entire image has a blue tint.

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