

INVESTMENT PROPERTY FOR SALE

CHECKERS RESTAURANT ABSOLUTE NNN LEASE

4948 Jonesboro Road, Forest Park, GA 30297



OFFERING SUMMARY

SALE PRICE: \$725,000

LOT SIZE: 0.55 Acres

BUILDING SIZE: 652 SF

PROPERTY HIGHLIGHTS

- Completely remodeled and new equipment installed in 2017
- NNN lease term through December 2035
- High traffic area approx. 31,100 CPD (2021)
- 5% cap rate
- Rents escalate \$6,000 annually every 5 years
- Good 1031 exchange opportunity
- All Expenses; building, parking lot, equipment repairs, maintenance and replacement, taxes, and insurances are the responsibility of the tenant

KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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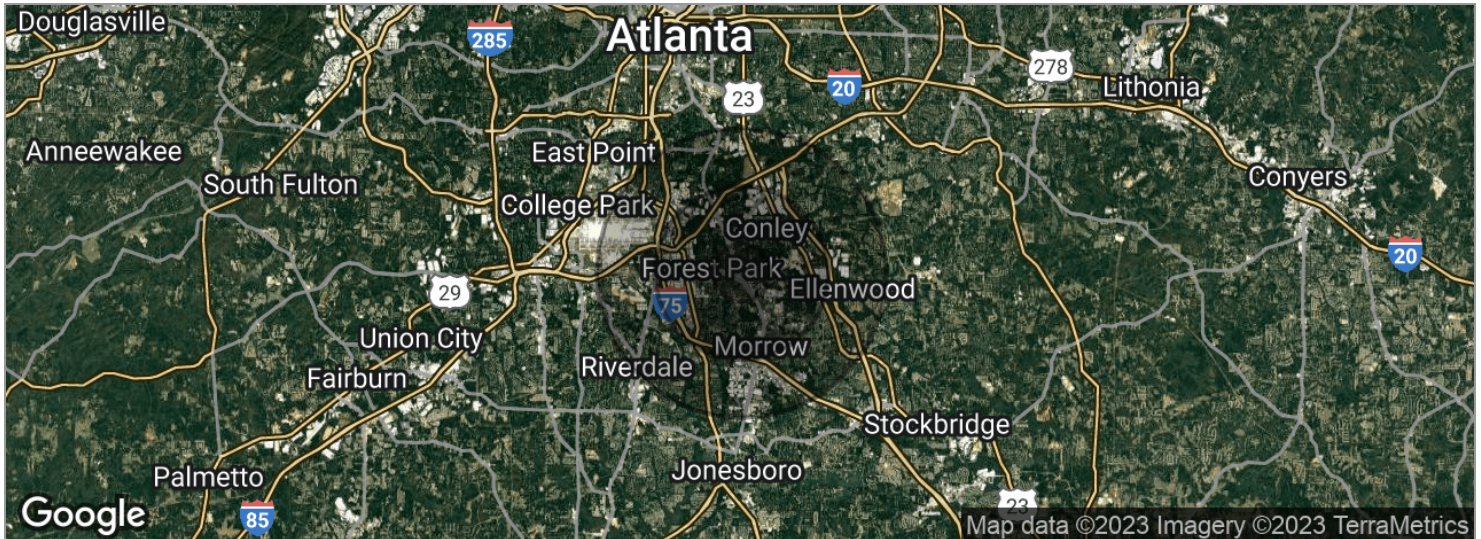
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,508	43,697	134,896
Median age	31.4	31.7	32.1
Median age (male)	32.8	31.7	31.5
Median age (Female)	31.1	32.1	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,666	14,559	46,063
# of persons per HH	3.3	3.0	2.9
Average HH income	\$38,686	\$38,823	\$41,065
Average house value	\$112,612	\$147,985	\$151,685
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	35.6%	24.7%	17.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	25.8%	22.6%	20.8%
Black	45.0%	56.3%	61.7%
Asian	5.1%	4.8%	5.6%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.0%	0.5%	0.2%
Other	22.5%	13.8%	9.6%

* Demographic data derived from 2020 ACS - US Census

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