



# HUDDLE HOUSE (BUSINESS AVAILABLE)

300 E. Hancock Street - Milledgeville, GA 31061

*Representative Image*



HUDDLE HOUSE - MILLEDGEVILLE, GA

# 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 IHG Company Profile
- 11 Location Map
- 12 Aerial Map
- 13 Retailer Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,101 SF Huddle House Located at 300 E. Hancock Street in Milledgeville, GA. Huddle House is on a 15 Year NNN Lease and the Lease Has 2% Annual Increases, Providing For a Unique Investment.

Sale Price

\$942,857

## OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$65,999
Price / SF:	\$448.77
Guarantor:	Impact Hospitality Group

## BUILDING INFORMATION

Street Address:	300 E Hancock St
City, State, Zip:	Milledgeville, GA 31061
County:	Baldwin
Building Size:	2,101 SF



Representative Image



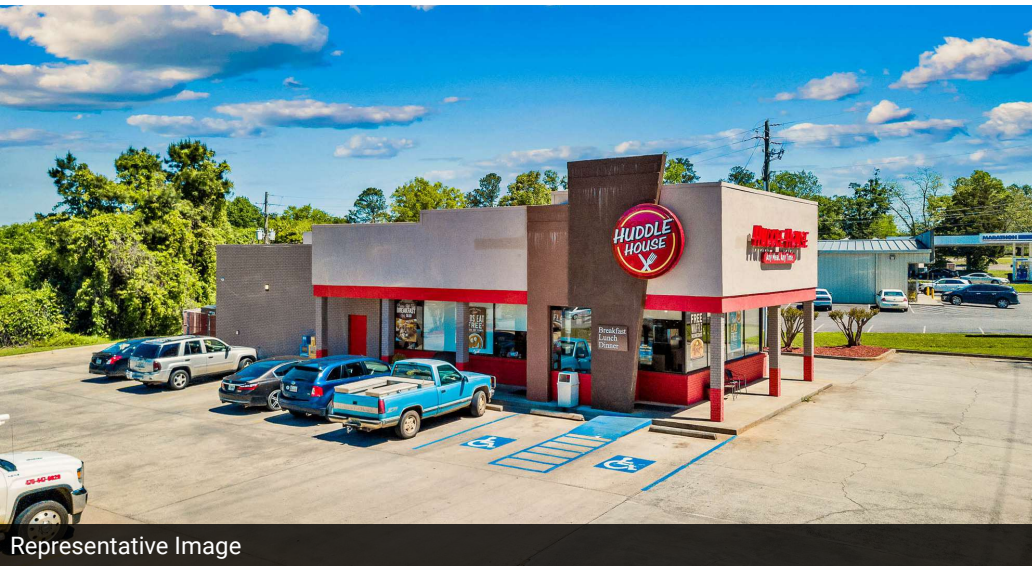
Representative Image



# INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

## PROPERTY HIGHLIGHTS

- Huddle House is on a Brand New 15 Year Triple Net (NNN) Lease
- The Lease Has 2% Annual Increases
- Seller is Also Willing to Sell the Business Along With the Real Estate
- The Location Has Been Open For Two Years and Already Has a Strong Sales Track Record, With Over \$2,000 in Sales Daily
- Located Just Blocks Away From Georgia College and State University



HIDDLE HOUSE HUDDLE HOUSE

SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Representative Image

## LEASE ABSTRACT

Tenant:	Huddle House (Impact Hospitality Group)
Premises:	2,101 SF
Base Rent:	\$5,500
Rent Per SF:	\$2.62
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	15 Years From Close of Escrow
Lease Term:	15 Years
Renewal Options:	4 x 5 Years
Rent Increases:	2% Annually
Lease Type:	Triple Net (NNN)
Use:	Restaurant
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
Right Of First Refusal:	No
Guarantor:	Impact Hospitality Group





## SECTION 3

# PROPERTY INFORMATION

# IHG COMPANY PROFILE

Impact Hospitality Group (IHG), a restaurant development, operations and consulting firm based out of the Southeast and spanning five states nationwide. As a multi-unit and multi-brand franchisee they have in depth experience with a plethora of franchises, concepts and demographics.

With talent and expertise in opening new restaurants while implementing strategic business plans to develop new and existing markets, IHG has continued growing their team, locations, and mastery of the restaurant space. They continue to partner and be pursued by regional and national brands that offer compelling unit economics and represent solid opportunities for franchisees.

## IN THE NEWS:

[National QSR: Fazoli's Opens Newest Location Without a Brick-and-Mortar](#)

[Wing it On! Bringing Authentic Buffalo, Wings to Its First GA Location](#)

[Fazoli's Franchisee Launches Concept's First Ghost Kitchen](#)

[Learning To Lead: Transitioning from Manager to Leader](#)

[Fazoli's Inks Multi-Unit Deal with Impact Hospitality Group](#)

[Huddle House Franchise Review: Mike Lokhandwala, Valdosta, GA](#)

[Immigrant Entrepreneur Finds Franchise Success in America's Small Towns](#)

[Multi-Unit Strategies - Start with the End in Mind](#)



COMPANY TYPE  
Private



FOUNDED  
1999



# OF LOCATIONS  
9+ Growing  
in 5 States

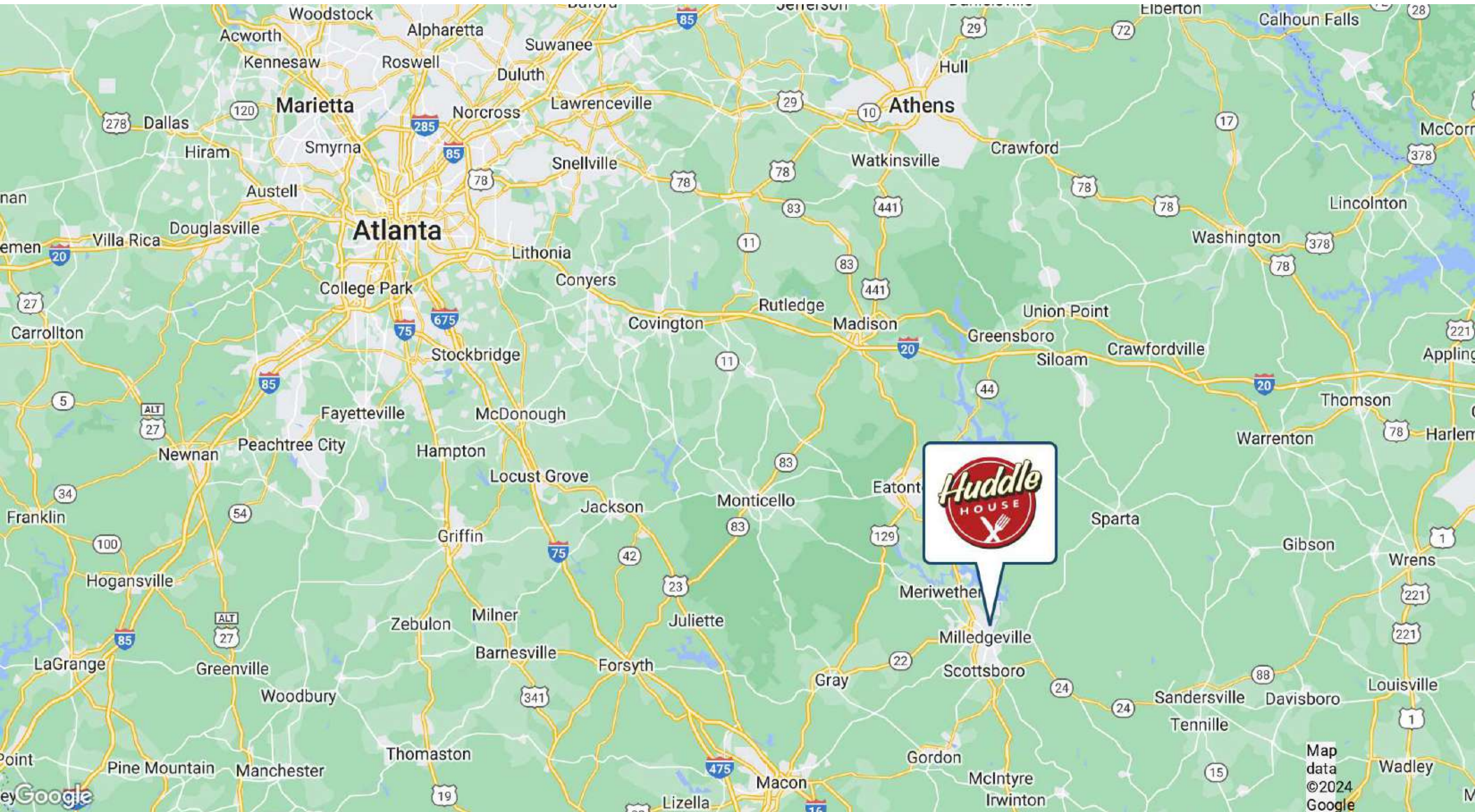


HEADQUARTERS  
Atlanta, GA

IMPACT HOSPITALITY GROUP (IHG) © 2021

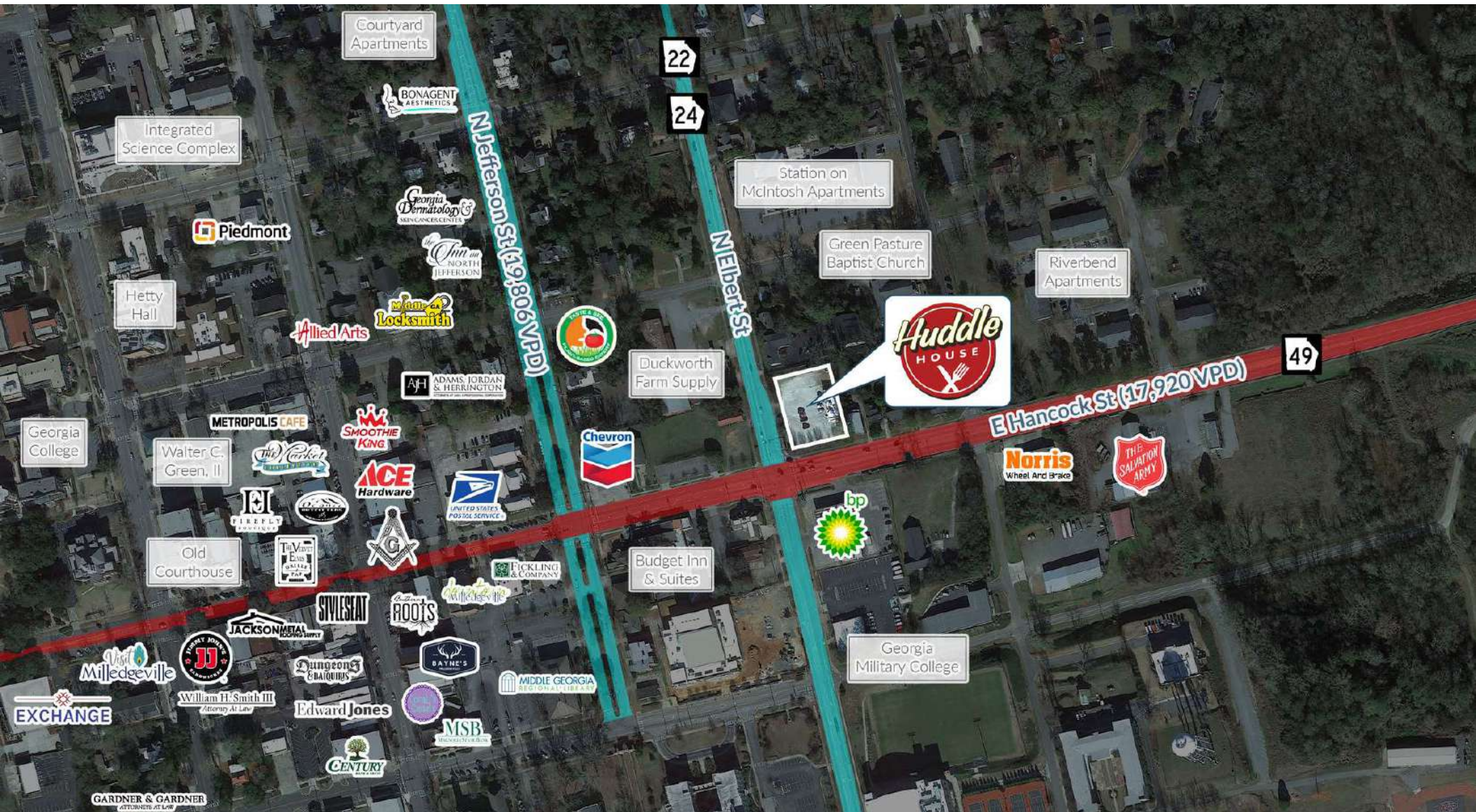


# LOCATION MAP





# AERIAL MAP





# RETAILER MAP





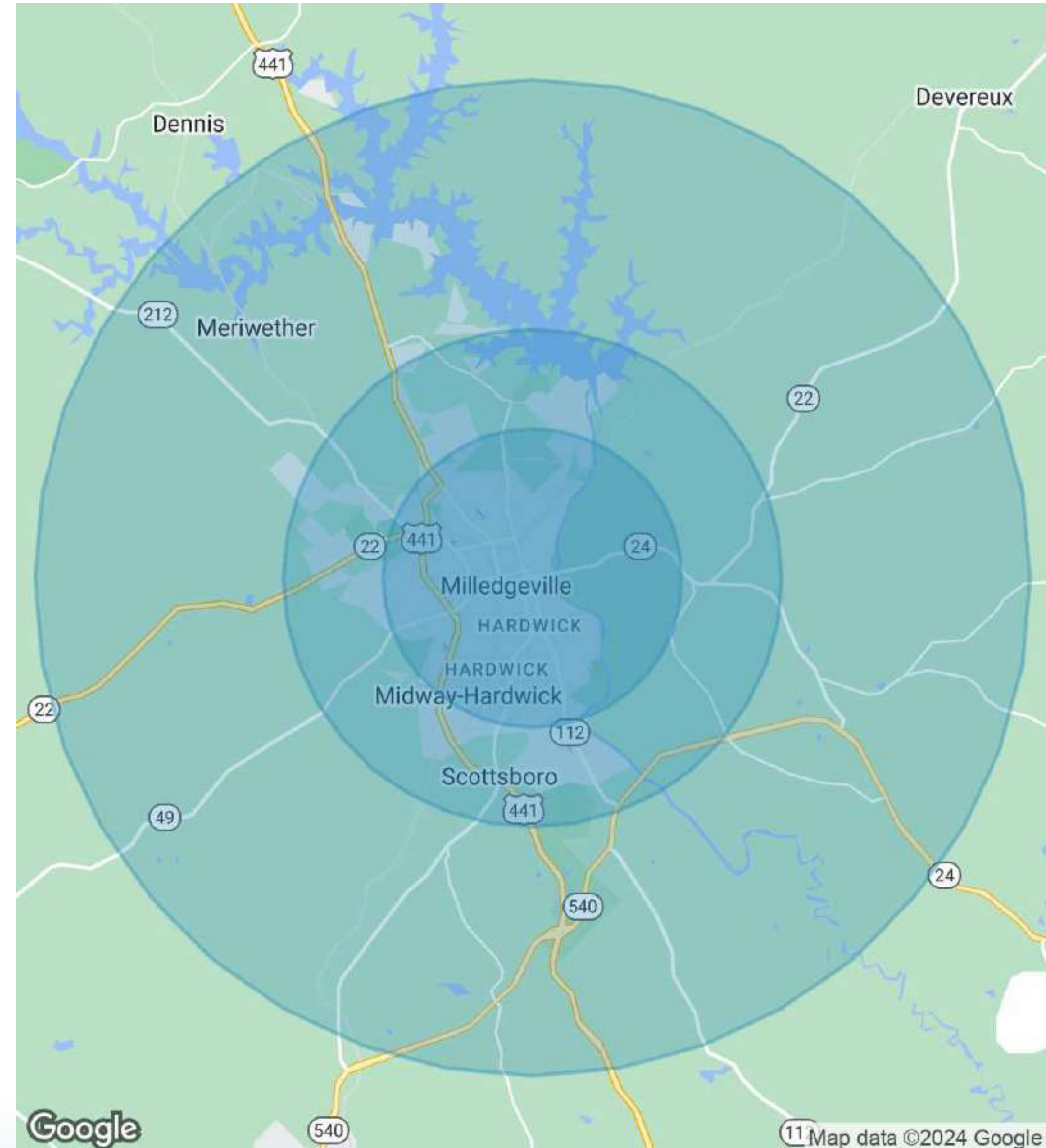
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,098	28,285	45,052
Average Age	32.6	34.5	38.0
Average Age (Male)	32.2	34.1	37.2
Average Age (Female)	34.0	36.1	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,049	12,529	21,321
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$46,195	\$54,052	\$61,832
Average House Value	\$1,123,306	\$120,017	\$140,779

## TRAFFIC COUNTS

E Hancock St	17,920 VPD
US 84	15,900 VPD
N Jefferson St	19,806 VPD







SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Add text here...



Georgia College & State University

## MILLEDGEVILLE, GA

Milledgeville is a city in and the county seat of Baldwin County in the U.S. state of Georgia. Milledgeville, Georgia, in Baldwin county, is 28 miles NE of Macon, Georgia and 81 miles SE of Atlanta, Georgia. Known as Georgia's Antebellum Capital, the City of Milledgeville was founded in 1803 by an Act of the General Assembly of Georgia and was named for the Honorable John Milledge, Governor of Georgia. The City owns the distinction of being one of only two planned capital cities in the United States, the other being Washington, D.C. The City occupies 20.79 square miles. Milledgeville is located 79 miles southeast of Atlanta and 30 miles northeast of Macon. The City of Milledgeville had a population of 16,968 as of July 1, 2023.

The Milledgeville-Baldwin County Development Authority and the Chamber of Commerce continue to work diligently to attract new business and industry into the area as well as offering support to existing business and industry. The city is an agricultural trading centre, with light manufacturing (textiles, aircraft parts, and ceramic products from local clays) and tourism also contributing to the economy. It is the site of the Central State Hospital (founded in 1837 as the State Sanitarium). The City works with the County on attracting potential businesses to a modern 500-acre industrial park strategically located on Georgia Highway 22. A highly educated local work force is provided by the Georgia College and State University and Georgia Military College, both located in downtown Milledgeville as well as Central Georgia Technical College. These institutions provide both opportunities for potential employers and provide a consumer population for local businesses. In addition, the Milledgeville-Baldwin County Development Authority has purchased a tract of land on the west side of Baldwin County through the joint efforts of the City of Milledgeville and Baldwin County that will be developed into an industrial mega site. This site represents approximately 1,500 acres located on U.S. Highway 441. Major employers in the city include: Georgia College & State University, Triumph Aerostructures (Vought Aircraft), Primecare Home Care Services, Inc, Navicent Health Oconee LLC, Georgia Military College and United Veteran Services of Georgia among the top.

Milledgeville, Georgia offers visitors a look into the past when Milledgeville served as the Capital of Georgia. Milledgeville still beckons travelers with impressive architecture and historic venues, as well as a glistening lake and an authentic arboretum. Located southeast of Atlanta and northeast of Macon, just along the Oconee River, Milledgeville offers a scenic location. During your stay in Milledgeville, you can visit the Lockerly Arboretum and the Bartram Forest. The Georgia Antebellum Capitol Museum, the Old Governors Mansion, Olive Forge Herb Garden and the Central State Hospital Museum are also worth visiting. You can enjoy boating and fishing on Lake Sinclair. Shopping facilities are offered by the Hatcher Square Mall Shopping Center and the Town and Country Shopping Center.





MIDDLE HOUSE HUDDLE HOUSE

SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



Representative Image



Representative Image



## TENANT OVERVIEW

Company:	Private
Founded:	1964
Locations:	300
Headquarters:	Atlanta, GA
Website:	<a href="http://huddlehouse.com">huddlehouse.com</a>

## HUDDLE HOUSE

Committed to serving "Any Meal, Any Time," Huddle House restaurants have become icons in the communities they serve throughout the country by "Bringing Friends and Family Together, Over Delicious Food, Served from the Heart". The core values on which the brand was founded – serving freshly prepared, quality home-style food in a warm, friendly environment that brings the community together – are as true today as they were when it was founded in 1964. Today, the brand has nearly 300 locations open or in development. It has been named one of the Top 200+ Franchises by Franchise Times, ranked among Thrillist's list of "Regional Breakfast Chains that Should Be Everywhere," and named a Top 500 Chain Restaurant by Restaurant Business.



# 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.

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.





# HUDDLE HOUSE

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