



NEW 15-YEAR ABSOLUTE NNN LEASE, 10% INCREASES EVERY 5 YEARS

CHICK-FIL-A

EMPORIA (SOUTH OF RICHMOND), VIRGINIA

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EXCLUSIVELY LISTED BY

— **PHIL SAMBAZIS**

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

— **BRANDON HANKS**

First Vice President Investments
SAN DIEGO
Tel: (858) 373-3224
brandon.hanks@marcusmillichap.com
License: CA 01416786

— **BRIAN HOSEY**

Broker of Record
License: VA 0225247494



ADDRESS

201 Market Drive
Emporia, VA 23847

PRICE

\$6,729,000

CAP RATE

4.80%

NOI

\$322,995*

FINANCIAL OVERVIEW

PRICE	\$6,729,000
CAP RATE	4.80%
GROSS LEASABLE AREA	4,957 SF
YEAR BUILT	2024
LOT SIZE	2.307 +/- Acres

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	12/12/2024
INCREASES	10% Every Five Years, Including Options
OPTIONS	Thirteen, 5-Year
OPTION TO TERMINATE	None

RENT SUMMARY

TERM	ANNUAL RENT	TERM	ANNUAL RENT
Year 1 - Year 5	\$322,995*	Option 6	\$692,368
Year 6 - Year 10	\$355,295	Option 7	\$761,605
Year 11 - Year 15	\$390,824	Option 8	\$837,766
Option 1	\$429,906	Option 9	\$921,542
Option 2	\$472,897	Option 10	\$1,013,697
Option 3	\$520,187	Option 11	\$1,115,066
Option 4	\$572,205	Option 12	\$1,226,573
Option 5	\$629,426	Option 13	\$1,349,230

*Estimated Annual Rent



TENANT OVERVIEW

OWNERSHIP:
TENANT:
GUARANTOR:

PRIVATE
CORPORATE
CHICK-FIL-A, INC.

Atlanta-based Chick-fil-A, Inc. is a restaurant company known for the Original Chick-fil-A® Chicken Sandwich and signature hospitality. Represented by more than 200,000 Team Members, Operators and Staff, Chick-fil-A restaurants serve guests freshly prepared food at more than 3,000 restaurants in 48 states as well as Puerto Rico, Canada and expanding internationally. The family-owned and privately held restaurant company was founded in 1967 by S. Truett Cathy and is committed to serving the local communities in which its franchised restaurants operate.



HEADQUARTERED IN
**ATLANTA,
GEORGIA**



3,000
LOCATIONS



200,000
EMPLOYEES



FOUNDED IN
1967



55
CONSECUTIVE
YEARS OF
GROWTH



AVERAGE
STORE SALES
OF
\$9.3M



SYSTEM-WIDE
SALES OF
\$21.6
BILLION

Recent News

HOW CHICK-FIL-A ROSE TO THE TOP OF THE U.S. CHICKEN MARKET

October 21, 2024
www.1851franchise.com

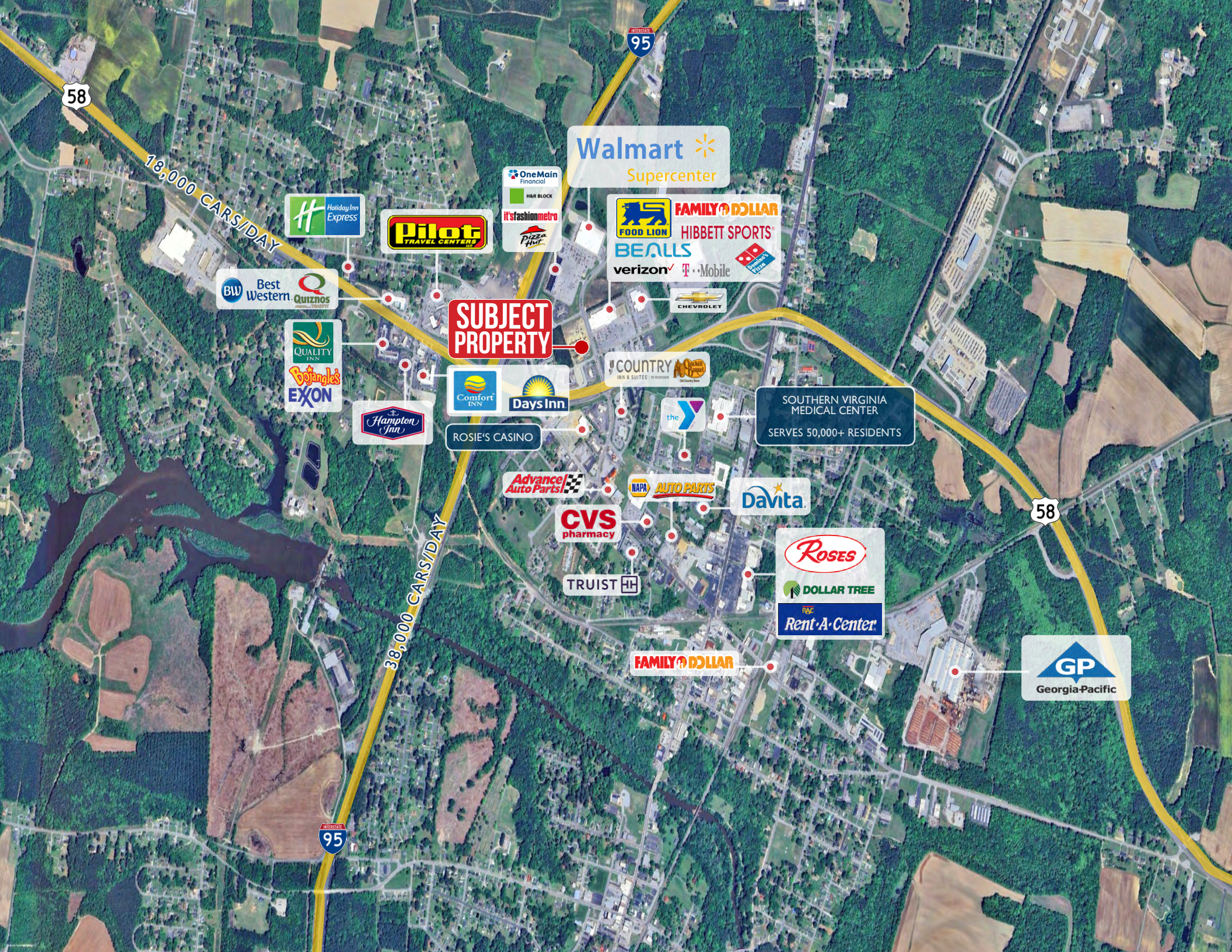
CHICK-FIL-A TO BEGIN PLANS FOR INTERNATIONAL EXPANSION INTO THE UK

November 27, 2024
www.franchising.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 10% Increases Every 5 Years
- Corporate Guaranty, Over 3,000 Locations and System-Wide Sales of \$21.6 Billion
- 3rd Largest Fast-Food Chain in the U.S. with Average Sales of \$9.3 Million Per-Store
- Chick-fil-A has Experienced 55 Consecutive Years of Sales Growth
- Average Unit-Level Sales for Chick-fil-A is Over \$9.3 Million
- Brand New Construction Featuring Latest Prototype with a Double Drive-Thru
- Strategic Location, Closest Chick-fil-A is Over 21 Miles Away
- Serving Over 30,000 Residents in Expanded Trade Area
- Highly Visible to 55,000 Cars/Day, Situated Along I-95 and Route 58 with Direct Access to Richmond and Norfolk
- Adjacent to Walmart Supercenter and Food Lion Anchored Center
- Minutes to Bon Secours Southern Virginia Medical Center, Serves 50,000+ Residents in Surrounding Communities
- Emporia is the Southern Gateway to Virginia 8 Miles for the North Carolina State Line





58

18,000 CARS/DAY

95

Walmart
Supercenter

Holiday Inn Express

Pilot
TRAVEL CENTERS

OneMain Financial
H&R BLOCK
it'sfashionmetro
Pizza Hut

FOOD LION
FAMILY DOLLAR
HIBBETT SPORTS
BEALLS
verizon
T-Mobile
Dunkin' Donuts
CHEVROLET

BW Best Western
Quiznos

QUALITY INN
Bojangles
EXON

SUBJECT PROPERTY

Comfort Inn
Days Inn

Hampton Inn

ROSIE'S CASINO

COUNTRY
INN & SUITES BY HOLIDAY

the Y

SOUTHERN VIRGINIA
MEDICAL CENTER
SERVES 50,000+ RESIDENTS

Advance
Auto Parts

NAPA
AUTO PARTS

Davita

CVS
pharmacy

TRUIST

ROSES

DOLLAR TREE

Rent-A-Center

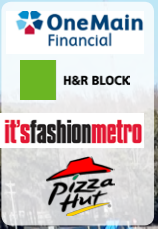
FAMILY DOLLAR

58

95

38,000 CARS/DAY

GP
Georgia-Pacific



Walmart
Supercenter



HIBBETT SPORTS
FAMILY DOLLAR

BEALLS



verizon

T-Mobile

FUTURE RETAIL

SUBJECT
PROPERTY

MARKET DRIVE 13,000 CARS/DAY





38,000 CARS/DAY

18,000 CARS/DAY

58

58

95

SUBJECT
PROPERTY

FUTURE RETAIL

MARKET DRIVE 13,000 CARS/DAY





SOUTHERN VIRGINIA
MEDICAL CENTER
SERVES 50,000+ RESIDENTS

58

CHEVROLET

FOOD LION

FAMILY DOLLAR
HIBBETT SPORTS

BEALLS

verizon T-Mobile

Domino's
Pizza

Arby's

KFC

Starbucks

EXXON

BURGER KING

Hardee's

Shell

EXXON

DUNKIN'

Wendy's

MCDONALD'S

ROSIE'S CASINO

58

travelers plus

MARKET DRIVE 13,000 CARS/DAY

18,000 CARS/DAY

SUBJECT
PROPERTY

FUTURE RETAIL

Atlantic
Union Bank





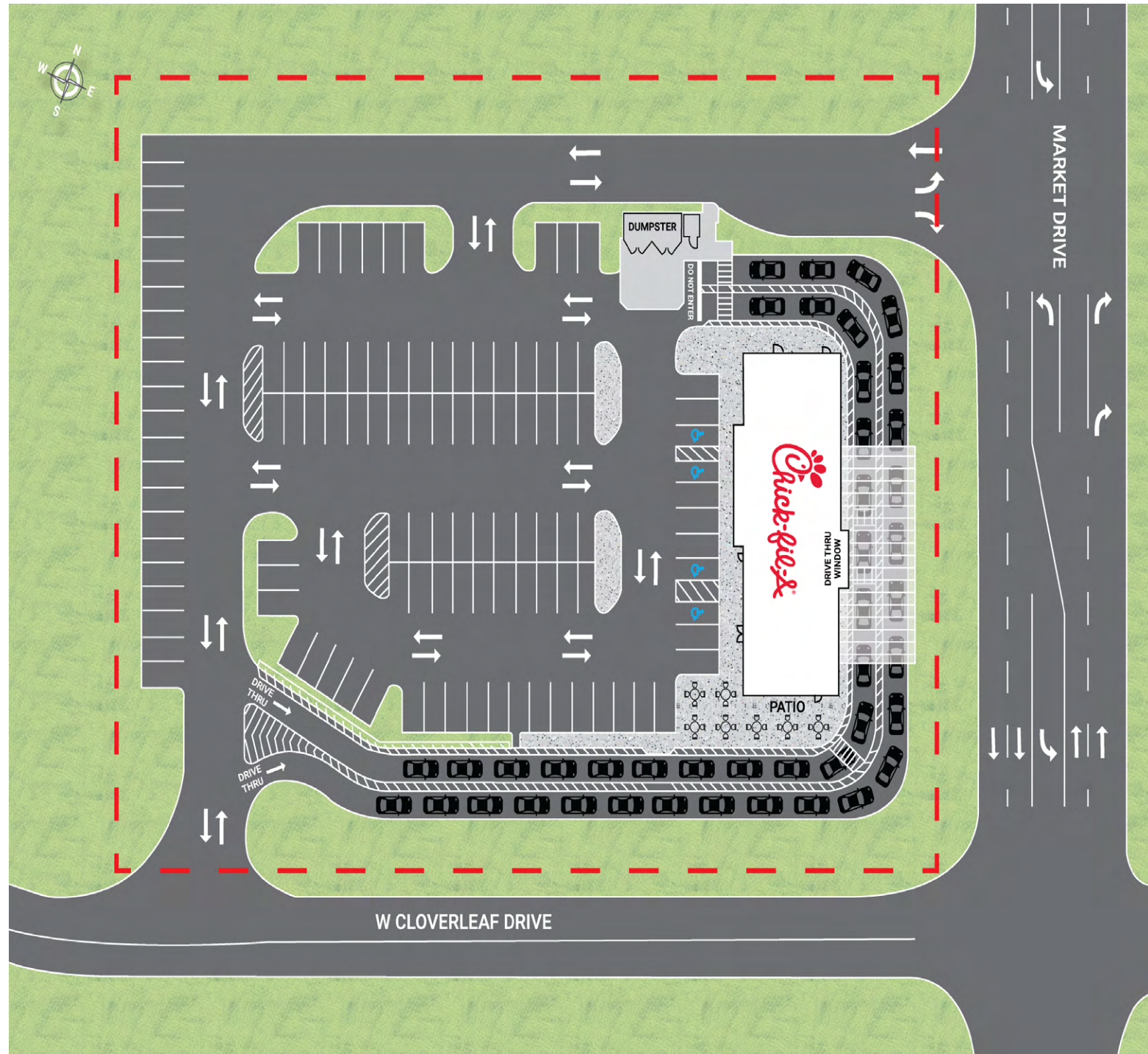


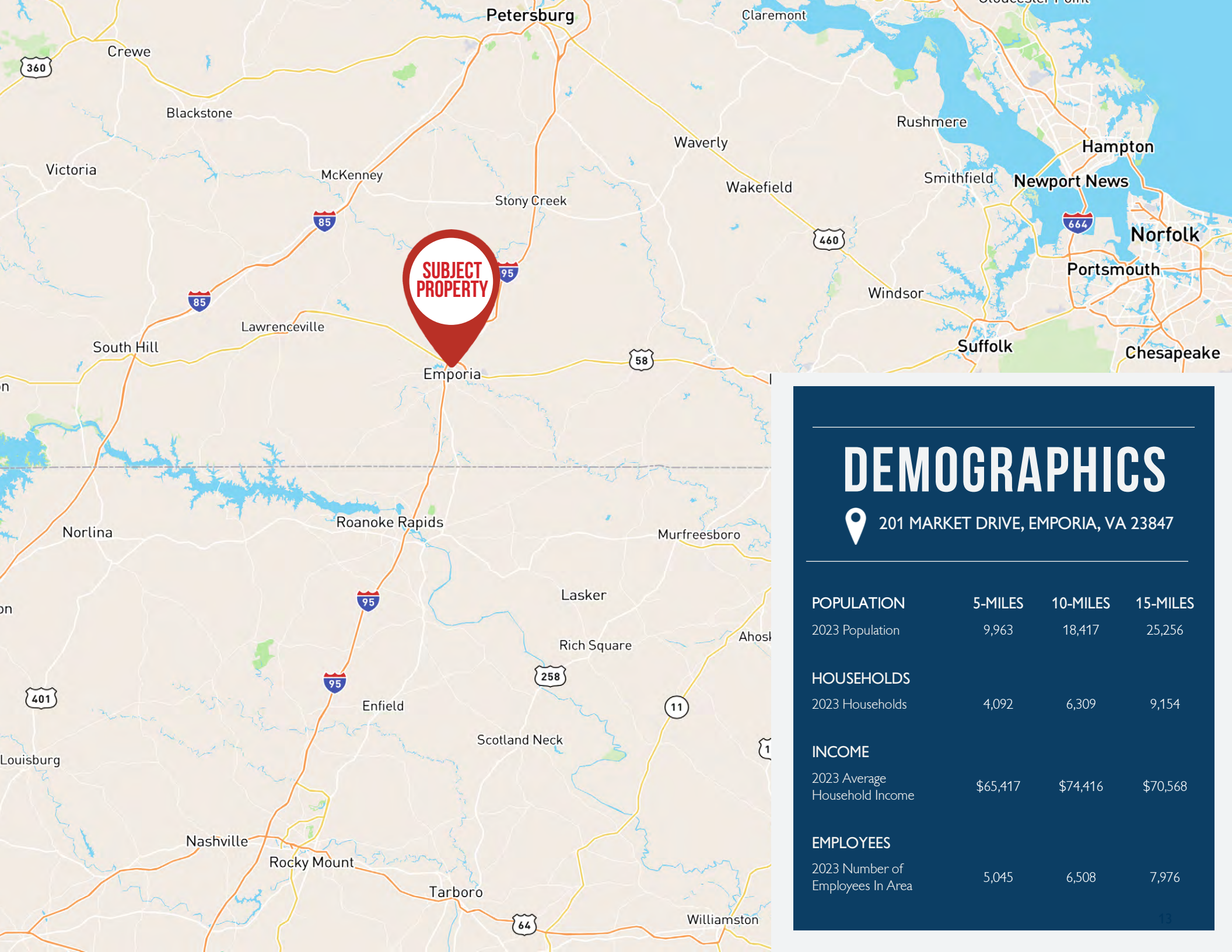
LOT SIZE
2.307+/-
ACRES

GLA
4,957 SF

PARKING
93
SPACES

**DOUBLE
DRIVE-THRU**





DEMOGRAPHICS

 201 MARKET DRIVE, EMPORIA, VA 23847

POPULATION	5-MILES	10-MILES	15-MILES
2023 Population	9,963	18,417	25,256
HOUSEHOLDS			
2023 Households	4,092	6,309	9,154
INCOME			
2023 Average Household Income	\$65,417	\$74,416	\$70,568
EMPLOYEES			
2023 Number of Employees In Area	5,045	6,508	7,976

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O F F E R I N G M E M O R A N D U M

CHICK-FIL-A

EMPORIA, VIRGINIA

PHIL SAMBAZIS

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License: CA 01416786

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License: VA 0225247494