

SINGLE TENANT CASUAL DINING

Absolute NNN Investment Opportunity



Strong Historical Occupancy | Outparcel to Top-Ranking Center (4.6M Visits) | Six-Figure AHHL within 1 Mile



3201 Macon Road

COLUMBUS GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675

A photograph of a Longhorn Steakhouse restaurant building. The building has a stone facade with the "LONGHORN STEAKHOUSE" sign in large white letters. The sky is blue with white clouds. The building has a dark roof and a small entrance area with a dark awning.

LONGHORN STEAKHOUSE

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Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest in an absolute NNN, freestanding, corporate signed, LongHorn Steakhouse investment opportunity located in Columbus, GA. The tenant, Rare Hospitality International, Inc. (dba LongHorn Steakhouse) has over 5.5 years of firm term remaining with an additional 4 (5-year) option periods to extend. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Founded in 1981, LongHorn Steakhouse is among the leading steakhouse chains with over 590 operating restaurants across 43 states.

LongHorn is strategically located along Macon Road with clear visibility and access to an average of 39,400 vehicles passing by daily. The property also benefits from direct access onto Interstate 185 (70,000 VPD), making it a centralized location with easy access. The property is ideally situated within a dense retail trade area and lies as an outparcel to Cross Country Plaza, a 371K+ SF Lifestyle Center anchored by Publix and TJ Maxx. The additional surrounding tenants include ALDI, Chick-fil-A, CVS Pharmacy, Winn-Dixie, DaVita Dialysis, and others. The dense retail trade area drives a steady stream of loyal, local consumers to the area, promoting crossover exposure and contributing to the local economy. Furthermore, the property is near numerous single-family communities and multi-family complexes including Woodville (95 units), Azalea Ridge (144 units), Greystone at the Country Club (199 units), and others, providing a direct residential consumer base. The 5-mile trade area is supported by over 172,900 residents and 93,900 daytime employees, with a healthy annual household income of \$72,004.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,800,000
Net Operating Income*	\$116,719
Cap Rate	6.48%
Lease Signature	Subsidiary of Darden Restaurants (NYSE: DRI S&P: BBB)
Tenant	Rare Hospitality International, Inc. (dba LongHorn Steakhouse)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Note: NOI factors in the current base rent along with a 2-year average percentage rent. See page 15 for details.	

PROPERTY SPECIFICATIONS

Rentable Area	5,710 SF
Land Area	1.06 Acres
Property Address	3201 Macon Road Columbus, Georgia 31906
Year Built / Remodeled	1980 / 2022
Parcel Number	067 012 035
Ownership	Fee Simple (Land & Building)

5+ Years Remaining | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- The tenant has over 5.5 years of firm term remaining with an additional 4 (5-year) option periods to extend
- The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by Rare Hospitality International, Inc., a subsidiary of Darden Restaurants (NYSE: DRI | S&P: BBB)
- Founded in 1981, LongHorn Steakhouse is among the leading steakhouse chains with over 590 operating restaurants across 43 states

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Direct Residential Consumer Base | Affluent Community | Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Woodville (95 units), Azalea Ridge (144 units), Greystone at the Country Club (199 units), and others
- More than 172,900 residents and 93,900 employees support the trade area
- Residents within 1-, 3-, and 5-miles boast a healthy average household income of \$101,333, \$65,746, and \$72,004, respectively

Outparcel to 371K+ SF Lifestyle Center | Dense Retail Trade Area

- LongHorn lies as an outparcel to Cross Country Plaza, a 371K+ SF Lifestyle Center anchored by Publix and TJ Maxx
- Cross Country Plaza ranks among the **most visited** shopping centers within the entire state of Georgia with **4.6M annual visits** (Feb. 2024 - Jan. 2025, per Placer.ai)
- The shadowing Publix ranks **top 42 of 1,341** nationwide Publix stores with **1.4M annual visits** (Feb. 2024 - Jan. 2025, per Placer.ai)
- The asset also fronts Midtown Shopping Center, a 194K+ SF Community Center
- The additional surrounding tenants include ALDI, Chick-fil-A, CVS Pharmacy, Winn-Dixie, DaVita Dialysis, and others
- The dense trade area drives a steady stream of loyal, local consumers to the area, promoting crossover exposure and contributing to the local economy
- LongHorn is adjacent to Howard Johnson by Wyndham hotel with **123 rooms** and is near several others hotels, further providing a direct consumer base
- There are approximately **5 hotels totaling 514 rooms** within 0.35 miles

Located Along Macon Road | Centralized Location | Excellent Visibility & Access

- Strategically located along Macon Road with clear visibility and access to an average of 39,400 vehicles passing by daily
- The property also benefits from direct access onto Interstate 185 (70,000 VPD), making it a centralized location with easy access
- The asset benefits from excellent visibility via significant street frontage and a large pylon sign

PROPERTY OVERVIEW



LOCATION



Columbus, Georgia
Muscogee County

ACCESS



Cross Country Drive: 1 Access Point
The property can also be accessed through the adjacent Howard Johnson Wyndham parcel.

TRAFFIC COUNTS



Macon Road/State Highway 22: 39,400 VPD
Interstate 1851: 70,000 VPD

IMPROVEMENTS



There is approximately 5,710 SF of existing building area

PARKING



There are approximately 65 parking spaces on the owned parcel.
The parking ratio is approximately 11.38 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 067 012 035
Acres: 1.06
Square Feet: +/- 46,174

CONSTRUCTION



Year Built: 1980
Year Renovated: 2022

ZONING



NC - Neighborhood Commercial





MIDTOWN SHOPPING CENTER



RAINEY-MCCULLERS SCHOOL OF THE ARTS

CITY SERVICE CENTER

MUSCOGEE COUNTY SCHOOLS



SYNOVUS



ZAXBY'S

TRUIST HH



39,400
VEHICLES PER DAY



WELLS FARGO



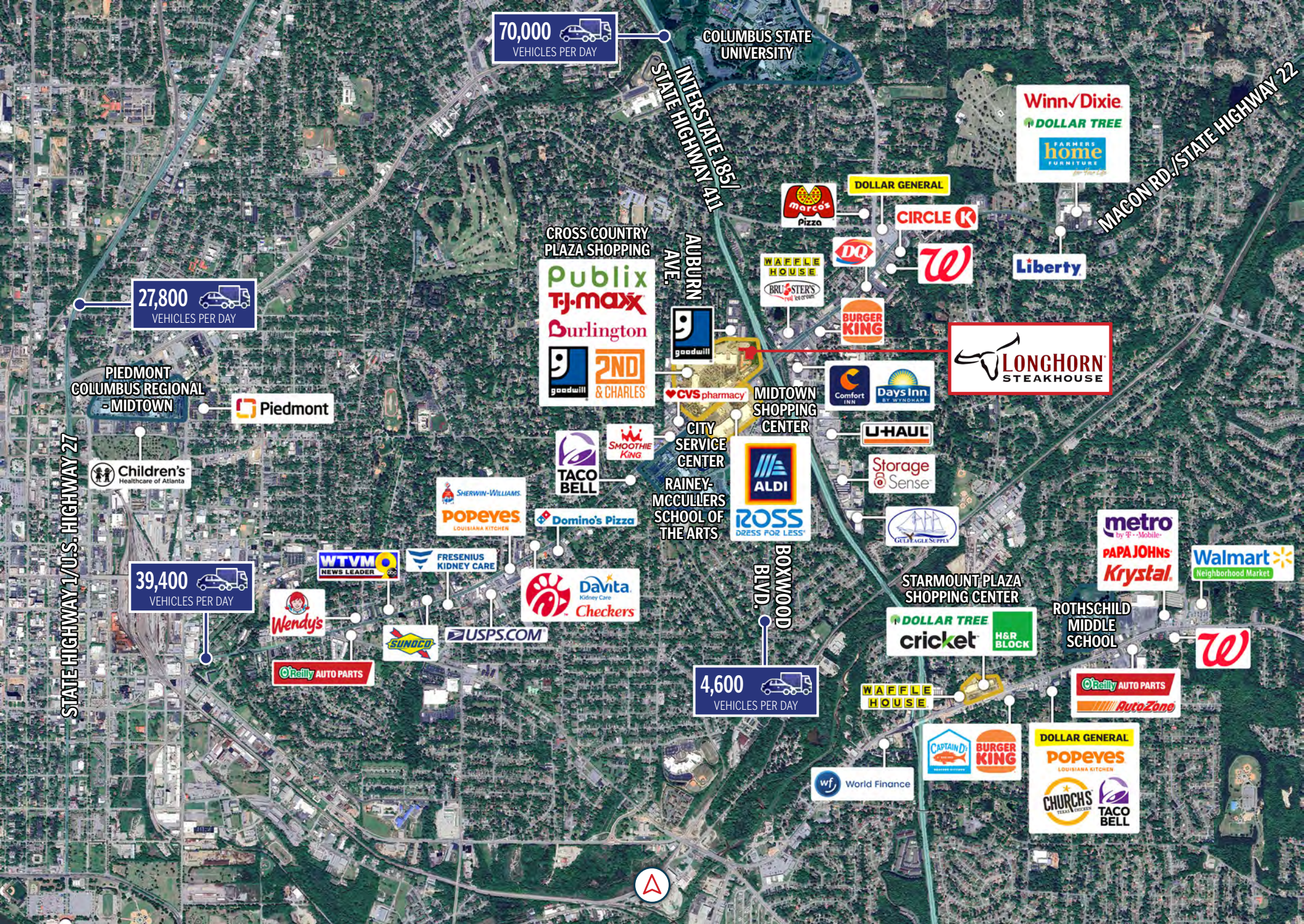
GROSS COUNTRY PLAZA SHOPPING

MACON RD./STATE HIGHWAY 22

INTERSTATE 185/STATE HIGHWAY 411

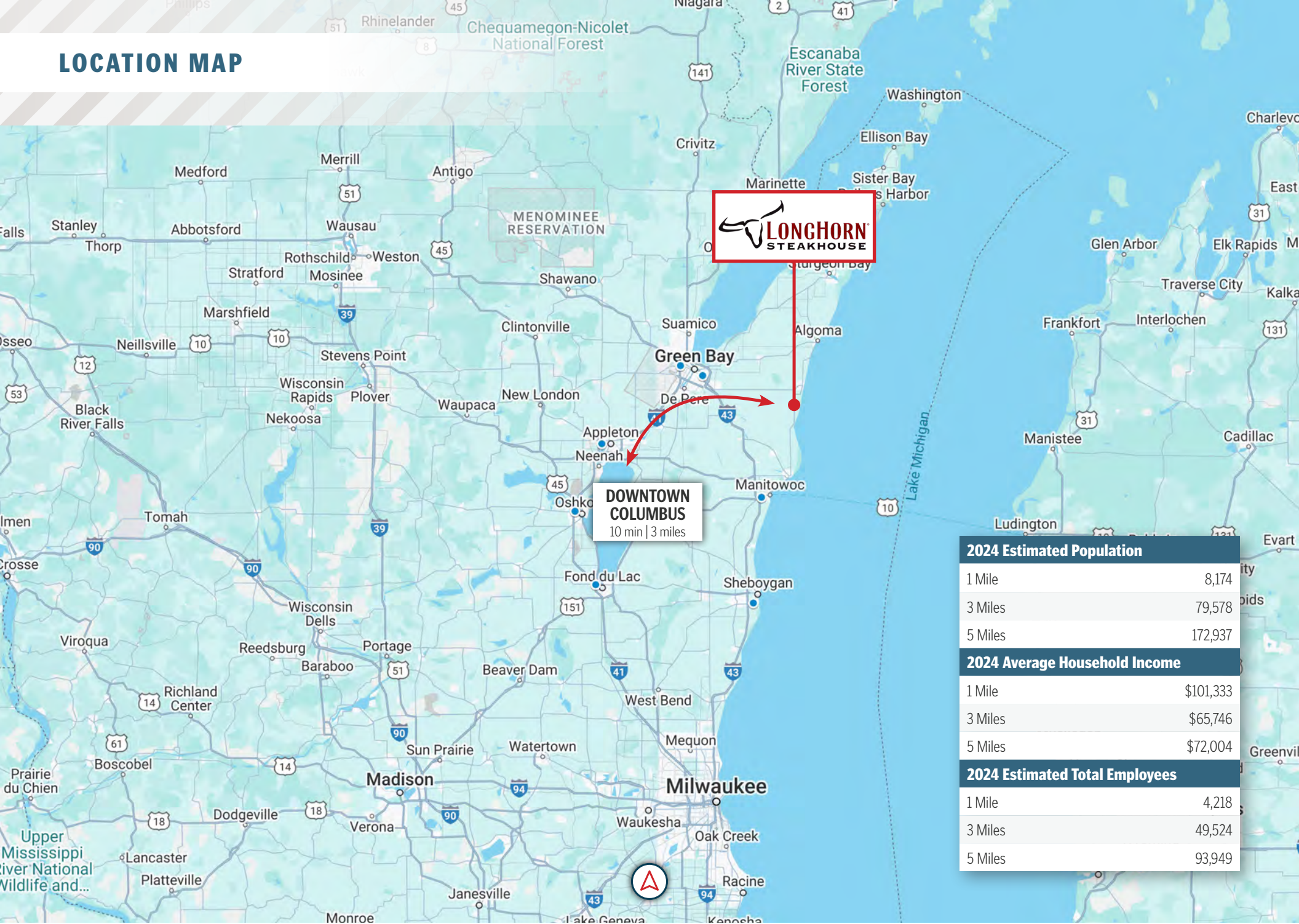
70,000
VEHICLES PER DAY







LOCATION MAP





COLUMBUS, GEORGIA

Columbus is in west central Georgia, 110 miles southwest of Atlanta and 82 miles east of Montgomery, Alabama. Located on the east bank of the Chattahoochee River, which is the Georgia-Alabama State boundary, Columbus draws commercial activity from east Alabama as well as from nearby Georgia counties. The city of Columbus is the 2nd largest city in Georgia with a population of 205,506 as of July 1, 2024.

Columbus is the center of a five-county metropolitan statistical area comprised of Muscogee, Harris, Marion and Chattahoochee Counties in Georgia and Russell County in Alabama. Columbus provides the economic foundation of a much larger area, however. Columbus serves as the trade, distribution, manufacturing, medical, and financial center for a 26-county area of Georgia and Alabama.

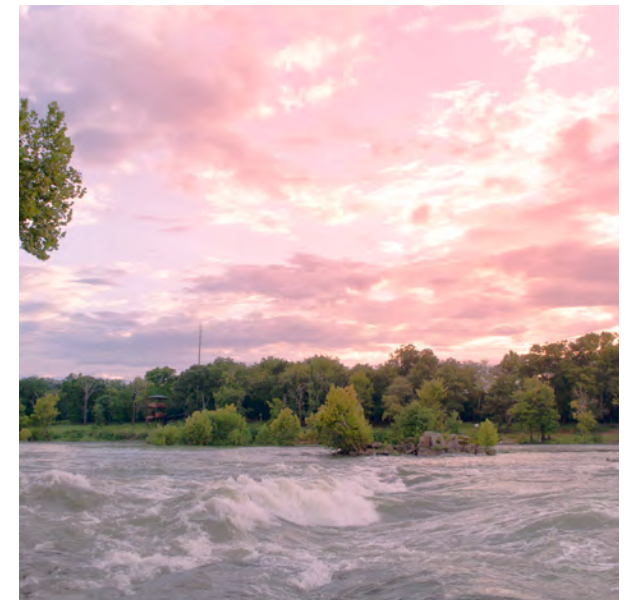
Known as the Fountain City for the numerous fountains installed there early in the 20th century, Columbus is also the birthplace of Coca-Cola and the home of Columbus State University. Fort Benning Military Reservation, a premiere U.S. Army training facility and the region's principal employer, is located in Columbus, which is also the corporate headquarters of many companies such as AFLAC Insurance and Carmike Cinemas. Now highly industrialized, Columbus is one of the largest textile centres in the South; other local manufactures include food products, electrical equipment, aircraft parts, and fabricated metal products. Columbus acts as a regional trade center and is the hub of a Metropolitan Statistical Area (MSA) that includes Phoenix City (Alabama). In addition to this civilian labor base, the area's economy includes more than 40,000 soldiers and civilians employed at Ft. Benning, the home of the Maneuver Center of Excellence and the Army Infantry School.

Columbus offers its visitors and residents a wide variety of fine attractions. The Port Columbus Civil War Naval Museum, the nation's only Civil War naval museum, is a living structure which chronicles the Civil War era. The National Infantry Museum contains a large collection of military art and artifacts and focus on the role of the American Infantryman through two centuries of valor. Some of the other notable attractions in the city include Coca-Cola Space Science Center, Heritage Corner, Andersonville, Little Whitehouse, F.D. Roosevelt State Park, Warm Springs Village, Westville, Springer Opera House, Callaway Gardens, Columbus Museum, Oxbow Meadows, Pine Mountain Wild Animal Safari, Providence Canyon.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	8,174	79,578	172,937
2029 Projected Population	8,002	78,292	171,893
2010 Census Population	7,814	77,855	164,936
Projected Annual Growth 2024 to 2029	-0.42%	-0.33%	-0.12%
Historical Annual Growth 2010 to 2020	0.66%	0.42%	0.58%
Households & Growth			
2024 Estimated Households	3,305	33,339	72,091
2029 Projected Households	3,324	33,768	73,704
2010 Census Households	3,198	31,788	66,116
Projected Annual Growth 2024 to 2029	0.11%	0.26%	0.44%
Historical Annual Growth 2010 to 2020	0.35%	0.45%	0.80%
Race & Ethnicity			
2024 Estimated White	49.09%	33.02%	35.90%
2024 Estimated Black or African American	41.46%	56.35%	53.24%
2024 Estimated Asian or Pacific Islander	1.54%	1.20%	1.71%
2024 Estimated American Indian or Native Alaskan	0.43%	0.41%	0.41%
2024 Estimated Other Races	2.51%	3.55%	3.26%
2024 Estimated Hispanic	6.09%	7.35%	7.51%
Income			
2024 Estimated Average Household Income	\$101,333	\$65,746	\$72,004
2024 Estimated Median Household Income	\$74,892	\$45,911	\$50,699
2024 Estimated Per Capita Income	\$39,326	\$27,755	\$30,055
Businesses & Employees			
2024 Estimated Total Businesses	367	3,353	6,589
2024 Estimated Total Employees	4,218	49,524	93,949



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Rare Hospitality International, Inc	5,710	7/31/1992	11/28/2030	Current	-	\$7,500	\$1.31	\$90,000	\$15.76	Absolute NNN	4 (5-Year)
(dba LongHorn Steakhouse) (Lease Signature)										10% Increase at Each Option	

Note: Tenant pays percentage rent equal to 3% of annual gross sales over a breakpoint of \$3,330,000

FINANCIAL INFORMATION

Price	\$1,800,000
Net Operating Income*	\$116,719
In-Place Base Rent	\$90,000
2-Year Avg. Percentage Rent	\$26,719
Cap Rate	6.48%
Lease Type	Absolute NNN

Note: NOI factors in the current base rent along with a 2-year average percentage rent.

HISTORICAL ANNUAL PERCENTAGE RENT

2023	\$23,326
2024	\$30,112
Average	\$26,719

PROPERTY SPECIFICATIONS

Year Built / Remodeled	1980 / 2022
Rentable Area	5,710 SF
Land Area	1.062 Acres
Address	3201 Macon Road Columbus, Georgia 31906



LONGHORN STEAKHOUSE

longhornsteakhouse.com

Company Type: Subsidiary

Locations: 2,100+

Parent: Darden Restaurants, Inc.

2024 Employees: 191,105

2024 Revenue: \$11.39 Billion

2024 Net Income: \$1.03 Billion

2024 Assets: \$11.32 Billion

2024 Equity: \$2.24 Billion

Credit Rating: S&P: BBB

LongHorn Steakhouse is known for fresh, boldly seasoned and expertly grilled steaks like the signature bone in Outlaw Ribeye all served in a relaxed, warm atmosphere inspired by a rancher's home. Headquartered in Orlando, LongHorn has more than 596 restaurants across 43 states and is a division of Darden Restaurants, Inc., (NYSE: DRI), which owns and operates more than 2,100 restaurants. LongHorn is committed to making a positive difference in the lives of others in the community. As part of this commitment, LongHorn Steakhouse restaurants have donated nearly 28 million pounds of food to local non-profit organizations across the country.

Source: longhornsteakhouse.com/about-us, finance.yahoo.com



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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