

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | Corporate Guarantee | 20 Year Absolute NNN Lease



776 E. Franklin Street

HARTWELL GEORGIA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412

OFFERING SUMMARY



1,400+

LOCATIONS
GLOBALLY

\$1.5B

SYSTEM
WIDE

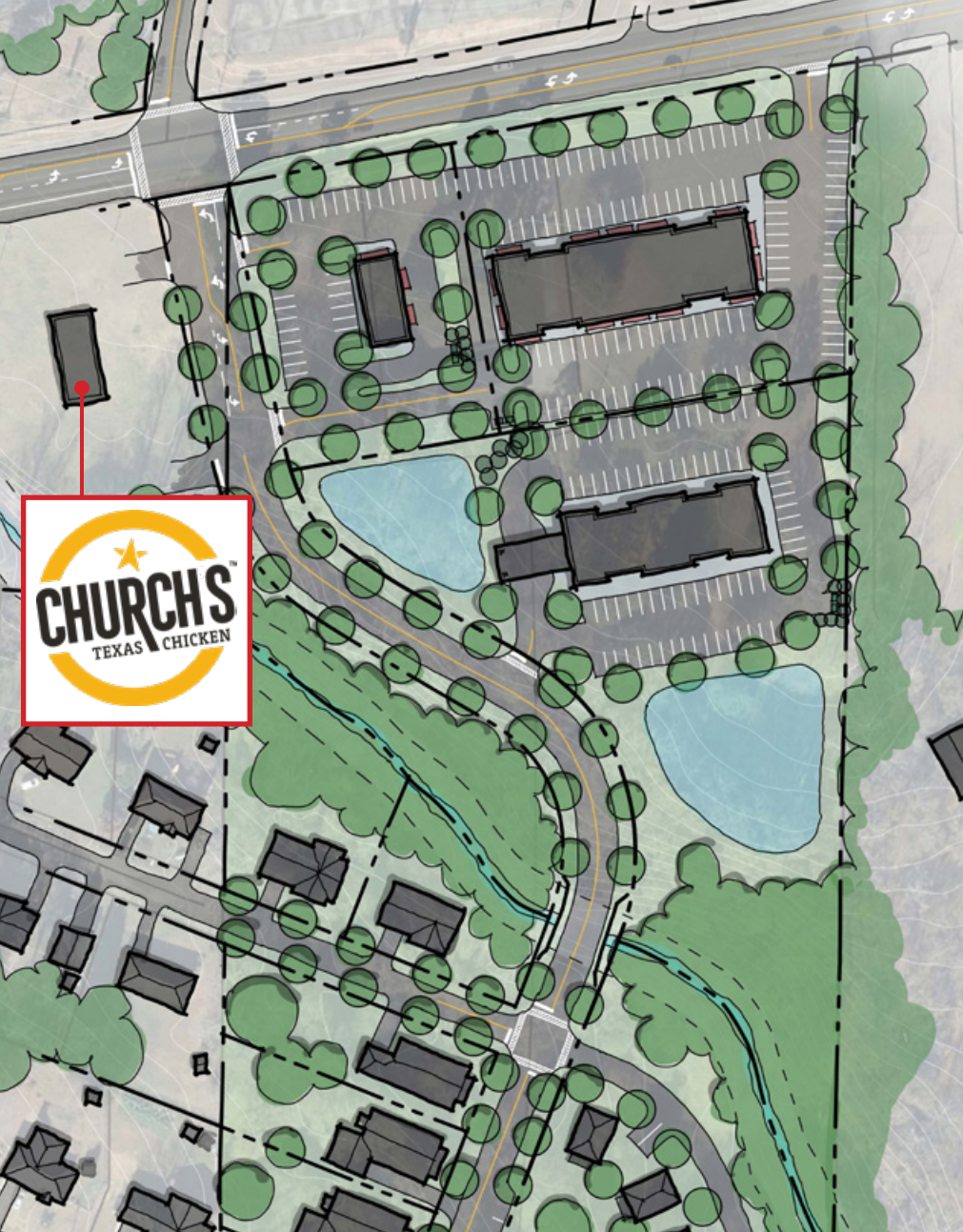
OFFERING

Pricing	\$1,830,500
Net Operating Income	\$108,000
Cap Rate	5.90%

PROPERTY SPECIFICATIONS

Property Address	776 E. Franklin Street Hartwell, Georgia 30643
Rentable Area	~996 SF
Land Area	~1.39 AC
Year Built / Remodeled	2025
Tenant	Church's Chicken
Guaranty	Cajun Operating Company (Corporate)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	~20 Years Remaining
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	November 2025
Lease Expiration	October 2045
ROFO/ROFR	No

INVESTMENT HIGHLIGHTS



Proposed Franklin Street Mixed-Use Project

- The project developer is currently in final negotiations with the City of Hartwell for approvals
- Once complete, the project will significantly increase traffic at the subject property and add to its existing customer-base

Strategic Location

- Church's site is less than 2 miles west of Lake Hartwell, a popular recreational destination on the border of Georgia and South Carolina drawing an estimated 14 million visitors annually
- Less than 1 mile of Hart County High School (~1,077 students), Hart County High Middle School (~828 students), and Hartwell Elementary School (565 students)



[CLICK HERE FOR DETAILS >>](#)



14 MILLION
VISITORS ANNUALLY

Elrod Ferry
Recreation Area

Cornerstone
Baptist Church

TRACTOR
SUPPLY CO.
WORKOUT ANYTIME

FUN SPOT

OneMain
Financial
Domino's Pizza

Quality
INN

McGee
HEATING & AIR

Waffle
HOUSE

verizon

STAR FLEET & LEASING, INC.

TEXACO

Davita

Wendy's

Hampton

DOLLAR GENERAL

CAFO

goodwill

ALDI

ingles

Kobe Express
Japanese Cuisine



Doug's Body Shop

8

29



Proposed Franklin Street
Mixed-Use Project

Future
Development

RIDGE RD
E FRANKLIN ST
16,000 VPD

Opportunity to Develop





PROPERTY OVERVIEW



LOCATION



Hartwell, GA
Hart County

ACCESS



E Franklin St (US-29): 1 Access Point

TRAFFIC COUNTS



E Franklin St (US-29): 16,000 VPD

IMPROVEMENTS



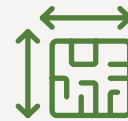
There is approximately 996 SF of existing building area

PARKING



~16 parking spaces on the owned parcel.
The parking ratio is ~16 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: I70B-040
Acres: 1.39 AC
Square Feet: 49,536 SF

CONSTRUCTION



Year Built: 2025

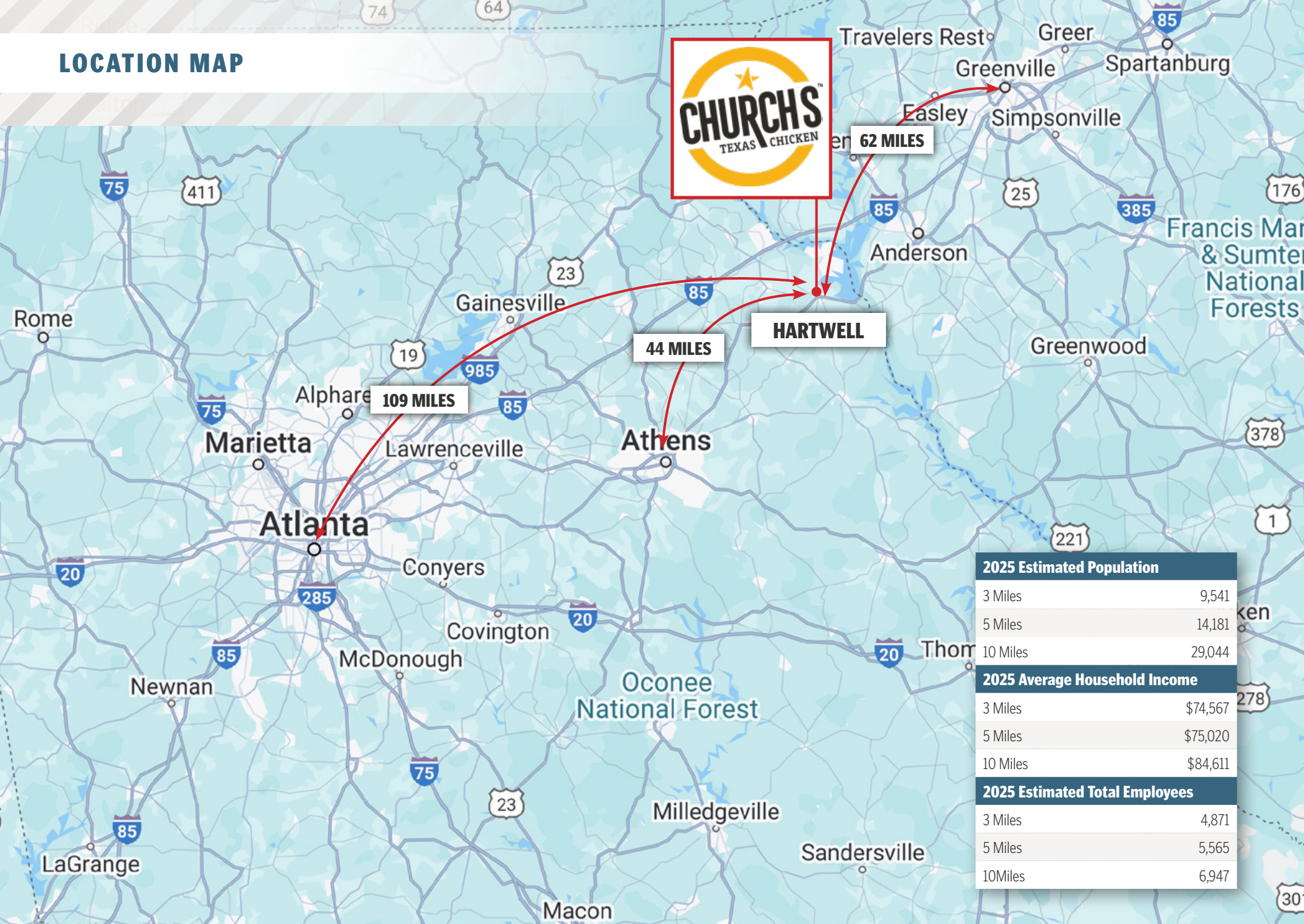
ZONING



B-1: Neighborhood Business District



LOCATION MAP



2025 Estimated Population	
3 Miles	9,541
5 Miles	14,181
10 Miles	29,044
2025 Average Household Income	
3 Miles	\$74,567
5 Miles	\$75,020
10 Miles	\$84,611
2025 Estimated Total Employees	
3 Miles	4,871
5 Miles	5,565
10 Miles	6,947

	3 Miles	5 Miles	10 Miles
2025 Estimated Population			
2025 Estimated Population	9,541	14,181	29,044
2030 Projected Population	9,803	14,700	30,033
2025 Median Age	46.2	46.1	47.1
2025 Estimated Households & Growth			
2025 Estimated Households	3,864	5,806	11,934
2030 Projected Households	3,980	6,039	12,403
2025 Estimated Income			
2025 Estimated Average Household Income	\$74,567	\$75,020	\$84,611
2025 Estimated Median Household Income	\$54,998	\$56,794	\$62,328
2025 Estimated Businesses & Employees			
2025 Estimated Total Businesses	570	665	912
2025 Estimated Total Employees	4,871	5,565	6,947



HARTWELL, GEORGIA

Hartwell is a charming small city located in northeastern Georgia, near the South Carolina border. As the county seat of Hart County, it serves as the commercial and cultural hub of the area. The city is best known for its scenic location along the shores of Lake Hartwell, a popular recreational destination for boating, fishing, and water sports. Hartwell has a 2025 population of 4,755, Hartwell maintains a close-knit community atmosphere while offering amenities like boutique shops, local restaurants, and historic sites. The downtown area features well-preserved early 20th-century architecture, including the historic Hart County Courthouse. Annual events such as the Hartwell Lakefest draw visitors to the area.

Hartwell, Georgia, has a diverse and steadily growing economy supported by manufacturing, healthcare, retail, and tourism. As the county seat of Hart County, the city serves as a regional commercial hub, providing essential services and employment opportunities. Manufacturing plays a key role, with companies like Milliken & Company and other industrial firms contributing to local job growth. The healthcare sector is anchored by Hartwell Medical Center and other providers, ensuring stable employment and access to medical services. Retail and small businesses thrive in the historic downtown area, attracting both residents and visitors. Tourism is another economic driver, thanks to Lake Hartwell, one of the Southeast's largest recreational lakes, which draws boaters, anglers, and vacationers year-round. Hartwell benefits from its location along major highways like U.S. Route 29, enhancing connectivity to larger markets in Georgia and South Carolina. While the city maintains a small-town feel, its strategic position and diversified economy provide resilience against economic downturns, making it a stable and attractive place for businesses and workers.

BRAND PROFILE



CHURCH'S CHICKEN

churchs.com

Company Type: Private

Locations: 1,400+

Founded in San Antonio, TX in 1952 by George W. Church Sr., Church's Texas Chicken®, along with its sister brand Texas Chicken™ outside of the U.S., is one of the largest quick-service chicken restaurant chains in the world. The brands specialize in Original and Spicy Chicken freshly prepared throughout the day in small batches that are hand-battered and double-breaded, tenders, sandwiches, freshly baked Honey-Butter Biscuits™, and classic, home-style sides all for a great value. Church's Texas Chicken® and Texas Chicken™ have more than 1,400 locations in 22 countries and global markets and system-wide sales of more than \$1.5 billion. Owned by High Bluff Capital Partners and FS Investments since 2021, Church's® celebrated its 70th anniversary in 2022.

Source: churchs.com

Church's Texas Chicken Secures Strategic Growth Equity Investment From Golub Capital

Posted Jul 28, 2026

ATLANTA--(BUSINESS WIRE)--Church's Texas Chicken, a global chicken quick service restaurant (QSR) brand with more than 1,500 restaurants across the U.S. and 25+ international markets, announced a strategic growth equity investment from Golub Capital. The investment provides Church's with significant new capital to accelerate its next phase of its growth, building on several years of brand transformation, operational improvement, and record-setting performance across the system.

Founded in 1952 in San Antonio, Texas, Church's has served several generations of guests with bold, Texas-style fried chicken and an unwavering commitment to value. In 2021, the brand was acquired by High Bluff Capital Partners and Future Standard, which saw an opportunity to unlock the full potential of a beloved heritage brand through disciplined operational improvements and a renewed focus on the fundamentals.

«When we acquired Church's in 2021, we saw a

brand with 70 years of equity and significant untapped potential, and we committed to the long, disciplined work of realizing a tremendous opportunity,» said Ryan Pitt, Principal at High Bluff Capital Partners. «This new capital is about adding fuel at exactly the right moment. High Bluff remains as committed to Church's as the day we bought it. Golub Capital's investment reflects the progress we've made and will help further accelerate our growth plans as Church's continues on its trajectory.»

Operational Transformation Delivers Measurable Results

Since the acquisition, Church's has undergone a comprehensive transformation. The ownership group recruited a best-in-class management team, led by CEO Roland Gonzalez, with deep experience scaling some of the most respected brands in the restaurant industry. Under Gonzalez's leadership, Church's has rebuilt the operational foundation of the domestic system, while continuing to drive growth with its partners across more than 25 international markets.

Central to this transformation has been a sustained focus on improving profitability for Church's domestic franchisees:

- Since 2021, average franchisee restaurant sales have increased by over \$200K, translating to

more than \$55K of additional profit per restaurant, reflecting a healthier, more resilient franchise system.

- Domestically, this has been achieved by modernizing the supply chain and technology platforms, reinvigorating the menu and marketing strategy to focus on the brand's core consumer base, and launching a new proprietary digital app and loyalty program.
- The Company has also leaned into founder George W. Church Sr.'s mission of serving quality food at great value for underserved communities. Recent promotions such as the \$3.79 Texas 2 Piece Feast embody that mission, delivering an abundance of food at an affordable price. While much of the industry has passed inflation-driven costs through to the consumer, Church's has protected the value its guests depend on.
- In 2025, system sales surpassed \$1.6 billion, with Church's achieving its first year of positive net U.S. unit growth since 2010, with the opening of nearly 200 restaurants globally from 2024 to 2026.
- From year-end 2021 through the first quarter of 2026, the brand delivered approximately 19% cumulative same store sales growth domestically, with U.S. systemwide traffic up more than 6%.

Source: Business Wire
Read Full Article [HERE](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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