

BRAND NEW 10-YEAR LEASE

Single Tenant Absolute NNN Investment Opportunity



12.5% Rent Bumps | Corporate Signed | Drive-Thru Equipped | 2 Miles to Augusta National Golf Club



3050 Washington Road

AUGUSTA GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



MICHAEL BERK

Vice President

National Net Lease

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824



NATIONAL NET LEASE

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





OFFERING SUMMARY



OFFERING

Pricing	\$2,080,000
Net Operating Income	\$130,000
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	3050 Washington Road Augusta, Georgia 30907
Rentable Area	832 SF
Land Area	0.72 AC
Year Built	2025
Tenant	Caribou Coffee
Guaranty	Corporate Signed
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	12.50% Every 5 Years
Options	3 (5-Year)
Rent Commencement	September 30, 2025
Lease Expiration	September 30, 2035
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Caribou Coffee	832	9/30/2025	9/30/2035	Year 1	-	\$10,833	\$130,000	3 (5-Year)
(Corporate)				Year 6	12.50%	\$12,187	\$146,250	

1) Tenant shall pay percentage rent to Landlord equal to 9% of Gross Sales (Contact Agent for Details)

12.50% Increases Beg. of Each Option

Brand New 10-Year Lease | Scheduled Rental Increases | Corporate Signed | Well-Known & Established Brand

- The tenant, Caribou Coffee Operating Company Inc., recently signed a brand new 10-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 12.50% rental increase during year 6 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Caribou Coffee is a well-known and established coffee chain with more than 800 coffeehouses worldwide

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains all aspects of the Premises
- Zero landlord responsibilities
- Ideal, management-free investment opportunity for a passive investor

Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 138,000 residents and 96,000 employees support the trade area
- Affluent average household income of \$109,568 in 3-mile trade area

Dense Retail Corridor | Strong National/Credit Tenant Presence | Close proximity to Augusta National

- The subject property is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Kroger, Chick-fil-A, Burger King, Publix, McDonald's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Augusta National, which is known for hosting the Master's, that attracts more than 90,000 patrons during the tournament

Situated Along Washington Rd | Interstate 20 | Excellent Visibility & Access

- The asset is located along Washington Rd, a prominent retail road that averages 34,600 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 20, a major thoroughfare that averages 62,300 vehicles passing by daily
- The asset has excellent visibility and multiple points of ingress/egress

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



CARIBOU COFFEE

cariboucoffee.com

Company Type: Private

Locations: 800+

Caribou Coffee serves high-quality handcrafted beverages and crave-worthy food in more than 800 coffeehouses worldwide. Since opening their first location in 1992, they have been committed to building personal connections in every experience. This desire drives their dedication to supporting their communities and crafting menu items with premium ingredients like specialty-grade coffee and real chocolate chips. Focused on smart growth, they operate and franchise coffeehouses across 11 countries, with the purpose of creating day-making experiences that spark a chain reaction of good. Caribou Coffee is part of Panera Brands, alongside Panera Bread and Einstein Bros. Bagels.

Source: cariboucoffee.com

JAB HOLDING COMPANY

JAB Holding Company is a privately held investment firm headquartered in Luxembourg. It specializes in long-term holdings within the consumer goods sector, with a primary focus on food service, beverages, coffee, personal care, and pet care.

As of late-2025, the firm manages over **\$70 billion in assets** and has evolved from its roots as Benckiser, a German chemicals company, into a global powerhouse investing in established brands with strong growth prospects. JAB was originally founded as a family office and is now partner-led, focusing on consumer-facing businesses across multiple continents. JAB operates through **three main divisions: JAB Holding, JAB Consumer, and JAB Insurance**, with the latter recently emerging as a strategy pivot toward **global insurance**, supplementing their dominant positions in food, beverage, and pet care.



jabholco.com

Assets Managed: \$70 Billion+
(as of late-2025)

Headquarters: Luxembourg

Portfolio Size: 100+ Iconic Brands

Coffee & Beverage	Food & Fast Casual	Personal & Cosmetics	Pet Care & Veterinary
• Peet's Coffee • Jacobs Douwe Egberts (JDE Peet's) • Keurig Dr Pepper (controlling stake) • Caribou Coffee • Espresso House • Stumptown Coffee Roasters • Intelligentsia Coffee	• Panera Bread • Pret A Manger • Au Bon Pain • Einstein Bros. Bagels	• Coty Inc. (fragrance and beauty, includes brands like Calvin Klein fragrances)	• National Veterinary Associates (NVA) • Independence Pet Holdings • Pinnacle Pet Group • Prosperity Life Group • Several other global veterinary and pet insurance providers



PROPERTY OVERVIEW



LOCATION



Augusta, Georgia
Richmond County
Augusta-Richmond MSA

ACCESS



Washington Road/State Highway 28: 1 Access Point
Tremont Way: 1 Access Point

TRAFFIC COUNTS



Washington Road/State Highway 28: 20,100 VPD
Carl Sanders Highway/Interstate 20: 62,300 VPD

IMPROVEMENTS



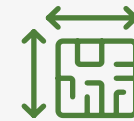
There is approximately 832 SF of existing building area

PARKING



There are approximately 19 parking spaces on the owned parcel.
The parking ratio is approximately 22.84 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 011-0-207-00-0
Acres: 0.72
Square Feet: 31,363

CONSTRUCTION



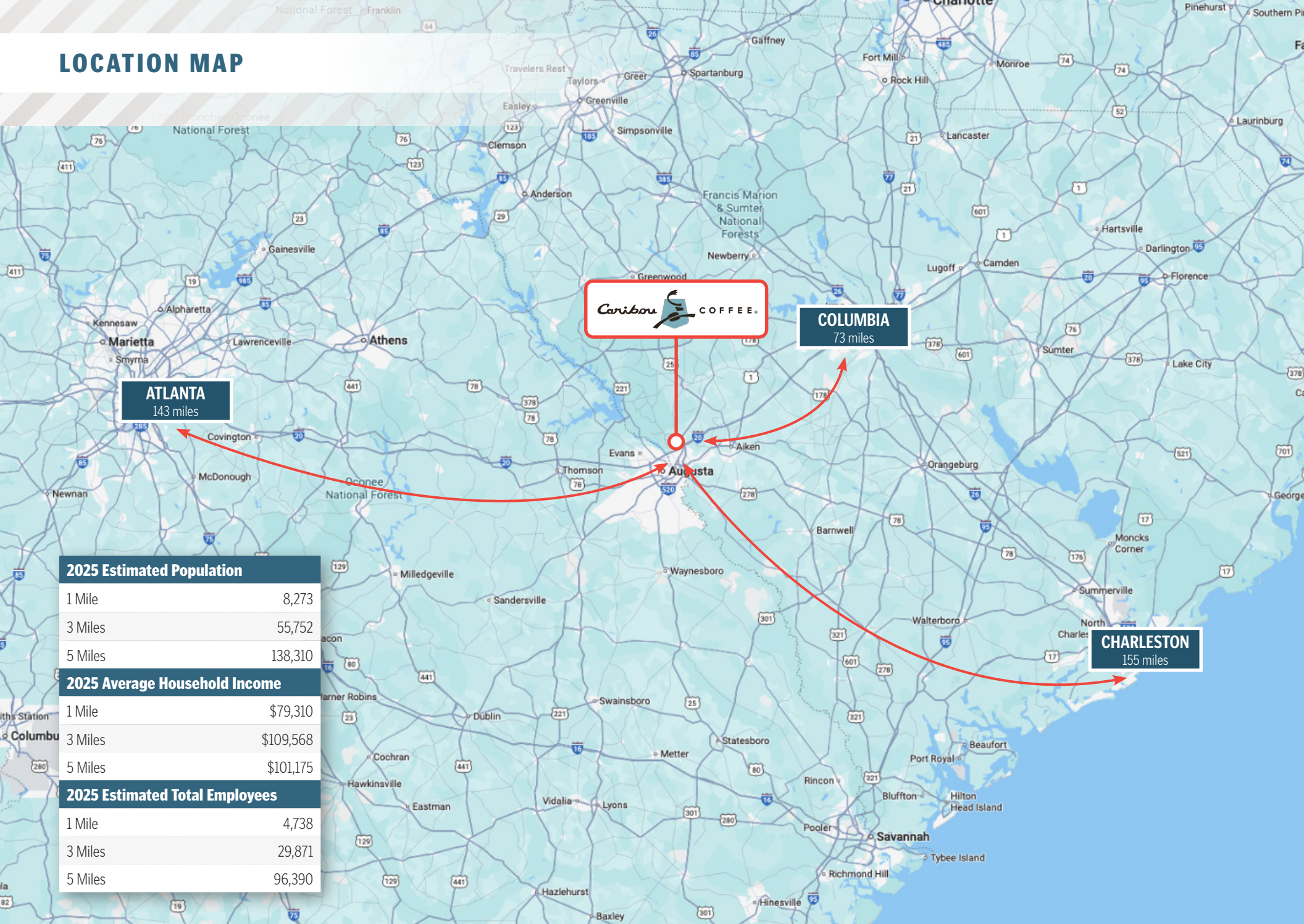
Year Built: 2025

ZONING



General Commercial

LOCATION MAP



2025 Estimated Population

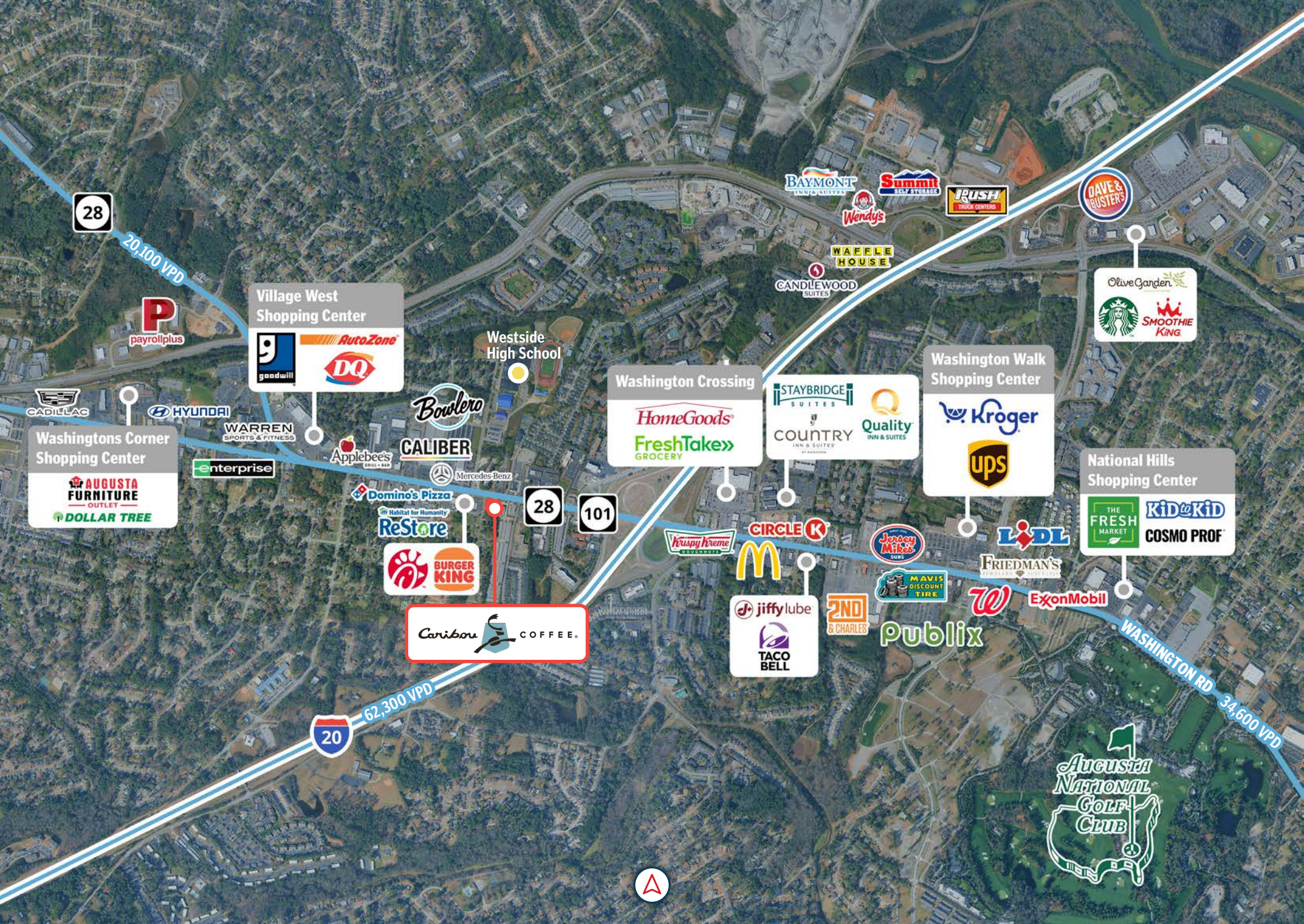
1 Mile	8,273
3 Miles	55,752
5 Miles	138,310

2025 Average Household Income

1 Mile	\$79,310
3 Miles	\$109,568
5 Miles	\$101,175

2025 Estimated Total Employees

1 Mile	4,738
3 Miles	29,871
5 Miles	96,390





WASHINGTON ROAD 34,600 VPD

TREMONT WAY

Pylon Sign



Storage Rentals
of America



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,273	55,752	138,310
2030 Projected Population	8,037	56,226	141,505
2025 Median Age	36.2	38.7	38.9
Households & Growth			
2025 Estimated Households	4,419	25,794	61,075
2030 Projected Households	4,377	26,302	63,057
Income			
2025 Estimated Average Household Income	\$79,310	\$109,568	\$101,175
2025 Estimated Median Household Income	\$60,045	\$77,292	\$73,110
Businesses & Employees			
2025 Estimated Total Businesses	403	2,678	6,422
2025 Estimated Total Employees	4,738	29,871	96,390



AUGUSTA, GEORGIA

The city of Augusta is located in the east-central part of the state of Georgia, right on the border with South Carolina. Nestled along the banks of the Savannah River, Augusta sits approximately 150 miles east of the state capital of Atlanta. Major thoroughfares servicing the city include Interstates I-20 and I-520; U.S. Routes 1, 25, 78, and 278; and Georgia State Highway 28. With a 2025 population of 200,140, it is the 2nd largest city in Georgia (after Atlanta).

Augusta, Georgia's top five industry sectors are Government (Federal, State and Local), Healthcare, Manufacturing, Hospitality and Retail. Augusta's world famous golf course, located at the Augusta National Golf Club, hosts the first major golf tournament of each year, the Masters. This tournament is one of the most prestigious in the sport and is one of the four major championships. The best professional and amateur golfers in the world come to Augusta during the first full week of April each year, bringing thousands of visitors and golf patrons to Augusta. Augusta is also host to the IRONMAN 70.3, the largest half IRONMAN competition east of the Mississippi River. One of the early milling towns of the South, and still a centre for cotton trading, it is an important textile-manufacturing centre.

Augusta boasts a large variety of cultural, historic, and entertainment options for visitors and residents to enjoy. Some of the more prominent of these are the following Augusta Museum of History, Fort Discovery Science Center, Augusta Civic Center, Gertrude Herbert Institute of Art, The Morris Museum of Art, Augusta Golf and Gardens, Lucy Craft Laney Museum of Black History, Imperial Theatre, Sacred Heart Cultural Center, Confederate Powderworks and Fort Gordon. Augusta is home to the Augusta Green Jackets, baseball's minor league Class A affiliate of the San Francisco Giants.

Colleges and Universities in City are Augusta Technical College, Augusta University and Paine College. The closest major airport to Augusta, Georgia is Augusta Regional Airport at Bush Field. This airport is 9 miles from the center of Augusta, GA.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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