



ellianos coffee

Athens, GA | Atlanta MSA

- **Burgeoning Corridor:** Ellianos is positioned at the heart of Athens' fastest-growing corridor, with hundreds of apartment units under construction and several national retailers built in recent years.
- **Ideal Stop into Athens:** Ellianos is located on the right side of the road to benefit from copious traffic entering westbound into Athens. Whether it be for work commute or to the 41,000+ student University of Georgia, under five miles away.
- **Newly Constructed Ground Lease:** Ellianos sports an attractive lease structure for long-term investment stability, featuring a ground lease with annual rent increases

Athens Flats

- 192 units

Kroger

- Built 2013
- Corporate-Owned
- 180,000 square feet

ZAXBY'S



TACO BELL



Bojangles

POPEYES



US Hwy 29

- 30,400 VPD

Manor Lake
Assisted Care

- 94 beds

DUNKIN'



Burgeoning Corridor: Your Ellianos is located at the center of the fastest-growing retail corridor in Athens, and across the street from one of the city's busiest shopping centers. Anchored by Kroger and featuring such outparcels as Burger King, Taco Bell, and Whataburger, this center only scratches the surface in terms of retail offerings this area features. With new single tenants continuing to be completed along US Hwy-29, the immediate area of your Ellianos is sure to be packed with consumer traffic for years to come.

Ideal Stop into Athens: Your Ellianos sits in prime position to collect traffic flowing westbound into Athens on US Hwy 29. The city employs thousands via scores of manufacturing facilities, employees of which will stop by for a coffee on their morning commute to work. Furthermore, the 41,000+ student University of Georgia campus is under five miles away, and traffic heading to on campus sporting events, ceremonies, or classes will also be heading right by your site. Regardless of the reason for the commute, there will always be daytime traffic that your Ellianos stands to benefit from.

Downtown Athens

Paragon Apartments
• 240 units

Manor Lake Assisted Care
• 94 beds

US Hwy 29
• 30,400 VPD

Kroger

Mobil

TACO BELL

TAKE 5

BURGER KING

WHATABURGER

Race Trac

McDonald's

Wendy's

O'Reilly

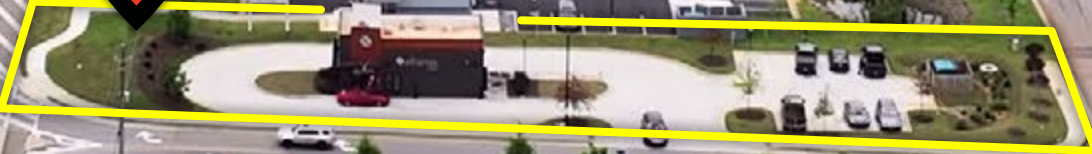
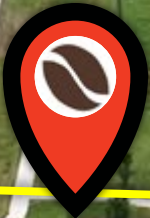
Bojangles

POPEYES

Dairy Queen

MAVIS TIRES

PANDA EXPRESS
• Future Panda Express



DUNKIN'



Classic City Flats

• 280 units

Pointe Grand North Athens

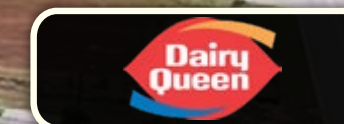
• 294 units

Athens Flats

• 192 units



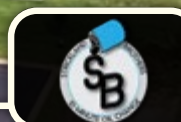
• Future Panda Express



US Hwy 29

• 30,400 VPD

DUNKIN'



Newly Constructed Ground Lease: This site offers an extremely favorable and stable ground lease structure, with fifteen years of term before entering up to twenty years of options. Further bolstering the long-term investment nature of this asset is the copious amounts of residential and retail development that are occurring in the immediate proximity of the site. Just across the street there are soon to be four apartment complexes totaling nearly 800 units. These developments will provide a built-in consumer base for your site, which will stand to benefit from those new residents as they make their commute into Athens, which will bring them right by your Ellianos.

Property Photos



Property Overhead



925 US-29 | Athens, GA

STNL.com is pleased to present this ground lease single tenant Ellianos Coffee shop in Athens, located in the center of the city's fastest-growing retail corridor. Three reasons to acquire this property include:

- Burgeoning Corridor:** No area of Athens has seen more growth since 2021 than where your Ellianos sits. Hundreds of apartment units have recently been completed or are still under construction, accompanying the scores of newly built single tenant properties that will supplement your Ellianos and consistently bring foot and vehicle traffic into the immediate area.
- Ideal Stop into Athens:** Strategically positioned on the north side of US Hwy 29, your Ellianos sits in prime position to collect westbound traffic as it flows into downtown Athens. Whether it be working commuters or students and fans flocking to the University of Georgia, there will always be target demographic traffic for a coffee shop driving right by your Ellianos.
- Newly Constructed Ground Lease:** This site can be treated as a stable, long-term investment, with fifteen(15) years of base term on this ground lease accompanying twenty(20) potential years of option term. Furthermore, with the immense amount of development in this bustling retail corridor, this site stands to be successful and desirable regardless of what tenant occupies it for decades.



The Offering

Asking Price	\$1,365,000
Net Operating Income	\$90,000
CAP Rate	6.60%
Gross Leasable Area	800 SF
Lot Size	0.36 Acres
Year Built/Renovated	2023
Term Remaining	15 Years
Offering Type	Ground Lease
Rent Commencement	At COE
Lease Expiration	15 Years From COE
Option Periods	4, 5-year options
Rental Increases	1.50% annually

Property Details

Property Address	925 US-29
City/State	Athens, GA
Market	Atlanta MSA
Landlord Responsibilities	None

Demographics

3-mile Population	19,291
Average 3 mile household income	\$53,697
5-mile Population	70,928
Average 5 mile household income	\$62,598



Three Reasons to Own in...

Athens | Georgia

Burgeoning Corridor

Your Ellianos is at the heart of the area of Athens that has seen the most development in the past four years. Since 2021, hundreds of apartment units have been built within three miles of your Ellianos, with hundreds still on the way. Furthermore, several single tenant properties have been erected in the immediate area, creating a brand-new retail corridor for Athens residents to flock to. Some of the newest Tenants to this area include



Ideal “Goint-to-work” Stop

a) University of Georgia Proximity: Under five miles away is Georgia’s flagship and largest university. Beyond the thousands of students and faculty on campus, the University brings in visitors from far and wide for sporting and entertainment events.

The University of Georgia

- 41,615 students
- 11,541 employees
- Sanford Football Stadium: 93,033 seats
- Stegeman Basketball Coliseum: 10,523 seats
- \$8.4 billion in economic impact to Georgia



b) Perfect Positioning: Your Ellianos sits in the ideal location to collect morning commuters as they travel into downtown Athens from surrounding towns. Situated conveniently on the “going-to-work” side of the road, thousands of vehicles will pass by every morning, many of which will be commuters looking for their caffeine fix. There are several small neighboring towns from which morning workers will come east from, including:

- Hull
- Colbert
- Danielsville
- Comer
- Ila
- Carlton



Newly Constructed Ground Lease

This site is highly desirable for its ground leased nature. Located in one of Athens’ busiest retail corridors and across the street from a concentrated area of residential development, your Ellianos, and the dirt it sits on, promises to be a highly trafficked site for years to come.

Highlights of your Lease include:

- Ground Lease structure
- No landlord responsibilities
- Fifteen years of base term
- Up to twenty years of options



Lease Breakdown

		Rent Schedule				
		Year	Monthly Rent	Annual Rent	\$/SF	Rent Increases
Current Term		1	\$7,500.00	\$90,000.00	\$112.50	-
		2	\$7,612.50	\$91,350.00	\$114.19	1.50%
		3	\$7,726.69	\$92,720.25	\$115.90	1.50%
		4	\$7,842.59	\$94,111.05	\$117.64	1.50%
		5	\$7,960.23	\$95,522.72	\$119.40	1.50%
		6	\$8,079.63	\$96,955.56	\$121.19	1.50%
		7	\$8,200.82	\$98,409.89	\$123.01	1.50%
		8	\$8,323.84	\$99,886.04	\$124.86	1.50%
		9	\$8,448.69	\$101,384.33	\$126.73	1.50%
		10	\$8,575.42	\$102,905.10	\$128.63	1.50%
		11	\$8,704.06	\$104,448.67	\$130.56	1.50%
		12	\$8,834.62	\$106,015.40	\$132.52	1.50%
		13	\$8,967.14	\$107,605.64	\$134.51	1.50%
		14	\$9,101.64	\$109,219.72	\$136.52	1.50%
		15	\$9,238.17	\$110,858.02	\$138.57	1.50%
Option 1		16	\$9,376.74	\$112,520.89	\$140.65	1.50%
		17	\$9,517.39	\$114,208.70	\$142.76	1.50%
		18	\$9,660.15	\$115,921.83	\$144.90	1.50%
		19	\$9,805.05	\$117,660.66	\$147.08	1.50%
		20	\$9,952.13	\$119,425.57	\$149.28	1.50%
Option 2		21	\$10,101.41	\$121,216.95	\$151.52	1.50%
		22	\$10,252.93	\$123,035.20	\$153.79	1.50%
		23	\$10,406.73	\$124,880.73	\$156.10	1.50%
		24	\$10,562.83	\$126,753.94	\$158.44	1.50%
		25	\$10,721.27	\$128,655.25	\$160.82	1.50%
Option 3		26	\$10,882.09	\$130,585.08	\$163.23	1.50%
		27	\$11,045.32	\$132,543.86	\$165.68	1.50%
		28	\$11,211.00	\$134,532.02	\$168.17	1.50%
		29	\$11,379.17	\$136,550.00	\$170.69	1.50%
		30	\$11,549.85	\$138,598.25	\$173.25	1.50%
Option 4		31	\$11,723.10	\$140,677.22	\$175.85	1.50%
		32	\$11,898.95	\$142,787.38	\$178.48	1.50%
		33	\$12,077.43	\$144,929.19	\$181.16	1.50%
		34	\$12,258.59	\$147,103.13	\$183.88	1.50%
		35	\$12,442.47	\$149,309.67	\$186.64	1.50%

Lease Abstract	
Lease Type	Ground Lease
Landlord Responsibilities	None
Tenant Responsibilities	Repair and maintain every facet of the Premises
Estoppel	Twenty (20) Days
Notice to Extend Lease	Tenant shall give Landlord notice at least nine (9) months prior to the then-current Expiration Date
Assignment & Sublet	Tenant may only assign the Lease without Landlord's prior consent if such assignment is to: an approved franchisee of Ellianos LLC; an affiliate of Tenant; an entity the result of a merger; Tenant's franchisor.



Brand Profile Ellianos Coffee

Committed to “Italian Quality at America’s Pace,” Ellianos Coffee strives to deliver the highest grade coffee products to southeastern Americans every day. Founded in 2002 in Lake City by husband-and-wife Scott and Pam Stewart, Ellianos has become one of the most exciting brands in the coffee kiosk space. The chain has chosen growth as its priority, expanding to 87 locations, more than doubling its overall store count since 2022. Operational in Florida, Georgia, and Alabama, Ellianos plans on doubling their state footprint in 2025, with stores in Mississippi, North Carolina, and Tennessee in the pipeline.

Operational Stores

87

Average Unit Net Sales

\$1.127M

Stores in Development

180+

Stores Opened in 2024

14

States open or coming soon

16

Ellianos Coffee	
Headquarters	Lake City, FL
Year Founded	2002
Website	https://www.ellianos.com/
Ownership	Private
Brand Model	Franchisee



Ellianos Coffee Drive-Thru Coffee Franchise Announces Expansion to Mississippi

Ellianos Coffee Named a 2025 Top Franchise by Franchise Business Review

Ellianos Coffee Named Among the Top Franchises in Entrepreneur Magazine’s Franchise 500® Ranking



Tenant Profile - CMJC Enterprises, LLC

Store Opened April 2023

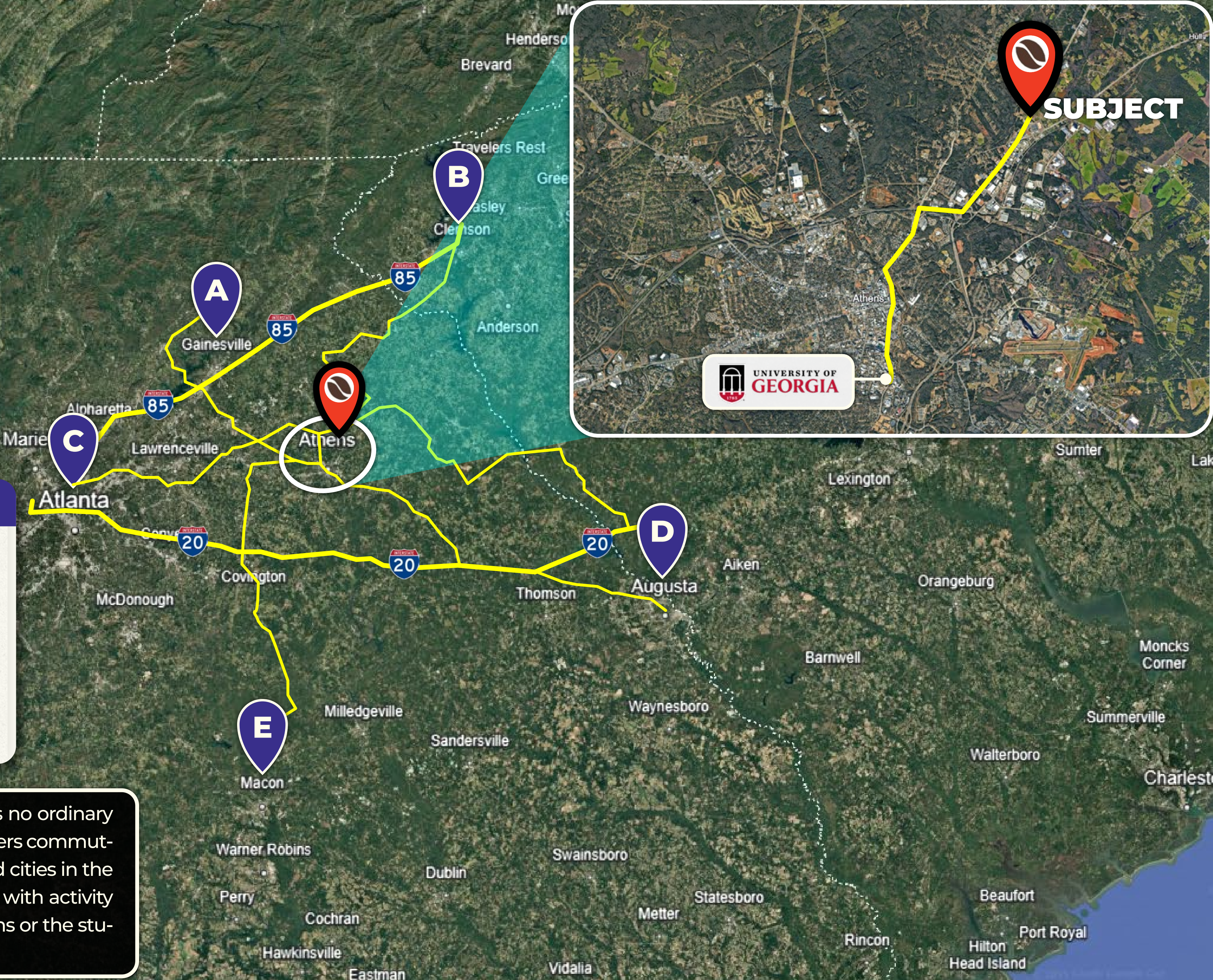
Contact agent for Unit-Level Sales



Regional Map

Distances from Athens			
Label	City	Distance	Time
A	Gainesville, GA	42.3 miles	54 min
B	Clemson, SC	68.5 miles	1 hr 20 min
C	Atlanta, GA	72.7 miles	1 hr 18 min
D	Augusta, GA	95.3 miles	1 hr 53 min
E	Macon, GA	95.3 miles	2 hr 4 min

Sandwiched between Georgia's two largest cities, Athens is no ordinary college town. Whether it be travelers passing through, workers commuting, or tourists visiting, Athens is one of the most frequented cities in the state. Home to the University of Georgia, the city is bustling with activity year-round, whether it be from passionate visiting sports fans or the student population.



Landmark Map

Athens is one of the country's premiere college towns. Bolstered by the renowned University of Georgia, the city sees an influx of visitors year-round for sporting events. Beyond the university, however, Athens houses a large manufacturing sector, propped up by companies such as Caterpillar and Pilgrim's. Whether it be for sport, tourism, or work, there will be a consistent stream of traffic due west that will pass right by your Ellianos.



- 9 million+ transformers have been produced at this over 500-employee plant
- 5.7 miles from Ellianos



- Over 1,300 employees
- 5.4 miles from Ellianos



- This 427-bed hospital employs over 1,100 people
- 6.5 miles from Ellianos



- Convention center attracting nearly 400,000 annual visitors
- 4 miles from Ellianos



- Ninth largest football stadium in the country with over 93,000 seats
- 4.9 miles from Ellianos



- America's oldest public university with over 41,000 students
- 4.7 miles from Ellianos



- Regional airport that saw nearly 40,000 flights in 2023
- 5.3 miles from Ellianos

Retail Corridor



DUNKIN'

MAVIS
TIRES &
BRAKES
DISCOUNT PRICES

Kroger

Bojangles
O'Reilly
POPEYES
Starbucks

SB

McDonald's

Race
Trac

Waffle
House

WHATABURGER
BURGER KING
Dairy Queen
TACO BELL
TAKE 5

SUBWAY ZAXBY'S

DG

Auto
Zone

Advance
Auto Parts

piggly wiggly

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