



- ✓ Price \$1,428,500
- ✓ Cap Rate 7.00%
- ✓ NOI \$100,000

Dairy Queen | 20-Year Absolute NNN Drive Thru Investment

407 Martin Luther King Jr Dr, Fort Valley (Macon-Warner Robbins MSA), GA 31030



Grill & Chill



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REALTY

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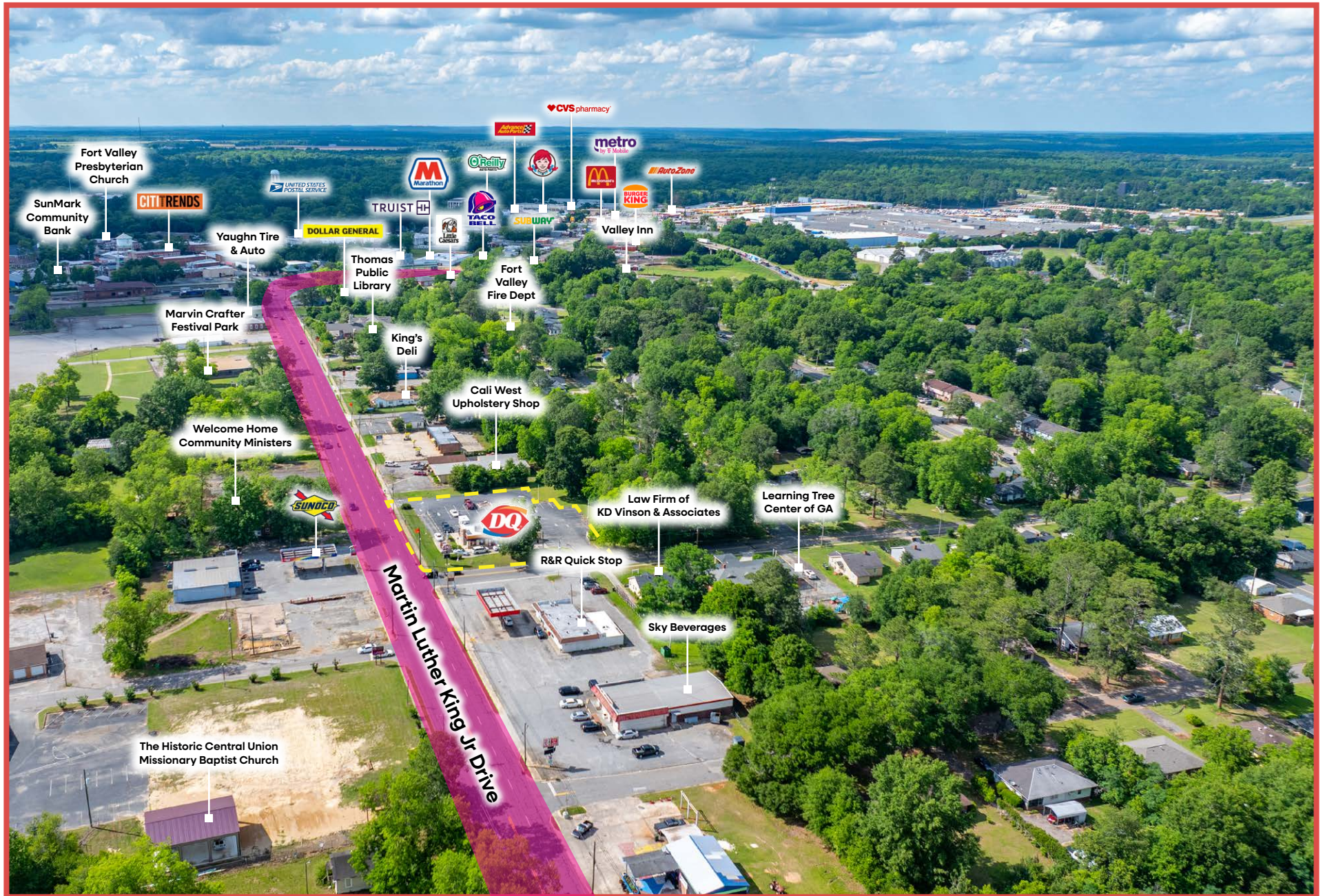


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Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, fee-simple Dairy Queen Grill & Chill drive-thru located in Fort Valley, Georgia, 100% leased on an absolute triple-net (NNN) basis with zero landlord responsibilities. The property is secured by a newly executed 20-year lease term, providing long-term passive income backed by one of the most recognizable quick-service restaurant brands in North America.

The lease is structured as an absolute NNN lease with zero landlord responsibilities. Situated on a 1.24-acre parcel, the property benefits from strong site functionality, visibility, and accessibility along Martin Luther King Jr. Drive (US Route 341), one of Fort Valley's primary commercial corridors. The surrounding corridor is supported by national and regional retailers including McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, DG Market, and additional service-oriented businesses generating consistent daily consumer traffic.

Fort Valley is the county seat of Peach County and serves as an established regional hub within the Macon-Warner Robins Metropolitan Statistical Area (MSA). The property further benefits from proximity to Fort Valley State University, a public historically black university founded in 1895 and one of the area's most significant institutional anchors. The university supports consistent daytime population, employment, and consumer activity throughout the surrounding trade area.

This offering features a strong multi-unit regional corporate guarantor as well as a high-net-worth guarantor and represents a rare opportunity to acquire a newly executed long-term absolute NNN Dairy Queen Grill & Chill (7,000+ locations worldwide) investment combining passive cash flow, fee-simple ownership, and durable real estate fundamentals within an established central Georgia trade area.

Property Details:



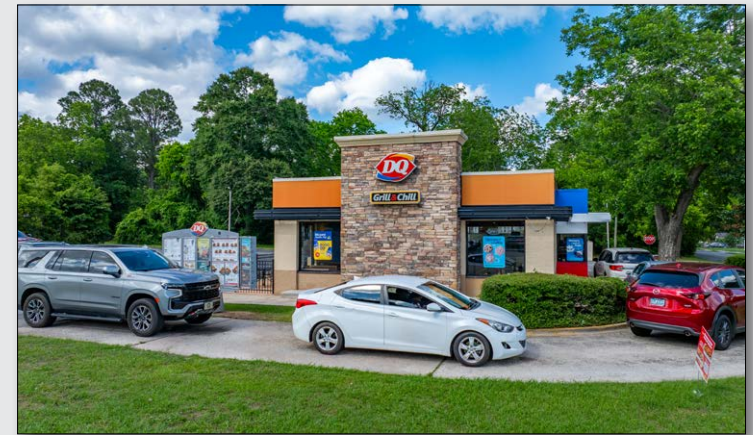
Parcel No. (APN)
F05F 253



Lot Size
1.24 AC

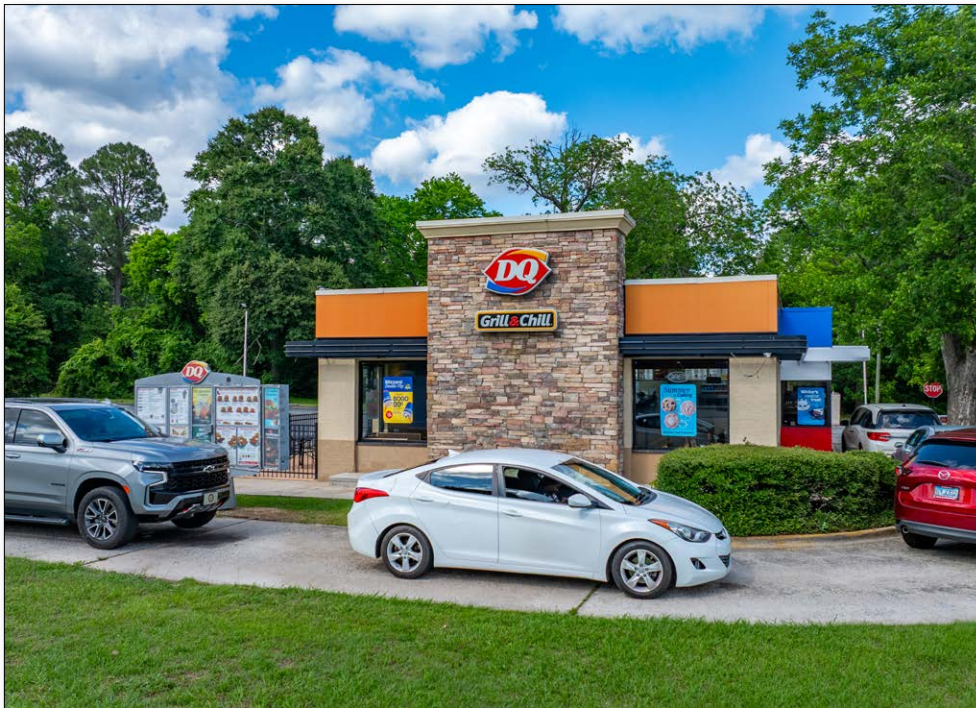


Building Size
2,378 SF



Investment Highlights

- **Dairy Queen Grill & Chill – Absolute NNN Lease Structure** – 100% leased with zero landlord responsibilities, including roof, structure, taxes, insurance, maintenance, and capital expenditures
- **Newly Executed Long-Term 20-Year Lease** – Rare full-term cash flow with no near-term rollover exposure
- **Fee Simple Ownership** – Investor ownership of both land and improvements
- **Recognizable National QSR Brand** – Dairy Queen operates one of the most established quick-service restaurant platforms in North America
- **Strong Guarantors (Corporate Franchisee and Personal)**
 - Lease backed by an experienced multi-unit regional operator and high-net-worth guarantor
- **Strong 1.24-Acre Parcel** – Well-sized site supporting long-term functionality, accessibility, and residual real estate value
- **Established Fort Valley Commercial Corridor** – County Seat of Peach County, Macon-Warner Robins MSA
- **Proximity to Fort Valley State University** – Nearby university presence supports consistent daytime population and consumer demand
- **Strong National Retail Presence** – Surrounding retailers include McDonald's, Wendy's, Taco Bell, Burger King, Church's Chicken, O'Reilly Auto, and DG Market



Lease Abstract

Tenant	International Dairy Queen, Inc. (DQ)
Guarantor	Experienced, Multi-Unit Regional Franchisee Guaranty & High-Net-Worth Personal Guaranty
Lease Type	Absolute NNN Fee Simple (Land & Building)
Square Footage	2,378 SF
Lease Expiration	May-31-2046
Remaining Term	20 Years*
Annual Rent	\$100,000
Annual Rent PSF	\$42.05
Rental Increase	10% Increases Every 5 Years Jun-1-2031: \$110,000 (7.70% Cap Rate) June-1-2036: \$121,000 (8.47% Cap Rate) June-1-2041: \$133,100 (9.32% Cap Rate)
Option Periods	None

*Lease includes tenant termination options exercisable during Years 11 and 16 only



Offering Summary

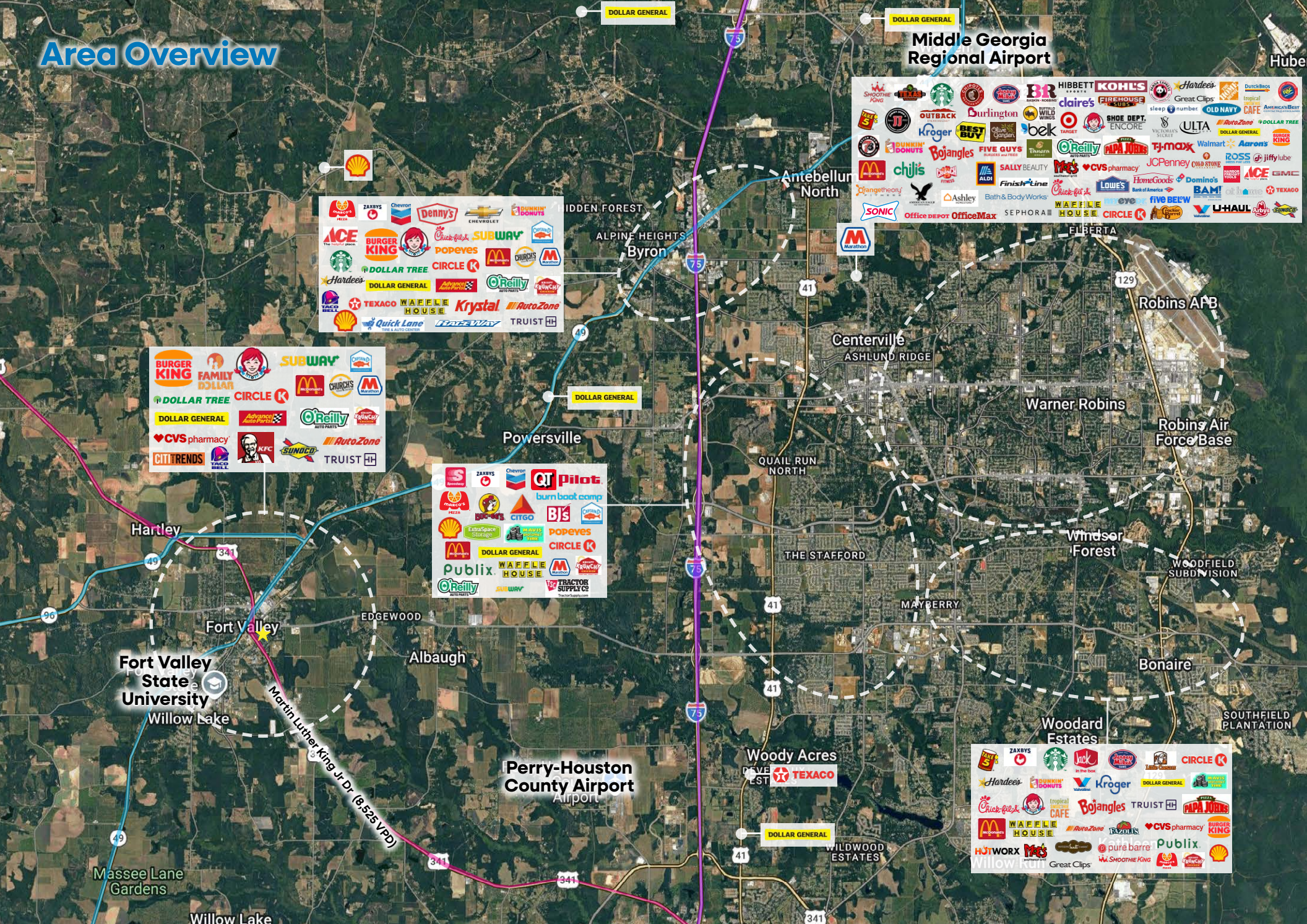
Price	\$1,428,500
Cap Rate	7.00%
NOI	\$100,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

SITE PLAN



Area Overview

Middle Georgia Regional Airport



Demographics

1 Mile Radius:



Total Population: 4,824
Households: 1,836
Daytime Population: 5,736
Median Age: 32.8



Average Household Income: \$53,041
Median Household Income: \$32,039

3 Mile Radius:



Total Population: 11,976
Households: 4,237
Daytime Population: 10,638
Median Age: 33.1



Average Household Income: \$72,899
Median Household Income: \$54,733

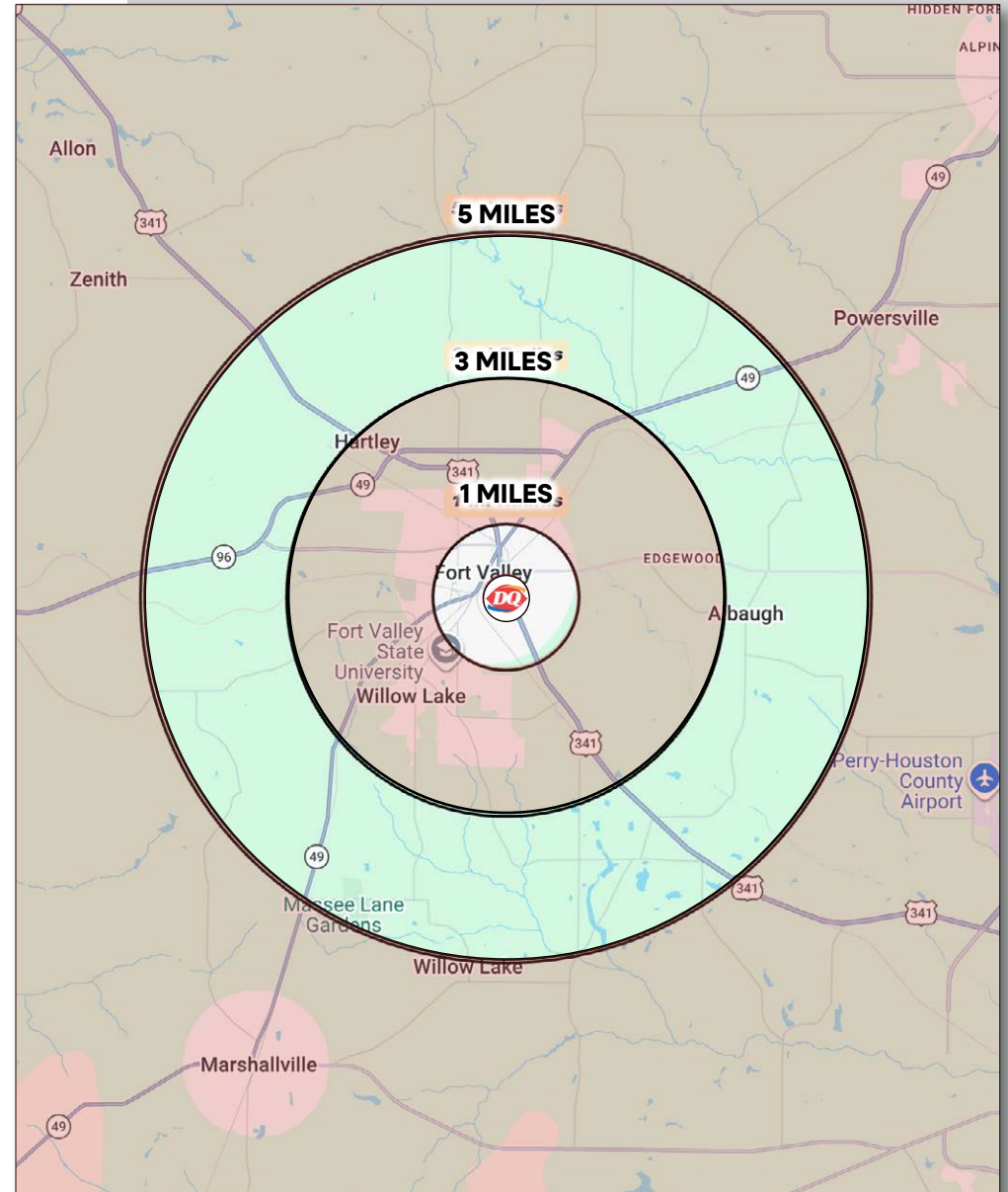
5 Mile Radius:



Total Population: 14,514
Households: 5,144
Daytime Population: 12,349
Median Age: 34.0



Average Household Income: \$78,691
Median Household Income: \$58,653



Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B



\$215,668,252

EDUCATION

Bachelor's Degree or Higher



28%

OWNER OCCUPIED HOME VALUE

Average



\$302,277

TAPESTRY SEGMENTS

Southern Satellites
1,790 households

Room to Room
1,043 households

Loyal Locals
885 households

Socioeconomic Traits

Located mostly in suburban outskirts, these older and middle-income households include younger families. Many work in manufacturing, health care, or agriculture, with long commutes common and some relying on social security support.

Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

Household Types

Married couples;

Household Types

Married Couples with no kids

Household Types

Singles living alone; married couples with no kids

Typical Housing

Single Family

Typical Housing

Single Family

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,218

Eating Out

\$1,949

Apparel & Services

\$6,232

Groceries

\$174

Computer & Hardware

\$6,652

Health Care

KEY FACTS

- ✓ Population: 26,627
- ✓ Median Age: 39.6

- ✓ Median Household Income: \$64,380
- ✓ Daytime Population: 25,187

City Overview – Fort Valley, GA

Peach County Seat | University Presence | Established Central Georgia Trade Area

Fort Valley is the county seat of Peach County and an established community within the Macon-Warner Robins Metropolitan Statistical Area (MSA), one of central Georgia's primary regional economic corridors. The city serves as a local hub for education, healthcare, government services, and daily-use retail throughout the surrounding trade area.

The local economy is anchored in part by Fort Valley State University, a public historically black university founded in 1895 and one of the area's most significant institutional employers. The university supports consistent daytime population, employment activity, and consumer spending throughout the market.

The subject property is positioned along Martin Luther King Jr. Drive, one of Fort Valley's primary commercial corridors characterized by national restaurants, service-oriented retailers, schools, healthcare facilities, and established residential development. The corridor functions as a dominant convenience and dining corridor serving both local residents and university-related traffic.



Key Facts

- ✓ **County Seat:** Peach County
- ✓ **County Population:** ~28,000 (Peach County)
- ✓ **Metro Area:** Macon-Warner Robins MSA
- ✓ **Major Economic Drivers:** Education, Agriculture, Healthcare, Logistics, Local Commerce
- ✓ **Institutional Anchors:** Fort Valley State University

Metro Overview – Macon Warner Robins MSA

Regional Economic Hub | Central Georgia Employment Corridor | Diversified Economic Base

The Macon-Warner Robins Metropolitan Statistical Area (MSA) serves as one of central Georgia's primary economic and employment hubs, strategically positioned within the center of the state and supported by a diversified regional economy. The MSA benefits from stable long-term economic activity driven by healthcare, aerospace, education, logistics, manufacturing, distribution, and government employment sectors.

Warner Robins is anchored by Robins Air Force Base, one of the largest employers in the State of Georgia and a major economic driver for the broader central Georgia region. The base supports thousands of military, civilian, and contractor jobs, contributing substantial long-term economic stability and population support throughout the market.

Macon functions as the region's primary commercial, healthcare, and transportation center, supported by multiple universities, regional medical systems, and established industrial and distribution infrastructure. The city continues to attract logistics and manufacturing investment due to its strategic central Georgia location and accessibility throughout the Southeast.

The broader MSA benefits from strong transportation infrastructure, established population centers, and diversified employment sectors supporting consistent consumer demand across retail, housing, healthcare, and service industries. National retailers, restaurants, and employers continue expanding throughout the region due to its affordability, workforce availability, and long-term economic stability.

From a real estate investment perspective, the Macon-Warner Robins MSA offers durable fundamentals supported by institutional employment anchors, diversified regional demand drivers, and stable long-term population trends throughout central Georgia.



Key Facts

- ✓ **MSA Population:** ~420,000+
- ✓ **Regional Economic Drivers:** Aerospace, Healthcare, Logistics, Manufacturing, Education, Government Employment
- ✓ **Major Employment Anchor:** Robins Air Force Base (one of Georgia's largest employers)
- ✓ **Primary Regional Cities:** Macon, Warner Robins, Fort Valley
- ✓ **Transportation Infrastructure:** Interstate 75, US Route 341, Interstate 16, U.S. Route 80
- ✓ **Higher Education Institutions:** Mercer University, Fort Valley State University, Middle Georgia State University
- ✓ **Regional Healthcare Systems:** Atrium Health Navicent, Houston Healthcare
- ✓ **Strategic Positioning:** Central Georgia regional hub with connectivity throughout the Southeast

Tenant Overview



Dairy Queen is one of the most recognizable quick-service restaurant brands in North America, founded in 1940 and operating thousands of locations across the United States and internationally. The Dairy Queen Grill & Chill concept combines the brand's traditional frozen dessert offerings with an expanded quick-service food platform featuring burgers, chicken, fries, and convenience-oriented dining options.

The Dairy Queen system benefits from decades of consumer brand recognition and an established operating model focused on convenience, affordability, and broad demographic appeal. The brand's long-standing market presence and diversified menu offerings support recurring customer visitation and consistent consumer demand across a wide range of economic environments.

Dairy Queen is owned by Berkshire Hathaway, one of the world's largest multinational holding companies led by Warren Buffett. Berkshire Hathaway's ownership further reinforces the strength and long-term stability of the Dairy Queen platform and contributes to the brand's enduring national presence.

Quick-service restaurants remain a significant component of the necessity and convenience retail sector, supported by daily-use consumer behavior, drive-thru accessibility, and strong off-premise dining trends. Locations like this store, positioned within established retail corridors and commuter-oriented trade areas, continue to demonstrate strong long-term operational performance.

Dairy Queen's national footprint, broad consumer awareness, and established operating history have positioned the brand as one of the most enduring concepts within the quick-service restaurant industry.



TENANT SNAPSHOT

Founded	1940
Locations	7,000+ locations
Parent Company	International Dairy Queen, Inc.
Parent Organization	Berkshire Hathaway
Guarantor	Multi-Unit Corporate Franchisee + High-Net-Worth Personal
Operator Financial Strength	9 Businesses (3 DQ's, 3 Captain D's, 1 Church's Chicken, 2 Edible Arrangements) + Hotels
Sector Focus	Burgers, Frozen Desserts, Quick-Service Dining
Consumer Positioning	Nationally Recognized Convenience-Oriented Restaurant Brand

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