



FREDDY'S | 20-YEAR SALE-LEASEBACK
1456 NEWNAN CROSSING BOULEVARD | NEWNAN, GA

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presented by:



Brenton Baskin
Managing Director

Ilan Kahn

Brian Brockman, CCIM
Broker of Record

23 Corporate Plaza Drive, Suite 150
Newport Beach, CA 92660
www.graystoneca.com

Brenton@graystoneca.com
P. 949.942.1301
CA 01808681

Ilan.Kahn@graystoneca.com
P. 516.427.9027

Brian@bangrealty.com
P. 513.898.1551
GA 378952

EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to exclusively offer for sale a single tenant net leased Freddy's Frozen Custard & Steakburgers property located in Newnan, GA – a core city of the Atlanta MSA.

This Freddy's sale-leaseback features a 20-year absolute triple net lease that includes 10% rental increases every five years. The lease is guaranteed by JRI Hospitality, the largest franchise operator of Freddy's with +/- 80 existing locations across 15 states and plans for additional growth.

The Subject property is ideally positioned on a Hard Corner, adjacent to a Kroger-anchored Center, Summerlin Corners. The property is also surrounded by neighborhood retailers, which include Publix, CVS Pharmacy, Wal-Mart Supercenter, Lowe's, Home Depot, and many more.

This well-located asset benefits from the affluent surrounding area, featuring average annual household incomes of nearly \$100,000. This population is expected to continue to grow with projected annual population growth of approximately 2.7% over the next five years.



INVESTMENT HIGHLIGHTS

- Located Within the Atlanta MSA in An Affluent and Rapidly Expanding Area
- Long Term 20-Year Lease
- Absolute Triple Net Lease with No Landlord Responsibilities
- 10% Rental Increases Every Five Years
- Affluent Surrounding Area with Average Annual Household Incomes of Nearly \$100,000
- Projected Annual Population Growth of Approximately 2.7% Within One Mile Over the Next Five Years
- Freddy's Frozen Custard & Steakburgers Has Approximately 450 Locations
- Strategically Positioned on a Hard Corner Adjacent to A Kroger Anchored Center, Summerlin Corners
- Surrounded By Neighborhood Retailers Which Include Publix, CVS Pharmacy, Wal-Mart Supercenter, Lowe's, Home Depot And Many More

KEY FINANCIAL DATA

PRICE	\$2,400,000
CAP RATE	6.00%
GUARANTOR	JRI HOSPITALITY
YEARS REMAINING	20 YEARS



TENANT SUMMARY



TENANT NAME

WEBSITE	JRIUSA.COM
COMPANY TYPE	PRIVATE
NO. OF LOCATIONS	80+
YEAR FOUNDED	2011
HEADQUARTERED	SALINA, KS

Founded in 2011, JRI Hospitality owns and operates over 80 restaurants in 15 states, including Freddy's Frozen Custard & Steakburgers, Moka's Cafe, The Original Grande, and Chompie's Restaurants. They are projected to expand our reach with 20 projects per year. They are the largest Franchisee of Freddy's Frozen Custard & Steakburgers in the system.

Freddy's Frozen Custard & Steakburgers is an American fast-casual restaurant chain based in Wichita, Kansas. Its menu includes steakburgers, Vienna Beef hot dogs, and chicken sandwiches, and the company provides frozen custard with a variety of specialty sundaes and concretes (blended sundaes) Freddy's was co-founded in 2002 by brothers Bill and Randy Simon with their friend and business partner, Scott Redler. It was named in honor of Bill and Randy's father.





Interstate 85 71,000 AADT

Newnan Crossing Blvd 15,200 AADT

Lower Fayetteville Rd 15,600 AADT

WAFFLE HOUSE



WELLS FARGO

FedEx Kroger



Great Clips

Grieson Storage Mart

CVS pharmacy



AutoZone

SUPERCUTS



Publix

DEMOGRAPHICS

The Atlanta metropolitan area, often referred to as Metro Atlanta, is a major economic hub in the southeastern United States. It is home to several Fortune 500 companies, including The Coca-Cola Company, Delta Air Lines, Home Depot, and UPS, making it a key center for corporate headquarters. The region also has a strong presence in the technology, logistics, healthcare, and entertainment industries, with a growing film and television sector that has earned it the nickname “Hollywood of the South.” Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world, further solidifies the city’s position as a global transportation hub.

Culturally and socially, Atlanta boasts a diverse and dynamic population of over six million people, with a rich mix of racial and ethnic backgrounds. The city has a deep civil rights legacy, highlighted by the Martin Luther King Jr. National Historical Park. It is also home to several renowned universities, including Emory University, Georgia Tech, and Morehouse College, contributing to a highly educated workforce. Atlanta’s arts and entertainment scene thrives in areas like the Fox Theatre, High Museum of Art, and Mercedes-Benz Stadium, where major concerts and sporting events take place. The city is known for its vibrant music scene, particularly in hip-hop, and has a strong culinary culture featuring Southern and international cuisines.

Community life in Metro Atlanta varies from bustling urban neighborhoods like Midtown and Buckhead to suburban areas such as Alpharetta and Marietta, offering a range of lifestyles. While the cost of living is relatively affordable compared to other major cities, housing prices have risen in recent years due to rapid population growth. Atlanta has a strong sense of community engagement, with numerous local events, festivals, and volunteer opportunities. However, challenges such as traffic congestion and income inequality persist, with ongoing efforts to expand public transit and create more affordable housing. Despite these issues, Metro Atlanta remains an attractive destination for businesses and individuals alike, thanks to its economic opportunities, cultural richness, and welcoming atmosphere.

POPULATION	2-MILE	5-MILE	10-MILE
2020 CENSUS	26,340	69,699	139,244
2025 ESTIMATE	28,986	75,566	147,860
2029 PROJECTION	32,435	84,179	164,729

HOUSEHOLDS			
2010 HOUSEHOLDS	10,667	26,778	51,605
2024 HOUSEHOLDS	11,660	28,903	54,794
2029 HOUSEHOLDS	13,243	32,982	60,177
GROWTH 2020-2024	1.8%	1.8%	1.5%
GROWTH 2024-2029	2.4%	2.3%	2.2%

INCOME			
2024 MEDIAN HH INCOME	\$74,892	\$78,493	\$86,757
2024 AVG HH INCOME	\$94,473	\$98,904	\$110,892
CONSUMER SPENDING	\$348.5 M	\$934.8 M	\$1.978 B

Kroger



Great Clips

AutoZone

Publix

SUPERCUTS



WELLS FARGO

Kroger



Newnan Crossing Blvd 15,200 AADT

CVS pharmacy



WAFFLE HOUSE



PROPERTY PRICING

PROPERTY SUMMARY

ADDRESS	1456 NEWNAN CROSSING BLVD E NEWNAN, GA 30265
APN	086 5021 010
YEAR BUILT/RENOV.	2022
GLA	3,100
LOT AREA	1.29
ZONING	COMMERCIAL
TYPE OF OWNERSHIP	FEE SIMPLE

LEASE OVERVIEW

TENANT	FREDDY'S FROZEN CUSTARD
GUARANTOR	JRI HOSPITALITY
LEASE TYPE	ABSOLUTE-NET
LANDLORD RESPONSIBILITIES	NONE
LEASE COMMENCEMENT	CLOSE OF ESCROW (COE)
LEASE EXPIRATION	20 YEARS FROM COE
BASE TERM REMAINING	20.0
OPTIONS	FOUR, 5-YEAR
RENTAL INCREASES	10% EVERY 5 YEARS
TENANT PURCHASE RIGHTS	ROFR, 30-DAY

PRICING

PRICE	\$2,400,000
CAP RATE	6.00%
PRICE/SF	\$774.19

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	PSF	CAP RATE
YEARS 1 TO 5	\$144,000	\$46.45	6.00%
YEARS 6 TO 10	\$158,400	\$51.10	6.60%
YEARS 11 TO 15	\$174,240	\$56.21	7.26%
YEARS 16 TO 20	\$191,664	\$61.83	7.99%
YEARS 21 TO 25 (OPT1)	\$210,830	\$68.01	8.78%
YEARS 26 TO 30 (OPT2)	\$231,913	\$74.81	9.66%
YEARS 31 TO 35 (OPT3)	\$255,105	\$82.29	10.63%
YEARS 36 TO 40 (OPT4)	\$280,615	\$90.52	11.69%