

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



18+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



2025 Commerce Drive

**PEACHTREE CITY** GEORGIA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



TJ-maxx  
HomeGoods  
Michaels

five BELOW  
HIBBETT  
SPORTS

DOLLAR TREE  
WING STOP

Schlotsky's  
IT'S A MOUTHFUL  
CAVA

Davita  
Kidney Care

SMOOTHIE KING  
FIVE GUYS

54

ExtraSpace  
Storage

TAKE 5

MATTRESS FIRM

PET SMART

BEST BUY

ALDI

CHASE

T

RaceTrac

CHASE

Enterprise

TIRE/PLU

46,600 VPD

ZAXBY'S

DISCOUNT  
TIRE

Staples  
IHOP  
TACOMAC

PIKE

THE HOME  
DEPOT

Walmart  
Supercenter

Camden Peachtree  
City Apartments

United  
Community

JOHN VIGOR COMPANY

32,400 VPD

74

MCALISTER'S  
DELI

Guthrie's

JOEL COWAN PARKWAY

COMMERCE DRIVE N



# SITE OVERVIEW





## OFFERING

<b>Pricing</b>	\$2,459,488
<b>Net Operating Income</b>	\$153,718
<b>Cap Rate</b>	6.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	2025 Commerce Drive Peachtree City, Georgia 30269
<b>Rentable Area</b>	3,500 SF
<b>Land Area</b>	0.94 AC
<b>Year Built</b>	2020
<b>Tenant</b>	McAlister's Deli
<b>Guaranty</b>	Red Door Sandwich, LLC & Personal Guaranty
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	18+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	12/20/2024
<b>Lease Expiration</b>	12/21/2044
<b>ROFO/ROFR</b>	No



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
McAlister's Deli	3,500	12/20/2024	12/21/2044	Current	-	\$12,810	\$153,718	3 (5-Year)
(Franchisee & Personal Guaranty)				12/20/2029	10%	\$14,091	\$169,090	
				12/20/2034	10%	\$15,500	\$185,999	
				12/20/2039	10%	\$17,050	\$204,599	

10% Increase Beg. of Each Option

### 18+ Years Remaining | Scheduled Rental Increases | Options to Extend | Established Brand

- The tenant currently has 18+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% increases every 5 years during the initial term and options, growing NOI and hedging against inflation
- McAlister's Deli brand, headquartered in Atlanta GA, has approximately 550 restaurants in 29 states as of June 30, 2024

### Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

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

- More than 65,000 residents and 26,000 employees support the trade area
- Affluent average household income of \$155,230

### Dense Retail Corridor | Strong National/Credit Tenant Presence | Trinity Christian School

- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Costco, Aldi, Walmart Supercenter, Home Depot, Trader Joe's, Sam's Club, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is in close proximity to Trinity Christian School, further increasing consumer traffic to the area

### Along U.S. Hwy 74 (32,400 VPD) | Excellent Visibility & Access

- The asset is along U.S. Hwy 74, a major retail road, that averages 32,400 VPD
- The asset has excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress

PROPERTY PHOTOS





## MCALISTER DELI

**mcalistersdeli.com**

**Company Type:** Subsidiary

**Locations:** 550+

**Parent:** GoTo Foods

Founded in 1989, McAlister's Deli is a fast casual restaurant chain known for its genuine hospitality, sandwiches, spuds, soups, salads, desserts and McAlister's Famous Sweet Tea. In addition to dine-in and take-out service, McAlister's Deli also offers catering with a selection of sandwich trays, box lunches, desserts, a hot spud bar and more. With numerous industry accolades, the McAlister's Deli brand had approximately 550 restaurants in 29 states as of June 30, 2024. The company is headquartered in Atlanta, GA.

Source: [mcalistersdeli.com/news](https://mcalistersdeli.com/news)



# PROPERTY OVERVIEW



## LOCATION



Peachtree City, Georgia  
Fayette County  
Fayette MSA

## ACCESS



Commerce Drive: 1 Access Point

## TRAFFIC COUNTS



Joel Cowan Parkway/State Highway 74: 32,400 VPD  
Floy Farr Parkway/State Highway 54: 46,600 VPD

## IMPROVEMENTS



There is approximately 3,500 SF of existing building area

## PARKING



There are approximately 33 parking spaces on the owned parcel.  
The parking ratio is approximately 9.42 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 73309005  
Acres: 0.94  
Square Feet: 40,946

## CONSTRUCTION



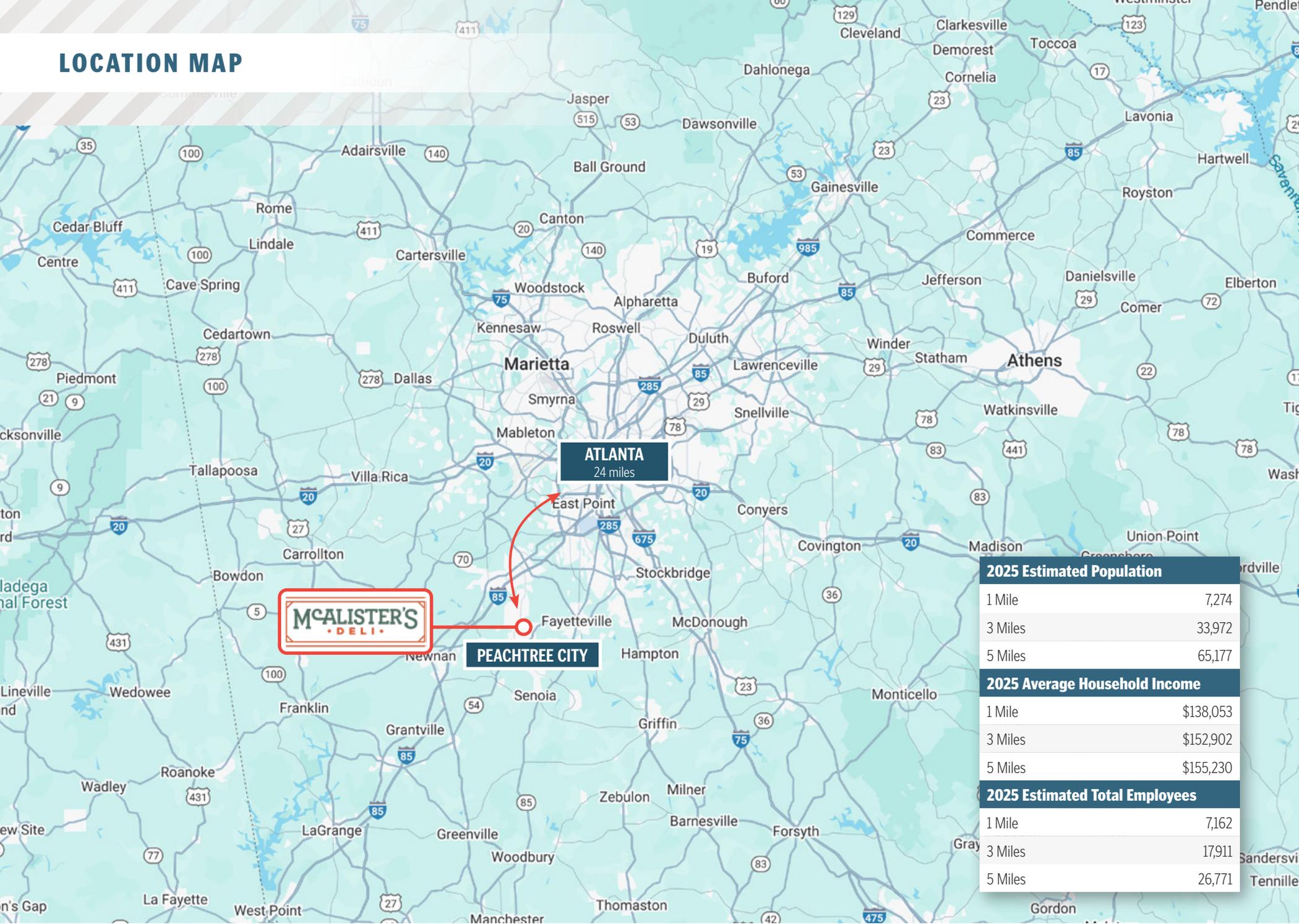
Year Built: 2020

## ZONING

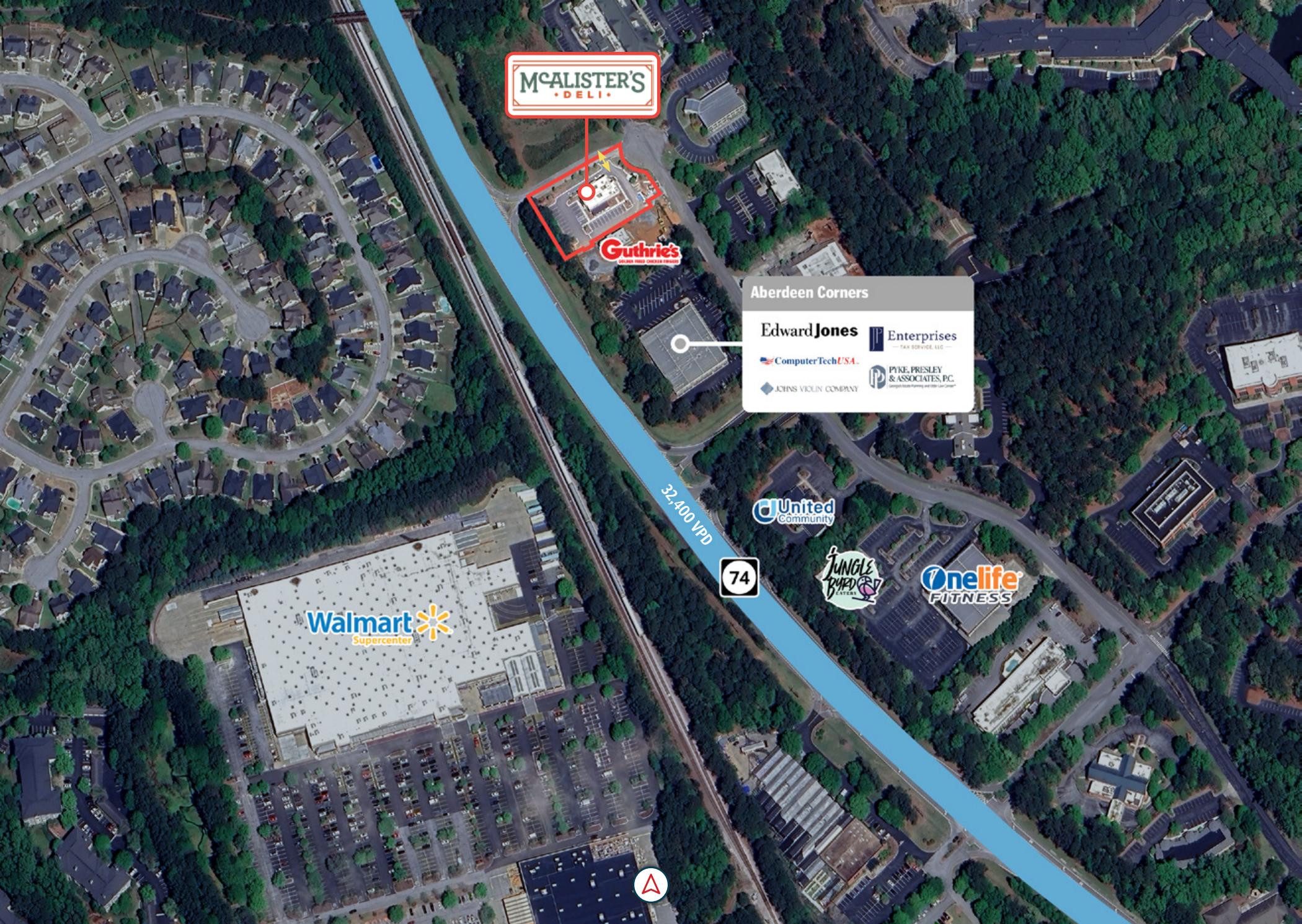


GC: General Commercial

# LOCATION MAP



2025 Estimated Population	
1 Mile	7,274
3 Miles	33,972
5 Miles	65,177
2025 Average Household Income	
1 Mile	\$138,053
3 Miles	\$152,902
5 Miles	\$155,230
2025 Estimated Total Employees	
1 Mile	7,162
3 Miles	17,911
5 Miles	26,771



**McALISTER'S**  
DELI

**Guthrie's**  
OLD FASHION CHICKEN

**Aberdeen Corners**

**Edward Jones** **Enterprises**  
TAX SERVICE, LLC

**ComputerTech USA** **PYKE, PRESLEY & ASSOCIATES, P.C.**  
Strength Through Planning and With Your Partner

**JOHNS VIOLIN COMPANY**

32,400 VPD

74

**Walmart**  
Supercenter

**United**  
Community

**JUNGLE**  
BAYED  
LAWYER

**Onelife**  
FITNESS







	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	7,274	33,972	65,177
2030 Projected Population	7,311	34,683	67,320
2025 Median Age	41.9	45.5	44.8
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,771	13,045	24,200
2030 Projected Households	2,796	13,407	25,163
<b>Income</b>			
2025 Estimated Average Household Income	\$138,053	\$152,902	\$155,230
2025 Estimated Median Household Income	\$109,780	\$117,933	\$119,884
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	625	1,684	2,564
2025 Estimated Total Employees	7,162	17,911	26,771



## PEACHTREE CITY, GEORGIA

Peachtree City, Georgia is 27 miles SW of Atlanta, Georgia. It is in Fayette County. The city is part of the Atlanta metro area. Peachtree City, Georgia is a master-planned city near the world's busiest airport, Atlanta Hartsfield-Jackson International. In the late 1950s, developers created over 100 miles of paved cart paths that would connect residents and visitors to shopping, dining, resort-styled hotel, conference centers, golf, and other recreation. Bridges, tunnels, and paths wind through natural settings of lakes, parks, and playgrounds. The multi-use path system is also ideal for runners, walkers, and cyclists. The City of Peachtree City had a population of 40,818 as of July 1, 2025.

Peachtree City is one of the most affluent communities in Georgia and continues to benefit economically by being an integral part of Metropolitan Atlanta. The Metro Atlanta region represents one of the South - east's primary transportation, distribution, financial and consumer centers. The City is well positioned geographically within this growth area. The City continues to benefit through growth in the commercial and industrial sectors. City's industrial park is situated along the City's western boundaries. Of the nearly 1,889 acres set aside for industrial uses, approximately 286 acres are still available for future industrial growth. Peach tree boast around jobs in 551 different industry operations many of these are international, calling different countries home. From Japan, City have corporations such as Rinnai, Shinsei, TDK, Panasonic and Hoshizaki. Gerresheimer and Hella hail from Germany, while Amcor is proudly Canadian and Sigvaris is from Switzerland. The Chinese Sany Corporation houses their North American headquarters in Peachtree City. Additionally, the city workforce is strengthened by banking, finance, retail estate, professional & technical services and health care. Principal employers of the City are Cooper Lighting, Panasonic, Fayette Board of Education, Randstad, Hoshizaki America, Alenco, City of Peachtree City, Walmart Supercenter, Rinnai America Corporation and NCR.



## 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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