



CHIPOTLE

2098 US-17, RICHMOND HILL, GA
(SAVANNAH MSA)

OFFERED FOR SALE

\$3,426,000 | 5.40% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



CHIPOTLE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Richmond Hill, GA. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned in a dense retail artery just outside of Savannah, GA.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$185,000
Rent Escalation	6-10	\$203,500
Rent Escalation	11-15	\$223,850
1st Extension	16-20	\$246,235
2nd Extension	21-25	\$270,859
3rd Extension	26-30	\$297,944
4th Extension	31-35	\$327,739

NOI \$185,000

CAP 5.40%

PRICE \$3,426,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	2098 US-17, Richmond Hill, GA 31324
Building Size (GLA)	2,325 SF
Land Size	0.77 Acres
Year Built/Renovated	2024
Signatory/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	7/31/2024
Lease Expiration Date	8/1/2039
Remaining Term	14 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$185,000



Actual Property



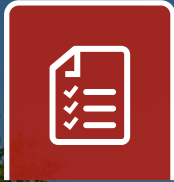
33,791 PEOPLE
IN 5 MILE RADIUS



\$126,672 AHHI
IN 1 MILE RADIUS



27,600 VPD
ON US-17



STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,200+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



LOW VACANCY TRADE AREA

More than 472K SF of retail space located within a 1-mile radius of the subject site, boasting a 0.2% vacancy rate | Nearby National Retail Tenants Include: Goodwill Retail Store, Kroger, Food Lion, and more



NEARBY THOUSANDS OF STUDENTS - BUILT IN CUSTOMERS

Site is surrounded by eight schools which include high schools and middle schools | Richmond Hill Primary School is just 1.4 miles away and has 800 students | 1.5 miles from the site is George W. Carver Elementary which has over 700 students | Near Richmond Hill Elementary School which has more than 700 students



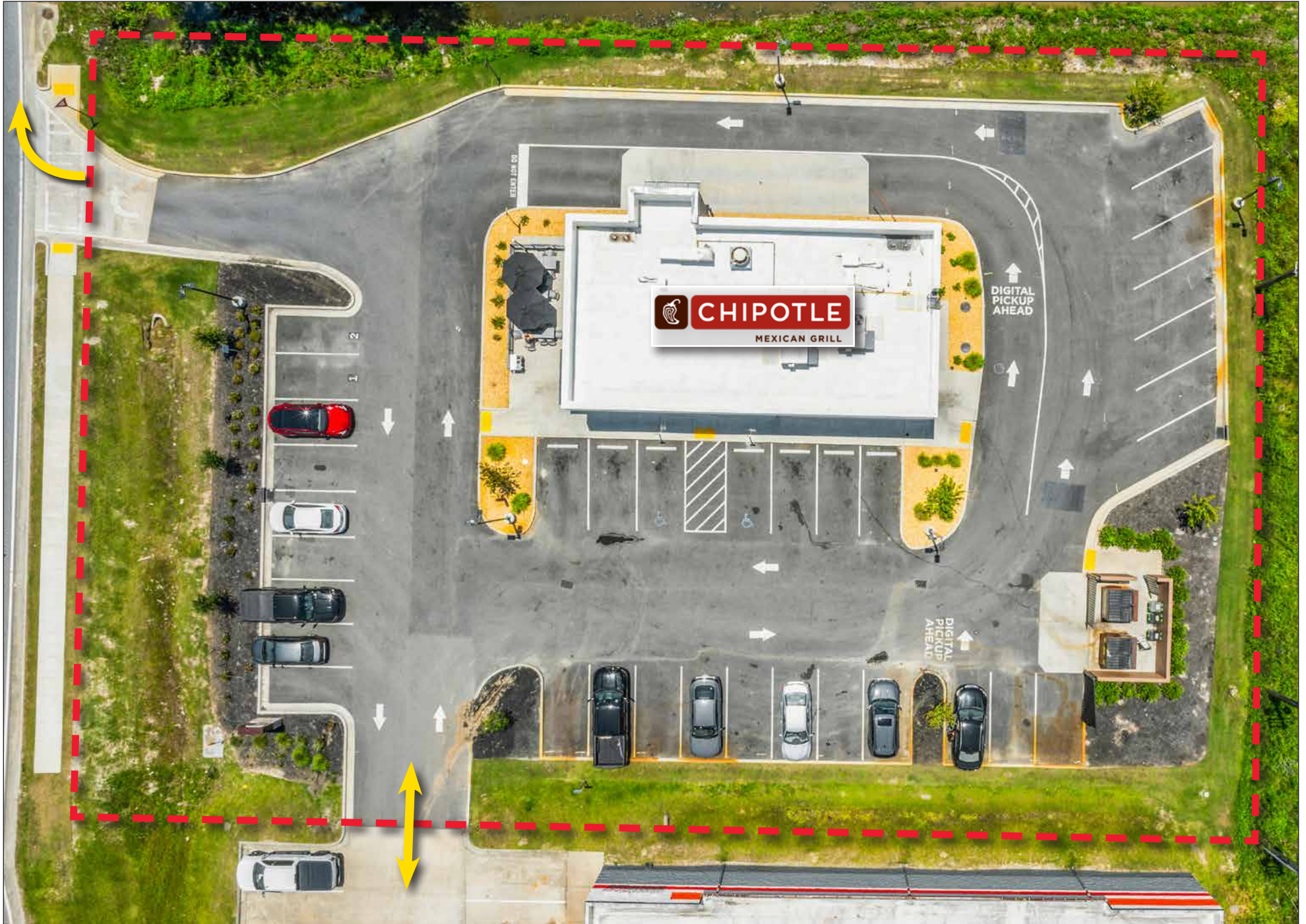
LOCATED IN AFFLUENT SUB-MARKET OF SAVANNAH, GA

AHHI exceeds \$120K in 1-mile radius, and \$100K in 3 & 5 mile radius | The Savannah, GA MSA is the third most populated MSA in Georgia behind only Atlanta and Augusta | From 2010 to 2020 the Savannah, GA MSA was the fastest growing area in all of Georgia



RECENT BUILD-TO-SUIT ON BUSY CORRIDOR

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add the new feature "Chipotlane" drive thru concept with multiple spaces put in for curbside pickup | Positioned off of busy Highway 17 (27.6K VPD)





SOUTH STATE BANK

joybridge kids

MAC'S WATERJET

ACE
The helpful place.

Parker's
fast, fresh & friendly

Chevron

CVS

FIRST BANK
OF COASTAL GEORGIA

UNITED STATES POSTAL SERVICE

enmarket

Walgreens

EXPRESS OIL CHANGE
10 MINUTE SERVICE

Ford Ave (16,300 VPD)

Advance Auto Parts

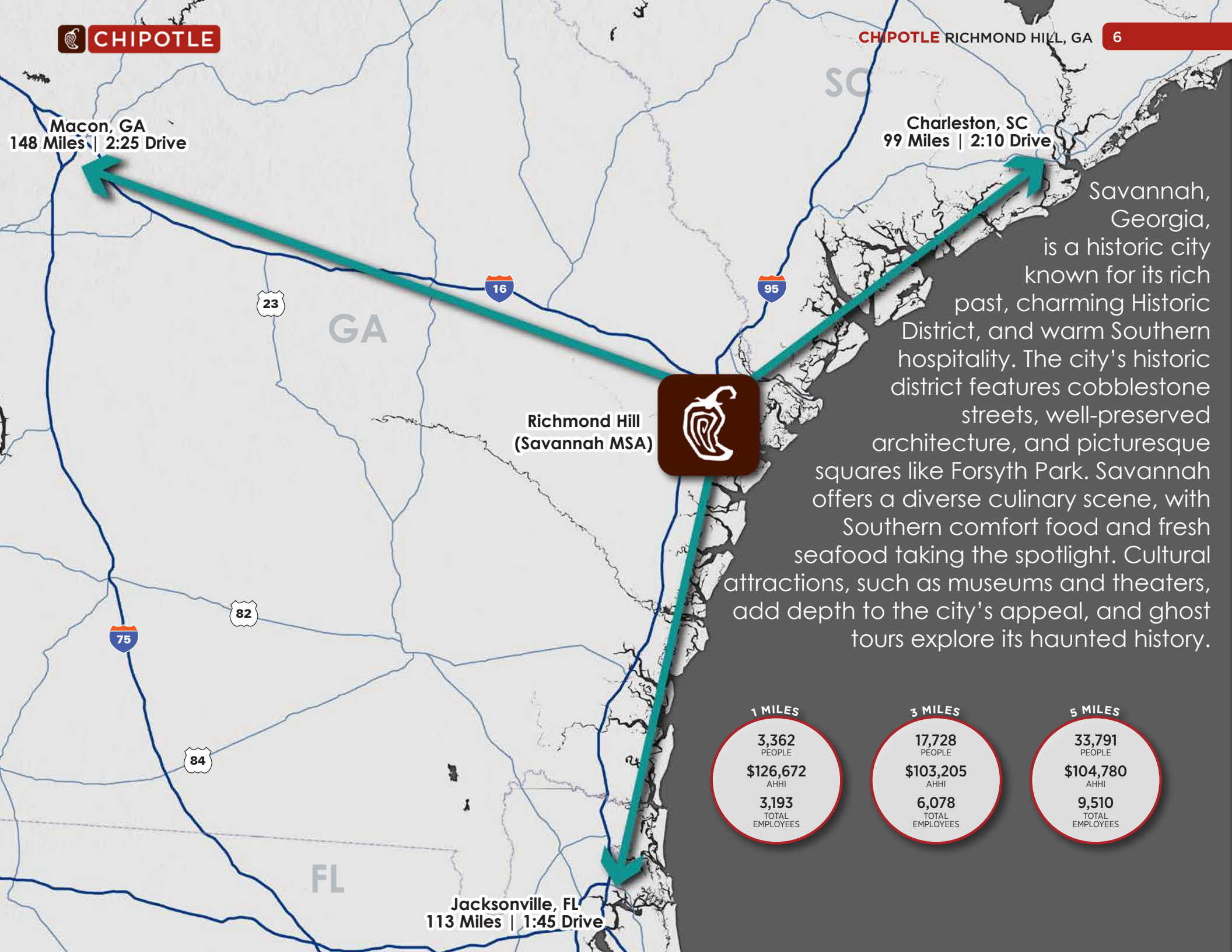
Goodwill
DOLLAR TREE

PIZZA PAPA JOHN'S
burn boat camp

CHIPOTLE
MEXICAN GRILL

AutoZone

US-17 (27,600 VPD)



Macon, GA
148 Miles | 2:25 Drive

Charleston, SC
99 Miles | 2:10 Drive

Richmond Hill
(Savannah MSA)



Savannah, Georgia, is a historic city known for its rich past, charming Historic District, and warm Southern hospitality. The city's historic district features cobblestone streets, well-preserved architecture, and picturesque squares like Forsyth Park. Savannah offers a diverse culinary scene, with Southern comfort food and fresh seafood taking the spotlight. Cultural attractions, such as museums and theaters, add depth to the city's appeal, and ghost tours explore its haunted history.

1 MILES

3,362
PEOPLE
\$126,672
AHHI
3,193
TOTAL
EMPLOYEES

3 MILES

17,728
PEOPLE
\$103,205
AHHI
6,078
TOTAL
EMPLOYEES

5 MILES

33,791
PEOPLE
\$104,780
AHHI
9,510
TOTAL
EMPLOYEES

Jacksonville, FL
113 Miles | 1:45 Drive

TENANT SUMMARY

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 1,600 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.

CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
Market Cap:	\$70.24B
# of Locations:	3,250+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate

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(SAVANNAH MSA)

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:

Shelley Jordan Bell
Atlantic Capital Partners
Atlanta, GA

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