



FranklinStreet

Offering Memorandum



CHIPOTLE

781 SR 96, Warner Robins, GA 31088

New 15 Yr Lease | Across From #2 Ranked Kroger in Georgia

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

Chipotle | Warner Robins, GA



FranklinStreet

OFFERING MEMORANDUM



CHIPOTLE

781 SR 96, Warner Robins, GA 31088



OFFERING SUMMARY

Sale Price: \$3,790,000

Cap Rate: 4.75%

NOI: \$180,000

Building Size: 2,325 SF

Year Built: 2026

Lot Size: 0.59 Acres

Zoning: C2

Lease Type: NNN

Ownership: Fee Simple

Lease Start: 4/9/2026

Lease End: 4/30/2041

Term Remaining: 15 Years

Increases: 10% Every 5 Years

Options: 4 Five-Year Options

Parcel Number: 0W0980144000



18,800 VPD

Travel daily along
State Road 96



\$115,205 HHI

within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New 15-Yr Lease Chipotle in Warner Robins GA
- Located Across the Street From The #2 Kroger in the State (Placer.AI)
- Macon-Warner Robins MSA Population Approaching 500,000+ Residents
- Located Near Robins Air Force Base: Employs 23,000+ People
- Chipotle Revenue Climbed 9.3% to \$3.35 Billion in 2Q
- Located Within the Path of Growth of Warner Robins: \$118K HHI within 3-Mile Radius
- Chipotlane Location: Typically Adds \$1M+ in Store Revenue Per Location
- Major Retail Intersection: Kroger, Chick-fil-A, Starbucks, CVS, Circle K, McDonalds, Wendy's, McAllister's Deli, Advance Auto, Tropical Smoothie, Valvoline, amongst others

PROPERTY DESCRIPTION

Franklin Street is pleased to present this newly constructed Chipotle in Warner Robins, Georgia. Warner Robins is 1.5 hours south of Downtown Atlanta along the I-75 corridor. The Macon-Warner Robins MSA is the fourth largest in Georgia with close to half a million residents. Warner Robins is known for its affordable living, a strong job market, and great family-friendly perks, including strong school system. The Chipotle site is located just to the west of Robins Air Force Base. It is Georgia's largest single-site industrial complex, driving an estimated \$4.5 billion annual economic impact and employing over 23,000 personnel. Chipotle signed a new 15-year lease at the location that offers a landlord-friendly, hands-off NNN structure. The location is on the busy Highway 96 corridor and across from a Kroger-anchored center that generates 2.6M annual visits. The Kroger ranks as the #2 location in the state out of 158 scored on Placer.AI. The surrounding area projects strong future growth and is supported by \$115K+ household incomes, which makes it ideal for a Chipotle location.

CHIPOTLE OVERVIEW



Company Website

www.chipotle.com

Lease Type

NNN

Guarantor

Corporate

Square Feet

2,325

Original Lease Term

15 Years

Lease Term Remaining

15 Years

Rent Increases

10% Every 5 Years

Renewal Options

4 Five-Year Options

Rent Commencement Date

4/9/2026

Rent Expiration Date

4/30/2041

Company Sales

\$11.9 Billion (2025)

ABOUT THE TENANT

Chipotle Mexican Grill, Inc. (NYSE: CMG) is one of the world's leading fast-casual restaurant companies, serving a focused menu of burritos, bowls, tacos, quesadillas, and salads prepared with responsibly sourced, high-quality ingredients. Founded in 1993 by Steve Eells in Denver, Colorado, Chipotle revolutionized the restaurant industry by pioneering the fast-casual dining segment with its "Food with Integrity" philosophy. Today, the company is headquartered in Newport Beach, California and continues to distinguish itself through operational excellence, digital innovation, and a commitment to sustainable sourcing. As of 2026, Chipotle operates more than 4,040 company-owned restaurants across the United States, Canada, the United Kingdom, France, Germany, the Middle East, and recently entered Mexico with its first restaurant opening in Monterrey. The company continues to execute one of the most aggressive expansion strategies in the restaurant industry, targeting 350 to 370 new restaurant openings annually, with approximately 80% featuring its highly successful Chipotlane® digital drive-thru format. Chipotle generated \$11.9 billion in revenue during fiscal year 2025, while employing more than 130,000 team members. Digital sales continue to represent a significant portion of total revenue, accounting for nearly 39% of food and beverage sales during the first quarter of 2026, reinforcing the strength of the company's omnichannel platform and customer loyalty ecosystem.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	1-to-5	\$180,000	-
Primary Term	6-to-10	\$198,000	10%
Primary Term	11-to-15	\$217,800	10%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
Option 1	16-to-20	\$239,580	10%
Option 2	21-to-25	\$263,538	10%
Option 3	26-to-30	\$289,892	10%
Option 4	31-to-35	\$318,881	10%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



The Patrician
at Bonaire Apts
121 Units



T Mobile
PAPA JOHN'S



SunMark
COMMUNITY BANK



STATE RD 96
18,800 VPD



McALISTER'S
POSER

SHOPPES AT
HOUSTON LAKE



DOLLAR GENERAL

MARGARITAS
Mexican Grill



Chick-fil-A

TURNER'S
fine furniture





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MARKET OVERVIEW

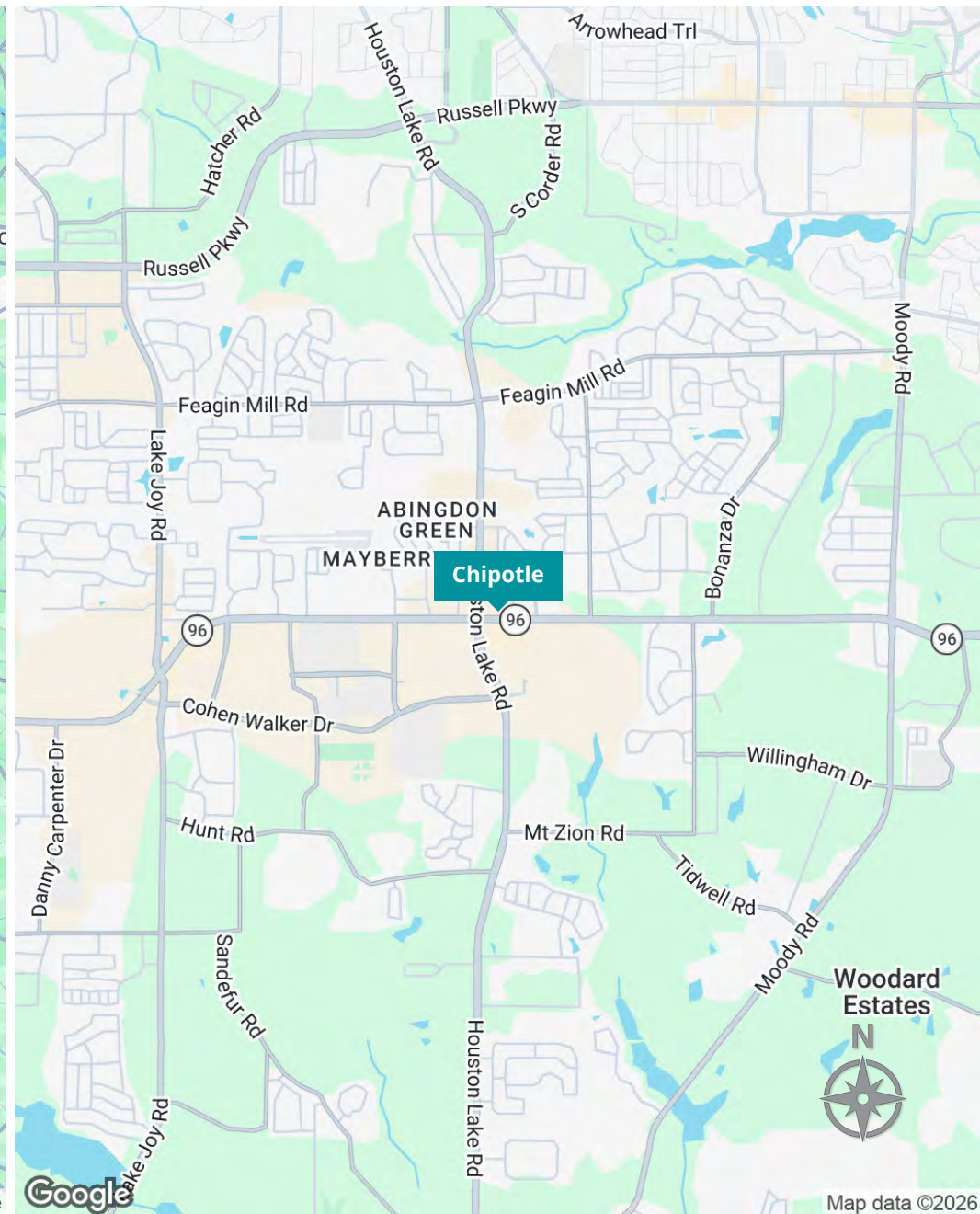
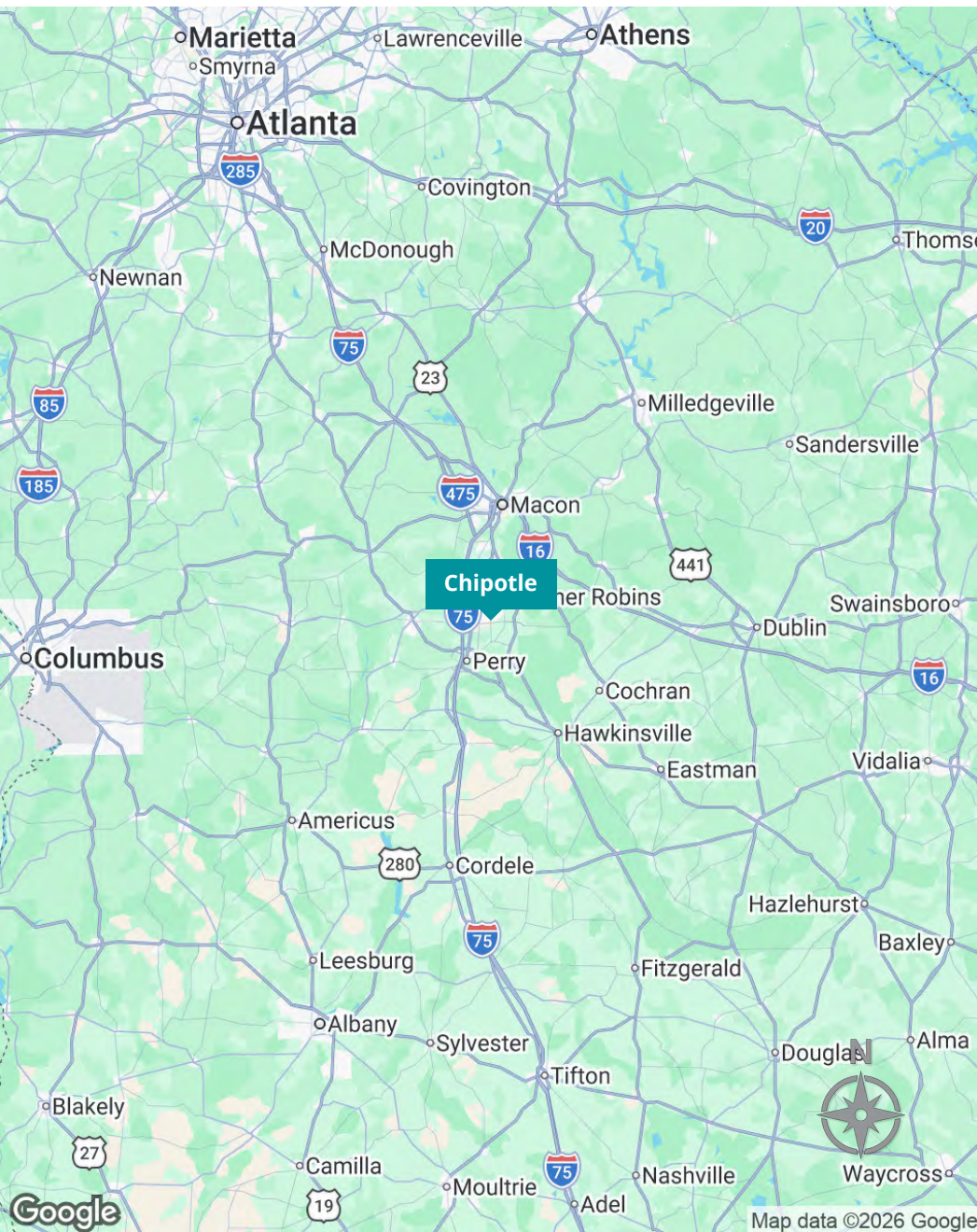
Chipotle | Warner Robins, GA



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OFFERING MEMORANDUM

REGIONAL & LOCAL MAP



AREA DEMOGRAPHICS

DEMOGRAPHICS

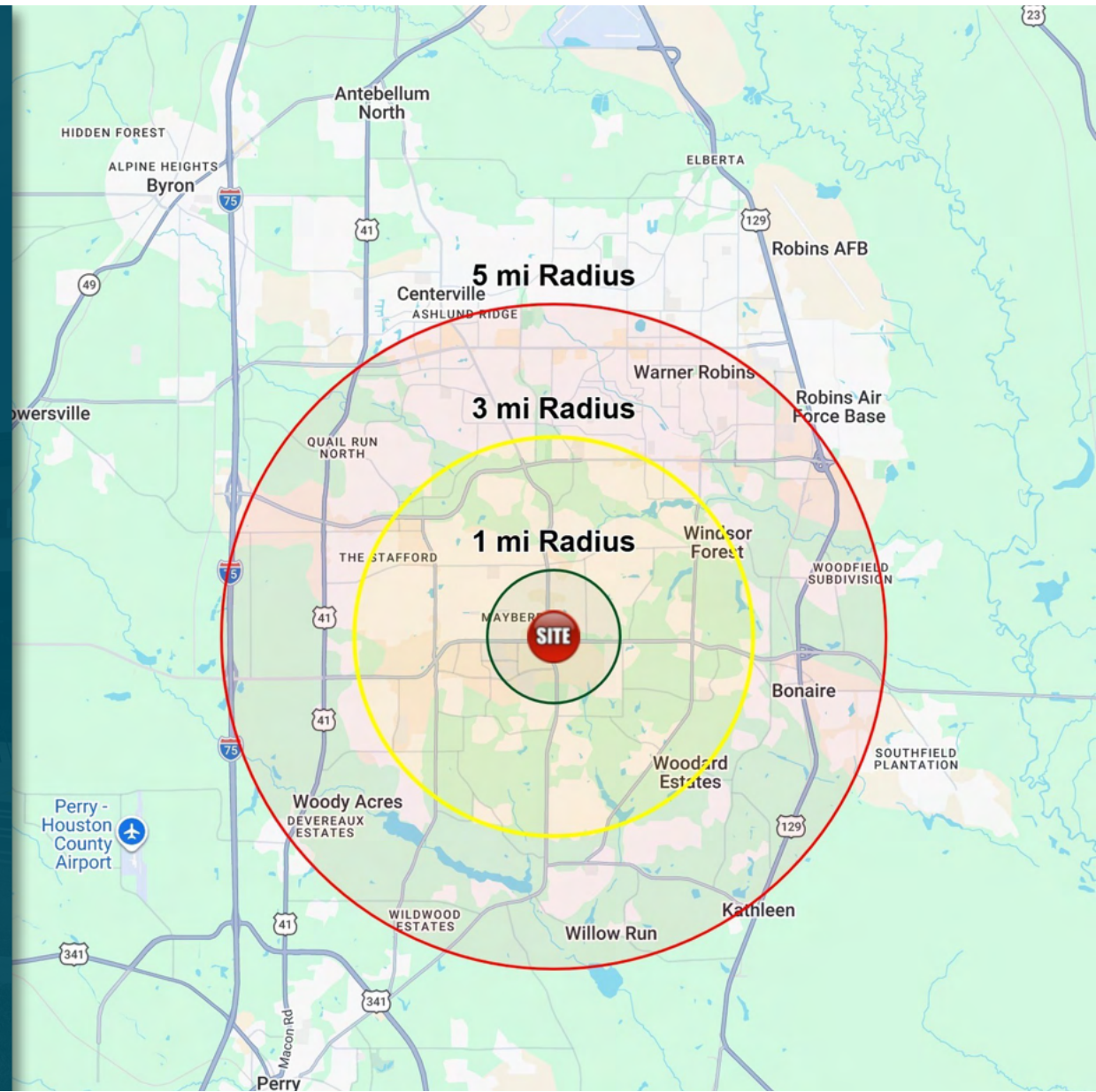
POPULATION

	1 MILE	3 MILE	5 MILE
Total Population (2026)	6,888	45,783	104,887
Proj. Population (2031)	6,939	48,041	111,900
Census Population (2020)	6,670	45,949	97,865

HOUSEHOLDS & INCOME

Total Households (2026)	2,649	17,878	41,076
Proj. Households (2031)	2,704	18,961	44,229
Avg. HHI (2026)	\$111,210	\$118,391	\$115,205
Median HHI (2026)	\$97,849	\$98,120	\$95,647
Avg. HH Net Worth (2026)	\$848,799	\$986,945	\$949,676

* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

POPULATION

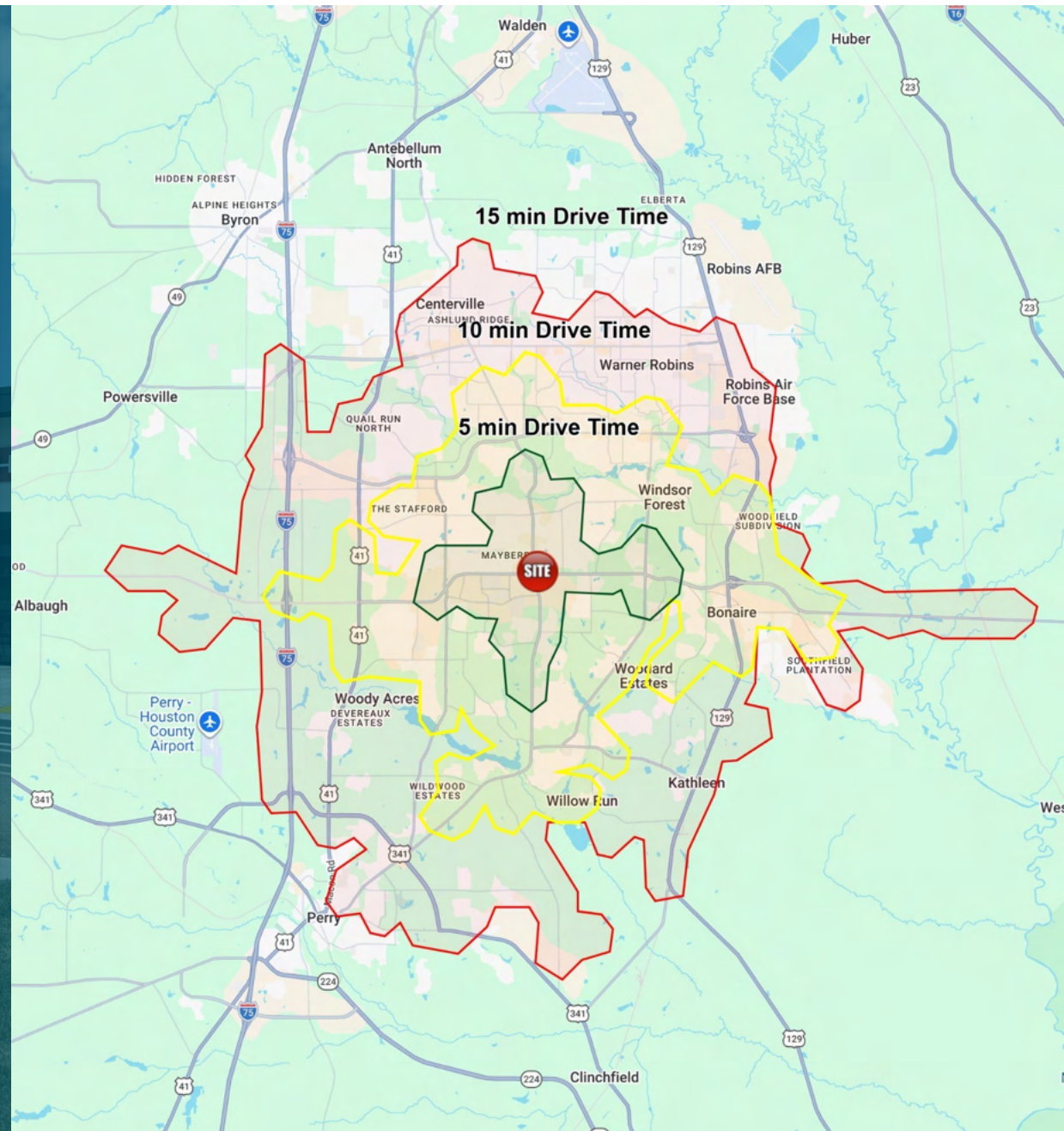
	5 MIN	10 MIN	15 MIN
Total Population (2026)	6,888	45,783	104,887
Proj. Population (2031)	6,939	48,041	111,900
Census Population (2020)	6,670	45,949	97,865

HOUSEHOLDS

	5 MIN	10 MIN	15 MIN
Total Households (2026)	2,649	17,878	41,076
Proj. Households (2031)	2,649	18,961	44,229
Census Households (2020)	1,954	13,520	30,612

HOUSEHOLD INCOMES

	5 MIN	10 MIN	15 MIN
Avg. HHI (2026)	\$111,210	\$118,391	\$115,205
Median HHI (2026)	\$97,849	\$98,120	\$95,647
Avg. HH Net Worth (2026)	\$848,799	\$986,945	\$949,676



WARNER ROBINS FAST FACTS



\$4.48 B
ECONOMIC IMPACT
OF ROBINS AFB



10.64%
POPULATION
INCREASE SINCE
2020



\$118,391
AVERAGE
HOUSEHOLD
INCOME



#10
LARGEST
CITY
IN GEORGIA



30-35%
LOWER
HOUSING
COSTS

(WORLDPOPULATIONREVIEW.COM & REGIS ONLINE)

WARNER ROBINS/MACON OVERVIEW

WARNER ROBINS

Warner Robins is a part of the larger Macon-Warner Robins Combined Statistical Area, with an estimated 2025 population of 440,661. Warner Robins Air Depot was built in 1942 just outside the city limits. Its expansion has attracted more residents. Warner Robins, Georgia's International City, is best known as the home of Robins Air Force Base, the Museum of Aviation (second largest in the country), and the Southeast Regional Little League Headquarters and field. Visitors can "bird watch" by viewing the aircraft traffic from the Museum of Aviation's observation deck and enjoy an exciting air show and "Wings and Wheels" Car Show. For railroad enthusiasts, visit "depot row," where you'll find the historic 1944 depot, which is now the E. L. Greenway Welcome Center. Next to the welcome center is Mildred's Country Store, full of local antiques, and between that is the Southern Railroad caboose X556 from 1971. Capping off the property is the Elberta Train Depot, which is a heritage center highlighting the intertwined history of the local community.

MILITARY HUB

Robins Air Force Base, the largest single-site industrial complex in the state of Georgia, is just 10 miles south of Macon on Highway 247 next to the city of Warner Robins. Robins Air Force Base is home to 54 mission partners, covering five major commands and three wings, totaling 22,000 Total Force Airmen all working together to support America's defense. Robins Air Force base covers 6,935 acres and is Georgia's largest single-site industrial complex. Major units include Headquarters Air Force Reserve Command, the Warner Robins Air Logistics, Complex, 116th Air Control Wing, 461st Air Control Wing, 78th Air Base Wing, 5th Combat Communications Group and the 638th Supply Chain Management Group. There are also a number of Defense Logistics Agency and AF Life Cycle Management Center activities there, as well as a number of smaller units and organizations which are important to the base, Air Force and Department of Defense resulting in approximately \$4.48 billion in annual economic impact and Includes \$1.43B civilian and military payroll; \$492.7M in local construction, contracts, and procurement (materials, equipment, and supplies); and the value (\$1.2B) of additional local jobs created within a 50-mile radius of the base which are attributable to the installation.



Robins Airforce Base



Museum of Aviation



WARNER ROBINS/MACON OVERVIEW



Middle GA Regional Airport



Middle GA State University



Georgia Music Hall of Fame

MACON

Located near the fall line of the Ocmulgee River, Macon had a 2025 estimated population of 157,632. It is the principal city of the Macon Metropolitan Statistical Area, which had an estimated population of 238,553 in 2025. Macon is also the largest city in the Macon–Warner Robins Combined Statistical Area (CSA), a larger trading area with an estimated 446,644 residents in 2025; the CSA abuts the Atlanta metropolitan area just to the north. In a 2012 referendum, voters approved the consolidation of the governments of the City of Macon and Bibb County, and Macon became Georgia's fourth-largest city (just after Columbus). The two governments officially merged on January 1, 2014. Macon is served by three interstate highways: I-16 (connecting the city to Savannah and coastal Georgia), I-75 (connecting the city with Atlanta to the north and Valdosta to the south), and I-475 (a city bypass highway). The city has several institutions of higher education, as well as numerous museums and tourism sites. The area is served by Middle Georgia Regional Airport and Herbert Smart Downtown Airport.

HIGHER EDUCATION

There are 4 colleges in Macon and 73 colleges within 100 miles. Mercer (9,232 students), established in 1833, Middle Georgia State University—Georgia's newest university, established in 2015 (8,404 students), and Wesleyan College—the first chartered women's college in the world (530 students)—have the largest populations of "traditional" college students. Central Georgia Technical College, providing vital education for an eleven-county service area throughout central Georgia, has a robust estimated enrollment of 12,700 students, contributing significantly to the region's overall workforce development and academic success.

CULTURE

Macon is the birthplace or hometown of musicians Emmett Miller, The Allman Brothers Band, Randy Crawford, Mark Heard, Lucille Hegamin, Otis Redding, Little Richard, Mike Mills, and Bill Berry of R.E.M., as well as more recent artists like violinist Robert McDuffie and country artist Jason Aldean. The Georgia Music Hall of Fame is also located here and is the host of Georgia Music Week in September. The Macon Film Festival is an annual celebration of independent films and is held the third weekend in July. Skydog is a music festival celebrating the birthday, life and music of Duane Allman which is held in November. One of the most popular annual festivals in Macon is the International Cherry Blossom Festival which is a 10-day celebration held every mid-March as that is when over 350,000 Yoshino cherry trees bloom in all their glory. For 10 days, festival lovers are treated to one of the most extravagant displays of springtime color in the nation as they visit the town referred by Congressional Records as the Cherry Blossom Capital of the World. The festival has become one of the Top 20 Events in the South, Top 50 Events in the U.S. and Top 100 Events in North America.

WARNER ROBINS/MACON OVERVIEW

ECONOMY

Macon and Bibb County Georgia entities recognize the value in developing their community assets, making central Georgia a great place for business relocation. An abundance of water (their most precious natural resource and voted “the nation’s best-tasting water”), a central geographic location, and a collaborative economic culture position Macon, Georgia as an ideal place for business relocation. Their cultural assets attract creative professionals who have the freedom to live where they choose. Macon, Georgia’s historic assets and natural beauty are generating buzz from film makers, who along with lucrative tax incentives, have helped Georgia become the 4th largest producer of original films in the country. Macon is a thriving center of economic, cultural, and social activity, most notably in the revitalization of the downtown area. The community has responded to this charge by investing over \$350 million to improve downtown. Further investment in Macon includes the expansive \$12 million redevelopment of Westgate Mall into the Middle Georgia Industrial Park. Georgia’s first air-conditioned, indoor mall originally built in 1961 and mostly empty by 1995 has been rebranded as a 390,000-SF, six-building industrial park that features office facilities and warehouse space sitting on roughly 45 acres.

TOP 10 EMPLOYERS IN MACON-BIBB COUNTY

1. *GEICO* - 5,000 - 7,000 Employees
2. *Atrium Health Navicent* - 4,000 - 5,000 Employees
3. *Bibb County School District* - 3,500 - 4,000 Employees
4. *Blue Bird Corporation* - 2,000 - 2,600 Employees
5. *Mercer University* 2,000 - 2,500 Employees
6. *Macon-Bibb County Govt.* - 1,800 - 2,000 Employees
7. *YKK (U.S.A.) Inc.* - 900 - 1,100
8. *Kumho Tire* - 350-500 Employees
9. *Middle GA State University* 600 - 800 Employees
10. *Piedmont Healthcare* 1,400 - 1,600 Employees



Middle GA Industrial Park



Mercer University



Piedmont Healthcare



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