

QSR AVAILABLE FOR GROUND LEASE

C-1 - Local Commercial District Zoning



DRIVE-THRU EQUIPPED | STRONG RETAIL CORRIDOR | 260,000+ POPULATION IN TRADE AREA



1235 S. Hairston Road

STONE MOUNTAIN GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



MICHAEL KAPLAN

Vice President

National Net Lease

michael.kaplan@srsre.com

D: 214.560.6900 | M: 808.377.0765

8144 Walnut Hill Lane, Suite 1200

Dallas, TX 75231

TX License No. 771801

STEWART PRESTON

Senior Associate

stewart.preston@srsre.com

D: 678.259.9569 | M: 865.304.2256

3445 Peachtree Rd NE, Suite 950

Atlanta, GA 30326

GA License No. 420929



NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675



OFFERING SUMMARY



OFFERING

Asking Annual Rent	\$140,000
Lease Type	Ground Lease
Tenant	Former Wendy's
Zoning	C-1 - Local Commercial District
Drive-Thru Equipped?	Yes

PROPERTY SPECIFICATIONS

Rentable Area	2,864 SF
Land Area	0.81 Acres
Property Address	1235 S. Hairston Road Stone Mountain, Georgia 30088
Year Built	1986
Parcel Number	15 224 01 160
Parking Spaces	42

QSR Property With Drive-Thru Available For Ground Lease | Wendy's Vacating March 2027

- Wendy's extended their lease until March 2027. If a new tenant wishes to occupy before lease termination, Landlord will consider early possession **(Please do not disturb tenant)**
- The asset is zoned C-1 - Local Commercial District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and highways
- The site consists of 2,864 SF of GLA on 0.81 acres, and features a drive-thru

Atlanta MSA | Located Along S Hairston Rd (24,200 VPD) | Crowe's Crossing | Strong Tenant Presence

- The property is located approximately 10 miles from downtown Atlanta, one of the nation's largest cities
- The subject is strategically located along S Hairston Rd, averaging over 24,200 vehicles passing by daily
- Located directly across from Crowe's Crossing, a 105,000+ square foot Kroger-anchored shopping center
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including McDonald's, Walgreens, Popeyes, Zaxby's, Jiffy Lube, and more, further increasing consumer traffic to the site

Direct, Affluent Consumer Base | Strong Demographics In 5-Mile Trade Area

- The 5-mile trade area is supported by approximately 260,600 residents and 51,000 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the subject property boast an affluent average household income of \$86,991



REDAN VILLAGE
FAMILY DOLLAR
DOLLAR TREE
ZAXBY'S

CROWE'S CROSSING

Kroger
city G.E.R.A.
PAPA JOHN'S
T ups

21,700
VEHICLES PER DAY

REDAN RD.

WAFFLE
HOUSE



WELLS FARGO



POPEYES
LOUISIANA KITCHEN



24,200
VEHICLES PER DAY

S. HAIRSTON RD.

jiffy lube





CROWE'S CROSSING



ADCOX RD.

24,200
VEHICLES PER DAY

S. HAIRSTON RD.

Golden Krust

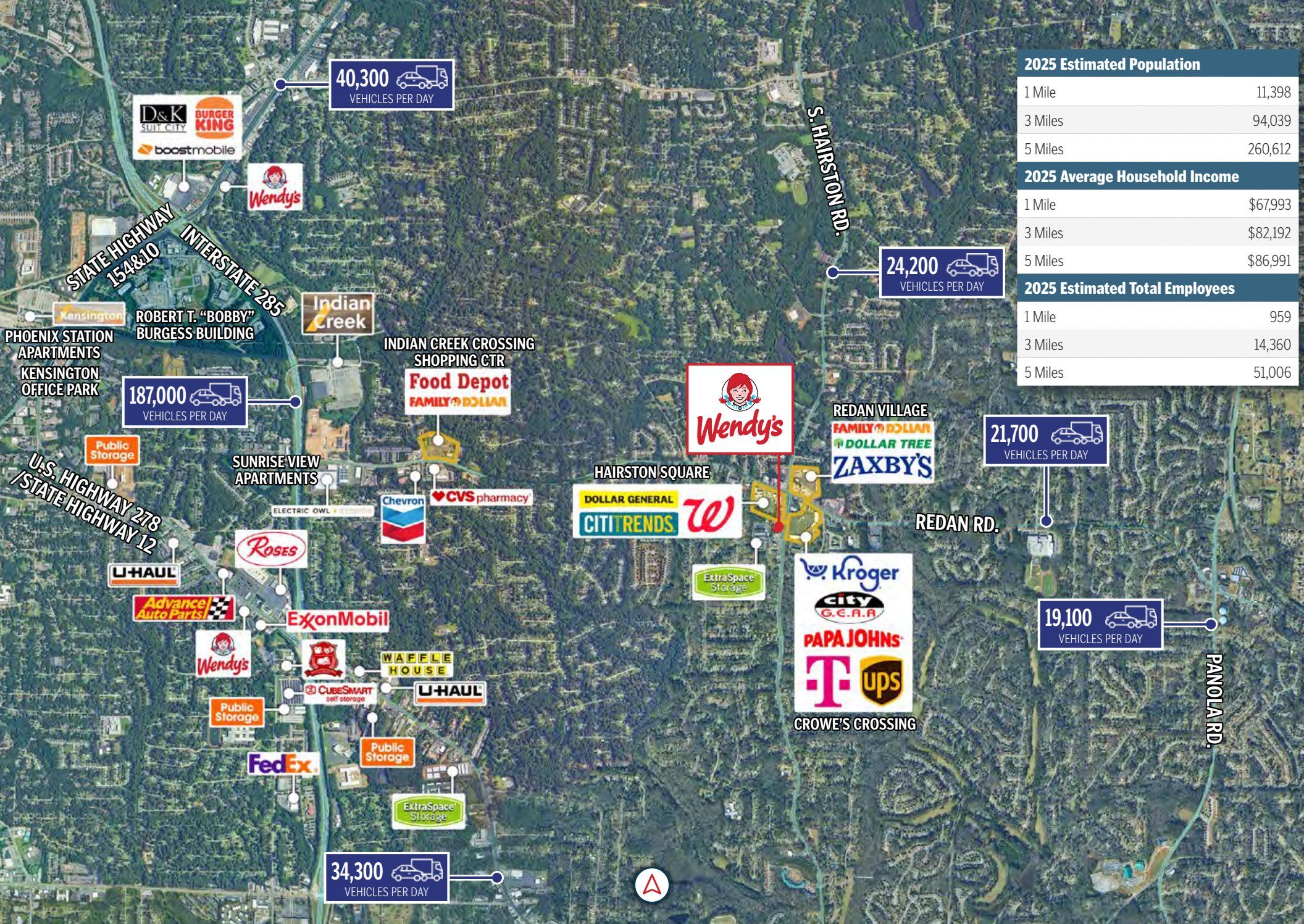
jiffylube

ExtraSpace
Storage

Wendy's







2025 Estimated Population

1 Mile	11,398
3 Miles	94,039
5 Miles	260,612

2025 Average Household Income

1 Mile	\$67,993
3 Miles	\$82,192
5 Miles	\$86,991

2025 Estimated Total Employees

1 Mile	959
3 Miles	14,360
5 Miles	51,006





SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

©Copyright 2025 SRS Real Estate Partners LLC. All Rights Reserved.

This document has been prepared by SRS Real Estate Partners LLC (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.