

# 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

 **SRS** | CAPITAL MARKETS

**EXCLUSIVELY MARKETED BY**



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**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	<a href="#">C-1 - Local Commercial District</a>
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

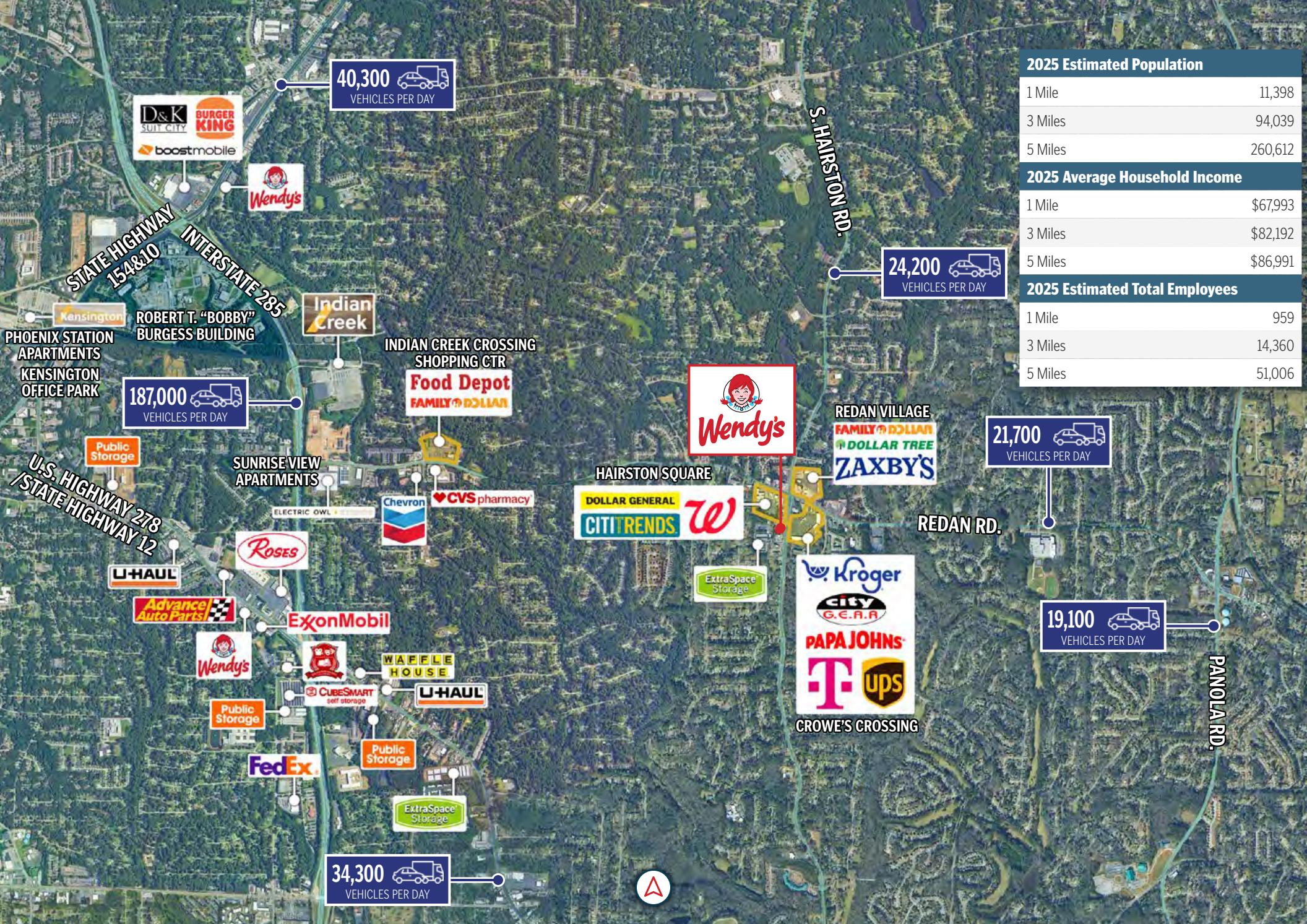
### Direct, Affluent Consumer Base | Strong Demographics In 5-Mile Trade Area

- 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













## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$ 5 B +**

TRANSACTION  
VALUE  
company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2024

**\$ 2.5 B +**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2024

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