

# 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  
**Michael's**

**five BELOW**  
HIBBETT  
SPORTS

Schlottsky's  
IT'S A MOUTHFUL  
**CAVA**

**DOLLAR TREE**

**Davita**  
Kidney Care

**WING STOP**

**SMOOTHIE KING**

**FIVE GUYS**

ExtraSpace  
Storage

**MATTRESS FIRM**

**BEST BUY**

**ALDI**

CHASE

T

RaceTrac

CHASE

Enterprise

TIRE/PLU

46,600 VPD

**ZAXBY'S**

**DISCOUNT TIRE**

Staples  
**ihop**  
TACOMAC

**PIKE**  
NUMBER 1

**THE HOME DEPOT**

**Walmart**  
Supercenter

Camden Peachtree  
City Apartments

32,400 VPD

74

**MCALISTER'S**  
DELI

**Guthrie's**  
Korean BBQ Korean Restaurant

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 Brands, 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	10% Increase Beg. of Each Option
				12/20/2034	10%	\$15,500	\$185,999	
				12/20/2039	10%	\$17,050	\$204,599	

### 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

### Growing Franchisee Operator

- Red Door Brands recently acquired a portfolio of Main Squeeze Juice Co. to add to their McAlister's Deli, Little Caesars, and Arby's operations
- Red Door Brands is committed to growing to 100 units by 2028
- Recently named Kayla Edidin as the Chief Operating Officer – formerly the Vice President of Franchise Development for Mike's Red Tacos

### 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



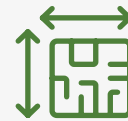
There is approximately 3,500 SF of existing building area

## 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



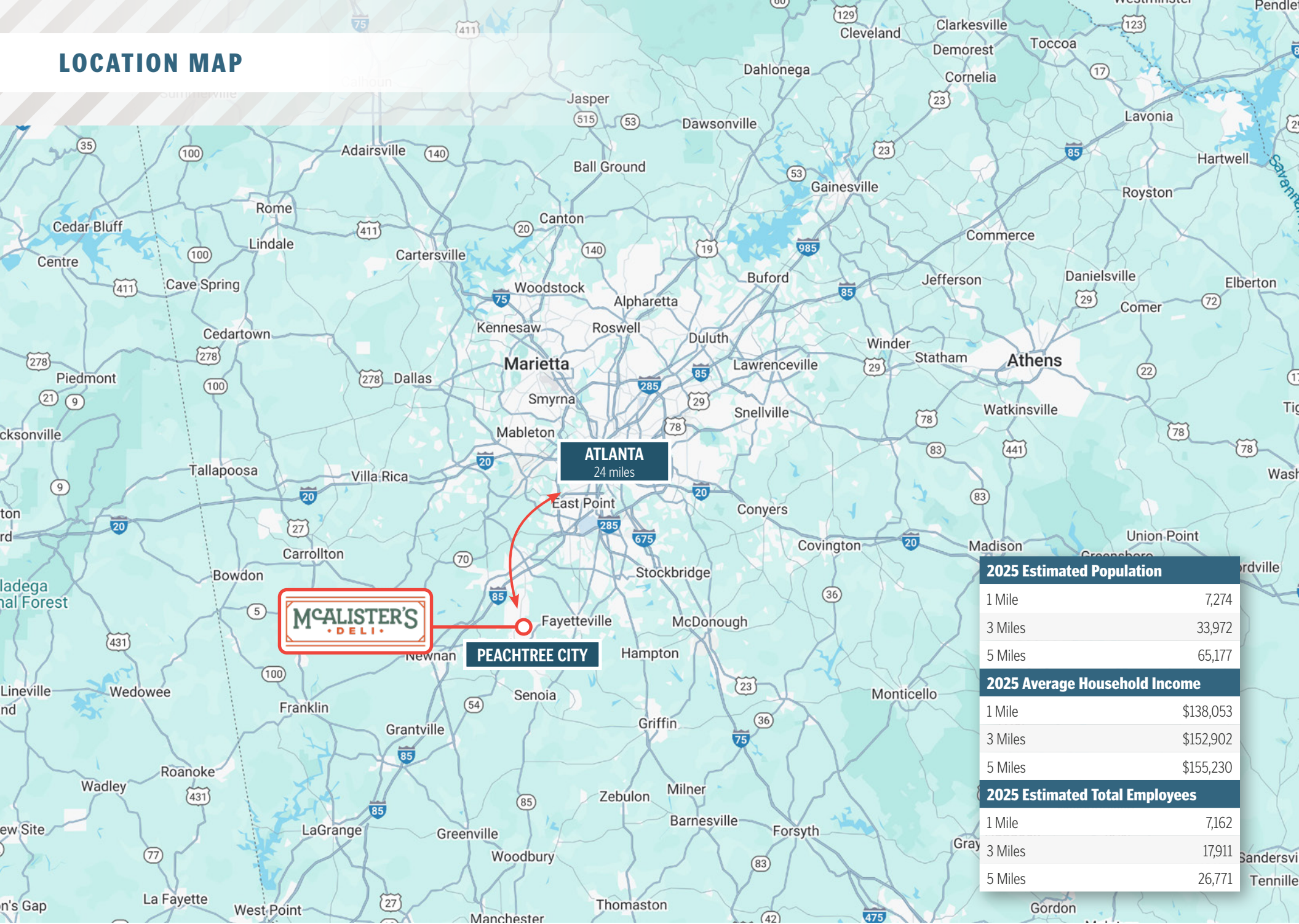
Year Built: 2020

## ZONING

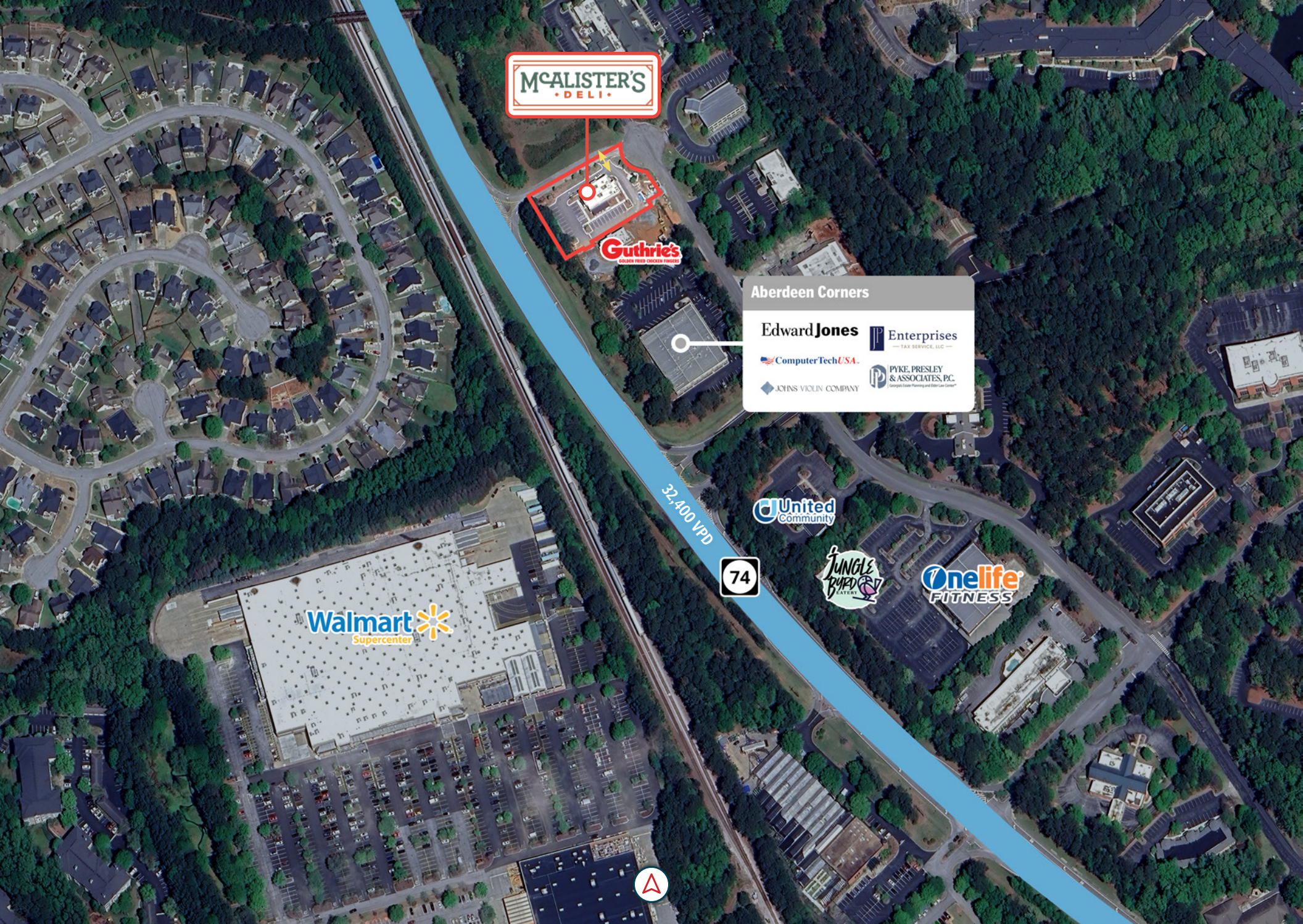


GC: General Commercial

# 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**  
GOLDEN FRESH CHICKEN FINGER

**Aberdeen Corners**

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

**ComputerTech USA** **PYKE, PRESLEY & ASSOCIATES, P.C.**  
Georgia State Planning and Elder Law Center

**JOHNS VIOLIN COMPANY**

32,400 VPD

74

**Walmart**  
Supercenter

**United Community**

**JUNGLE BYRD CAFE**

**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

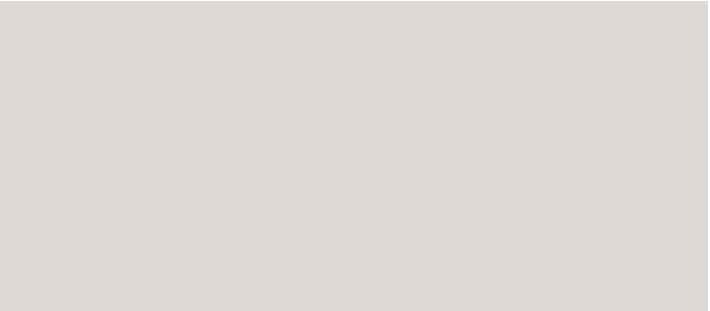
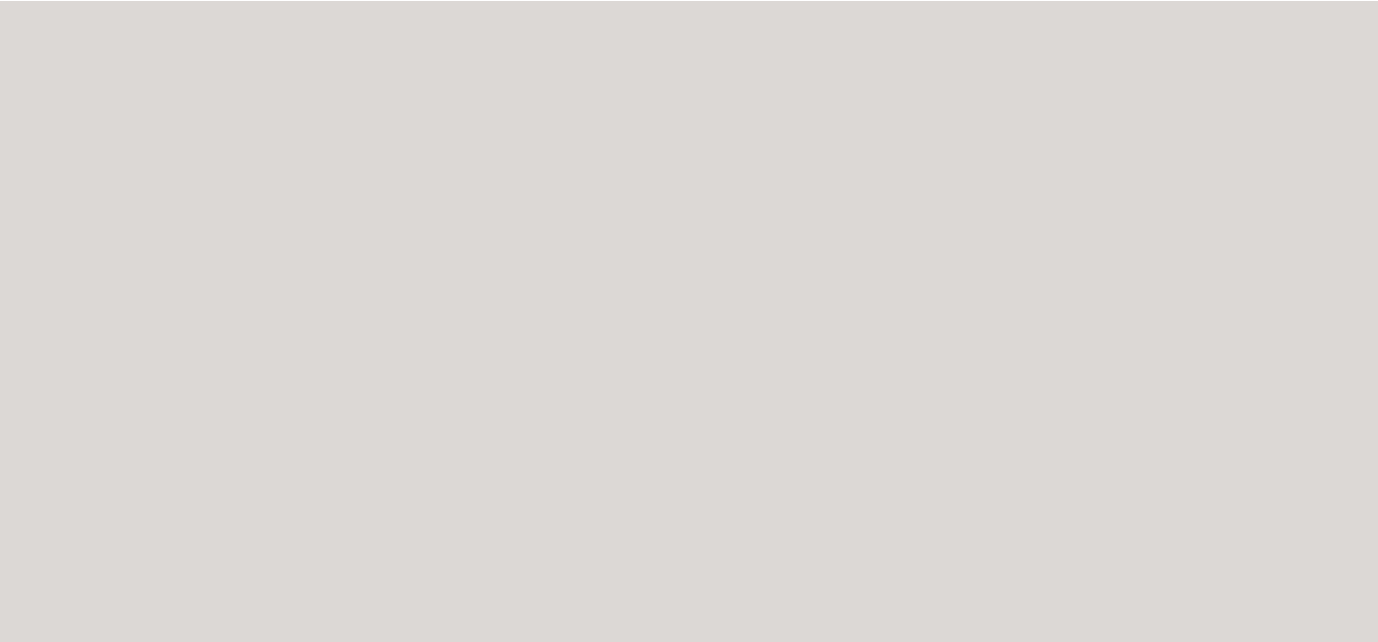
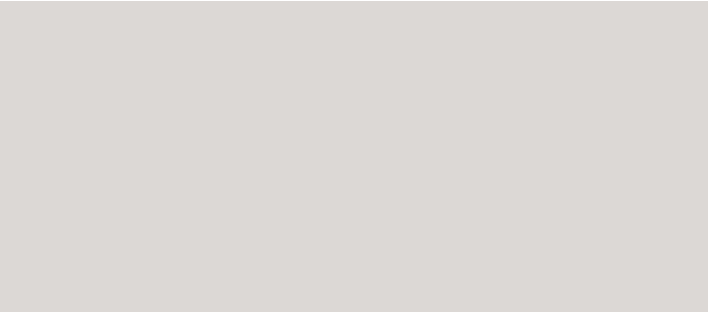
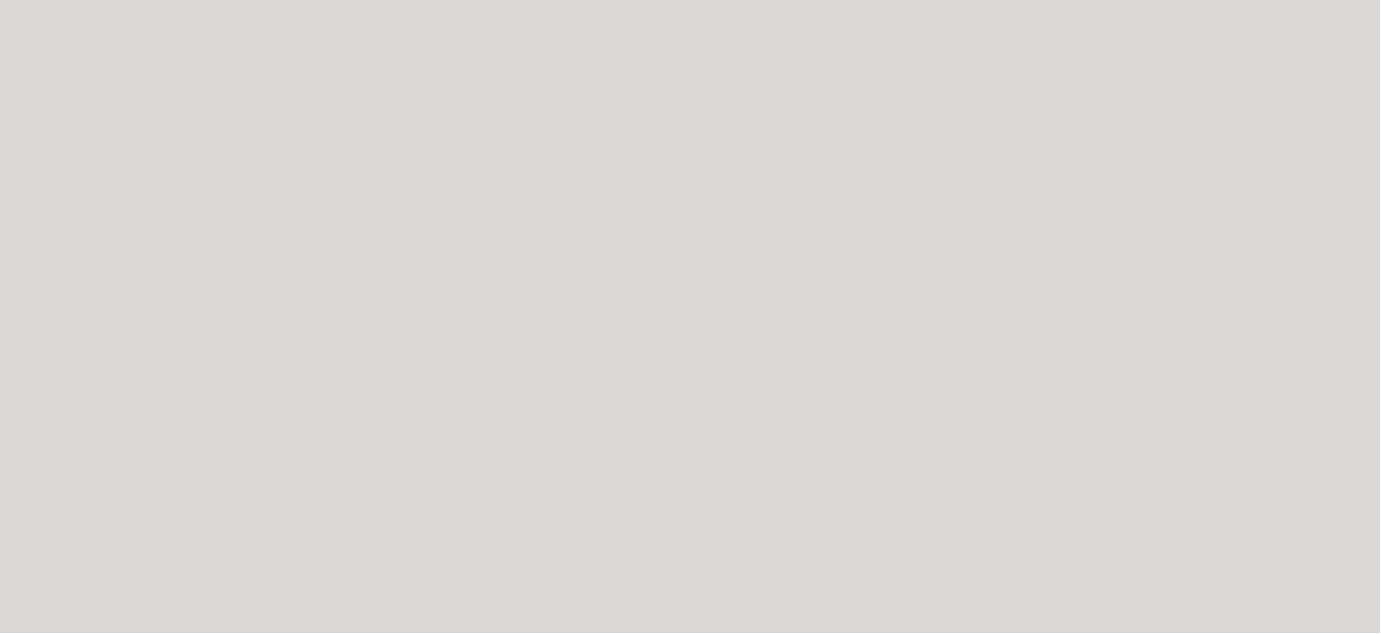


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**PROPERTY PHOTOS**



## Introducing Coastline Restaurant Group

Posted May 14, 2021

After opening Harvest Tide Steakhouse in Lewes, DE in 2018, Zoca Modern Mexican Restaurant in Bethany, DE in 2019, and Coastline Craft Kitchen Food Truck in 2020, creating a company group name seemed to be the best next step.

Coastline Restaurant Group was created and is now gearing up to expand once again. They are broadening their culinary footprint with two new locations in 2021. This expansion will see the opening of Harvest Tide Steakhouse in Bethany Beach, Delaware in the spring of 2021. The third location of Harvest Tide Steakhouse will be opening on Capitol Hill in Washington, DC in the summer of 2021.

Executive Chef and owner Danio Somoza has created his menus with the focus on providing an elevated dining experience for every guest. The menus specialize in freshly sourced seafood, local produce and the finest hand selected USDA prime beef which is then aged to tender perfection for 21 days in our humidity-controlled meat locker.

Chef Danio was born in El Salvador and began his culinary career at the age of 19. He is self-taught and driven by natural instinct. Chef Somoza has a fearless drive to grow his businesses and shares his dream with his growing teams.

Zoca, Somoza's signature restaurant has brought Bethany Beach, DE an elevated version of Modern Mexican cuisine. In addition to Mexican staples such as tacos and burritos, Chef Somoza has expanded the menu to include dishes such as Pescado Red Snapper and Mexican Paella.

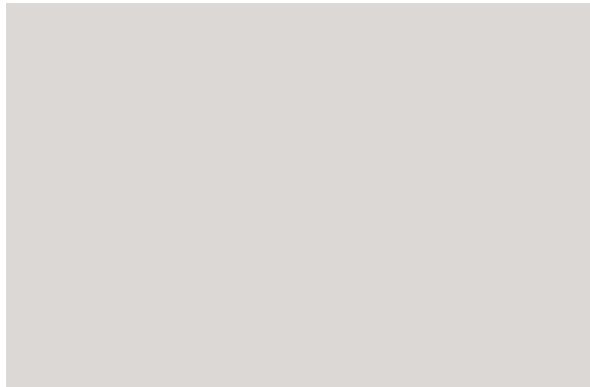
Director of Operations and Partner Donna Serafini joined the team in 2020. She brings a long history of restaurant experiences from developing operational strategies and procedures, as well as conceptual designs. She shares the desire to create consistent exceptional service that exceeds every guest expectation. Donna has developed the beverage programs for each of the current concepts. Your palate

will be intrigued by the use of fresh seasonal fruits, herbs and purees that complement Somoza's menu options.

Director of Events and Catering Juli Mills will assist every client in planning their special occasion. From lavish wedding celebrations, corporate company conference meetings, rehearsal dinners, or catered beach parties...every detail will be attended to. We have several location options to choose from. Our newly designed banquet room on the third floor in downtown Bethany Beach, DE has veranda views of the ocean and iconic totem pole. With smaller conference spaces available, any size group is welcome. There will also be multiple venue options in our Capitol Hill, DC location. Juli will offer her many years of experience to allow you to enjoy your event with ease.

Harvest Tide on The Hill will open on at 212 7th Street SW Capitol Hill in Washington, DC in the summer of 2021. The location has a long history and we are excited to be a part of it. Two floors and multiple rooms, this space has so many beautiful opportunities to continue making history. Stay tuned for more details as they become available.

Source: PR Newswire  
Read Full Article [HERE](#)



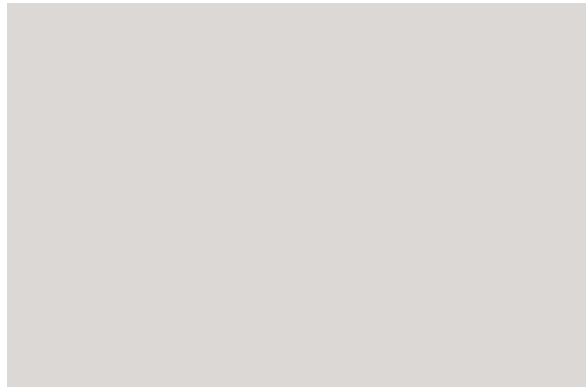
### ZOCA Mexican Restaurant Opened Today at 319 Pennsylvania Avenue, SE

by Larry Janezich | Posted May 3, 2022

ZOCA opened today with no notice zero fanfare on Pennsylvania Avenue, SE, just in time for Cinco de Mayo. Owner Chef Danio Somoza promises carefully crafted dishes with the fresh ingredients and a creative twist to truly authentic Mexican cuisine.

Somoza owns not only another Zoca in Bethany Beach, but also Harvest Tide across from Eastern Market and another Harvest Tide in Lewes, Delaware.

Source: Capitol Hill Corner  
Read Full Article [HERE](#)



### “ZOCA Modern Mexican Cuisine In Capitol Hill Is officially opening on 5 DE MAYO!”

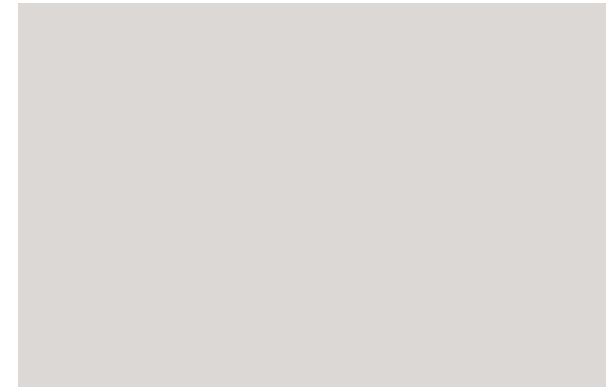
by Prince Of Petworth | Posted May 4, 2022

“We are excited to bring our family-friendly, modern Mexican cuisine to the hill with margaritas and Mexican food that is to die for.” Danio Somoza – Chef.

But that is not all; we have another surprise coming soon to ZOCA for our guests.

We are excited to announce “Crush by ZOCA,” where we will feature craft cocktails, an after-dinner lounge, occasional live music, and a relaxing and unwinding atmosphere in a speakeasy-style with limited access.

Source: PoPville  
Read Full Article [HERE](#)



### Bethany Beach’s Modern Mexican Restaurant Zoca is En Route to Capitol Hill

by Tierney Plumb | Nov 12, 2021

The Delaware hospitality group behind Barracks Row’s new Harvest Tide Steakhouse will also import its sibling Mexican restaurant and tequila bar to the same Capitol Hill neighborhood. Zoca’s first foray outside of Bethany Beach, Delaware, expects to open in January in the historic building formerly occupied by cocktail bar Stanton & Greene (319 Pennsylvania Avenue SE). The menu at D.C.’s Zoca will resemble the 2-year-old original, which serves surfside tacos, tequila flights, sizzling fajitas, and cheesy chimichangas from chef and El Salvadoran immigrant Danio Somoza.

Source: Eater Washington DC  
Read Full Article [HERE](#)