

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



6+ YEARS REMAINING | OPTIONS TO EXTEND | SCHEDULED RENTAL INCREASES



2945 Stonecrest Circle | Lithonia/Stonecrest, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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STONECREST MARKETPLACE

Roses
Marshall's
SHOPPERS WORLD
ROSS
DRESS FOR LESS
DSW
DESIGNER SHOE WAREHOUSE

TOYOTA

HYUNDAI

KM

Hilton Garden Inn
Americinn
BY WYNDHAM
Fairfield
BY MARRIOTT

Applebee's
GRILL + BAR

HAVERTY'S
FURNITURE - EST 1885

HONDA

THE MALL AT STONECREST

macy's
Dillard's
ASHLEY
H&M
PRIVÉ

137,000
VEHICLES PER DAY

Steak 'n Shake

FRIDAYS

ihop

Chili's

STONECREST CIR.
SMOKEY BONES

33,200
VEHICLES PER DAY

INTERSTATE 20

STATE HIGHWAY 124





137,000
VEHICLES PER DAY

INTERSTATE 20

CHRYSLER
Jeep
RAM

Burlington

AMERICAN SIGNATURE
FURNITURE

33,200
VEHICLES PER DAY

STATE HIGHWAY 124

SMOKEY BONES

IHOP

Applebee's

FRESENIUS
KIDNEY CARE

Walmart
Supercenter
sam's club

Panera
BREAD
PAPA JOHN'S
edible
SMOOTHIE
KING

EMORY
HEALTHCARE

ROOMS TO GO

Golden Krust

MATTRESS FIRM

AT&T

FRIDAYS

verizon

Rocking
Crab

Applebee's
GRILL + BAR

STONECREST PKWY.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,893,456
Net Operating Income	\$305,841
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	2945 Stonecrest Circle Stonecrest, Georgia 30038
Rentable Area	5,241 SF
Land Area	1.50 AC
Year Built	2002
Tenant	Applebee's
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	6+ Years
Increases	1% Annually
Options	6 (5-Year)
Rent Commencement	10/13/2011
Lease Expiration	10/12/2031

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Applebee's	5,241	10/13/2011	10/12/2031	Current	-	\$25,487	\$305,841	6 (5-Year)
(Corporate Signature)				10/13/2025	1%	\$25,742	\$308,899	
				10/13/2026	1%	\$25,999	\$311,988	
1% Annual Increases Thereafter Throughout the Initial Term and Options								

Corporate Signed Lease | Options To Extend | Scheduled Rental Increases

- Applebee's corporate signed lease
- 6+ years remaining with 6 (5-year) option periods to extend, demonstrating the tenant's commitment to the site
- The lease features 1% annual increases throughout the initial term and option periods

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

- More than 113,100 residents and 32,800 employees support the trade area
- \$85,915 average household income

The Mall at Stonecrest | Stonecrest Marketplace

- The subject property is an outparcel to The Mall at Stonecrest, which features national/credit tenants such as Macy's, Dillard's, AT&T, Ashley Store, Steak 'N Shake, Chili's, and many others
- Located in close proximity to Stonecrest Marketplace with major tenants including Marshalls, Ross, Dollar Tree, Petco, Staples, T-Mobile, and more
- Strong tenant synergy promotes crossover shopping to the subject property

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the intersection of Interstate 20 and State Highway 124 with a combined 170,200 vehicles passing by daily
- Interstate 20 is the major retail and commuter thoroughfare serving the trade area
- The asset has excellent visibility and multiple points of ingress/egress



APPLEBEE'S Q2 2025 INVESTOR HIGHLIGHTS

- +4.9% YoY growth in domestic same-store sales
- Total revenue: \$230.8M (↑ ~12% YoY from \$206.3M)
- \$325M credit facility in place to support future growth
- FY 2025 comp sales guidance raised to +1% to +3%
- \$6M in stock repurchases and \$8M in quarterly dividends, signaling strong cash flow & capital discipline

Ful Report Read [HERE](#)

APPLEBEE'S

applebees.com

Company Type: Subsidiary

Locations: 1,567+

Parent: Dine Brands Global

2024 Revenue: \$812.31 Million

2024 Net Income: \$64.89 Million

2024 Assets: \$1.79 Billion

Credit Rating: S&P: BBB

As one of the world's largest casual dining brands, Applebee's Neighborhood Grill + Bar serves as America's kitchen table, offering guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's makes it easy for family and friends to connect with one another, whether it's in a dining room or in the comfort of a living room, Eatin' Good in the Neighborhood is a familiar and affordable escape from the everyday. Applebee's restaurants are owned and operated by entrepreneurs dedicated to more than serving great food, but also building up the communities that we call home. From raising money for local charities to hosting community fundraisers, Applebee's is always Doin' Good in the Neighborhood. Applebee's franchise operations consisted of 1,567 Applebee's restaurants in the United States, two U.S. territories and 15 countries outside the United States, and 47 company-operated U.S restaurants as of December 29, 2024. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

Source: applebees.com, finance.yahoo.com

PROPERTY OVERVIEW

LOCATION



Stonecrest, Georgia
DeKalb County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Stonecrest Circle: 2 Access Points

TRAFFIC COUNTS



East Expressway/Interstate 20: 137,000 VPD

IMPROVEMENTS



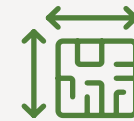
There is approximately 5,241 SF of existing building area

PARKING



There are approximately 90 parking spaces on the owned parcel.
The parking ratio is approximately 17.18 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 16 170 01 039
Acres: 1.50
Square Feet: 65,166

CONSTRUCTION



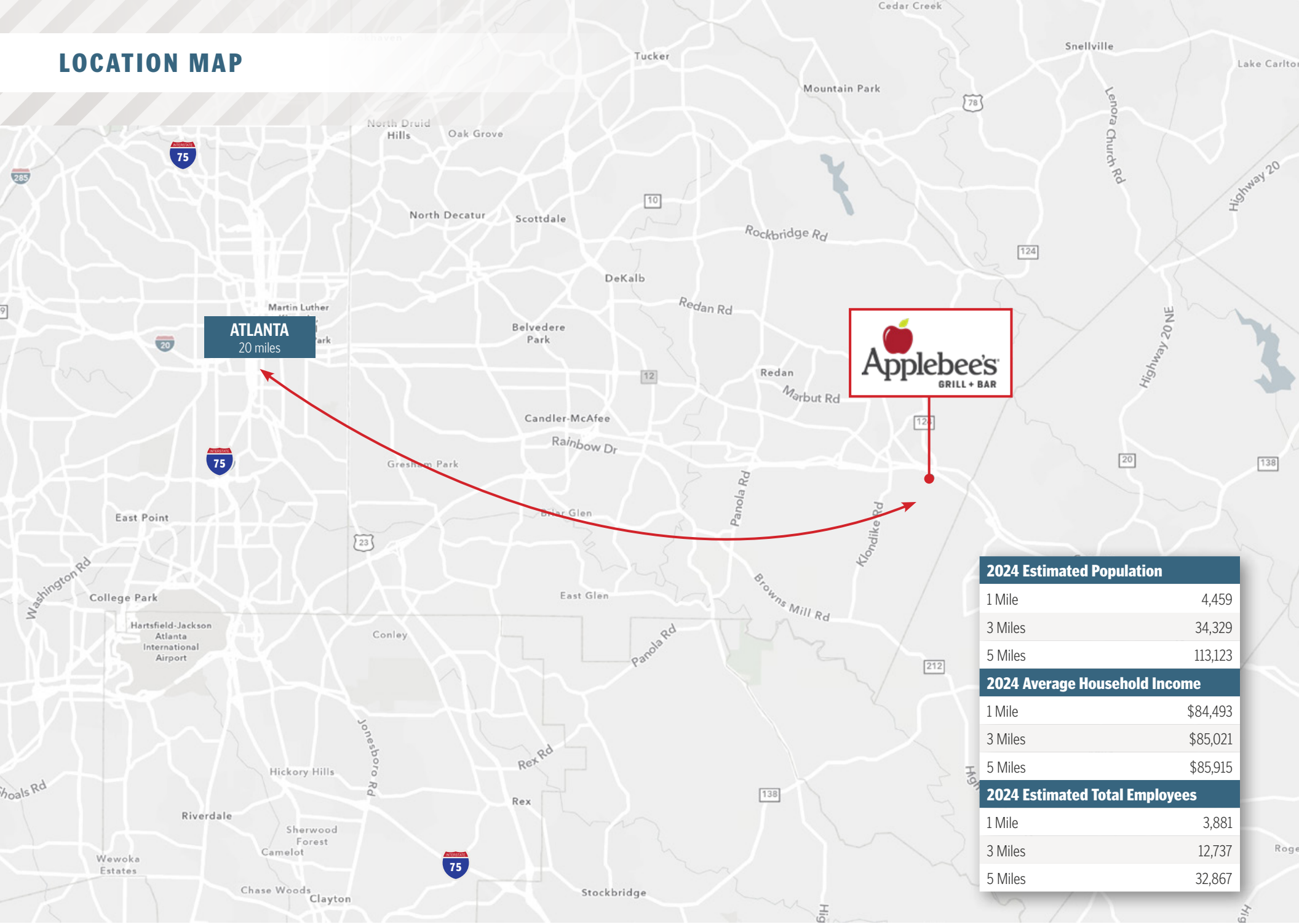
Year Built: 2002

ZONING



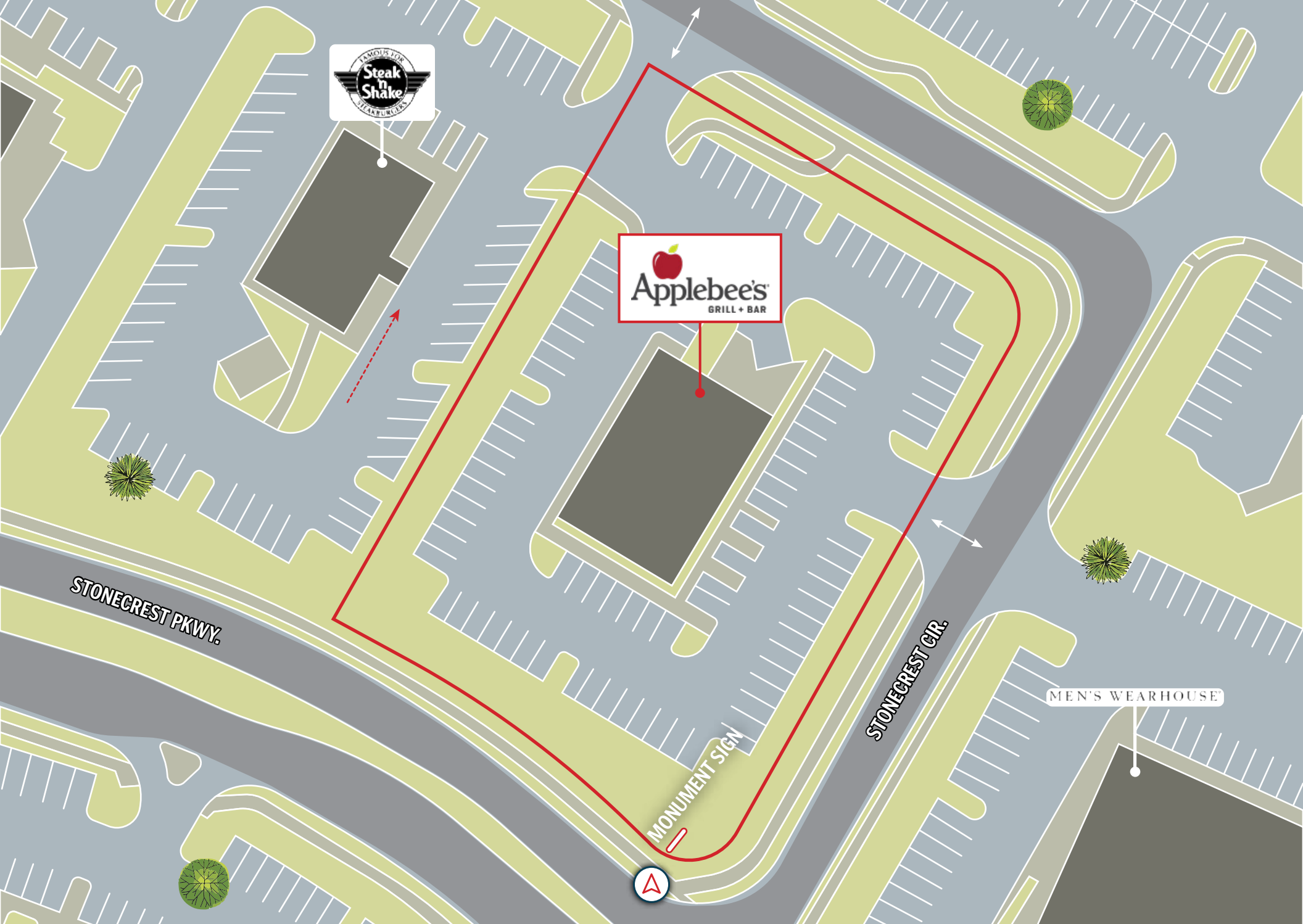
Local Commercial

LOCATION MAP



2024 Estimated Population	
1 Mile	4,459
3 Miles	34,329
5 Miles	113,123
2024 Average Household Income	
1 Mile	\$84,493
3 Miles	\$85,021
5 Miles	\$85,915
2024 Estimated Total Employees	
1 Mile	3,881
3 Miles	12,737
5 Miles	32,867





	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	4,459	34,329	113,123
2029 Projected Population	4,930	35,387	115,584
2024 Median Age	35.4	35.7	36.4
Households & Growth			
2024 Estimated Households	2,149	13,445	41,923
2029 Projected Households	2,401	14,020	43,198
Income			
2024 Estimated Average Household Income	\$84,493	\$85,021	\$85,915
2024 Estimated Median Household Income	\$60,603	\$61,627	\$64,356
Businesses & Employees			
2024 Estimated Total Businesses	344	1,322	3,379
2024 Estimated Total Employees	3,881	12,737	32,867



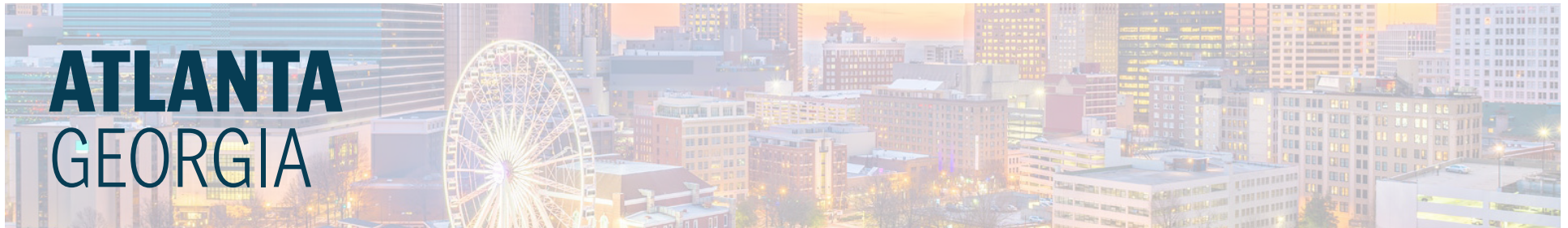
STONECREST, GEORGIA

Stonecrest, Georgia—located just 20 miles east of Atlanta in DeKalb County is one of the state’s newest and most dynamic cities. Since its incorporation in 2017, Stonecrest has grown into a thriving community of nearly 50,000 residents spread across 29 square miles. The city blends bustling commercial corridors, diverse residential neighborhoods, and natural attractions such as the Arabia Mountain National Heritage Area.

Connectivity is central to Stonecrest’s master plan. The future entertainment zone will connect to existing bike paths that lead to Arabia Mountain, integrating recreation and retail. Meanwhile, industrial development is accelerating. Pepsi recently opened a 215,000 SF back office and distribution center near Home Depot’s facility, and the nearby Swift Industrial Project will add 1.9 million SF of space for data centers and studios.

Strategically located along Interstate 20, Stonecrest continues to invest in infrastructure to support growth. Current improvements include upgrades to four major bridges, repaving projects, new sidewalks, roundabouts, and enhanced traffic signals.

The city is also home to attractions like the Mall at Stonecrest, AWARE Wildlife Center, Flat Rock Archives, and Davidson-Arabia Mountain Nature Preserve. With a growing economy, thoughtful planning, and a strong sense of community, Stonecrest offers a balanced mix of suburban charm and modern opportunity—making it an ideal place to live, work, and visit.



ATLANTA GEORGIA

Busiest Airport in the World

#1



110,000,000 Passengers in 2019

THE ATLANTA MSA POPULATION IS 6.14M+

8TH LARGEST METRO IN THE COUNTRY | APPROX 1% ANNUAL POPULATION GROWTH

2022 MEDIAN
HOUSEHOLD INCOME
\$71,000



2022 MEDIAN
ATLANTA MSA AGE
36



2022 MEDIAN
HOME VALUE
\$395,000



MEAN TRAVEL
TIME TO WORK
32 minutes



**\$385B+
GDP**



**11th Largest in U.S.
22nd Largest in the World**

Notable Colleges & Universities in Atlanta

GEORGIA TECH, EMORY UNIVERSITY,
GEORGIA STATE UNIVERSITY



Downtown Atlanta



Fortune 500 Companies in Georgia	
16 OF WHICH ARE LOCATED IN ATLANTA	
The Home Depot	Newell Brands/Rubbermaid
AT&T	AGCO
UPS	Intercontinental Exchange
Coca Cola	Global Payments
The Southern Company	Asbury Automotive
WestRock	Graphic Packaging
Genuine Parts Co. (NAPA)	Veritiv
Delta Airlines	NCR Corp
Pulte Group	HD Supply
AFLAC	



HOME TO **CORPORATE HEADQUARTERS**

CHICK-FIL-A
NCR
INSPIRE BRANDS
FOCUS BRANDS
HOOTERS

GEORGIA PACIFIC
MERCEDES BENZ
(North American HQ)
PORSCHE
(North American HQ)
CNN

THE WEATHER CHANNEL
COX MEDIA
TURNER BROADCASTING
RACETRAC PETROLEUM
NORFOLK SOUTHERN RAILWAY

ATLANTA IS HOME TO MULTIPLE MOVIE STUDIOS
AND HOSTED THE 1996 OLYMPICS



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as an active partner in the Atlanta community.



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

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