

GEORGIA SQUARE MALL

belk

ZAXBYS

BURGER KING

rue21 HIBBETT

FINISH LINE

Pep Boys  
Auto Service & Tires

HAVERTYS  
FURNITURE • EST 1885

NAPA

CHRYSLER  
DODGE  
Jeep RAM

ADCOCK  
FURNITURE & DESIGN  
SINCE 1944

CHEVROLET

Ford

CANDLEWOOD  
SUITES — BY IHG —

SONIC

50  
CYCLE WORLD  
ATHENS GA

Sleep  
INN

Atlanta Hwy  
42,000 VPD

Sonic Drive-In

4275 Atlanta Hwy  
Bogart, GA 30606 (Athens MSA)



THE  
Boulder  
GROUP



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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Sonic Drive-In located in Bogart, Georgia. In 2022, Sonic signed a long-term lease extending through March 2042. The lease is absolute triple net and presents zero landlord responsibilities. Additionally, there are 1.5% annual rental escalations beginning in March 2027 and continuing through the four 5-year renewal options. The operator, SOAR QSR, is a premier and experienced franchisee of SONIC® Drive-In restaurants, recognized as a best-in-class owner-operator with locations spanning more than 20 states and a proven track record of rapid, strategic growth in the quick-service restaurant sector.

The 1,661 square-foot building is situated along Atlanta Highway, a heavily traveled retail corridor with approximately 42,000 vehicles per day, and benefits from close proximity to GA Inner Loop 10, which carries approximately 49,000 vehicles per day. The area draws substantial traffic due to a high concentration of major automotive dealerships along the corridor, including Ford, Chevrolet, Volkswagen, Dodge, Jeep, Ram, Chrysler, Nissan, CarMax, Hyundai, and Kia. Additionally, the site is located a short drive from Caterpillar's 250-acre Athens manufacturing campus, which produces small track-type tractors, dozers, and mini hydraulic excavators. Surrounding national retailers include Sam's Club, O'Reilly Auto Parts, McDonald's, RaceTrac, Zaxby's, Burger King, and Pep Boys, among others. The trade area is supported by more than 61,000 residents within a five-mile radius and an average household income exceeding \$116,000.

Sonic Drive-In is an American drive-in fast-food restaurant chain founded in 1953 by Troy Smith in Shawnee, Oklahoma, and is headquartered in Oklahoma City. Known for its distinctive drive-in service model featuring carhops and outdoor stalls, Sonic specializes in made-to-order burgers, hot dogs, sandwiches, tater tots, and an extensive beverage menu. The brand operates primarily through a franchise model and has grown to more than 3,500 locations across the United States. In 2018, Sonic became part of Inspire Brands, a multi-brand restaurant company, while continuing to operate as a standalone concept with a strong focus on convenience, customization, and speed of service.

# Investment Highlights

- » Long-term lease through March 2042
- » Absolute NNN lease – No landlord responsibilities
- » 1.5% annual rental escalations starting March 2027
- » Established Sonic franchisee with 190 locations across 20 states (SOAR QSR)
- » Strategically located minutes from Caterpillar's 250-acre Athens manufacturing campus, producing small track-type tractors, dozers, and mini hydraulic excavators
- » Located along a highly trafficked corridor – Atlanta Highway (42,000 VPD)
- » Proximity to GA Inner Loop 10 (49,000 VPD)
- » Surrounded by major automotive dealerships, including Ford, Chevrolet, Volkswagen, Dodge, Jeep, Ram, Chrysler, Nissan, CarMax, Hyundai, and Kia
- » Strong neighboring retailers include Sam's Club, O'Reilly Auto Parts, McDonald's, RaceTrac, Zaxby's, Burger King, Pep Boys, & several others
- » 61,000+ people reside within a five-mile radius
- » Six-figure average household income within five miles (\$116,000+)





## Property Overview



PRICE  
\$1,866,296



CAP RATE  
6.75%



NOI  
\$125,975

LEASE COMMENCEMENT DATE: 3/17/2022

LEASE EXPIRATION DATE: 3/31/2042

RENEWAL OPTIONS: Four 5-year

RENTAL ESCALATION: 1.5% annual (starting 4/1/2027)

LEASE TYPE: NNN

TENANT: SOAR Restaurants VI

YEAR BUILT: 2001

BUILDING SIZE: 1,661 SF

LAND SIZE: 1.17 AC

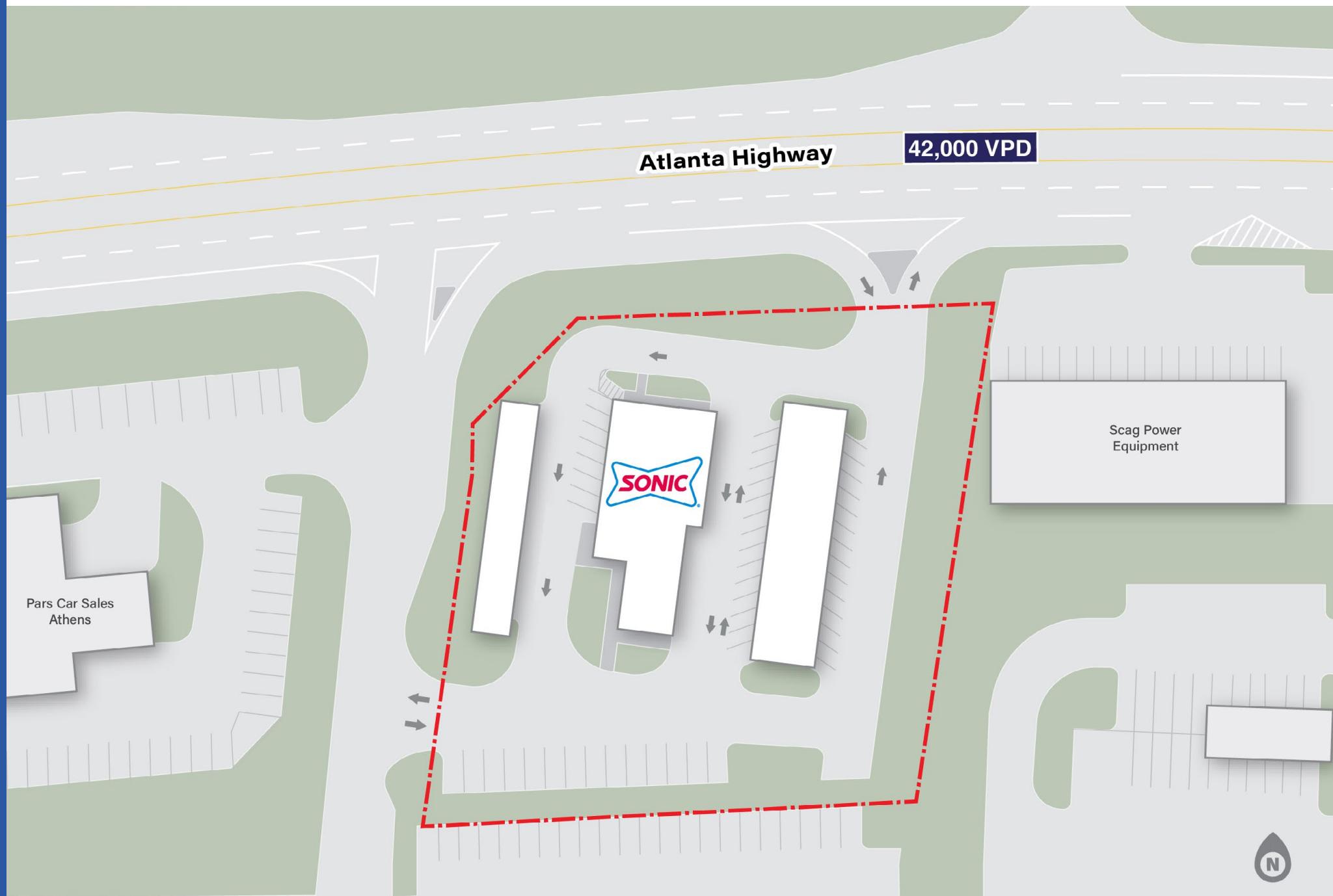
# Photographs



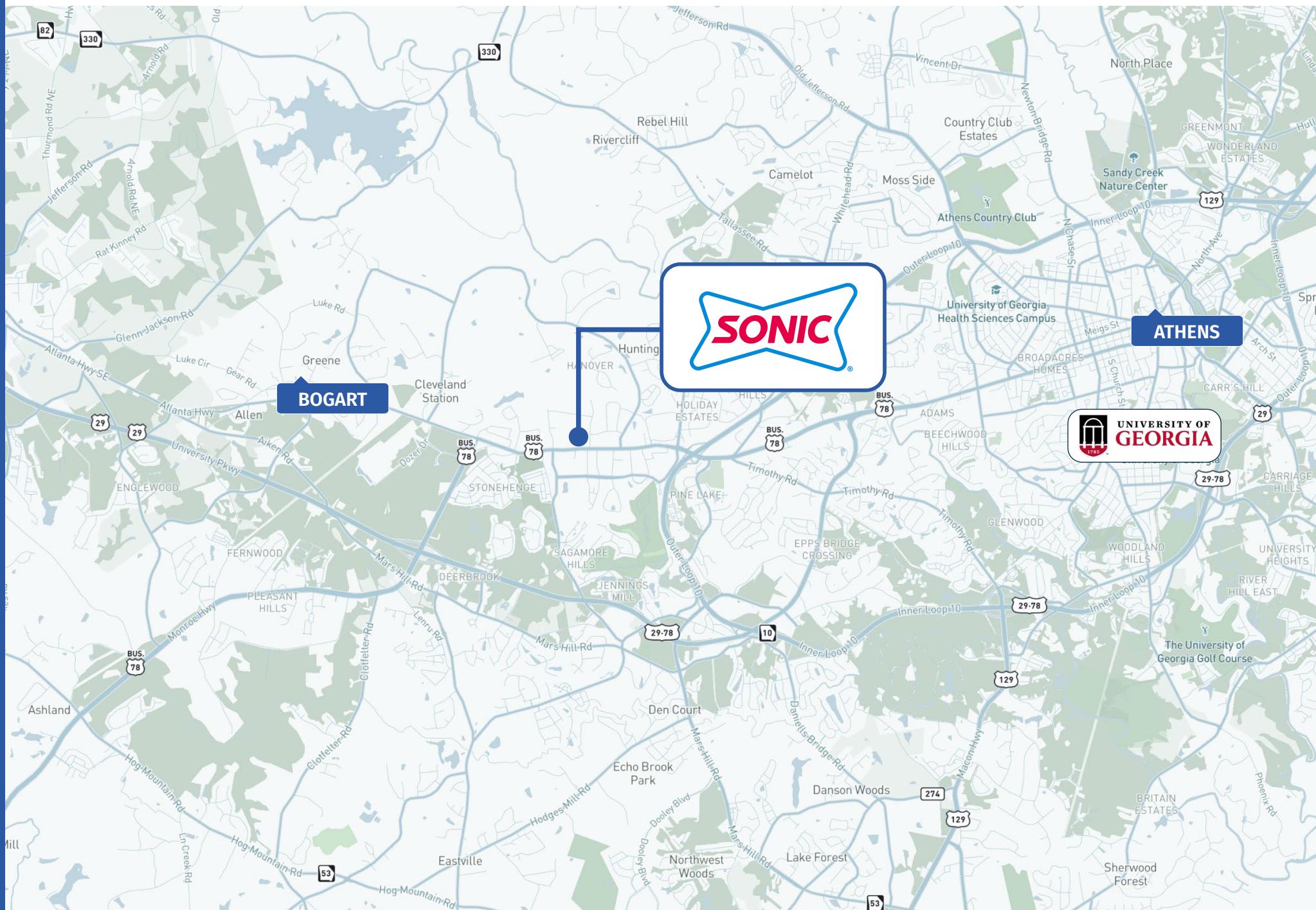
# Aerial



# Site Plan



# Map



# Location Overview

## BOGART, GEORGIA

Bogart is a small city in northeastern Georgia, primarily located in Oconee County with a portion extending into Clarke County, near the Athens metropolitan area. Originally named Osceola after the Creek-Seminole leader, it was renamed Bogart in 1892 to honor a respected local railroad agent and avoid confusion with another Georgia town of the same name; the community was incorporated in 1905. The arrival of the railroad in the 1890s spurred growth, leading to amenities such as a bank, mercantile store, drug store, cotton gins, gristmills, and churches. As of the 2020 census, Bogart had a population of 1,326, which has seen slight fluctuations in recent estimates around 1,300–1,343, with a median age of about 42 and a predominantly White demographic (approximately 74–75%), alongside smaller Asian, Black, and Hispanic populations. Today, it remains a quiet, rural-suburban community known for its small-town charm and proximity to larger Athens.



## Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	3,679	1,688	\$75,027	\$92,475
3-MILE	21,952	9,528	\$78,083	\$113,422
5-MILE	61,414	25,150	\$81,984	\$116,573

# Tenant Overview



## SONIC DRIVE-IN

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Website: [www.sonicdrivein.com](http://www.sonicdrivein.com)

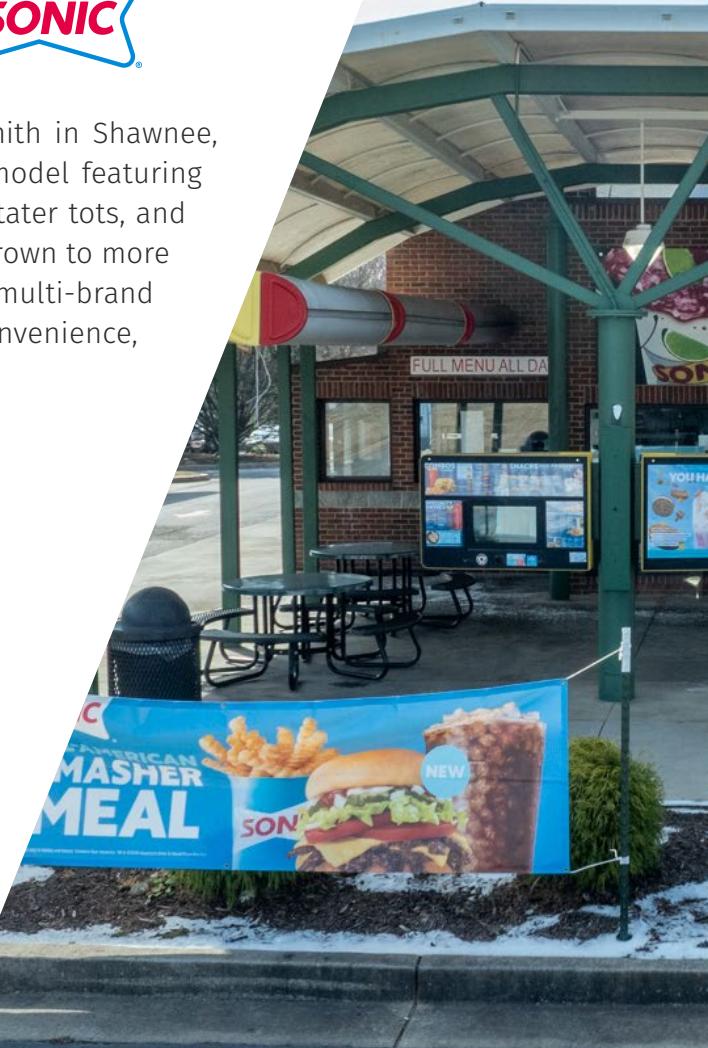
Headquarters: Oklahoma City, OK

Number of Locations: 3,500+

Company Type: Subsidiary of Inspire Brands

## FRANCHISEE: SOAR QSR

SOAR QSR is a premier franchise owner-operator specializing in SONIC® Drive-In restaurants, headquartered in Plano, Texas. Established as a focused entity within the broader CMG Companies portfolio, the company has rapidly expanded since entering the quick-service restaurant sector around 2019–2020, growing to operate approximately 190 SONIC locations across more than 20 states. Known for its operational excellence and commitment to delivering exceptional guest experiences at America's favorite drive-in brand, SOAR QSR emphasizes high-quality service, team development, and strategic growth through both acquisitions and new development agreements.



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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