

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 10-YEAR LEASE | 12.50% RENT BUMPS | DENSE RETAIL CORRIDOR | 2025 RENOVATION



721 W. Taylor Street | Griffin, Georgia

ATLANTA MSA

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



Orrs Elementary School

Southern Crescent Technical College - Griffin Campus

UnitedBank

GREASE MONKEY
Oil Changes & More

Food Depot

SONIC
boost mobile

THE HOME DEPOT
Wendy's
SUBWAY
POPEYES

planet fitness



ZAXBY'S



BUS 41

Bojangles

BUS 19

DOLLAR GENERAL

16

W TAYLOR ST 25,800 VPD

W WALL ST

14TH ST

Pelican's
SPECIALTY STORES
EST. 2012

TACO BELL





Griffin Police Department

Griffin Regional Welcome Center

St George's Court

Waffle House

KFC

Griffin Memorial Stadium

ACE Quest

USPS.COM

TRUIST

FIREHOUSE SUBS

First National Bank

GRIFFIN

BURGER KING

Advance Auto Parts

REGIONS

NOCWING

GOODYEAR

Chevron

Domino's Pizza

BANK OF AMERICA

World Finance

Krystal

young life

FAMILY DOLLAR

McDonald's

BUS 41

BUS 19

16

13TH ST

W WALL ST

Liberty

W TAYLOR ST 25-800 VPD

Caribou COFFEE

OFFERING SUMMARY



OFFERING

Pricing	\$2,000,000
Net Operating Income	\$110,000
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	721 W. Taylor Street, Griffin, Georgia 30223
Rentable Area	706 SF
Land Area	0.50 AC
Year Built / Renovated	2005 / 2025
Tenant	Caribou Coffee
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	12.50% Every 5 Years
Options	3 (5-Year)
Rent Commencement	2025
Lease Expiration	2035
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Caribou Coffee	706	2025	2035	Current	-	\$9,167	\$110,000	3 (5-Year)
(Corporate)		(Est.)	(Est.)	Year 6	12.50%	\$10,312	\$123,750	

12.50% Increases Beg. of Each Option

Brand New 10-Year Lease | Scheduled Rental Increases | Corporate Signed | Well-Known & Established Brand | 2025 Renovation

- The tenant, Caribou Coffee Operating Company Inc., recently signed a brand new 10-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 12.50% rental increase during year 6 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Caribou Coffee is a well-known and established coffee chain with more than 800 coffeehouses worldwide

Absolute NNN Lease | Fee Simple Ownership | No Landlord Responsibilities

- Tenant pays pro-rata share of taxes and landlord's insurance, and maintains all aspects of the Premises
- No landlord responsibilities
- Ideal, management-free investment opportunity for a passive investor

Along W Taylor St | Dense Retail Corridor | Drive-Thru Equipped Building | Nearby Schools

- Caribou Coffee is strategically located along W Taylor St, a major retail road that averages 25,800 VPD
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Kroger, Lowe's, Home Depot, Aldi, Chick-fil-A, Harbor Freight, Walgreens, Ace Hardware, and many more
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with a drive-thru experience higher sales than those without
- The asset is in close proximity to Southern Crescent Technical College (5,232 students) and Orrs Elementary School (515 students), further increasing consumer traffic to the immediate trade area

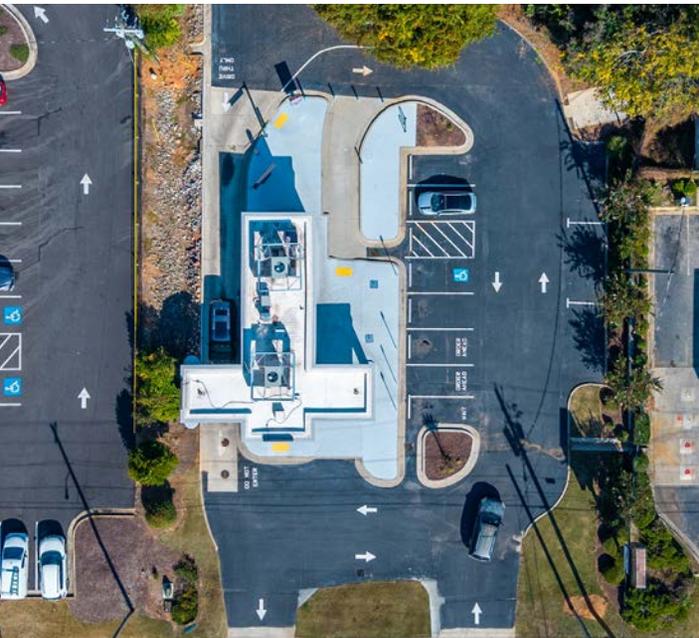
Direct Consumer Base | Strong Demographics In 5-Mile Trade Area

- The 5-mile trade area is supported by more than 49,000 residents and 21,000 employees, providing a direct consumer base from which to draw
- \$82,807 average household income within 5 miles of the site

PROPERTY PHOTOS



PROPERTY PHOTOS





CARIBOU COFFEE

cariboucoffee.com

Company Type: Subsidiary

Locations: 800+

Parent: JAB Holding Company



Caribou Coffee serves high-quality handcrafted beverages and crave-worthy food in more than 800 coffeehouses worldwide. Since opening their first location in 1992, they've been committed to building personal connections in every experience. This desire drives their dedication to supporting our communities and crafting menu items with premium ingredients like specialty-grade coffee and real chocolate chips in our handcrafted beverages. Focused on smart growth, they operate and franchise coffeehouses across 11 countries, with the purpose of creating day-making experiences that spark a chain reaction of good. Caribou Coffee is part of Panera Brands, alongside Panera Bread® and Einstein Bros.® Bagels.

Source: cariboucoffee.com/crafted-press

Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2025

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GLOBE STREET
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



Griffin, Georgia
Spalding County
Atlanta-Sandy Springs-Alpharetta MSA

ACCESS



W. Taylor Street/U.S. Highway 19 Business: 1 Access Point
W. Wall Street: 1 Access Point

TRAFFIC COUNTS



W. Taylor Street/U.S. Highway 19: 25,800 VPD
State Highway 3: 31,200 VPD

IMPROVEMENTS



There is approximately 706 SF of existing building area

PARKING



There are approximately 14 parking spaces on the owned parcel.
The parking ratio is approximately 19.83 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 011 -15-013
Acres: 0.50
Square Feet: 21,780

CONSTRUCTION



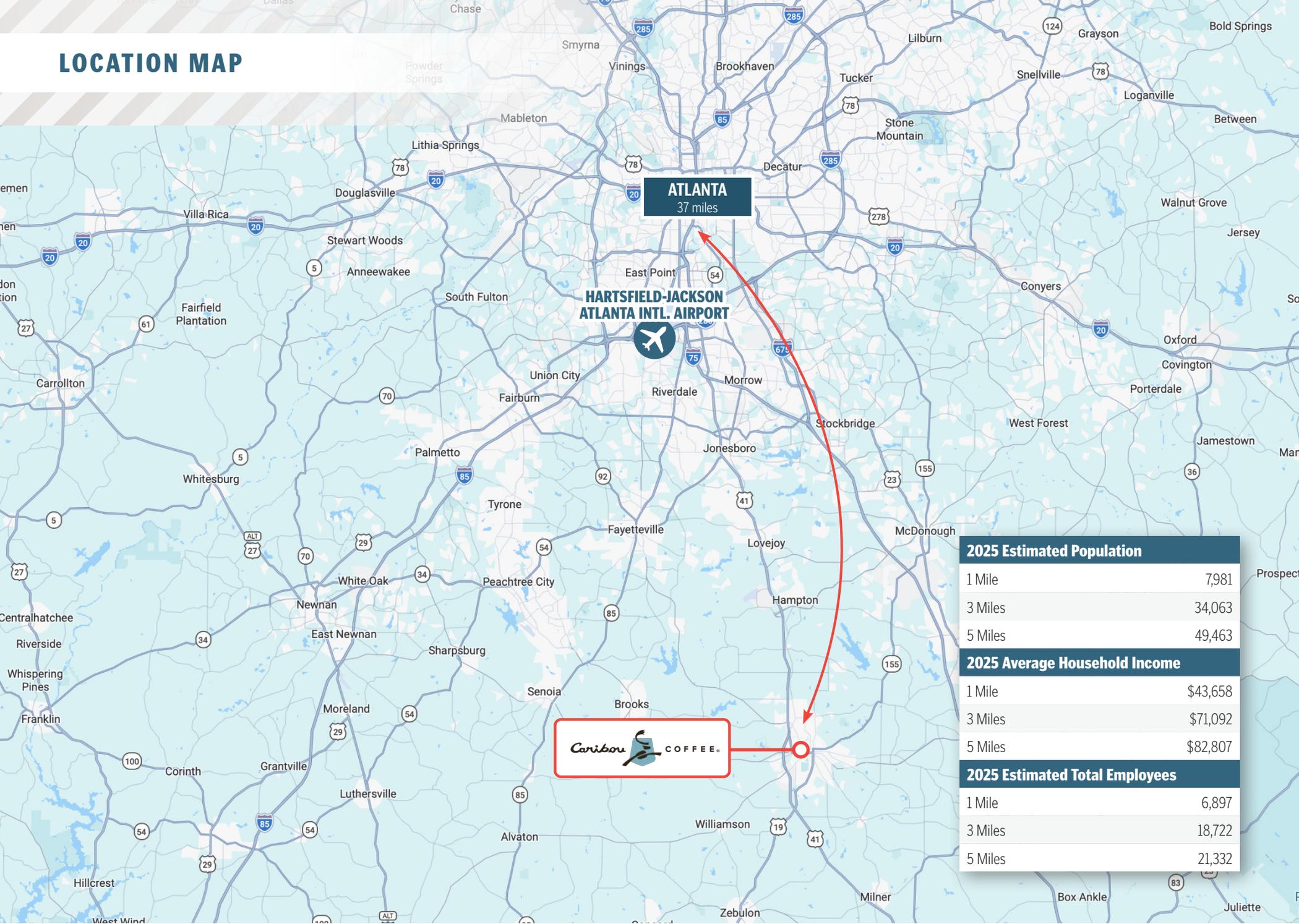
Year Built: 2005
Year Renovated: 2025

ZONING

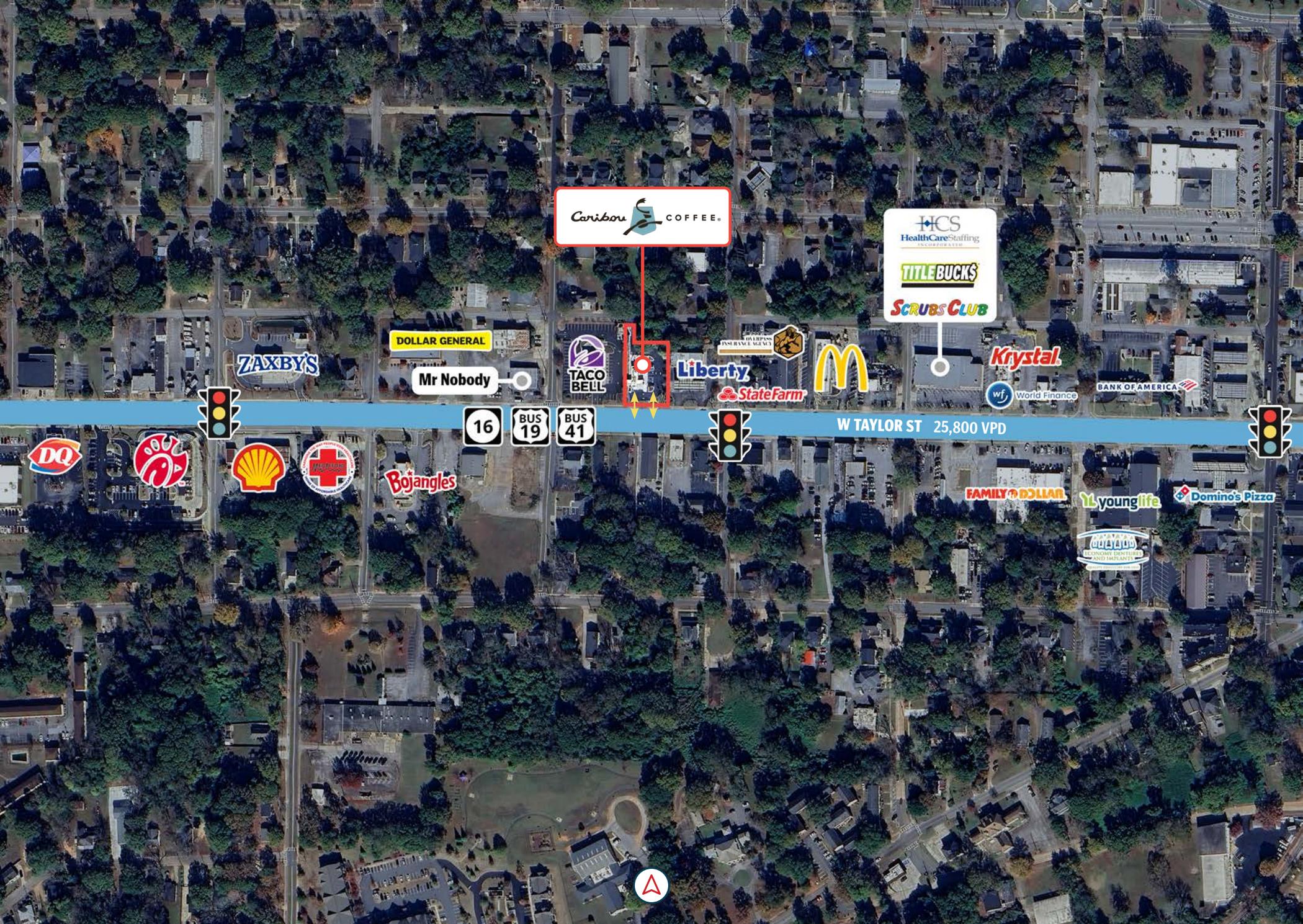


General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	7,981
3 Miles	34,063
5 Miles	49,463
2025 Average Household Income	
1 Mile	\$43,658
3 Miles	\$71,092
5 Miles	\$82,807
2025 Estimated Total Employees	
1 Mile	6,897
3 Miles	18,722
5 Miles	21,332



Caribou COFFEE.

HCS
HealthCare Staffing
TITLEBUCKS
SCRUBS CLUB

DOLLAR GENERAL

Mr Nobody

TACO BELL

Liberty

State Farm

McDonald's

Krystal

World Finance

BANK OF AMERICA

ZAXBY'S

16

BUS 19

BUS 41

W TAYLOR ST 25,800 VPD

DQ

Chick-fil-A

Shell

Walgreens

Bojangles

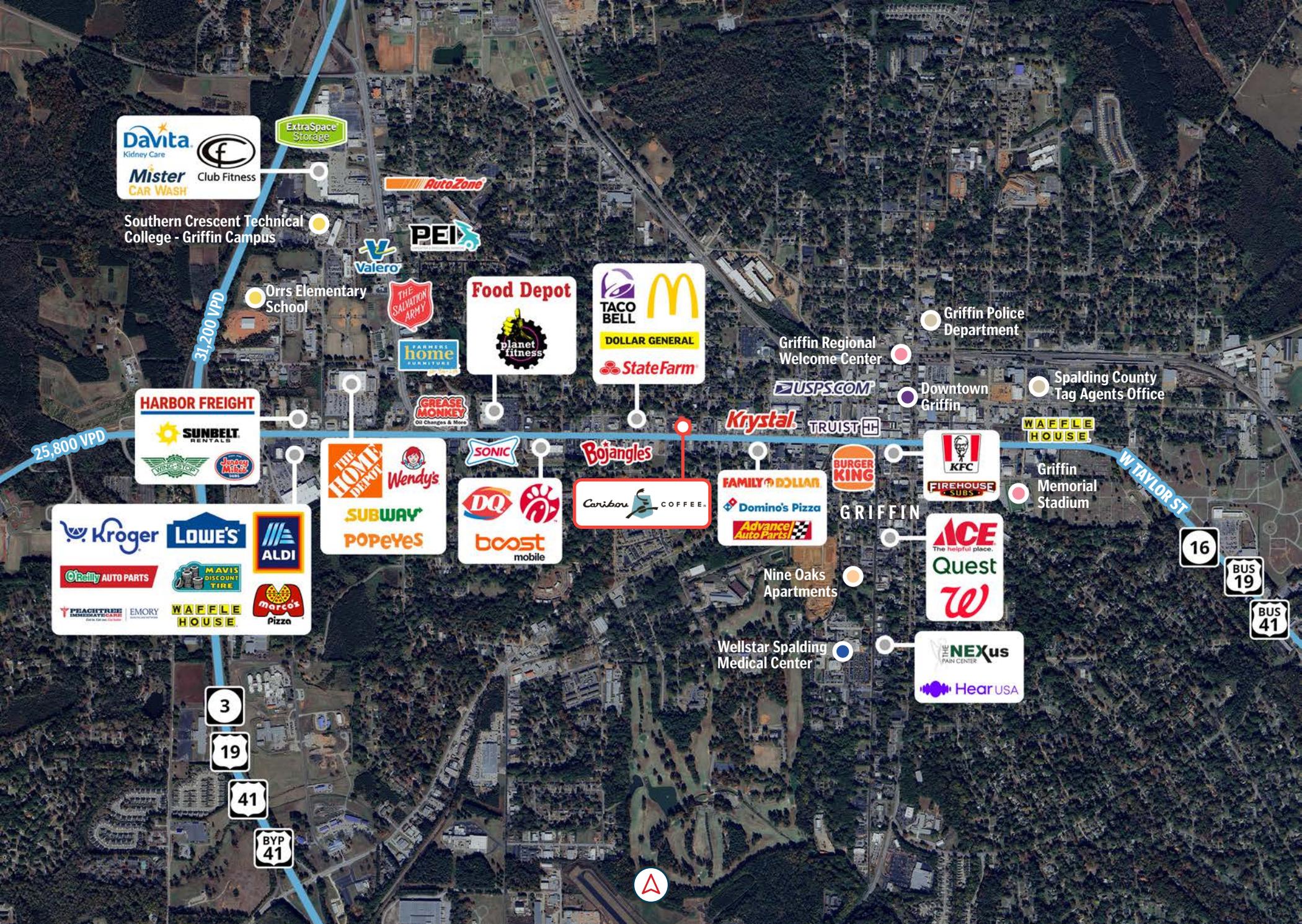
FAMILY DOLLAR

YoungLife

Dominos Pizza

ORLANDO
ORTHODONTIC CENTER
ORTHODONTIC DENTURES
AND IMPLANTS





Davita
Kidney Care

Mister Club Fitness
CAR WASH

ExtraSpace
Storage

AutoZone

Southern Crescent Technical
College - Griffin Campus

PEI

Valero

Orrs Elementary
School

THE SALVATION ARMY

Food Depot

planet fitness

TACO BELL

DOLLAR GENERAL

State Farm

Griffin Regional
Welcome Center

USPS.COM

Griffin Police
Department

Downtown
Griffin

Spalding County
Tag Agents Office

HARBOR FREIGHT

SUNBELT RENTALS

WINGS OF JOE

JACK MEX

THE HOME DEPOT

Wendy's

SUBWAY

POPEYES

SONIC

DQ

boost mobile

Bojangles

Caribou COFFEE

FAMILY DOLLAR

Dominos Pizza

Advance Auto Parts

BURGER KING

KFC

FIREHOUSE SUBS

WAFLE HOUSE

Griffin
Memorial
Stadium

Kroger

LOWE'S

ALDI

O'Reilly AUTO PARTS

MAVIS DISCOUNT TIRE

PEACHTREE IMMEDIATE CARE

EMORY

WAFLE HOUSE

Marcos Pizza

Nine Oaks
Apartments

Wellstar Spalding
Medical Center

ACE
The helpful place.

Quest

W

NEXus
PAIN CENTER

HearUSA

3

19

41

BYP 41

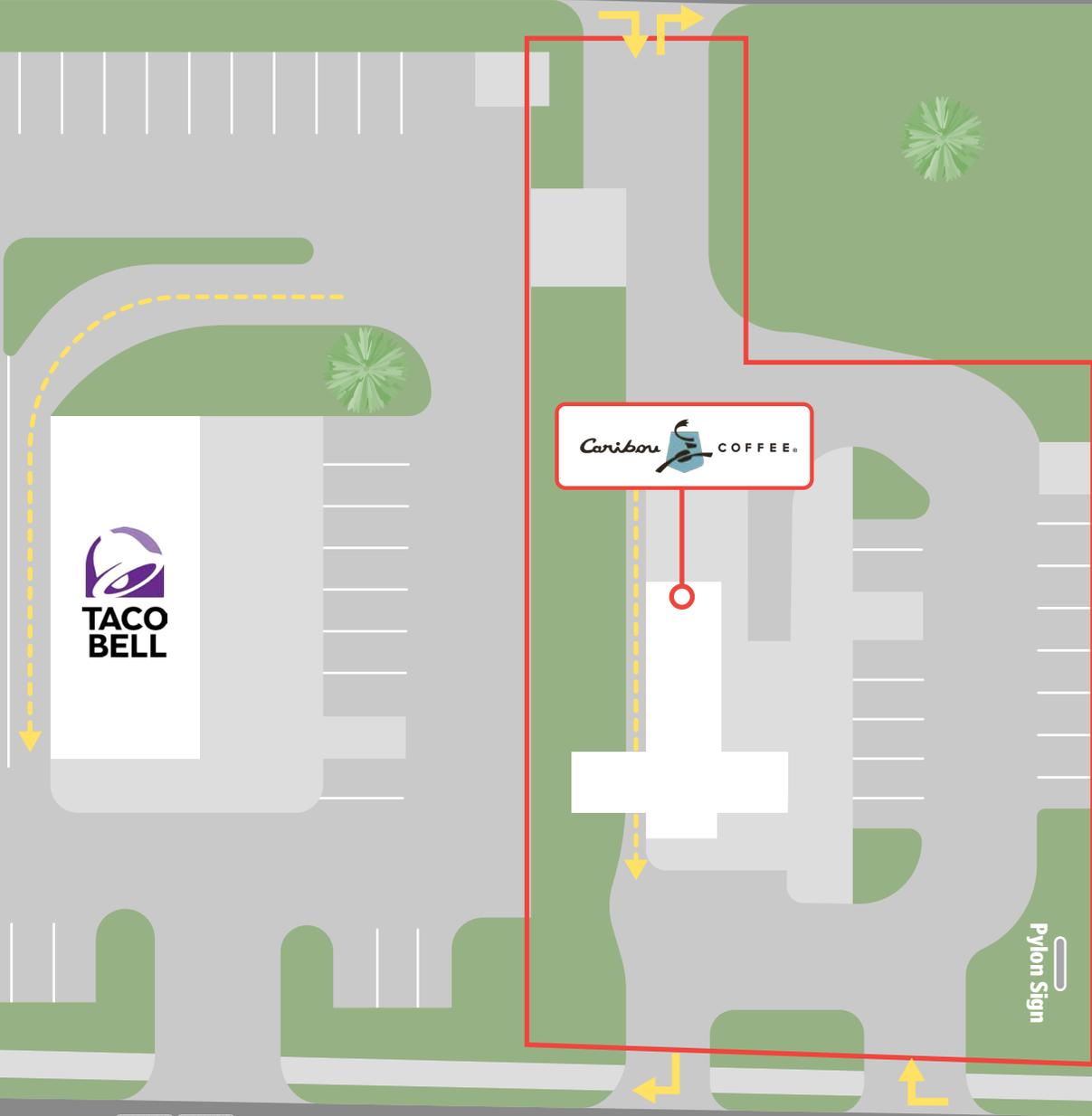
16

BUS 19

BUS 41



W WALL STREET



W TAYLOR STREET 25,800 VPD

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,981	34,063	49,463
2030 Projected Population	7,939	34,365	50,520
2025 Median Age	36.5	37.5	39.5
Households & Growth			
2025 Estimated Households	3,110	13,269	19,379
2030 Projected Households	3,132	13,530	20,073
Income			
2025 Estimated Average Household Income	\$43,658	\$71,092	\$82,807
2025 Estimated Median Household Income	\$31,741	\$49,303	\$57,555
Businesses & Employees			
2025 Estimated Total Businesses	744	1,671	1,921
2025 Estimated Total Employees	6,897	18,722	21,332



GRIFFIN, GEORGIA

Griffin, Georgia, in Spalding County, is 35 miles S of Atlanta, Georgia. The city benefits from easy access to the nearby cities and towns that it shares the Atlanta metropolitan area with. The City of Griffin had a population of 24,265 as of July 1, 2025.

Griffin, Georgia, boasts a diverse economy with key sectors including manufacturing, healthcare, and retail. Major employers such as Caterpillar Inc., Spalding Regional Hospital, and the Griffin-Spalding County School System provide substantial job opportunities in the area. It boasts many small businesses and local resources that make life enjoyable for its citizens. The economy of Griffin, GA employs 9.97k people. The largest industries in Griffin, GA are Retail Trade (1,634 people), Manufacturing (1,535 people), and Health Care & Social Assistance (1,276 people), and the highest paying industries are Utilities (\$108,365), Finance & Insurance (\$95,170), and Finance & Insurance, & Real Estate & Rental & Leasing (\$68,629).

Griffin and nearby attractions are Griffin Museum, Doc Holliday Museum, High Falls State Park, Eagle Creek Equestrian Center, Indian Springs State Park, Zoo Atlanta Playspace. Visitors can visit the Griffin Historic District while staying in the city. Visitor can also visit the Hawkes Library, the Griffin Museum, the Doc Holliday Museum and the Old Medical College Historical Area from Griffin. Visitors can also enjoy shopping at North Griffin Square Shopping Center, Expressway Village Shopping Center, the Market Square of Griffin Shopping Center and Dovedown Shopping Center.

Atlanta International is the nearest major airport.



ATLANTA, GEORGIA

Atlanta City Founded in 1837 as Marthasville, Atlanta is the largest city in Georgia, as well as the state's capital. Atlanta is located in north/central Georgia. Atlanta was founded in 1837 as Marthasville at the end of the Western & Atlantic railroad line. It was officially incorporated as Atlanta in 1847. Atlanta, city, capital of Georgia, U.S., and seat of Fulton county (but also partly in DeKalb county). It lies in the foothills of the Blue Ridge Mountains in the northwestern part of the state, just southeast of the Chattahoochee River. It is the centre of an extensive metropolitan area that includes 20 counties and cities such as Decatur, East Point, and Marietta. The City of Atlanta is the largest city in Georgia with a population of 518,107 as of 2025.

Atlanta is Georgia's largest city and the principal trade and transportation centre of the southeastern United States. Atlanta remains the financial and commercial capital of the Southeast and is its most important distribution centre. Printing and publishing, high-technology industries, telecommunications, airline services, military and government services, and banking and insurance are supplemented by industries producing aircraft, beverages, automobiles, electronics and electrical equipment, chemicals, processed foods, and paper products.

It is home to over 10 Fortune 500 companies, including household names such as The Coca-Cola Company, Delta Airlines, Home Depot, and UPS. In fact, as of 2005, the Atlanta metropolitan area was ranked third behind New York and Houston on the list of cities with the most Fortune 500 headquarters. Atlanta is also the focus of federal government activity in the Southeast and is the headquarters of the 6th Federal Reserve District. Hartsfield-Jackson Atlanta International Airport (ATL) has served as a key engine of the city's economic growth. Delta Air Lines, the city's largest employer and the metro area's third-largest, operates the world's largest airline hub at Hartsfield-Jackson, and it has helped make it the world's busiest airport, in terms of both passenger traffic and aircraft operations.



ATLANTA GEORGIA

Busiest Airport in the World

#1



110,000,000 Passengers in 2026 (projected)

THE ATLANTA MSA POPULATION IS 6.34M+ (2026)

6TH LARGEST METRO IN THE COUNTRY | APPROX 1.16% ANNUAL POPULATION GROWTH

2025 MEDIAN
HOUSEHOLD INCOME
\$99,200



2025 MEDIAN
ATLANTA MSA AGE
37



2025 MEDIAN
HOME VALUE
\$404,000



MEAN TRAVEL
TIME TO WORK
32 minutes



\$610B+ GDP



9th Largest Metro Economy
in the U.S.

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



Home Depot is actively expanding its Cobb County headquarters and corporate campuses in Vinings with a \$140 million project to renovate offices, significantly grow its Little Aprons childcare center, and build a new parking deck to support thousands of employees returning to in-person work and company growth initiatives, with approvals already secured from local authorities.



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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