

Walmart 

TMA  
TACTICAL MARTIAL ARTS

East-West  
Connect  
39,800 VPD

Chick-fil-A

RaceTrac

TIDAL  
WAVE  
AUTO SPA

Powder  
Springs Rd  
31,100 VPD

Bojangles

SEVEN BREW  
DRIVE THRU COFFEE

  
DOLLAR TREE

# TIDAL WAVE CAR WASH

MARIETTA (ATLANTA MSA), GA

Marcus & Millichap  
THE DELTONDO GROUP



2745 Powder Springs Road SW, Marietta, GA 30064

**\$6,234,794**

PRICE

**6.25%**

CAP

**\$389,674**

NOI

### INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibility	None
Year Built:	2023
Building Area	3,206
Land Area	1.86 AC

### INVESTMENT HIGHLIGHTS



#### 15.75-YEAR ABSOLUTE NET LEASE

Brand-New 20-Year Lease Commenced December 2022 And Structured On An Absolute-NNN Basis; Tenant Responsible For All Operating Expenses, Roof, Structure, And Capital Items



#### 2% ANNUAL RENT INCREASES

Fixed Annual Increases Provide Predictable NOI Growth Throughout The Primary Term And Option Periods



#### 2023 CONSTRUCTION INSTITUTIONAL-QUALITY

Delivered In 2023, The 3,206 SF Purpose-Built Facility Sits On 1.86 Acres With Modern Tunnel Configuration And High-Throughput Design



#### HIGH-GROWTH ATLANTA MSA LOCATION

Located In Marietta Within Cobb County—Part Of The 6M+ Population Atlanta-Sandy Springs-Roswell MSA



#### DENSE INFILL TRADE AREA

5-Mile Population Of 151,281 Residents Providing Strong Daytime And Rooftop Density



#### STRATEGIC CORRIDOR POSITIONING

Positioned Along Powder Springs Road (GA-360), A Primary Retail And Commuter Artery Serving Western Marietta And Powder Springs



## RENT SCHEDULE

Year	Annual	Monthly
12/30/2022 - 12/29/2023	\$360,000.00	\$30,000.00
12/30/2023 - 12/29/2024	\$367,200.00	\$30,600.00
12/30/2024 - 12/29/2025	\$374,544.00	\$31,212.00
12/30/2025 - 12/29/2026	\$382,034.88	\$31,836.24
<b>12/30/2026 - 12/29/2027</b>	<b>\$389,675.58</b>	<b>\$32,472.96</b>
12/30/2027 - 12/29/2028	\$397,469.09	\$33,122.42

## LEASE SUMMARY

<b>Tenant:</b>	New Potato Creek Holdings, LLC
<b>Guaranty:</b>	New Potato Creek Holdings, LLC (Corporate)
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Type:</b>	Absolute Net
<b>Landlord Responsibilities:</b>	None
<b>Rent Commencement:</b>	12/30/2022
<b>Lease Expiration:</b>	12/31/2042
<b>Term Remaining:</b>	15.75
<b>Increases:</b>	2% Annual
<b>Options:</b>	5x5 Years



## TIDAL WAVE AUTO SPA: TOP-TIER NATIONAL OPERATOR

Tidal Wave Auto Spa was founded in 1999 in Thomaston, Georgia, and has grown into one of the largest conveyor car wash operators in the United States. The company specializes in express exterior car wash services and operates under a high-efficiency, membership-based model.

As of Q1 2026, Tidal Wave operates more than 290 locations across 20+ states. The brand has expanded significantly through both organic growth and acquisitions and continues to open new sites nationwide.

In 2024, Tidal Wave generated estimated systemwide sales exceeding \$700 million. The company employs over 4,000 team members across its platform.

Tidal Wave is privately owned and has been backed by Golden Gate Capital since 2021, supporting its continued national expansion strategy.

### GUARANTOR: NEW POTATO CREEK HOLDINGS, LLC

New Potato Creek Holdings, LLC serves as the operating and guarantor entity for this location. The lease is backed by a corporate guaranty from New Potato Creek Holdings, LLC.



**\$700M+**  
ESTIMATED 2024  
SYSTEMWIDE SALES

**290+**  
CAR WASHES

**4,000**  
EMPLOYEES

**PRIVATE**  
OWNERSHIP

**1999**  
FOUNDED





**Chattahoochee TECHNICAL COLLEGE**  
14,000+ STUDENTS

**DOBBINS AIR RESERVE BASE**  
\$187 MILLION ECONOMIC IMPACT

**DOLLAR TREE**  
**Chick-fil& Wendy's**

**Macland Rd**  
32,400 VPD

**CVS pharmacy** **O'Reilly**  
**DUNKIN'**

**DOLLAR TREE** **LIDL** **Chick-fil&** **Pizza Hut** **SMOOTHIE KING**  
**planet fitness** **GOODWILL 9** **Advance Auto Parts**  
**Bojangles** **SUBWAY** **FIREHOUSE SUBS** **WAFFLE HOUSE**

**Adventure Outdoors**  
Online Sales

**Food Depot** **DOLLAR GENERAL**  
**GOODWILL 9** **CITITRENDS**

**TIDAL WAVE**  
AUTO SPA

**Walmart**  
Neighborhood Market



**Walmart**

**Wellstar**  
HEALTH SYSTEM  
448 LICENSED BEDS  
\$1.05B TOTAL ANNUAL REVENUE  
2,500+ EMPLOYEES



**Food Depot** **HOBBY LOBBY**  
**FLOOR & DECOR** **FAMILY DOLLAR** **ULTA BEAUTY**



**Powder Springs Rd**  
31,100 VPD

**East-West Connect**  
39,800 VPD

**278** 29,600 VPD

**Advance Auto Parts** **WALGREENS**  
**Jorday Mixes** **Wendy's** **WELLS FARGO** **TIRE PLUS** **Auto Zone**

**Dogwood Golf Club**

**Walmart**

**planet fitness** **Chick-fil&** **Advance Auto Parts**  
**Captain D's SEAFOOD** **POPEYES LOUISIANA KITCHEN** **WAFFLE HOUSE** **DUNKIN'**



**KOHL'S** **ROSS DRESS FOR LESS**  
**PAPA JOHN'S** **O'Charleys** **RED LOBSTER**

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**EAST WEST COMMONS**  
**TARGET** **TJ-maxx** **OfficeMax** **Burlington**  
**LOWE'S** **HIBBETT SPORTS** **pop shelf** **KAY JEWELERS** **chili's** **Panera BREAD** **MOE'S SOUTHWEST GRILL**

**NS NORFOLK SOUTHERN**  
500+ AC TOTAL FACILITY AREA (MAJOR INTERMODAL HUB)  
\$12.2B ANNUAL REVENUE  
200+ EMPLOYEES

**GREIF**  
\$5.2B ANNUAL REVENUE  
150+ EMPLOYEES

**Food Depot**

**OLLIE'S GOOD STUFF CHEAP** **planet fitness**  
**five BELOW** **HIBBETT SPORTS** **dd's DISCOUNTS**

**HIGHLANDS PARK**  
**IBM** **UNITED** **THE HOME DEPOT**  
Cenveo. **BMS CAT** **Henkel**

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Walmart

SUBWAY

CROFTSIDE BY STANLEY  
MARTIN HOMES  
NEW COMMUNITY  
EXPECTED TO BE  
COMPLETED IN EARLY 2026

East-West  
Connect  
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Chick-fil-A

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SEVEN BREW  
DRIVE THRU COFFEE

**ATLANTA** 6.4 MILLION MSA POPULATION  
 \$570 BILLION GROSS DOMESTIC PRODUCT

**REGAL PAVILION**

**Rural King**  
 America's Farm & Home Store  
 UNDER CONSTRUCTION

**Pizza Hut** **SMOOTHIE KING**  
**FIREHOUSE SUBS**

**VILLAGE AT POWDER SPRINGS**

**GOODWILL** **planet fitness**

**GT** Georgia Institute of Technology  
 18,415 STUDENTS

**G** GEORGIA AQUARIUM  
 2.9M VISITORS

**Mercedes-Benz**  
 71,000 CAPACITY

**Marathon Oil**  
 ~2,000 EMPLOYEES  
 \$6.7B REVENUE



East-West Connect  
 39,800 VPD



Powder Springs Rd  
 31,100 VPD

# MARIETTA GA

ATLANTA MSA

**6.4M+**  
POPULATION  
ATLANTA MSA

**\$570B+**  
GDP  
ATLANTA MSA

**\$187 M**  
DOBBINS AIR  
FORCE BASE  
ECONOMIC  
IMPACT

**60,000+**  
EMPLOYEES  
THE HOME DEPOT

**9,000+**  
EMPLOYEES  
COCA-COLA  
COMPANY

**51,000+**  
STUDENTS  
KENNESAW STATE  
UNIVERSITY

**52,000+**  
STUDENTS  
GEORGIA STATE  
UNIVERSITY

**Marietta, Georgia** is located in Cobb County within the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area—one of the largest and fastest-growing metro areas in the United States. The Atlanta MSA exceeds 6 million residents and serves as the economic engine of the Southeast. Marietta benefits from proximity to Interstate 75, Interstate 285, and major employment corridors, providing connectivity to Downtown Atlanta, Buckhead, and Hartsfield-Jackson Atlanta International Airport.

Cobb County is one of the most established suburban counties in metro Atlanta, known for its strong public schools, stable residential base, and diverse employment sectors. Major industries throughout the MSA include logistics, healthcare, technology, finance, film production, and advanced manufacturing. The region's economic base is supported by Fortune 500 and Fortune 1000 companies, a strong small business ecosystem, and continued residential development across the northern and western suburban corridors.

With strong population density, established infrastructure, and long-term economic expansion trends, Marietta remains a core infill retail and service market within the broader Atlanta metropolitan area.



MARIETTA, GEORGIA



F-35 STRIKES DOBBINS

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



 **Hartsfield-Jackson** BUSIEST AIRPORT  
Atlanta International Airport. IN THE WORLD



# ATLANTA

**6.4 MILLION**

**MSA POPULATION**  
9th Most Populous MSA  
in United States

**\$570 BILLION**

**GROSS DOMESTIC PRODUCT**  
The largest economy in Georgia  
10th in United States

**\$10.6 BILLION**

**FILM INDUSTRY**  
Direct Spending for Atlanta's  
Established Film Industry

**126,400+**

**NEW JOBS**  
Added to Atlanta Area in  
last year

Atlanta remains the economic hub and engine of the Southeast, one of the fastest-growing regions in the United States, with a diverse, innovation-driven economy and a strategic position that continues to attract talent and investment from across the country. The city's robust job market, relatively high quality of life, and still competitive cost of living make it a magnet for young, educated professionals seeking opportunity. Atlanta continues to be a major corporate center. The Metro Atlanta area is home to 13 Fortune 500 headquarters as of early 2026, with a broader footprint of Fortune 1000 and multinational firms serving as anchors for growth across key sectors such as logistics, finance, technology, and consumer products.

Partnerships and diversified investments from both the private sector and government support ongoing business expansion, making Atlanta an ideal place to conduct business and innovate. Bolstering the city's economic appeal, Atlanta is also home to Hartsfield-Jackson Atlanta International Airport, consistently ranked as the world's busiest airport and serving over 108 million passengers in 2024. As a strategic global transportation hub, ATL enhances connectivity, supports commerce, and drives significant employment and economic impact for the region. Atlanta's film and entertainment industry remains a major contributor to the local economy. By 2023, the film and television production ecosystem supported hundreds of productions, contributed billions to the regional economy, and played a significant role in job creation and supplier engagement across the Metro area.

# REGIONAL MAP



**DOWNTOWN ATLANTA 21 MILES**

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	5,046	59,506	151,281
AVG. HOUSEHOLD INCOME	\$78,678	\$89,988	\$97,559

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**Marcus & Millichap**  
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