



279 N LEE ST
Forsyth, GA

OFFERED FOR SALE
\$832,000 | 6.25% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Marco's Pizza in Forsyth, GA. Marco's Pizza recently extended their lease for an additional 10 years and has four (4) five (5) year options remaining. The Asset is positioned in a dense retail node in between Macon and Atlanta.



**10-YR
LEASE**



**DENSE
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1-10	\$52,000
1st Option	11-15	\$66,564
2nd Option	16-20	\$75,312
3rd Option	21-25	\$85,208
4th Option	26-30	\$96,405
2.5% Annual Increases		

NOI	\$52,000
CAP	6.25%
PRICE	\$832,000

ASSET SNAPSHOT

Tenant Name	Marco's Pizza
Address	279 N Lee St, Forsyth, GA 31029
Building Size (GLA)	2,652 SF
Land Size	0.60 Acres
Year Built/Renovated	1987/2015
Signatory/Guarantor	MPZ Macon, LLC - Franchisee (30+ Locations)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE
Lease Expiration Date	10 Years from COE
Remaining Term	10 Years
Rent Increases	2.5% Annually in Base Term and Options
Current Annual Rent	\$52,000

ACTUAL PROPERTY



11,372 PEOPLE
IN 5 MILE RADIUS



\$83,558 AHHI
IN 5 MILE RADIUS



14,200 VPD
ON N LEE ST



ATTRACTIVE LEASE FUNDAMENTALS

Marco's Pizza has signed a 10 year lease with 2.5% annual increases with four (4) five (5) year extensions | Abs. NNN with Zero Landlord Responsibilities



LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for over 10 years | Tenant recently signed a 10 year extension, showing commitment to the site | MPZ Holdings has 30+ locations across the southeast with experience franchising Marco's Pizza Locations



HIGH GROWTH FORSYTH, GA

According to the Atlanta Regional Commission, the population of Forsyth, GA has more than doubled since 2000 | The population has increased from 98,407 people to 250,000 residents in 25 years



CLOSE PROXIMITY TO BUSY COMMUTER THOROUGHFARE

Site is located directly off of I-75 (93.2K VPD) | This Marco's Pizza being under an hour from center city Atlanta, benefits from Atlanta MSA tailwinds as well as commuters to and from work around the city



POSITIONED IN A DENSE RETAIL NODE

More than 677K SF of retail space within 1 mile | Nearby national retailers include: Walmart Supercenter, Tractor Supply Co., Ingles Markets, Ace Hardware, and more

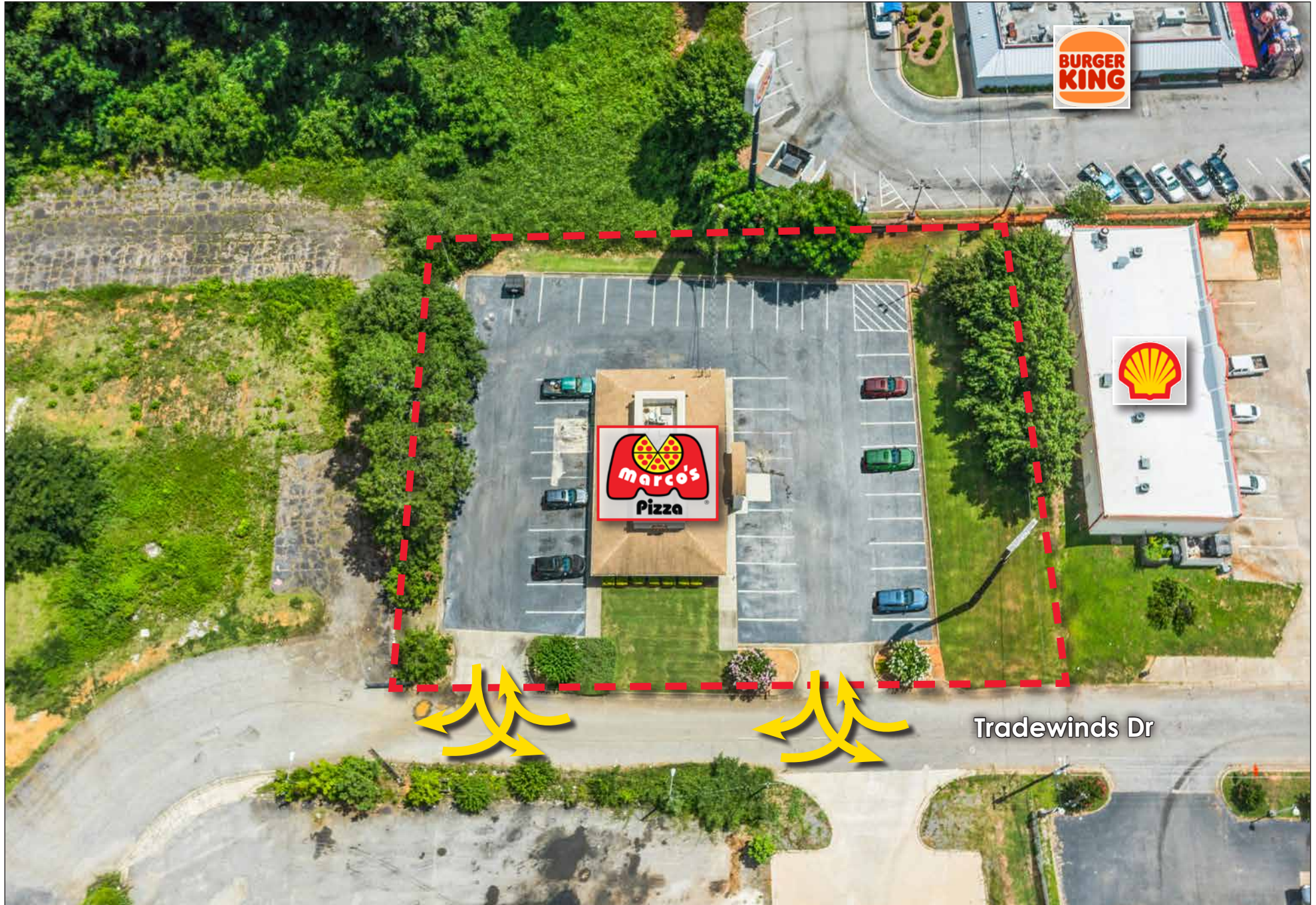


NEARBY MARKET DRIVERS

Just 1.4 miles south of the site is the Mary Persons High School with over 12,86 students enrolled | 3.5 miles north of the site is the Georgia Public Safety Training Center which spans more than 1,000 acres | The facility employs 200 people and runs a 20 week course for thousands of public officials in the state of Georgia



SITE PLAN





Medical Center of Georgia



DOLLAR TREE

SUBWAY



Hardee's



Walmart



Days Inn

LAQUINTA
INNS & SUITES



WAFFLE
HOUSE

N Lee St (14,200 VPD)

Wendy's



BURGER
KING



VALERO

ACE FAMILY DOLLAR
DUNKIN'



Patrol Rd



TSC TRACTOR SUPPLY CO HIBBETT SPORTS
DOLLAR GENERAL FARMERS home FURNITURE

ACE FAMILY DOLLAR DUNKIN'
The helpful place.

marco's
Pizza

VALERO

AMOCO

SHELL

Wendy's

Advance Auto Parts

CAPTAIN D'S

TRUIST

Pizza Hut

TACO BELL

O'Reilly AUTO PARTS

DQ

McDonald's

Hardee's

WAFFLE HOUSE

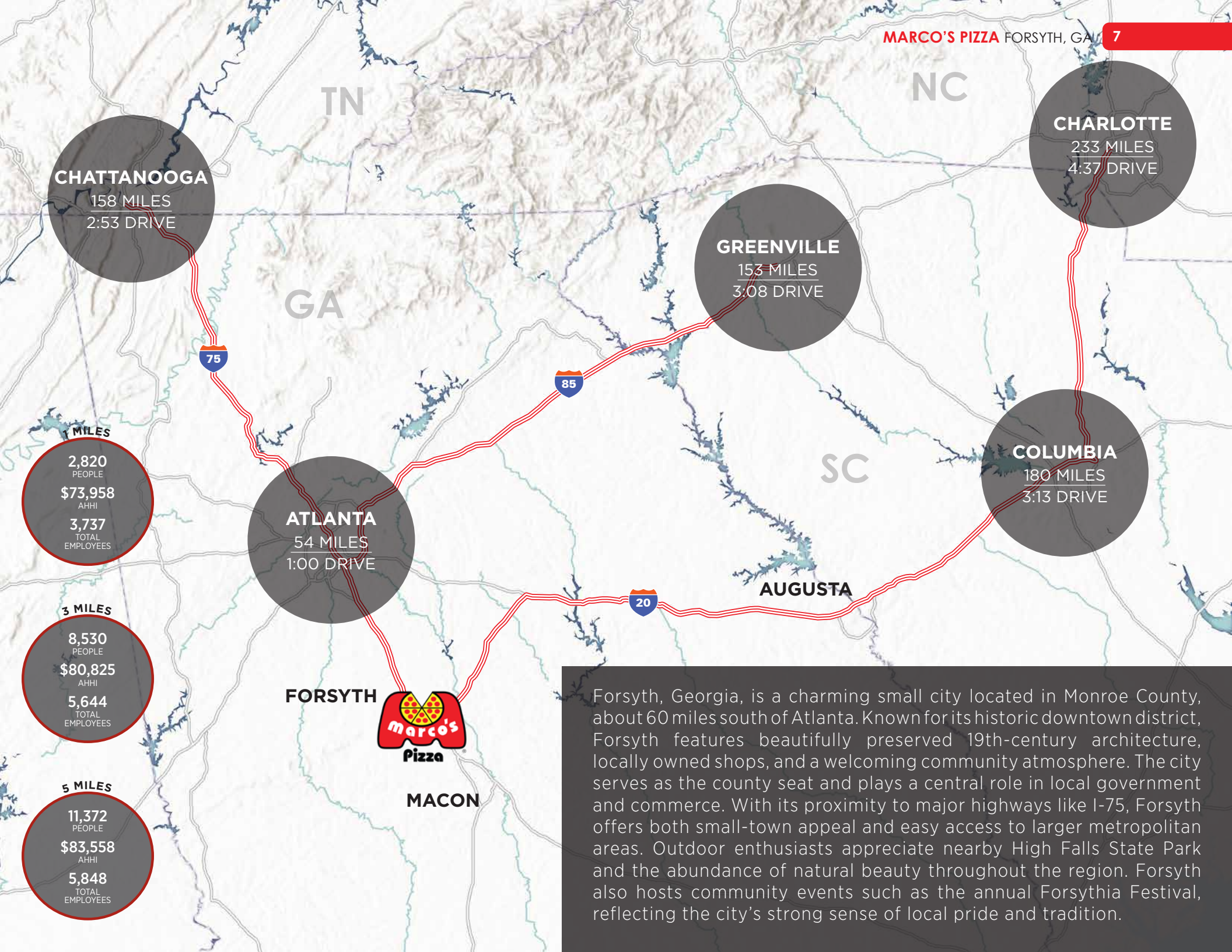
SHELL

Downtown Forsyth

N Lee St (14,200 VPD)

75

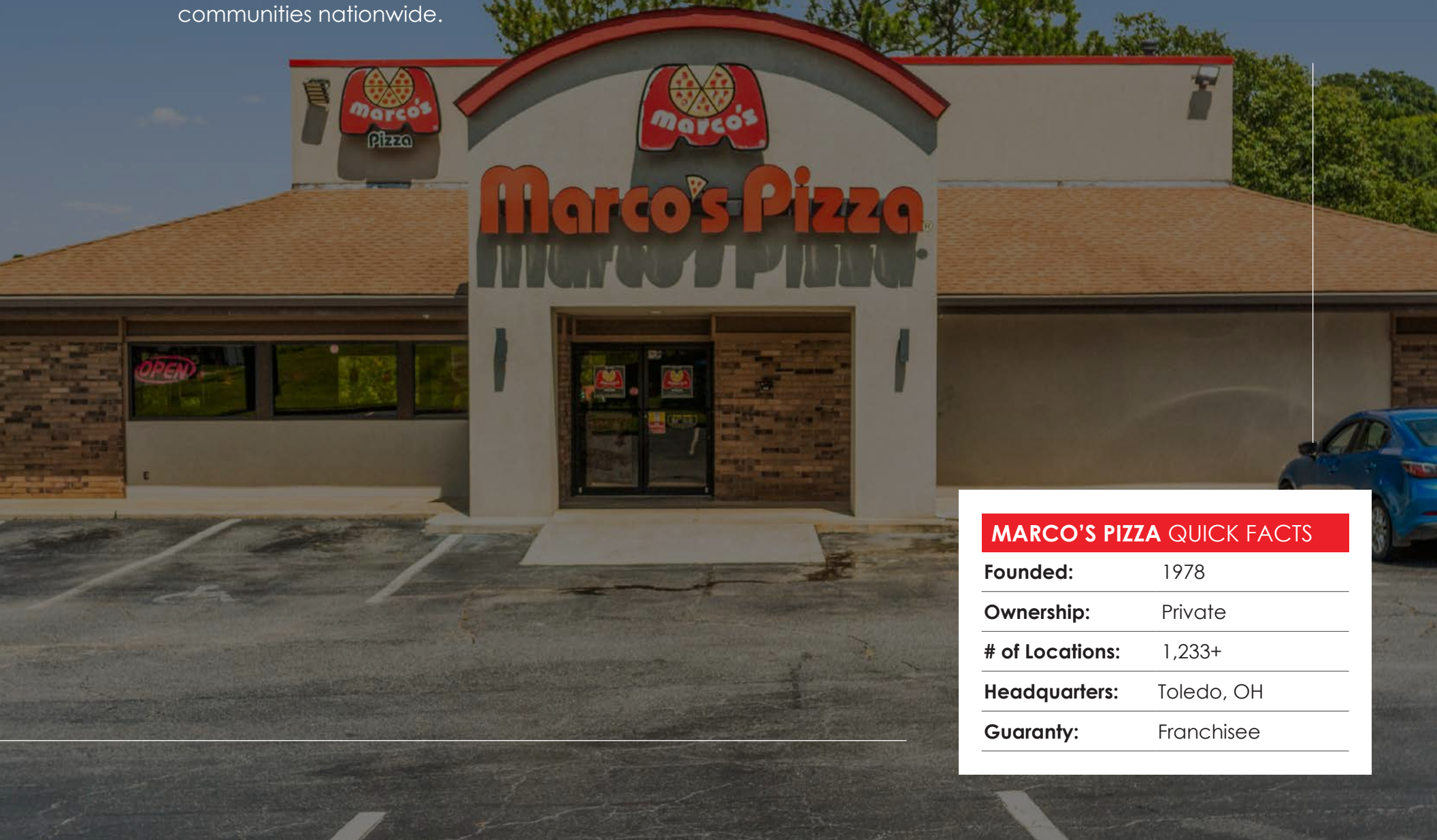
93,200 VPD





TENANT OVERVIEW

Founded in Oregon, Ohio, just outside Toledo, Marco's Pizza has been a Slice of the Community™ since 1978. Our story began in the Old World, where our founder, Pasquale "Pat" Giammarco, learned the importance of quality, pride, and attention to detail while growing up in Sulmona, Italy. At age nine, Pat moved with his family to America, bringing with him a passion for crafting Athematic® Italian pizza and a dedication to never cutting corners. In 1978, he opened the first Marco's Pizza, and the brand has been growing ever since. Today, Marco's stands among the fastest-growing pizza brands in America, delivering delicious moments and creating new opportunities across communities nationwide.



MARCO'S PIZZA QUICK FACTS

Founded:	1978
Ownership:	Private
# of Locations:	1,233+
Headquarters:	Toledo, OH
Guaranty:	Franchisee



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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