



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



INVESTMENT HIGHLIGHTS

MARCO'S PIZZA FORSYTH, GA

3



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 12,861 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

ALS MARKET

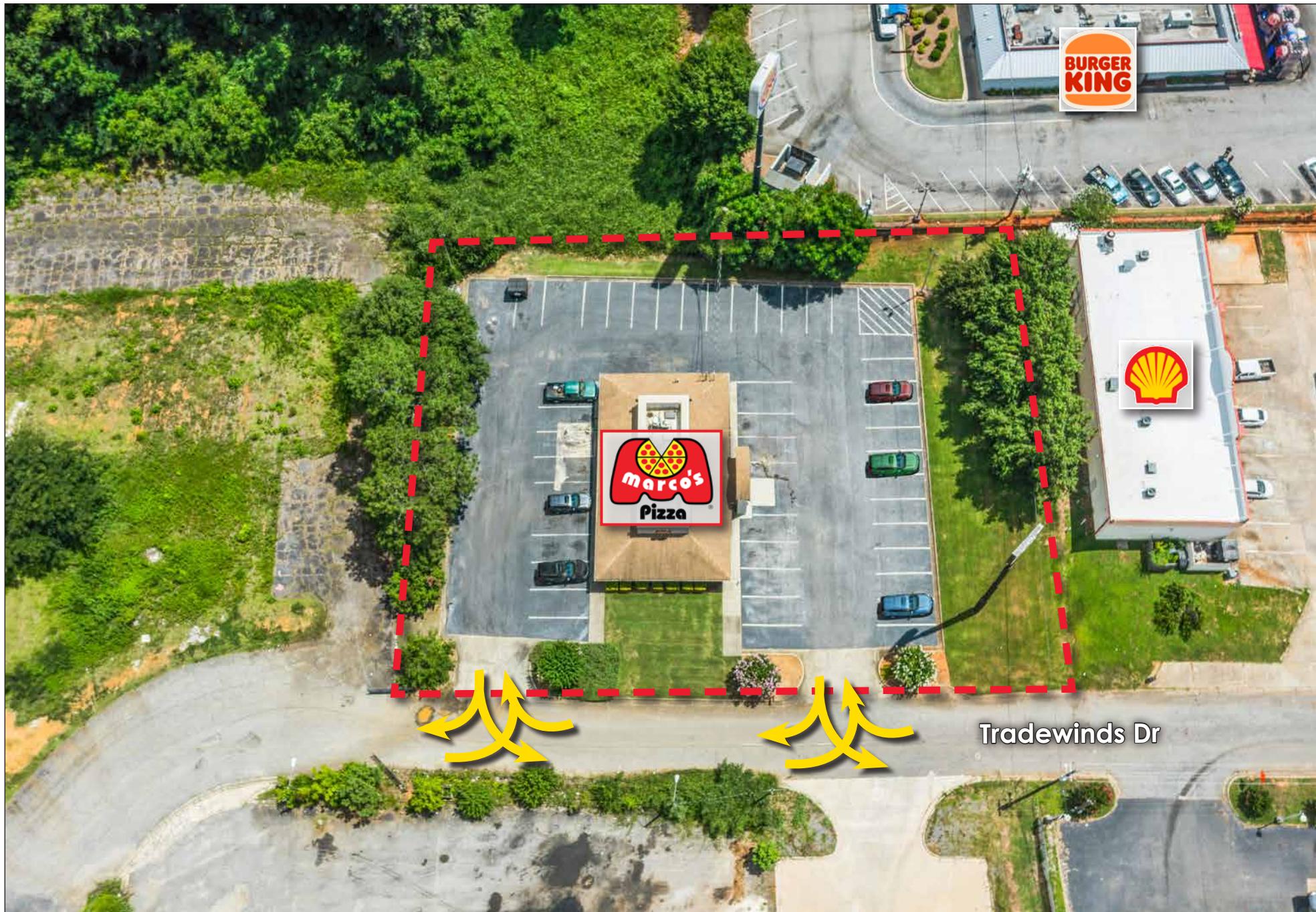
LA PASADITA



SITE PLAN

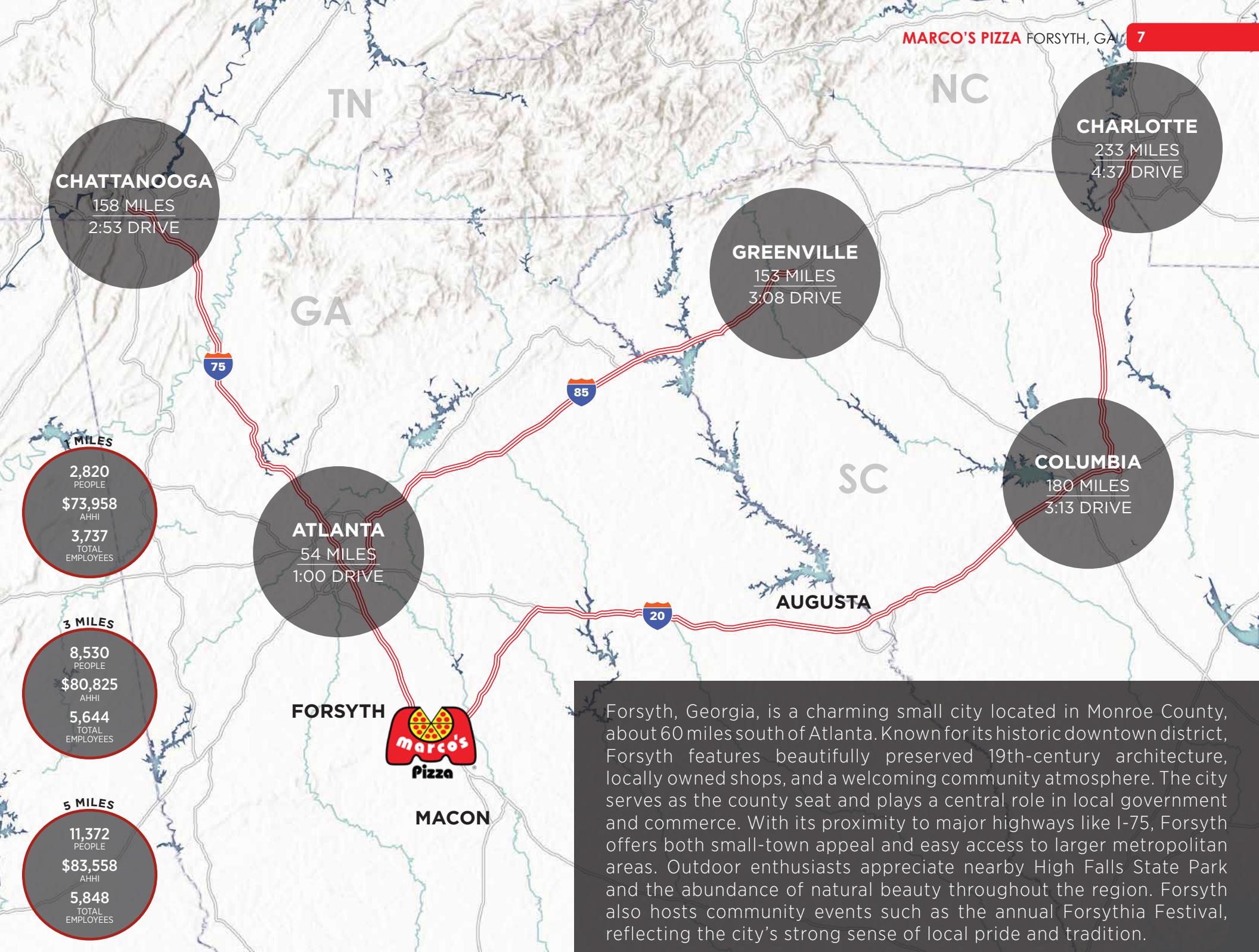
MARCO'S PIZZA FORSYTH, GA

4









Forsyth, Georgia, is a charming small city located in Monroe County, about 60 miles south of Atlanta. Known for its historic downtown district, Forsyth features beautifully preserved 19th-century architecture, locally owned shops, and a welcoming community atmosphere. The city serves as the county seat and plays a central role in local government and commerce. With its proximity to major highways like I-75, Forsyth offers both small-town appeal and easy access to larger metropolitan areas. Outdoor enthusiasts appreciate nearby High Falls State Park and the abundance of natural beauty throughout the region. Forsyth also hosts community events such as the annual Forsythia Festival, reflecting the city's strong sense of local pride and tradition.

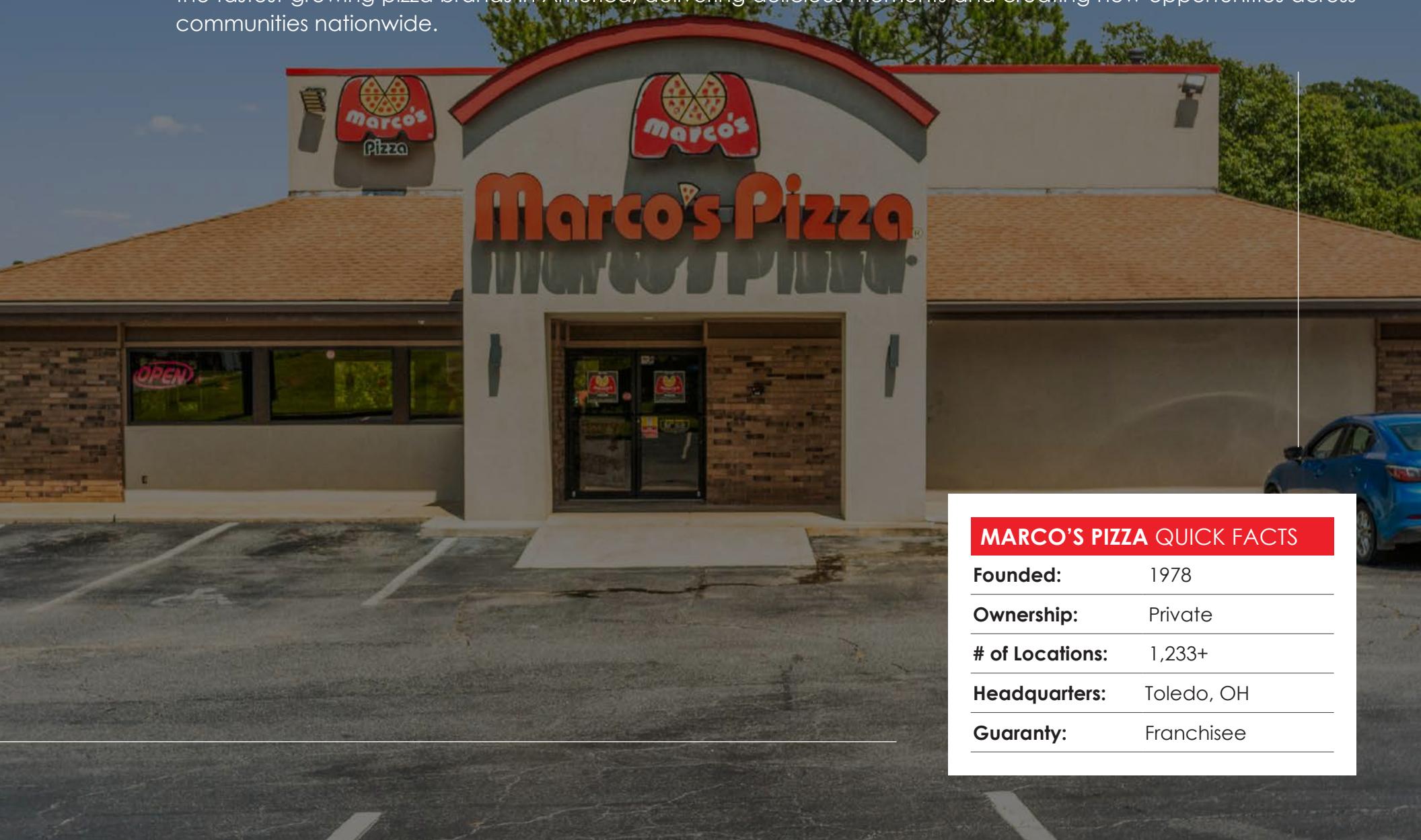


TENANT OVERVIEW

MARCO'S PIZZA FORSYTH, GA

8

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" Giamarco, 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 |



Exclusively Offered By



PRIMARY DEAL CONTACTS

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