

# 2-TENANT NET LEASED RETAIL PAD

Investment Opportunity



SHADOW ANCHORED BY PUBLIX | 420+ APARTMENTS UNDER DEVELOPMENT | 300+ RECENTLY BUILT HOMES



862 Harbins Road | Dacula, Georgia

**ATLANTA MSA**

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



### PATRICK NUTT

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739

### MICHAEL BERK

**Vice President  
National Net Lease**

michael.berk@srsre.com  
D: 770.402.3432  
3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
GA License No. 385824

### WILLIAM WAMBLE

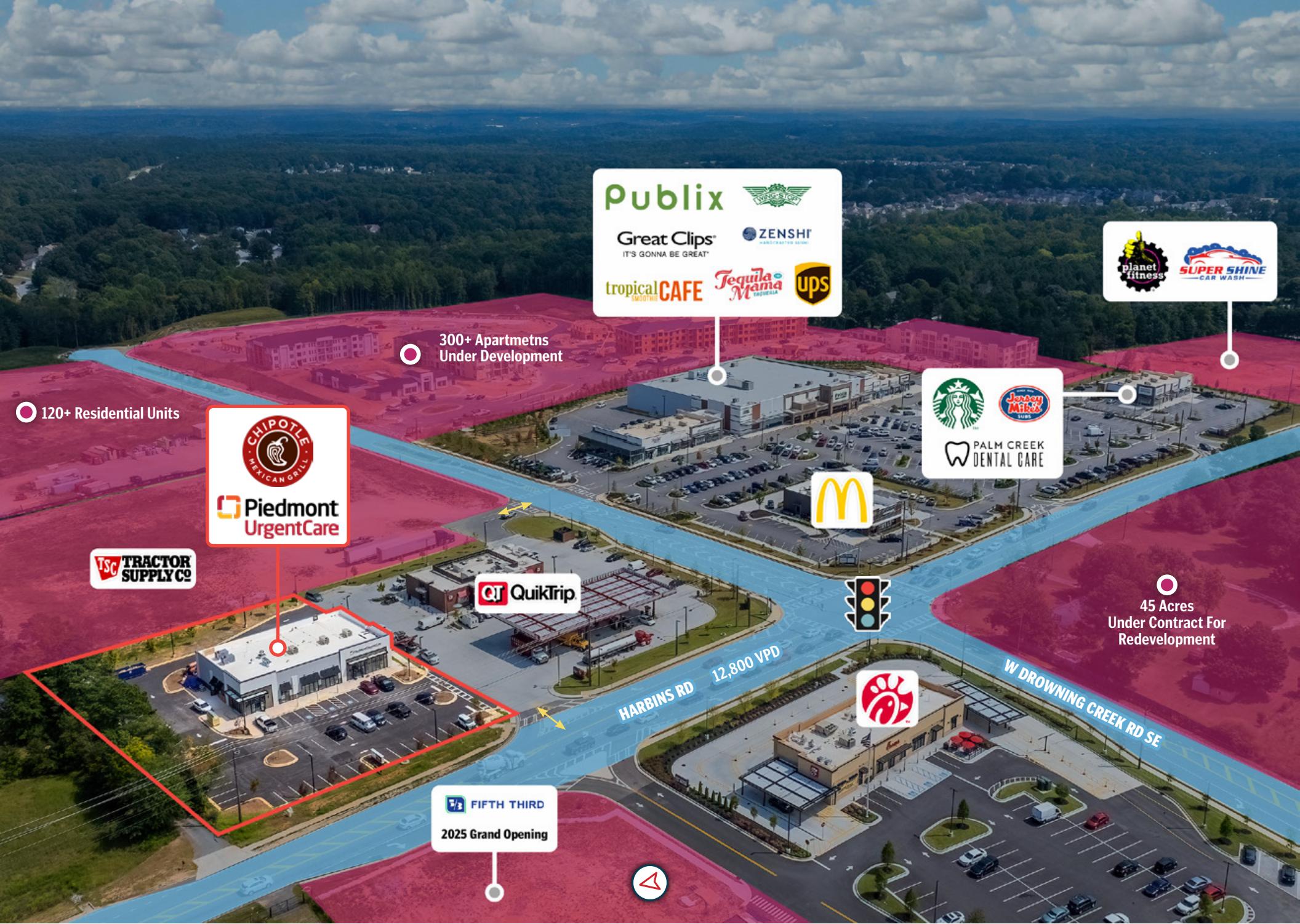
**EVP & Principal  
National Net Lease**

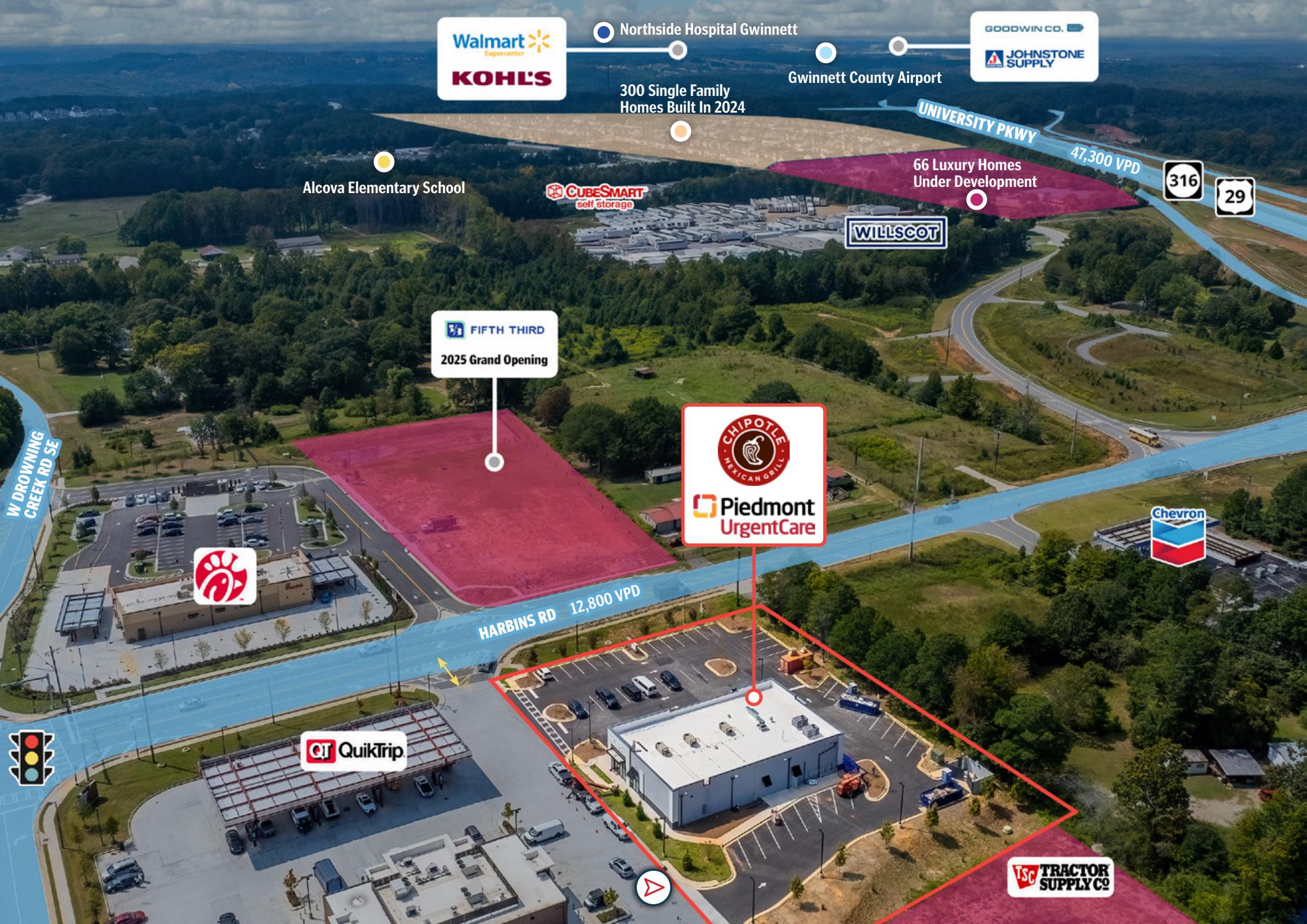
william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920



NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412







## PROPERTY PHOTOS



## PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

Pricing	\$6,133,000
Net Operating Income	\$352,625
Cap Rate	5.75%

## PROPERTY SPECIFICATIONS

Property Address	862 Harbins Road Dacula, Georgia 30019
Total Rentable Area	6,825 SF
Land Area	1.22 AC
Year Built	2025
Tenants	Chipotle Piedmont Urgent Care
Lease Types	NNN
Landlord Responsibilities <sup>(1)</sup>	Roof, Structure, Life Safety Systems, Mechanical Equipment, and Unexposed Plumbing
Lease Terms	15 Years
Increases	10% Every 5 Years

<sup>(1)</sup> Landlord may include amortized capital expenses in CAM for both tenants if the capital improvements reduce Common Area charges.

## RENT ROLL



Tenant Name	Pro						Pro						Rental Increases				Lease	Lease	
	Size	Rata	Rent	Rent	Rent	Rent	Rata	Increase	Rent	Rent	Rent	Rent	Start	End	Options				
	SF	(SF)	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	(\$)	Date	Inc.	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	Date	Date	Remaining			
Piedmont Urgent Care	4,550	67%	\$16,683	\$3.67	\$200,200	\$44.00	57%	Jan-31	10.0%	\$18,352	\$4.03	\$220,220	\$48.40	Jan-26	Dec-40	3 (5-Year)			
								Jan-36	10.0%	\$20,187	\$4.44	\$242,242	\$53.24	(Est.) <sup>(1)</sup>		10% Increases at the Beg. of Each Option			
Note: Tenant has a 5% cap on Controllable CAM (excludes taxes and insurance). The analysis assumes full pass through and that the cap will not be hit.																			
Chipotle	2,275	33%	\$12,702	\$5.58	\$152,425	\$67.00	43%	Jul-31	10.0%	\$13,972	\$6.14	\$167,667	\$73.70	Jul-26	Jun-41	4 (5-Year)			
								Jul-36	10.0%	\$15,370	\$6.76	\$184,434	\$81.07	(Est.) <sup>(2)</sup>		10% Increases at the Beg. of Each Option			
Note: Tenant has a 5% cap on Controllable CAM (excludes taxes, insurance, and snow removal). The analysis assumes full pass through and that the cap will not be hit.																			
Total Occupied	6,825	100%	\$29,385	\$4.31	\$352,625	\$51.67	100%												
Total Vacant	0	0%	\$0		\$0		0%												
Total / Wtd. Avg:	6,825	100%	\$29,385	\$4.31	\$352,625	\$51.67	100%									Weighted Term Remaining (Years)	15.4		

1) Rent commencement date is estimated to be approximately 210 days after the delivery date of June 2025 listed in the lease. If COE occurs prior to the commencement of rent seller to provide a credit.

2) Rent commencement date is estimated to be approximately 180 days after the possession date of March 2026 listed in the lease. If COE occurs prior to the commencement of rent seller to provide a credit.

## INVESTMENT HIGHLIGHTS



### **Brand New 15-Year Leases | 2025 Construction | Options To Extend | Scheduled 10% Rental Increases | Well Known & Established Brands**

- Opportunity to acquire a brand new two-tenant Chipotle and Piedmont Urgent Care building located in Dacula, GA (Atlanta MSA)
- Both tenants recently signed brand new 15-year leases with multiple options to extend, demonstrating their long-term commitment to the site
- 2025 construction features high-quality materials, high-level finishes, and distinct design elements
- Both leases feature 10% rental increases every 5 years and at the beginning of each option, providing a future investor with a significant hedge against inflation
- There are over 3,800 Chipotle restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates
- Piedmont Urgent Care operates more than 82 clinics across Georgia, providing convenient walk-in medical services, occupational health, and wellness programs

### **NNN Leases | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, life safety systems, mechanical systems, and unexposed plumbing
- Landlord may include amortized capital expenses in CAM for both tenants if the capital improvements reduce capital expenses
- Ideal, low-management investment for a passive investor

### **Adjacent to a Brand New Publix Anchored Shopping Center | Dense Retail Corridor | Strong National/Credit Tenants**

- The subject property is adjacent to Harbins Crossing, a newly built 69,807 SF Publix-anchored shopping center featuring national tenants such as Starbucks, Jersey Mike's, Wingstop, Heartland Dental, and more
- Other nearby national/credit tenants include Walmart Supercenter, Kohls, Tractor Supply, Kohls, Planet Fitness, Chick-fil-A, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site

### **Signalized, Hard Corner Intersection | Centralized Location | 420+ Apartment Units Under Development | 366 Newly Built Homes**

- The asset is located at the signalized, hard corner intersection of Habbins Road and West Drowning Creek Road Southeast which supports more than 12,800 VPD
- The asset also benefits from nearby access to University Parkway (47,300 VPD) and Sugarloaf Parkway (30,500 VPD), making this an ideal, centralized location
- The asset benefits from strong surrounding growth, located within walking distance of 366 recently built or under-construction homes, 420 apartment units currently under development, and 45 acres of land under contract for redevelopment, providing a direct residential consumer base from which to draw

### **Strong Demographics in 5-mile Trade Area | Atlanta MSA**

- More than 106,987 residents and 16,659 employees support the trade area
- Residents within a 1-mile radius boast affluent average household incomes of more than \$123,000

## BRAND PROFILE



### CHIPOTLE

[chipotle.com](http://chipotle.com)

**Company Type:** Public (NYSE: CMG)

**Locations:** 3,800+

**2024 Revenue:** \$11.31 Billion

**2024 Net Income:** \$1.53 Billion

**2024 Assets:** \$9.20 Billion

**2024 Equity:** \$3.66 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,800 restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: [newsroom.chipotle.com](http://newsroom.chipotle.com), [finance.yahoo.com](http://finance.yahoo.com)



### PIEDMONT URGENT CARE

[piedmonturgentcare.org](http://piedmonturgentcare.org)

**Company Type:** Subsidiary

**Locations:** 82+

**Parent:** WellStreet



Piedmont Urgent Care By Wellstreet is a company that operates in the Hospital & Health Care industry. At Piedmont Urgent Care, their mission is to help patients feel valued and well-cared for. They offer best-in-class urgent care services throughout the Georgia, starting with certified medical providers who specialize in urgent care medicine, clean, modern facilities, and convenient care options built specifically with our patients in mind. Piedmont Urgent Care clinics are open 365 days a year with extended hours to fit even the busiest of schedules – no appointment needed. They are committed to accessible care, offering book ahead and virtual visit options.

Source: [piedmonturgentcare.org](http://piedmonturgentcare.org)

# PROPERTY OVERVIEW



## LOCATION



Dacula, Georgia  
Gwinnett County  
Atlanta-Sandy Springs-Roswell MSA

## ACCESS



Harbins Road: 1 Access Point  
W. Drowning Creek Road SE: 1 Access Point

## TRAFFIC COUNTS



Harbins Road: 12,800 VPD  
University Parkway/U.S. Highway 29: 47,300 VPD  
Winder Highway/State Highway 8: 10,200 VPD

## IMPROVEMENTS



There is approximately 6,825 SF of existing building area

## PARKING



There are approximately 62 parking spaces on the owned parcel.  
The parking ratio is approximately 9.08 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: R5300 145  
Acres: 1.22  
Square Feet: 53,143

## CONSTRUCTION



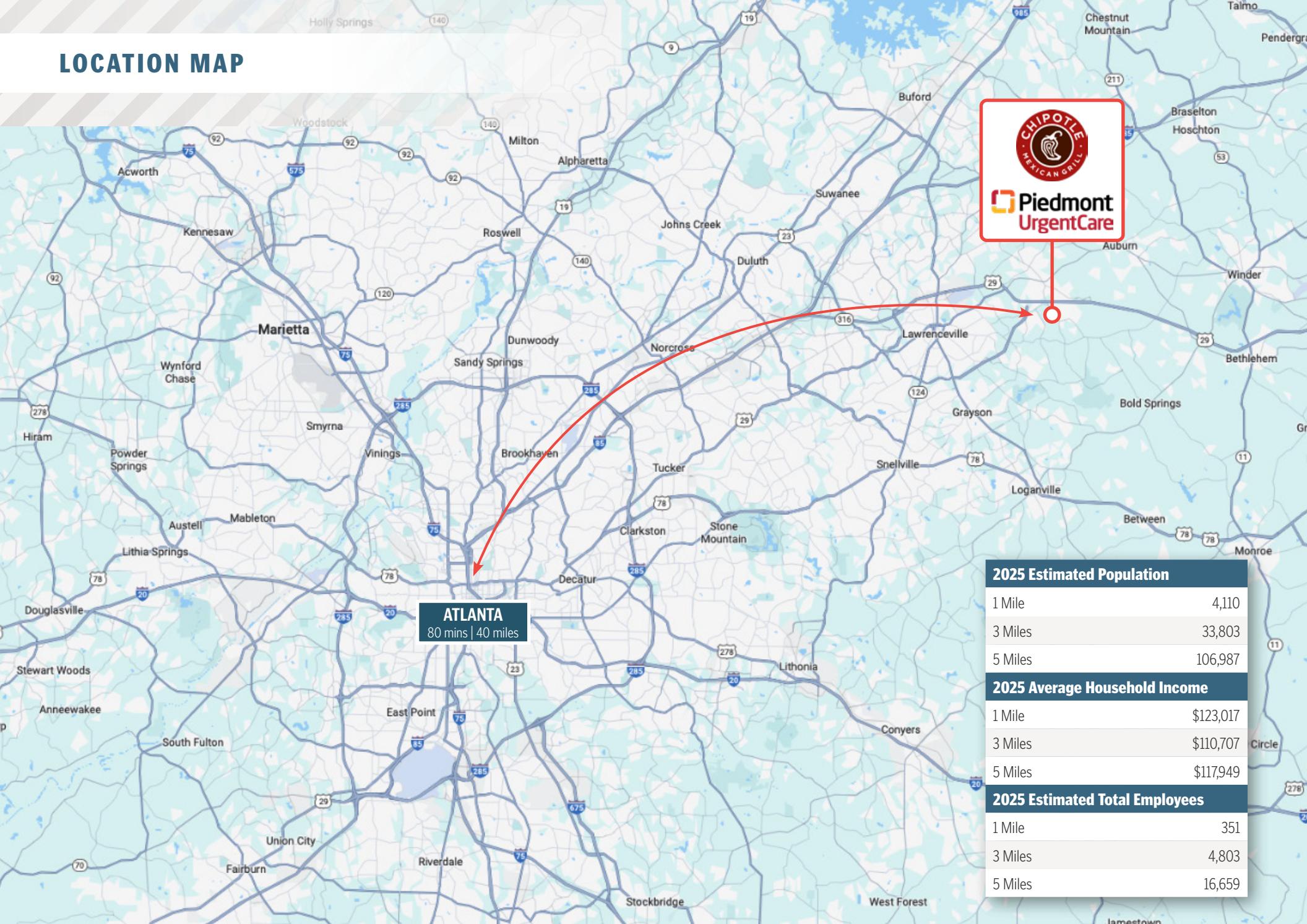
Year Built: 2025

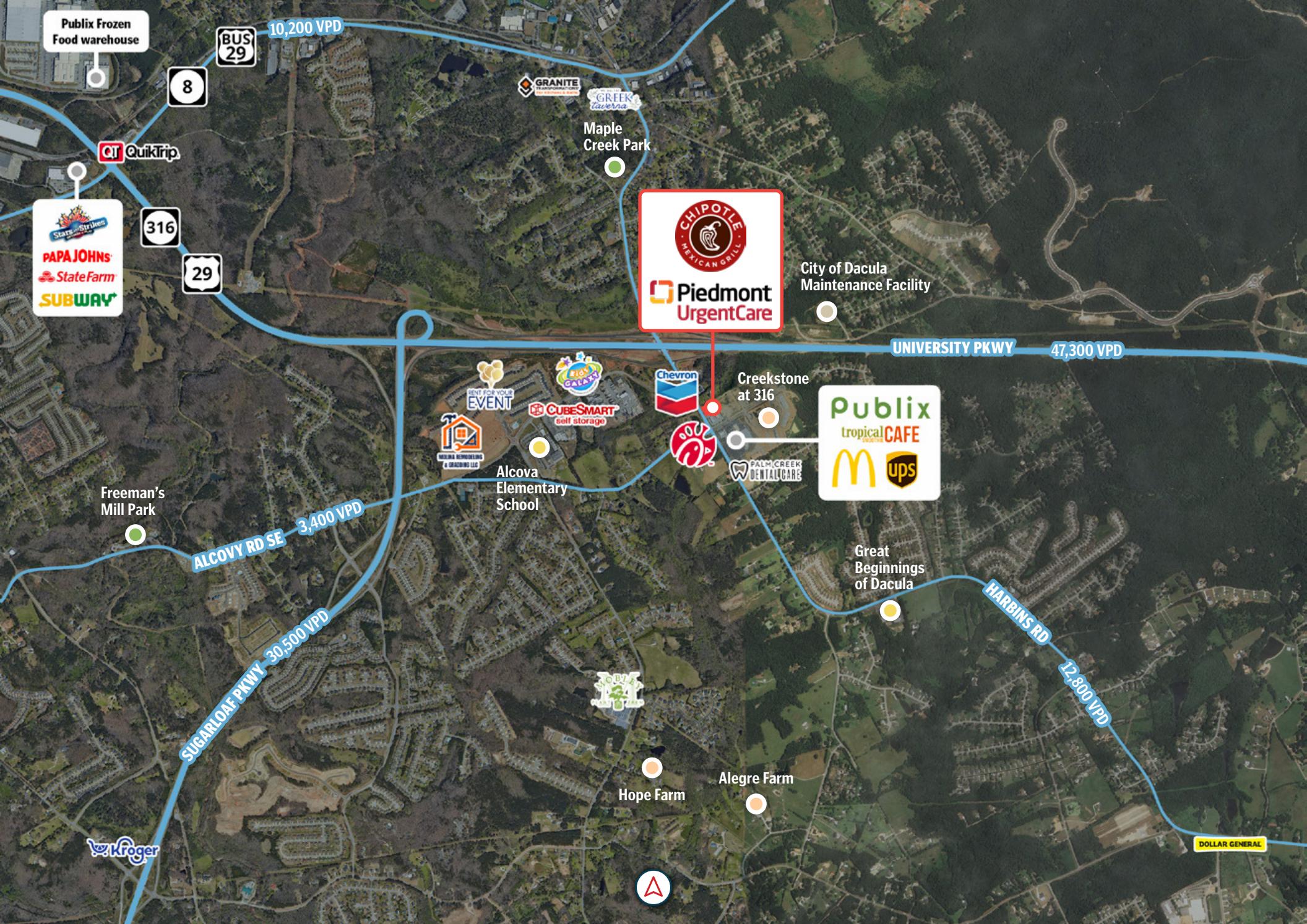
## ZONING



PMUD

## LOCATION MAP







	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	4,110	33,803	106,987
2030 Projected Population	4,309	36,631	113,150
2025 Median Age	36.1	35.0	36.0
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,196	10,076	32,636
2030 Projected Households	1,257	10,936	34,638
<b>Income</b>			
2025 Estimated Average Household Income	\$123,017	\$110,707	\$117,949
2025 Estimated Median Household Income	\$114,136	\$100,257	\$100,542
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	53	500	1,777
2025 Estimated Total Employees	351	4,803	16,659



## DACULA, GEORGIA

Dacula is located in eastern Gwinnett County, Georgia in the northern area of the state, approximately 37 miles west of downtown and 35 miles east of Athens. The City of Dacula had a population of 7,575 as of July 1, 2024. Dacula, Georgia, lies halfway between Atlanta, the state capital, and Athens, home of the University of Georgia.

Dacula was previously a frontier military outpost. Today, it is a growing suburban community that is positioned just 37 miles northeast of Downtown Atlanta. Positioned at the center of the innovation crescent, Dacula is cradled between important transportation routes such as Georgia Highway 316, U.S. 29, and the CSX Railroad. The largest industries in Dacula, GA were Health Care & Social Assistance, Retail Trade, and Manufacturing, and the highest paying industries were Administrative & Support & Waste Management Services, Professional, Scientific, & Management, & Administrative & Waste Management Services, and Information.

Dacula is best known for its large Memorial Day Parade and Little Mulberry Park. It is also nearby many educational resources including the University of Georgia in Athens and Georgia Gwinnett College in Lawrenceville. The city features several nearby parks for recreational activities. Maple Creek Park offers a 9-hole disc golf course, a playground, a half-mile walking trail, and a pavilion. The Olde Mill Park in the Downtown District features a wood gazebo and a Veteran's Memorial Monument. Dacula is located halfway between Atlanta and Athens, giving it easy access to major transportation corridors, high-quality schools, stunning parks, and lots of shopping opportunities. Dacula provides a unique small-town experience within a community that exudes southern hospitality.



**Busiest Airport in the World**



**#1**

108,000,000 Passengers in 2024

**THE ATLANTA MSA POPULATION IS 6.3M+**

6TH LARGEST METRO IN THE COUNTRY | APPROX 1.3% ANNUAL POPULATION GROWTH

2024 MEDIAN  
HOUSEHOLD INCOME  
**\$85,880**



2024 MEDIAN  
ATLANTA MSA AGE  
**37**



2024 MEDIAN  
HOME VALUE  
**\$385,000**



MEAN TRAVEL  
TIME TO WORK  
**32 minutes**





**\$570B+**  
**GDP**



9th Largest Metro Economy  
in the U.S.

**Notable Colleges & Universities in Atlanta**

GEORGIA TECH, EMORY UNIVERSITY, GEORGIA STATE UNIVERSITY

 **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



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as an active partner in the Atlanta community.



**SRS**

CAPITAL  
MARKETS

PiedmontUrgentCare

Piedmont  
UrgentCare

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$ 5 B +**

TRANSACTION  
VALUE  
company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2024

**\$ 2.5 B +**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2024

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