

# INVESTMENT OFFERING



**SMALLS SLIDERS**  
1660 Hudson Bridge Road  
Stockbridge (Atlanta), GA 30281



REPRESENTATIVE PHOTO

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$3,053,149
DOWN PAYMENT	100% / \$3,053,149
RENTABLE SQUARE FEET	800 SF
CAP RATE	6.35%
YEAR BUILT	2025
LOT SIZE	32,670 +/- SF
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Smalls Sliders
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15-Years
RENT COMMENCEMENT DATE	01/15/2025
LEASE EXPIRATION DATE	01/14/2040
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$193,875.00	\$16,156.25
Years 6-10	\$213,262.50	\$17,771.88
Years 11-15 (Option 1)	\$234,588.75	\$19,549.10
Years 16-20 (Option 2)	\$258,047.63	\$21,503.97
Years 21-25 (Option 3)	\$283,852.39	\$23,654.37
Years 26-30 (Option 4)	\$312,237.63	\$26,019.80
<b>BASE RENT</b>		\$193,875.00
<b>NET OPERATING INCOME</b>		\$193,875.00
<b>TOTAL RETURN YR-1</b>	6.35%	\$193,875.00

# TENANT OVERVIEW



## SMALLS SLIDERS

Smalls Sliders is one of the fastest-growing brands in the restaurant industry, specializing exclusively in fresh, cooked-to-order cheeseburger sliders. Equipped with a streamlined drive-thru, walk-up window and unique modular buildout, the Atlanta-based brand is headed towards nationwide growth with locations opening across the Southeast, Southwest, Midwest, and West Coast. Smalls Sliders is the brainchild of restaurateur visionary Brandon Landry, led by industry veteran Maria Rivera, CEO, and is backed by 10 Point Capital and former NFL star Drew Brees. With average unit volumes exceeding \$2 million, Smalls Sliders has disrupted the QSR industry with its stacked leadership team and robust development pipeline, furthering its rapid growth trajectory with more than 350 locations open or under development across 30 states.

## ABOUT THE TENANT

Purple Buns GA, LLC, the tenant, is a rapidly growing Smalls Sliders franchisee operated by Purple Square Management. The lease guarantor, Purple Square Management, a very experienced and successful franchisee of Smalls Sliders, Popeyes, Take 5 Oil Change, American Family Care, Content Recovery Specialist, and Dunkin' Donuts/Baskin Robbins, currently operates over 325 locations throughout AL, AZ, FL, GA, IN, KY, LA, MS, NC, OH, SC, TN, NY, PA and VA. One of the largest and fastest growing operators in the country, Purple Square Management has earned many awards including the "National Rising Star Award" (2008), "Franchisee of the Year Award" (2014), and "Philanthropist of the Year Award" (2015).



<b>PROPERTY NAME</b>	Smalls Sliders
<b>PROPERTY ADDRESS</b>	1660 Hudson Bridge Road Stockbridge (Atlanta), GA 30281
<b>PROPERTY TYPE</b>	Net Lease Quick Service Restaurant
<b>OWNERSHIP</b>	Private
<b>LEASE GUARANTOR</b>	Franchisee
<b>LEASE TYPE</b>	Absolute NNN
<b>ROOF &amp; STRUCTURE</b>	Tenant Responsible
<b>OPTIONS TO RENEW INCREASES</b>	(4) 5-Year Options 10% Every 5-Years
<b>YEAR 1 NET OPERATING INCOME</b>	\$193,875.00
<b>NO. OF LOCATIONS</b>	350+ (Open & Under Development)
<b>HEADQUARTERED</b>	Atlanta, Georgia
<b>WEBSITE</b>	<a href="http://www.smallssliders.com">www.smallssliders.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 2019

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Smalls Sliders drive-thru located in Stockbridge (Atlanta), GA. The brand new 15-year absolute NNN lease is guaranteed by Purple Square Management (325+ Locations) and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. With average unit volumes exceeding \$2 Million, Smalls Sliders is one of the fastest growing QSR concepts in the United States with 350+ locations open & under development.

The property is located one mile from Piedmont Henry Hospital (259 Beds & 1,800 employees) which is in the process of a \$215M expansion to add a new patient tower and 95 new/additional inpatient rooms. The site benefits from its convenient access right off Interstate-75 and Hudson Bridge Road with combined traffic counts exceeding 213,000 vehicles per day. This location shares access with a brand new Peachtree Immediate Care and Caliber Car Wash at the signalized intersection of Willis Drive and Hudson Bridge Road. Within 5-miles of the subject property there are over 102,000 residents with 5.0% expected population growth over the next 5-years. Average household income exceeds \$93,000 in both a three and five mile radius.

National retailers in the immediate vicinity include Taco Bell, Kroger, QuikTrip, Bank of America, Zaxby's, Arby's, Chipotle, AT&T, Dollar Tree, Walmart, Popeyes, McDonald's, AutoZone, Bojangles, Verizon, Walgreens, O'Reilly Auto, Dunkin' Donuts, Wells Fargo, Chick-Fil-A, Outback, Wendy's, KFC, Starbucks, Chase Bank, Publix, Take 5 Oil Change, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction
- New 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Yrs Guaranteed by Purple Square Management (325+ Locations)
- With Average Unit Volumes Exceeding \$2 Million, Smalls Sliders is One of the Fastest Growing QSR Concepts in the United States with 350+ Locations Open & Under Development
- One Mile from Piedmont Henry Hospital (259 Beds & 1,800 Employees) - In the Process of a New \$215M Expansion to Add New Patient Tower & 95 New/Additional Inpatient Rooms
- Excellent Access & Visibility Right Off Hudson Bridge Rd with Traffic Counts Exceeding 29,000 Vehicles Per Day
- Dense Retail Trade Area with Over 102,000 Residents and Average Household Income Exceeding \$93,000 in 5-Miles



REPRESENTATIVE PHOTO

# AERIAL PHOTO



**PLACER AI STATS  
NEARBY RETAILER RAKINGS  
(STATE OF GEORGIA)**

Chick-Fil-A	82%	(28/199)
Taco Bell	93%	(15/205)
Popeyes	90%	(14/141)
Zaxby's	85%	(35/241)
McDonald's	81%	(80/424)
Dunkin'	80%	(35/170)
Arby's	71%	(40/138)
Walmart	82%	(27/152) 2.1M Visits

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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**Piedmont**  
 Piedmont Henry Hospital  
 259 Beds & 1,800 Employees  
 Planned \$215M Expansion

**Walmart**  
 Supercenter

SHOE SHOW MEGA  
 AT&T  
 DOLLAR TREE  
 BatteriesPlus

Arby's

DQ Quality INN

ZAXBY'S

Bank of America

DISCOUNT TIRE

mellow MUSHROOM

AN IHG HOTEL

Chick-fil-A  
 WAFFLE HOUSE

OUTBACK

metro verizon

FIREHOUSE SUBS

ExtraSpace Storage

Super 8

Rock Quarry Rd 24,000 VPD

Interstate-75 184,000 VPD

ROCK! ROLL SUBS  
 CHIPOTLE  
 Spectrum

QT

TACO BELL

smalls SLIDERS

CALIBER CAR WASH

AutoZone

McDonald's

EXPRESS OIL CHANGE

DUNKIN'

PEACHTREE IMMEDIATE CARE

Kroger  
 Great Clips

State Farm

Hudson Bridge Rd

29,000 VPD

Bojangles

O'Reilly AUTO PARTS

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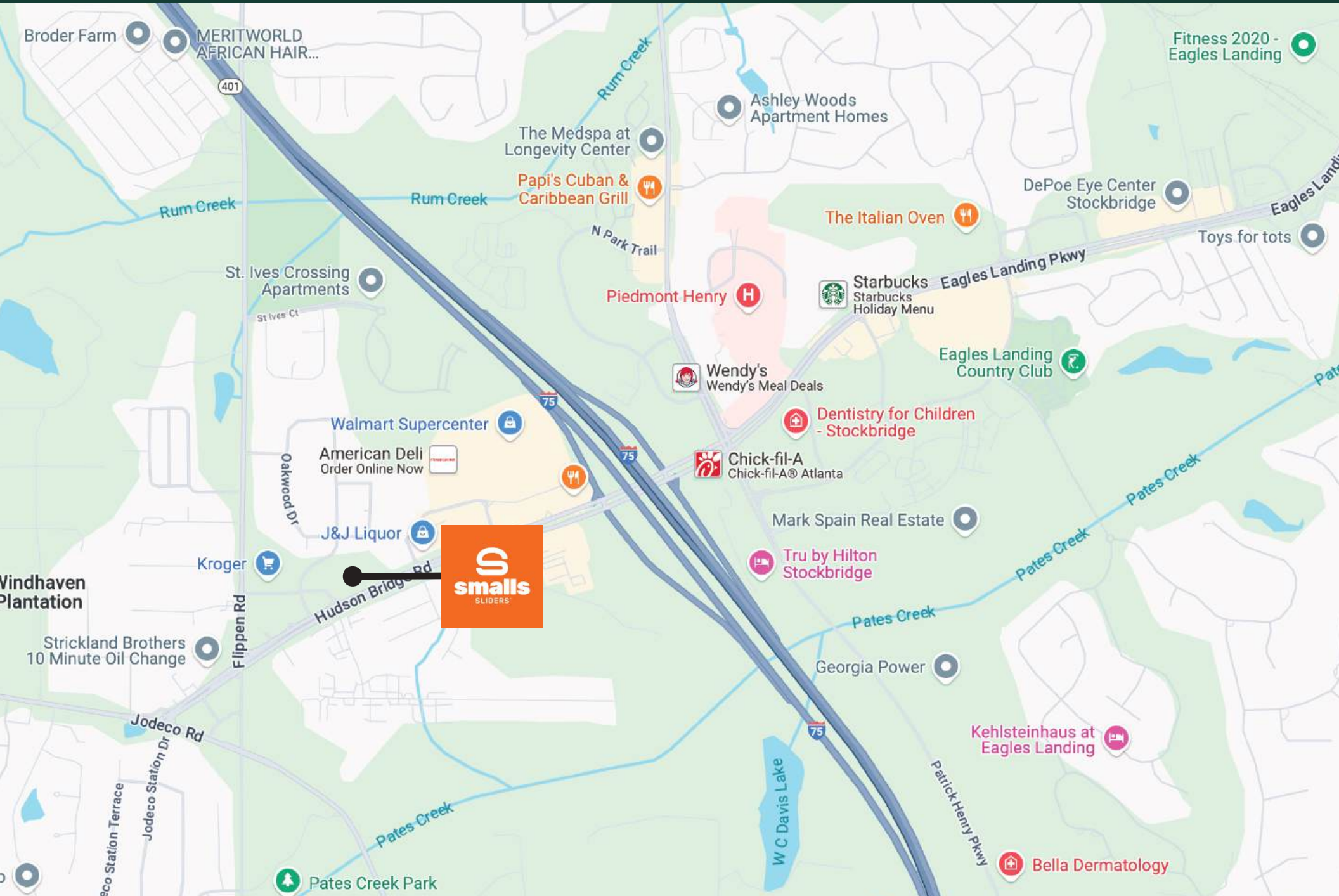


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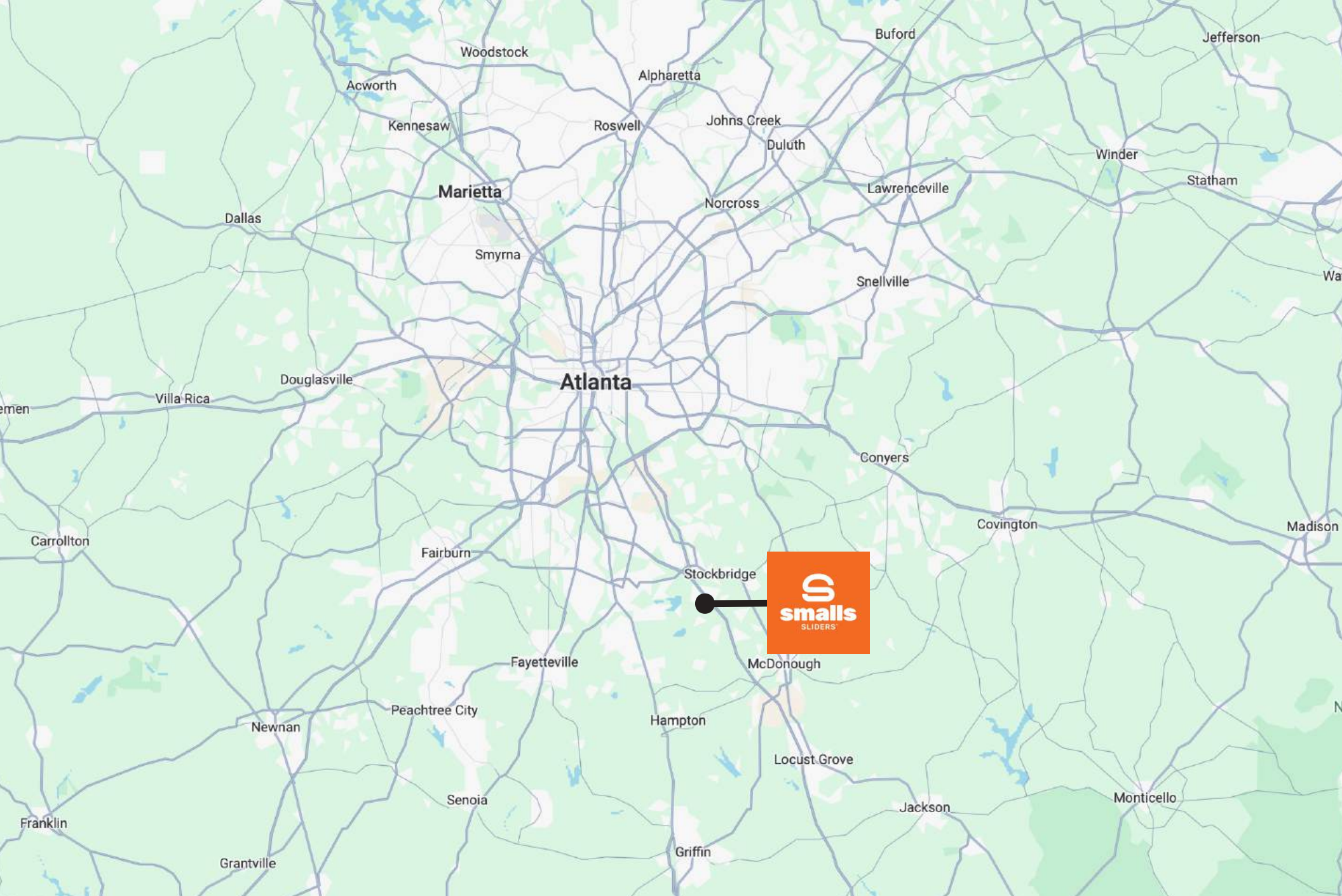
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formerly Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



### **3rd Largest Metropolitan**

Region After Greater Washington  
and South Florida



### **Ranked # 10**

in the Nation with a Gross Domestic  
Product of \$320 Billion



### **Home to the Largest**

Concentration of Colleges and  
Universities in the Southeastern U.S.



# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	38,340	106,812	417,803
2024 Estimate	37,325	102,477	402,944
2020 Census	36,285	98,572	391,173
Percent Change 2020-2024	2.87%	3.96%	3.01%
Percent Change 2024-2029	2.72%	4.23%	3.69%
Median Age	40.12	39.05	37.39

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$93,467	\$93,532	\$85,522
2029 Projection	13,963	38,374	417,803
2024 Est. Households	13,568	36,743	402,944
2020 Census	13,142	35,245	391,173
Percent Change 2020-2024	3.24%	4.25%	3.01%
Percent Change 2024-2029	2.91%	4.44%	3.69%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker  
DZ Net Lease Realty, LLC  
Lic. No. h-63528

# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date