

DUNKIN' GROUND LEASE

ATHENS, GA



REPRESENTATIVE PHOTO



VIEW DRONE
FOOTAGE



BRAND NEW 10-YEAR
ABSOLUTE NNN LEASE WITH
10% INCREASES EVERY 5 YRS.



EXCELLENT ACCESS AND
VISIBILITY TO 27,000 CARS
PER DAY



121,871 RESIDENTS IN TRADE
AREA WITH \$90,840 AVERAGE
HOUSEHOLD INCOME

CLICK TO VIEW DRONE FOOTAGE



Kroger
Publix, KFC, ALDI, ZAXBY'S, Wendy's, Arby's, TACO BELL, Waffle House, Chick-fil-e, DUNKIN'

UNIVERSITY OF GEORGIA

40,607 STUDENTS & 1,887 EMPLOYEES

BEECHWOOD CENTER
Michaels, T.J. MAXX, CRACKN, HomeGoods, KREI, Chick-fil-e, HIBBETT SPORTS, Bath&BodyWorks

ALPS VILLAGE
Kroger, chili's, BURRITO BOUTIQUE, Burlington

McALISTER'S DELI, verizon, TAKE 5, BOON-OUT, Advance Auto Parts

Walmart, ANYTIME FITNESS, Lowe's, OLIE'S MARKET

ST. MARY'S HOSPITAL
196-BEDS & 1,600 EMPLOYEES

Walgreens, ZAXBY'S, Arby's, MCDONALD'S, LONGHORN STEAKHOUSE, TACO BELL, SHERWIN WILLIAMS

at home
The Home Décor Superstore

ATHENS-BEN EPPS AIRPORT

DOWNTOWN ATHENS
5 MILES

DOLLAR GENERAL MARKET

FRESENIUS KIDNEY CARE

THE VILLAGE AT OAK GROVE

PIEDMONT ATHENS REGIONAL HOSPITAL
427-BEDS & 3,300 EMPLOYEES

27,000 VPD



Publix, HEARTLAND DENTAL, ups, Great Clips

UPCOMING DEVELOPMENT - POSTERO TRACT
216 UNITS

TACO BELL

AVAILABLE FOR SALE

HOLDEN AT OAK GROVE
296 UNITS



AutoZone
AVAILABLE FOR SALE

JEFFERSON RD.

RESIDENTIAL COMMUNITIES
121,871 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE

ATHENS WEST CENTER



ATHENS POINTE



ATHENS PROMENADE



ATHENS MARKETPLACE



CLARKE CROSSING



GEORGIA SQUARE MALL



BEECHWOOD CENTER



ALPS VILLAGE



THE VILLAGE AT OAK GROVE



AVAILABLE FOR SALE



AVAILABLE FOR SALE

HOLDEN AT OAK GROVE 296 UNITS

27,000 VPD

JEFFERSON RD.



RESIDENTIAL COMMUNITIES 121,871 RESIDENTS IN PRIMARY TRADE AREA



▶ CLICK TO VIEW DRONE FOOTAGE



WINDER CORNERS CENTER

Publix ANYTIME FITNESS BEALLS

DOLLAR GENERAL

POPEYES LOUISIANA KITCHEN SCOOTERS

golden corral CIRCLE K

Sam's CLUB SHERWIN WILLIAMS

THE VILLAGE AT OAK GROVE

Publix HEARTLAND DENTAL ups Great Clips

ATHENS-BEN EPPS AIRPORT

HOLDEN AT OAK GROVE
296 UNITS



TACO BELL

AutoZone

AVAILABLE FOR SALE

AVAILABLE FOR SALE

27,000 VPD



JEFFERSON RD.

RESIDENTIAL COMMUNITIES
121,871 RESIDENTS IN
PRIMARY TRADE AREA

LOCAL MAP



OFFERING SUMMARY



 5283 JEFFERSON ROAD
ATHENS, GA 30607

\$1,436,000
5.75% CAP RATE



GROSS LEASABLE AREA
1,800± SF



LOT SIZE
0.73± ACRES



YEAR BUILT
2024



NOI
\$82,564

LEASE SUMMARY

LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
TENANT	Faw Café, LLC
GUARANTOR	The WWZK Group, LLC / Oconee County Doughboys, LLC
LEASE TERM	10 Years
RENT COMMENCEMENT	1/1/2025
RENT EXPIRATION	12/31/2034
INCREASES	10% Every 5 Years & In Options
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$6,880	\$82,564
Years 6-10	\$7,568	\$90,821
Option 1	\$8,325	\$99,903
Option 2	\$9,158	\$109,893
Option 3	\$10,074	\$120,883
Option 4	\$11,081	\$132,971

INVESTMENT HIGHLIGHTS



REPRESENTATIVE PHOTO



SECURE INCOME STREAM

- **10-Year Absolute NNN Ground Lease** – 10% rent increases every 5 years, zero landlord responsibilities
- **Brand New 2025 Construction** – latest Dunkin prototype with drive-thru
- **Growing Global Brand** – Dunkin has over 13,200 restaurants worldwide, over 9,600 locations in U.S.
- **Dunkin' Generated \$11.9B in Domestic Sales in 2023** - \$1.3M average sales per restaurant
- **Projected 6.35% Rent to Average Sales Ratio** – low occupancy cost providing long-term viability for tenant
- **Substantial Tenant Investment** – operator funded development of restaurant



PROXIMITY

- **Strategically Located at Entrance to Publix Anchored Center and 296 Unit Apartment Complex** – 0.73 acre parcel
- **121,871 Residents in Trade Area** – \$90,840 average household income within 3-mile radius
- **Excellent Access and Visibility to 27,000 VPD** – along Jefferson Rd. with direct access to downtown Athens
- **Minutes to University of Georgia** – home to 40,607 students, 11,887 employees and providing an economic impact of over \$7.6 billion for the state of Georgia
- **Close Proximity to Piedmont Athens Regional Hospital** – a 427-bed facility with 3,300 employees
- **5 Miles to Downtown Athens** – 6th largest city in Georgia

ADDITIONAL PHOTOS

TAKEN OCTOBER 26TH, 2024



TENANT OVERVIEW

DUNKIN'

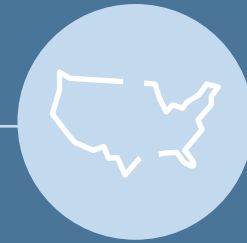
In 2023, Dunkin achieved impressive U.S. sales of \$11.918 billion, reinforcing its position as one of the top coffee and quick-service brands in the nation. With over 13,200 restaurants worldwide, and over 9,600 locations across the U.S., Dunkin remains a go-to destination for coffee, breakfast, and baked goods, offering customers a blend of convenience, quality, and variety. This extensive footprint supports Dunkin's accessibility and popularity, particularly in the competitive coffee and breakfast segments. Dunkin's solid performance has earned it the number 6 ranking on the 2024 Technomic Top 500, a list that highlights the leading restaurants in the U.S. based on annual system sales.

Dunkin's success can be attributed to its focus on evolving customer preferences, with a menu that continually introduces new items alongside its signature offerings. The brand's commitment to digital innovation has also helped fuel growth, allowing for greater customer engagement through its mobile app, loyalty program, and streamlined in-store experience. Dunkin continues to expand its footprint while adapting to market trends, underscoring its resilience and relevance in an ever-changing industry landscape.

WWW.DUNKINDONUTS.COM

FAW CAFÉ, LLC

FAW Café, LLC is owned by David Weeks, a UGA alum and experienced restaurant franchisee that currently operates Dunkin' (7 locations), Newk's Eatery (4 locations), Barberitos (5 locations) within a four county area around Athens.



13,200+
LOCATIONS



HEADQUARTERS
CANTON
MASSACHUSETTS



U.S. SALES
\$11.918B
IN 2023

DEMOGRAPHICS ATHENS

POPULATION	1 MI	3 MI	5 MI	7 MI
2024 Total	5,059	23,083	78,170	121,871
2010 Total	4,811	21,457	69,367	105,885
2000 Total	3,700	18,485	59,473	92,050
Total Daytime Population	3,602	20,442	105,995	151,428
HOUSEHOLDS	1 MI	3 MI	5 MI	7 MI
2024 Total Households	1,967	9,148	31,846	48,020
INCOME	1 MI	3 MI	5 MI	7 MI
2024 Median Income	\$62,913	\$62,804	\$52,528	\$53,899
2024 Average Income	\$84,719	\$90,840	\$80,865	\$84,698

HIGHLIGHTS

121,871 Total Population within 5 Miles

\$90,840 Average Income within 3 Mile

31,846 Total Households within 3 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

0.73±

ACRES

VPD

27,000

ALONG JEFFERSON ROAD

PARKING

21

SPACES

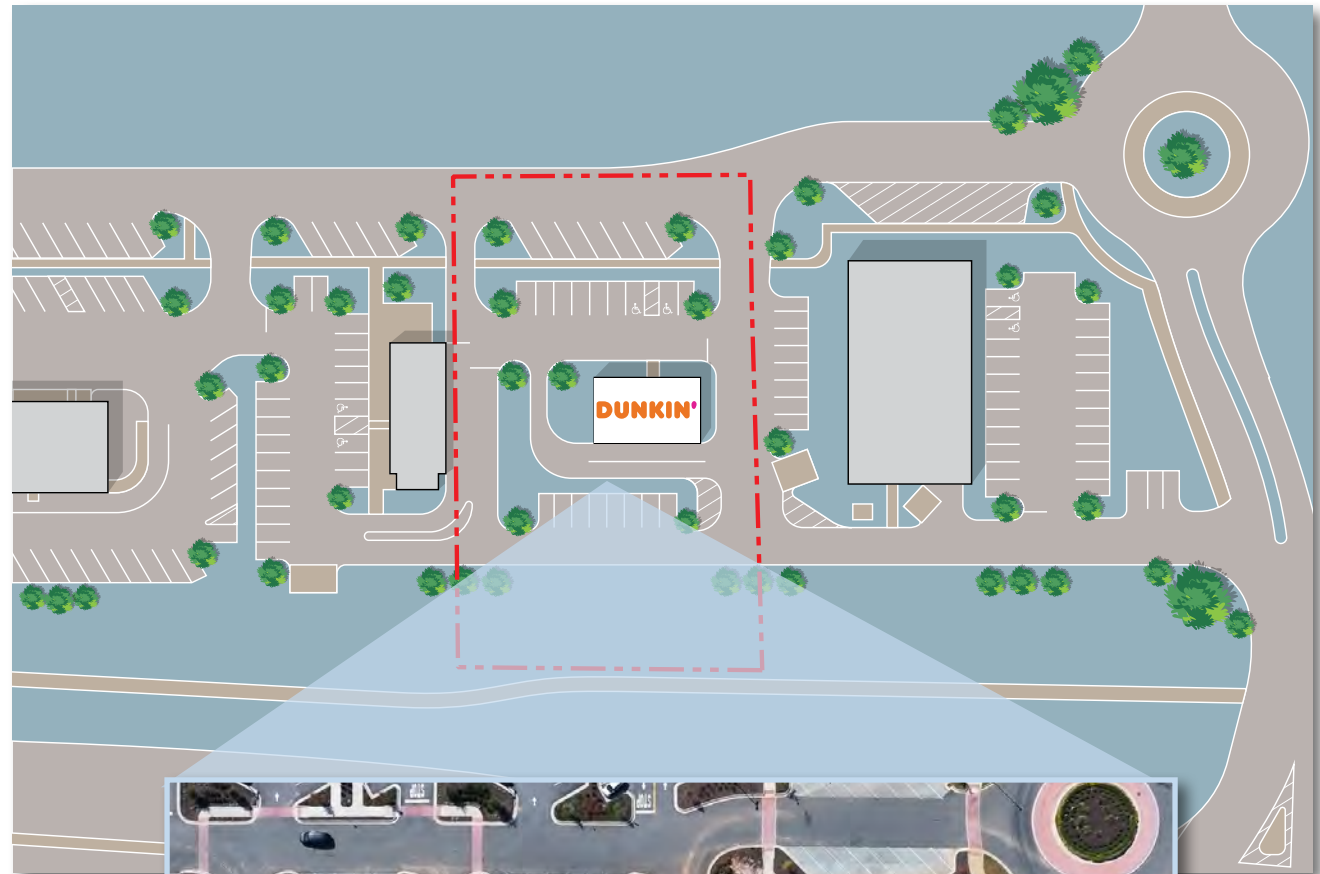
NEARBY TENANTS

PUBLIX, HEARTLAND DENTAL,
MCDONALDS, TACO BELL,
TARGET, LOWE'S AND MORE

DAYTIME POPULATION

151,428

TOTAL



ATHENS, GEORGIA



ABOUT ATHENS

Athens, Georgia, is a lively city known for its rich history, vibrant arts scene, and strong academic presence as the home of the University of Georgia. Situated about 70 miles northeast of Atlanta, Athens blends small-town Southern charm with a progressive, creative atmosphere. The city is famous for its influential music scene, which gave rise to bands like R.E.M. and the B-52s, and boasts a thriving local food and craft beer culture. Its historic downtown, eclectic arts community, and strong university influence make it a dynamic place to live and visit.

ATTRACTIONS



Athens, Georgia, offers a variety of attractions that showcase its rich cultural, historical, and natural beauty. Visitors can explore the vibrant downtown area, known for its historic architecture, boutique shops, and restaurants, or enjoy live music at venues like the famed 40 Watt Club. The University of Georgia campus is home to the Georgia Museum of Art and the State Botanical Garden, providing both artistic and natural escapes. History buffs can visit the T.R.R. Cobb House or take a stroll through the historic districts. Additionally, outdoor enthusiasts can hike the trails at Sandy Creek Park or enjoy the serene beauty of Bear Hollow Zoo.

ECONOMY



Athens' economy is anchored by the University of Georgia, which is the city's largest employer and a key driver of local economic activity. The presence of the university fosters a strong educational and research environment, supporting sectors such as biotechnology and innovation. In addition to education, Athens has a growing healthcare industry, manufacturing, and a thriving entrepreneurial ecosystem with many small businesses and startups. The city is also home to a vibrant arts and entertainment economy, including a renowned music scene, local craft breweries, and a strong tourism sector. This blend of education, creativity, and industry makes Athens' economy diverse and resilient.

EDUCATION



This city is best known as the home of the University of Georgia (UGA), one of the oldest and most prestigious public universities in the United States, which significantly shapes the city's educational landscape. UGA offers a wide range of undergraduate, graduate, and research programs, contributing to Athens' reputation as an educational hub. The city also has a well-regarded public school system, served by the Clarke County School District, which includes innovative programs and magnet schools. Athens supports a strong culture of lifelong learning, with educational institutions and community programs fostering academic growth and civic engagement throughout the city.

TRANSPORTATION



Athens offers various transportation options, including Athens Transit, a public bus system serving key areas like the University of Georgia and downtown. UGA also operates one of the largest campus transit systems in the country. While Athens lacks a major airport, it is about 70 miles from Atlanta's Hartsfield-Jackson International Airport, accessible by shuttle. Major highways like U.S. Route 78 and State Route 316 provide easy access to regional destinations, and the city is pedestrian and bike-friendly, with paths like the Firefly Trail promoting alternative transportation.

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