

TACO BELL GROUND LEASE

ATHENS, GA



REPRESENTATIVE PHOTO

 [VIEW DRONE FOOTAGE](#)



BRAND NEW 20-YR. ABSOLUTE
NNN GROUND LEASE, 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, Walgreens, 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, CHIPOTLE, Burlington

McALISTER'S DELI, verizon, TAKE 5, BOBK-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

HOLDEN AT OAK GROVE
296 UNITS



DUNKIN'
AVAILABLE FOR SALE

AutoZone
AVAILABLE FOR SALE

JEFFERSON RD.

RESIDENTIAL COMMUNITIES
121,871 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



ATHENS WEST CENTER

ANYTIME FITNESS
CITI TRENDS
TACO BELL
BIG LOTS!

CLARKE CROSSING

Academy
CAPTAIN D'S
Chick-fil-ly
CVS pharmacy
OUTBACK STEAKHOUSE
DOLLAR TREE

ATHENS POINTE

Publix
WELLS FARGO

ATHENS PROMENADE

BARNES & NOBLE
Chuck & Cheese
BEALLS
planet fitness
Olive Garden
Bargain Hunt

ATHENS MARKETPLACE

CVS pharmacy
Office DEPOT
TARGET
JOANN

BEECHWOOD CENTER

Michaels
TJ-maxx
CRUNCH
HomeGoods
KREI
Chick-fil-ly
HIBBETT SPORTS
Bath & Body Works

Walmart
Neighborhood Market

POPEYES
LOUISIANA KITCHEN
Panera BREAD

ALDI

TIDAL WAVE
AUTO SPA

Starbucks
MATTRESS FIRM
PEPBOYS
Krispy Kreme

jiffylube
ZAXBY'S
BURGER KING

GEORGIA SQUARE MALL

belk
MODERN, SOUTHERN, STYLE.

McDonald's
Bojangles

Walmart
COSTCO WHOLESALE
Lowe's
HOBBY LOBBY
BEST BUY

ALPS VILLAGE

Kroger
chili's
BURRITO
Burlington

ZAXBY'S
TACO BELL
Arbys

THE VILLAGE AT OAK GROVE

Publix
HEARTLAND DENTAL
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FRESENIUS KIDNEY CARE

McDonald's

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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



DUNKIN'

AVAILABLE FOR SALE

AutoZone

AVAILABLE FOR SALE



27,000 VPD

JEFFERSON RD.

RESIDENTIAL COMMUNITIES
121,871 RESIDENTS IN
PRIMARY TRADE AREA

LOCAL MAP



OFFERING SUMMARY



5253 JEFFERSON ROAD
ATHENS, GA 30607

\$1,800,000
5.00% CAP RATE



GROSS LEASABLE AREA
2,000± SF



LOT SIZE
0.69± ACRES



YEAR BUILT
2025



NOI
\$90,000

LEASE SUMMARY

LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
TENANT	ABTB Atlanta, LLC
GUARANTOR	ABTB Mid-Atlantic Holding Company LLC
LEASE TERM	20 Years
RENT COMMENCEMENT	Est. 2/1/2025
RENT EXPIRATION	Est. 1/30/2045
INCREASES	10% Every 5 Yrs. and Renewal Options
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$7,500	\$90,000
Years 6-10	\$8,250	\$99,000
Years 11-15	\$9,075	\$108,900
Years 16-20	\$9,982	\$119,790
Option 1	\$10,981	\$131,769
Option 2	\$12,079	\$144,946
Option 3	\$13,287	\$159,440
Option 4	\$14,615	\$175,385

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **20-Year Absolute NNN Ground Lease** – 10% rent increases every 5 years, zero landlord responsibilities
- **Brand New 2025 Construction** – latest Taco Bell prototype with drive-thru
- **Growing National Brand** – Taco Bell has over 7,800 locations in all 50 states
- **Taco Bell Generated \$15B in Sales in 2023** – \$2.1M average sales per restaurant
- **Projected 4.29% Rent to Average Sales Ratio** – low occupancy cost providing long-term viability for tenant
- **Tenant is a Subsidiary of Southpaw** – operator of 180 Taco Bell and Dunkin' restaurants in Mid-Atlantic and Southeast
- **Substantial Tenant Investment** – operator funded development of restaurant



PROXIMITY

- **Strategically Located at Entrance to Publix Anchored Center and 296 Unit Apartment Complex** – 0.69 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

TACO BELL

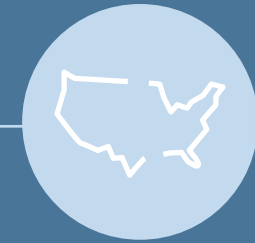
Taco Bell is a popular American fast-food chain known for its Mexican-inspired menu, featuring items like tacos, burritos, and quesadillas. Founded in California in 1962, the brand has grown internationally and is recognized for its innovative menu items, bold flavors, and value-driven options. Taco Bell continues to expand with a focus on creativity, quality, and providing a fun, accessible dining experience. Taco Bell's growth is fueled by a "magic formula" of commercial strategies balancing brand buzz, unbeatable value, and customer engagement initiatives called "más ocasiones."

Taco Bell is a subsidiary of Yum! Brands, which in 2023 achieved a huge milestone by surpassing \$15 billion in global system sales, highlighting its influence as a leading fast-food brand. Owned by Yum! Brands, which also includes KFC and Pizza Hut, Taco Bell's success is part of a larger portfolio that generated an annual revenue of \$7.076 billion for Yum! Brands in 2023, marking a 3.42% increase from the previous year. As part of its efforts to expand in the digital space, Taco Bell's digital sales mix hit a record high of 31%, up seven points year-over-year, with a notable rise in kiosk sales. Taco Bell's focus on digital channels has not only driven sales but also increased active users in its U.S. loyalty program by 17% in 2023.

WWW.TACOBELL.COM



REPRESENTATIVE PHOTO



7,800+
LOCATIONS IN
ALL 50 STATES



HEADQUARTERS
IRVINE
CALIFORNIA



GLOBAL SYSTEM SALES
\$15B+

FRANCHISE OVERVIEW



180+
LOCATIONS



FOUNDED
2009



5,000+
EMPLOYEES

ABTB MID-ATLANTIC HOLDING COMPANY, LLC

ABTB Mid-Atlantic Holding Company, LLC (ABTB) owns a portfolio of Taco Bell, Pizza Hut and KFC restaurants across Northern Virginia and DC-Metro areas. ABTB is managed by SWN LLC (Southpaw), a Quick Service Restaurant (QSR) operator founded in 2009. Southpaw oversees more than 180 Taco Bell and Dunkin' locations across eight states and employs approximately 5,000 people.

Southpaw is a community-focused company that operates in the quick-service restaurant industry with a mission to create a workplace centered on hope, connectedness, and holistic support for its employees. With comprehensive benefits like health insurance, mental health services, and paid time off, Southpaw emphasizes employee well-being and personal growth. They foster a culture of recognition through programs like the WOW Program, celebrating team members' contributions, and offering career advancement opportunities within their professional "family." Southpaw is dedicated to building a workplace that nurtures every employee as a whole person.

WWW.SOUTHPAW.CO



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

0.69±

ACRES

VPD

27,000

ALONG JEFFERSON ROAD

PARKING

20

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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