



MCDONALDS

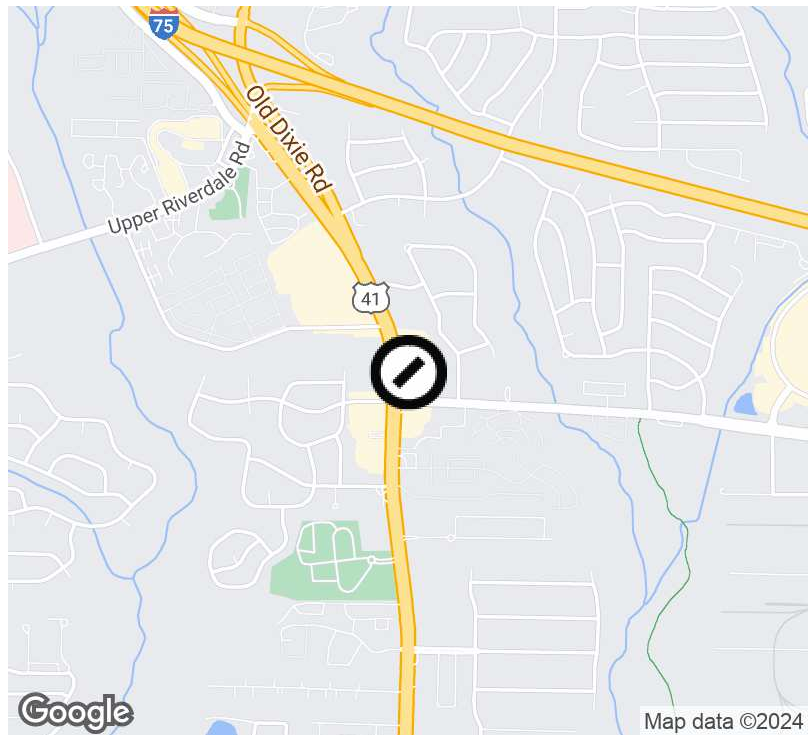
6670 Tara Blvd, Jonesboro, GA 30236

Get in touch

Brent Ball
Senior Vice President

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CalDRE #00929588

Executive Summary



Offering Summary

Sale Price:	\$3,000,000
Building Size:	3,909 SF
Available SF:	
Lot Size:	44,656 SF
Number of Units:	1
Price / SF:	\$767.46
Cap Rate:	2.52%
NOI:	\$75,624
Year Built:	2010
Zoning:	MX
Market:	Atlanta
Traffic Count:	70,000

Property Overview

An exceptional opportunity awaits with this 3,909 SF building, featuring a single unit and constructed in 2010. Positioned in a prime Atlanta location, this property is zoned MX and currently enjoys 100% occupancy. Boasting a corporate McDonald's absolute Triple Net Ground Lease, this investment opportunity offers strong potential for consistent returns. With 250 feet of frontage on the prominent Tara Blvd. and Mt Zion Road, experiencing over 79,000 vehicles per day, this property benefits from high visibility and exposure. Additionally, its strategic proximity to Downtown Atlanta (15.8 miles), Hartsfield Jackson Airport (10.9 miles), and I-285 (4.5 miles) enhances its appeal as a lucrative investment in the retail and restaurant sector.

Property Highlights

- Corporate McDonald's absolute Triple Net Ground Lease - Expiration July 28, 2030 with Six (6) Five (5) year Options
- 250 feet of frontage on the major throughfare of Tara Blvd., and Mt Zion Road with over 79,000 vehicles per day
- Avg Household Income 5-minutes - \$57,468.00 - Population 80,000 within 3-miles
- Downtown Atlanta 15.8 miles, Hartsfield Jackson Airport 10.9 miles, I-285 is 4.5 miles

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Location Description

Located in the bustling city of Jonesboro, GA, the area surrounding the property at 6670 Tara Blvd offers an exciting mix of retail and dining opportunities. Just a short distance from Southlake Mall, The Home Depot, and various dining establishments, this location presents a prime investment opportunity for retail and restaurant investors. With its proximity to major retailers and a diverse range of dining options, the area boasts a high potential for foot traffic and customer engagement. Don't miss out on the chance to be part of this dynamic and thriving commercial hub in the heart of the Atlanta market.

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Complete Highlights



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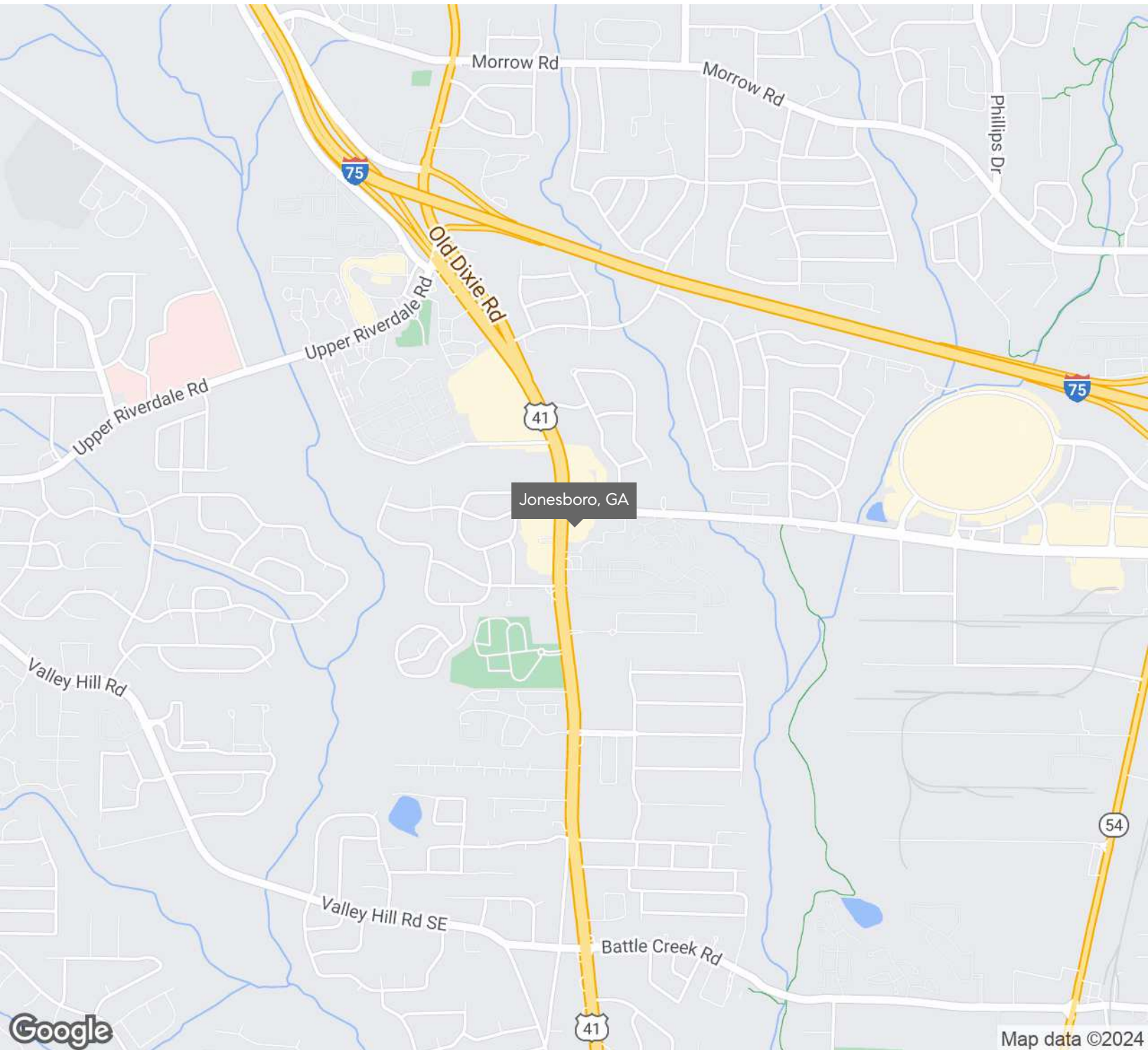
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Additional Photos



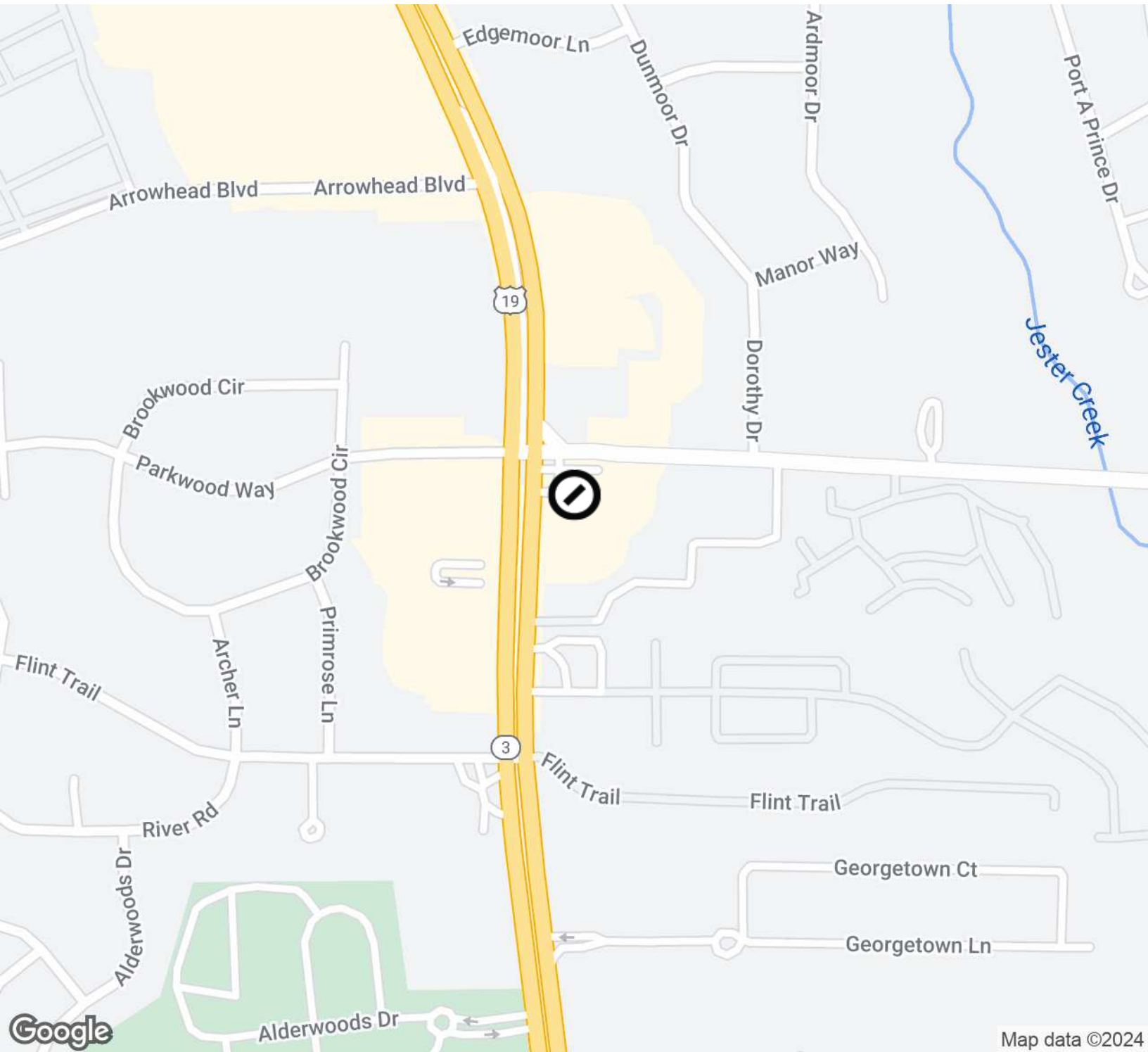
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Regional Map



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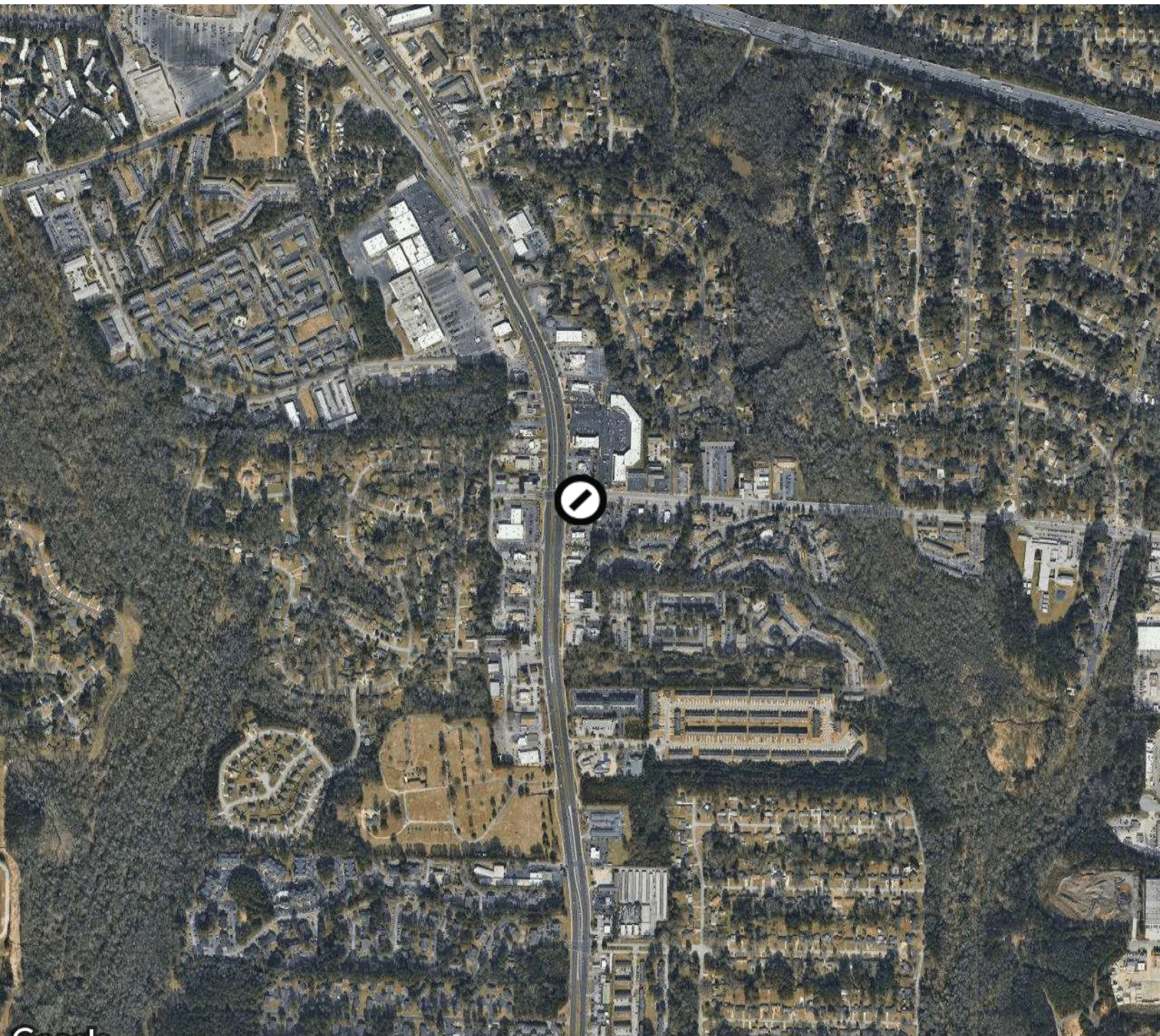
Location Map



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Aerial Map

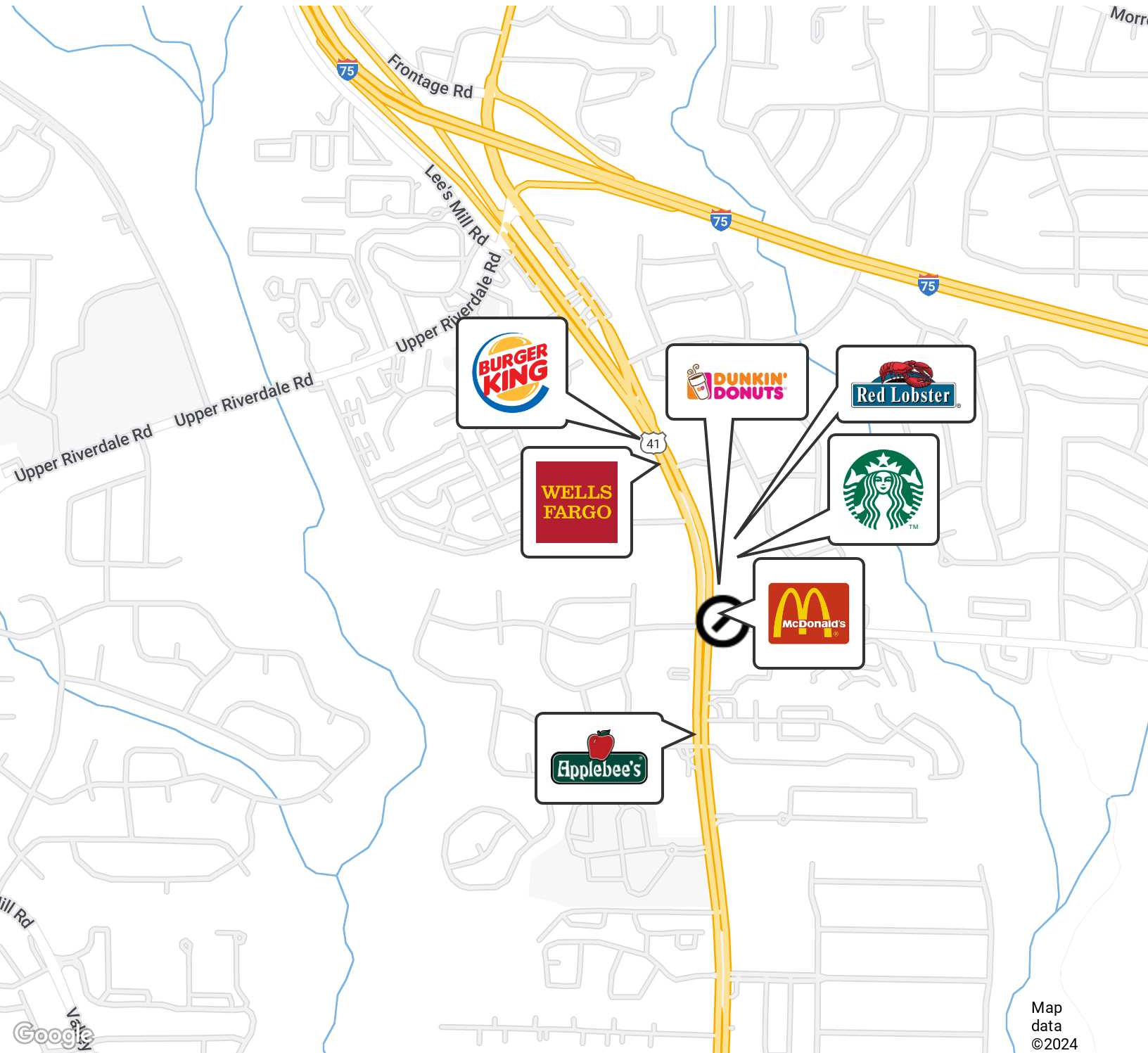


Google

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Retailer Map



Map data ©2024

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Financial Summary

Investment Overview	McDonalds Restaurant
Price	\$3,000,000
Price per SF	\$767.46
CAP Rate	2.52%
Cash-on-Cash Return (yr 1)	2.52%
Total Return (yr 1)	\$75,624
Debt Coverage Ratio	-
Operating Data	McDonalds Restaurant
Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$75,624
Pre-Tax Cash Flow	\$75,624
Financing Data	McDonalds Restaurant
Down Payment	\$3,000,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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Income & Expenses

Income Summary	McDonalds Restaurant
Gross Income	-
Expense Summary	McDonalds Restaurant
Gross Expenses	-
Expense Ratio	-
Net Operating Income	\$75,624

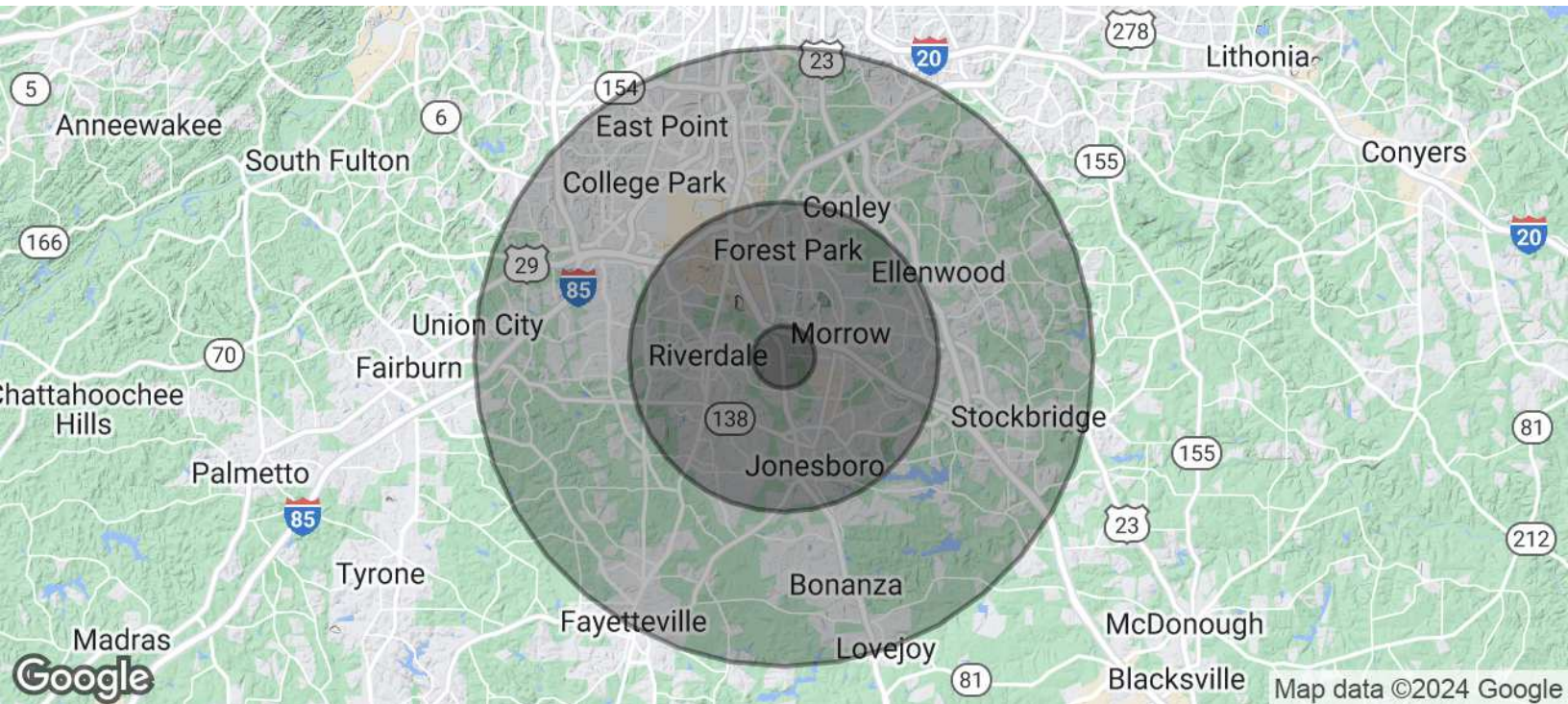
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Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% Of GLA	Price Per SF/YR
McDonalds		3,909	02/10/2010	07/28/2030	\$6,302	100.0	\$1.61
					\$0		
					\$0		
					\$0		
					\$0		
Totals/Averages		3,909			\$6,302		\$1.61

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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	13,171	201,309	541,183
Average Age	25.7	31.9	35.0
Average Age (Male)	23.6	29.6	32.6
Average Age (Female)	27.9	34.2	36.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,554	74,471	217,729
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$44,619	\$51,345	\$56,760
Average House Value	\$44,726	\$90,035	\$125,384

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1



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Professional Background

Brent Ball is a Senior Vice President at Compass Commercial in San Diego, Orange County & Los Angeles. He has more than 30 years of experience in investment sales, disposition and acquisition, agency leasing, tenant and landlord representation. Brent specializes in the sale and leasing of commercial investment properties throughout California including multi-family, office, retail, industrial and mixed-use development sites. Brent advises his clients on: development, strategic planning, leasing, acquisition/disposition, market rents/concessions, contract negotiation, architectural/space planning, construction/tenant improvements and building/systems issues. Most importantly, I always look after the best interests of my clients.

Prior to joining Compass Commercial, Brent was Senior Vice President of Kennedy Wilson, a real estate investment company, responsible for overseeing Investment Sales from \$2-\$20 Million. Prior, Brent was the Broker of Record for the Commercial Division of Keller Williams Realty in Santa Monica, Pacific Palisades and Malibu. Over the course of his career, he has closed over 800 transactions in excess of \$1 billion.

Education

B.S., San Diego State University

Memberships

International Council of Shopping Centers (ICSC), Association of Corporate Real Estate Executives (ACRE), Malibu Association of Realtors Beverly Hills Association of Realtors, Matrix MLS, Paragon MLS, The MLS

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