

Qdoba Mexican Eats Restaurant Peachtree City Georgia for Lease Sale w/Patio – Highway 74 Visibility – Fully Equipped Turnkey for Any Concept

shumacher.com/qdoba-mexican-eats-restaurant-peachtree-city-georgia-for-lease-sale/

Steven Josovitz

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#5068

QDOBA Mexican Eats Peachtree City for Sale.

Located at 1205 Hwy 74 S Suite 100, Peachtree City, GA 30269.

Peachtree City Georgia Restaurant for Lease

2,250/SF.

The restaurant sits on almost 2 acres.

Seating for 50.

Outdoor Patio.

10-Ft Exhaust.

Prep Area has Walk-In Cooler.

Million Dollar Build-Out.

Equipment Package \$300,000.

Other FF&E \$300,000.

Almost New.

Fifteen-year Lease.

Three-Five-Year Options to Renew.

The current rent is \$5,750 all in.

8% bumps every five years.

Turnkey for almost any Casual or QSR Concept.

Business, Books & Records are not included in the sale.

The key Money to acquire all FF&E and Lease Rights is \$225,000.

(R) **FIXED MINIMUM RENT:** The sum due and payable each Lease Year as defined in Section 1.1(K) and calendar month during the Lease Term, is:

<u>LEASE YEAR</u>	<u>ANNUAL FIXED MINIMUM RENT</u>	<u>MONTHLY FIXED MINIMUM RENT</u>	<u>RENT PSF</u>
Years 1 - 5	\$56,000.00	\$4,666.67	\$28.00
Years 6 - 10	\$60,480.00	\$5,040.00	\$30.24
Years 11 - 15	\$65,318.40	\$5,443.20	\$32.66
<u>OPTIONS</u>			
Years 11 - 15	\$70,543.87	\$5,878.66	\$35.27
Years 16 - 20	\$76,187.38	\$6,348.95	\$38.09
Years 21 - 25	\$82,282.37	\$6,856.86	\$41.14

(S) **PERCENTAGE RENT RATE:** N/A

(T) **PERCENTAGE RENT BREAKPOINT:** N/A

Peachtree City Georgia Website

Peachtree City is the largest city in Fayette County, Georgia, United States. As of the 2010 United States Census, it had a population of 34,364.^[4] Peachtree City is located in South Metro Atlanta.

Peachtree City is noted for its extensive use of golf carts. Over 10,000 households in the city own golf carts and most areas of the city can be reached via more than 90 miles (140 km) of golf cart paths.

Peachtree City is located in western Fayette County in the southern Atlanta metro area. It is bordered to the west by Coweta County and to the north by the Town of Tyrone. It is crossed by Georgia State Route 74 and Georgia State Route 54. SR 54 leads east 10 miles (16 km) to Fayetteville, the county seat, and southwest 17 miles (27 km) to Luthersville. Newnan is 12 miles (19 km) to the west via SR 54 and SR 34. SR 74, the Joel Cowan Parkway, runs through the west side of Peachtree City, leading north 6 miles (10 km) to Tyrone and 11 miles (18 km) to Interstate 85 near Fairburn. Downtown Atlanta is 31 miles (50 km) to the north via SR 74 and I-85.

Why consider Peachtree City? (From Peachtree City Georgia Official Website)

Here are just a few of the advantages:

- **Location.** Located just a few minutes south of Hartsfield-Jackson Atlanta International Airport, Peachtree City is convenient for busy traveling clients. Peachtree City is far enough away from the gridlock and stress of Atlanta, but close enough to allow you to tap into the metro Atlanta market without the associated stresses.
- **Tax Benefits.** Peachtree City's Industrial Park has been named a "Tier 1" area by the Georgia Department of Community Affairs. This designation is unique for a community like Peachtree City, as it provides significant tax incentives for job creation while still maintaining our recognized quality of life. Add our Foreign Trade Zone status to that, and there are even greater advantages for a business to relocate here!
- **Land and Facilities.** Peachtree City's Industrial Park has a variety of land and building options located in both the Industrial Park and in several smaller office parks throughout each of the villages. From Class "A" office space to a full warehouse and factory facilities, Peachtree City has it. While the Industrial Park is thriving, there are still several undeveloped parcels of land available for a business to create a site just perfectly suited for their operation.
- **Amenities.** From fiber optic internet access to CSX railroad access to proximity to the Interstates, Peachtree City is connected! Peachtree City's Industrial Park also boasts a Foreign Trade Zone, making Peachtree City a hub for global trade. In 2011, Business Insider named Peachtree City's Fayette County as one of 20 micropolitan areas that meet certain demographic requirements for a budding technology economy. These factors include a high level of broadband accessibility, a sizable workforce (in relative terms), a vibrant local economy, and the presence of a small college or university

- **Quality of Life.** Peachtree City is more than just a great place to run a business. Our world-renowned quality of life is one of the greatest advantages when it comes to considering a relocation or startup. From the environmentally friendly path system to the emphasis on natural beauty to the small-town atmosphere so close to all the excitement of Atlanta, Peachtree City has proven to be the destination of choice for nearly half a century. Just ask some of our residents, who have come from all 50 states and around the world!
- **Reputation.** Strong companies like World Airways and Cooper Lighting have their headquarters in Peachtree City. Major global manufacturers like Panasonic, Avenuey Dennison, Alcan Packaging, NCR, TDK, and Hoshizaki have all called Peachtree City home for many years. The FAA, National Weather Service, and Department of Defense all have prime office space in Peachtree City. Companies like these know that Peachtree City is right for their workforce and right for their success.
- **Workforce.** Peachtree City is located in one of the fastest-growing areas of Georgia. Nearly 1 million people live within a 30-minute drive of Peachtree City, and that number grows every day. The area south of Atlanta is home to vibrant universities and colleges, and Fayette County is consistently at the top of the rankings for education. From Peachtree City, you can also tap into the labor markets from both metro Atlanta and from the greater Columbus/LaGrange area, a simple hour's drive from Peachtree City.

CLICK ON ANY IMAGE BELOW TO ENLARGE-USE LEFT OR RIGHT ARROW TO NAVIGATE



























Contact Steven Josovitz at 770-840-2121 or steven@shumacher.com

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