

FOR SALE OR LEASE QSR WITH DRIVE-THRU

C-1 - Local Commercial District Zoning



W/ Drive-Thru
(NASDAQ: WEN | S&P: BBB)

WENDY'S CLOSING IN NOVEMBER 2025 | STRONG RETAIL CORRIDOR | 259,000+ POPULATION IN TRADE AREA



1235 S. Hairston Road

STONE MOUNTAIN GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675



OFFERING SUMMARY



OFFERING

Sale Price	Contact Broker for Pricing
Sale Price/SF	Contact Broker for Pricing
Asking Annual Rent	\$50,000
Asking Annual Rent/SF	\$18.14
Tenant	Former Wendy's
Zoning	C-1

PROPERTY SPECIFICATIONS

Rentable Area	2,756 SF
Land Area	0.81 Acres
Property Address	1235 S. Hairston Road Stone Mountain, Georgia 30088
Year Built	1986
Parcel Number	15 224 01 160
Ownership	Fee Simple (Land & Building Ownership)
Parking Spaces	42

For Sale Or For Lease QSR Property With Drive-Thru | Wendy's Vacating November 2025

- The property is available for sale or for lease, and tenant will be operating until November 2025 **(Please do not disturb tenant)**
- The asset is zoned C-1 - Local Commercial District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and highways
- The site consists of 2,756 SF of GLA on 0.81 acres, and features a drive-thru, providing convenience for customers

Atlanta MSA | Located Along S Hairston Rd (24,200 VPD) | Crowe's Crossing | Strong Tenant Presence |

- The property is located approximately 10 miles from downtown Atlanta, one of the nation's largest cities
- The subject is strategically located along S Hairston Rd, averaging over 24,200 vehicles passing by daily
- Located directly across from Crowe's Crossing, a 105,000+ square foot Kroger-anchored shopping center
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including McDonald's, Walgreens, Popeye's, Zaxby's, Jiffy Lube, and more, further increasing consumer traffic to the site
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Direct, Affluent Consumer Base | Strong Demographics In 5-Mile Trade Area

- The 5-mile trade area is supported by approximately 259,100 residents and 51,400 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the subject property boast an affluent average household income of \$84,284





REDAN VILLAGE
FAMILY DOLLAR
DOLLAR TREE
ZAXBY'S

CROWE'S CROSSING

Kroger
city G.E.R.A.
PAPA JOHN'S
T ups

21,700
VEHICLES PER DAY

REDAN RD.

WAFFLE
HOUSE



WELLS FARGO



POPEYES
LOUISIANA KITCHEN



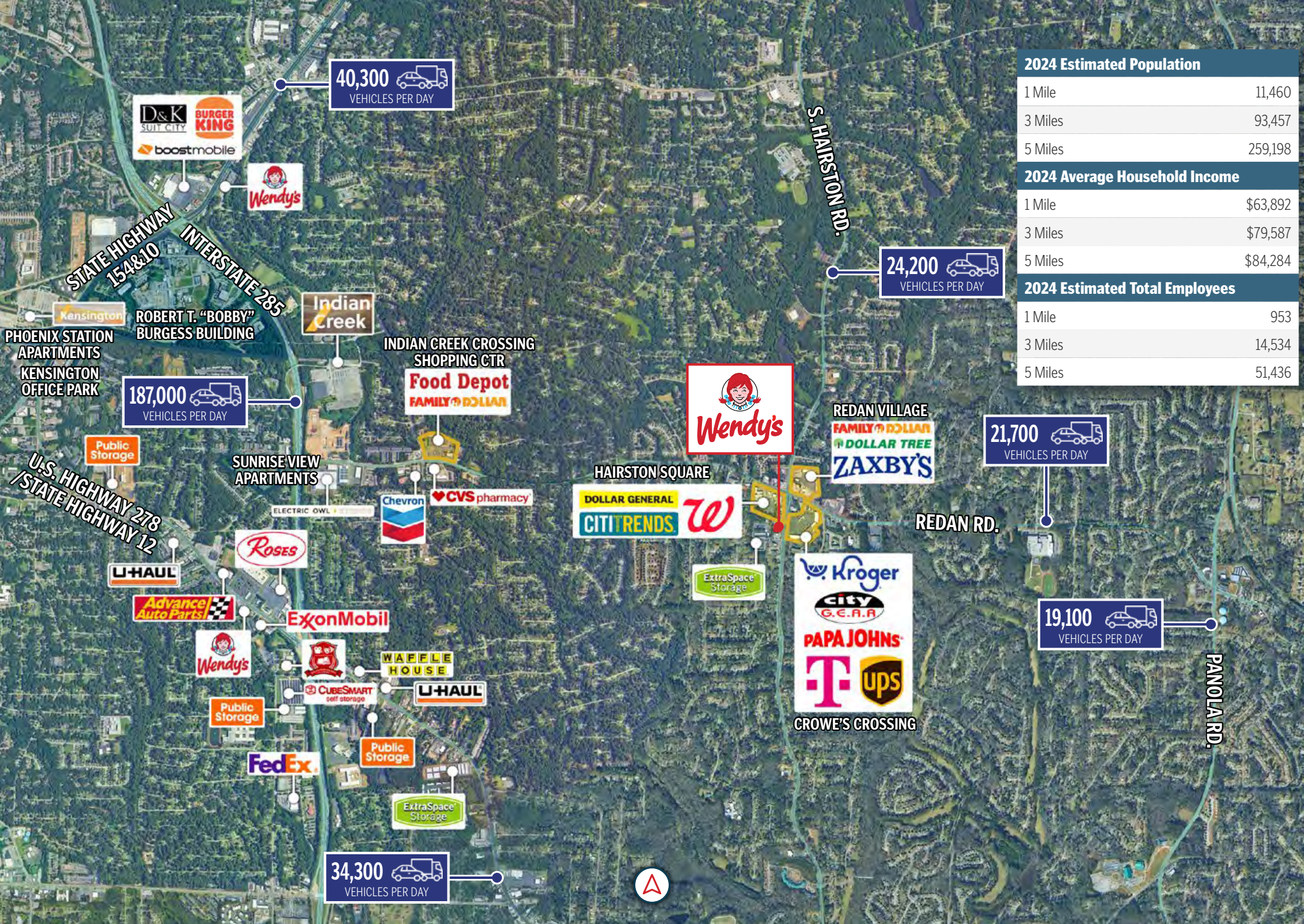
24,200
VEHICLES PER DAY

S. HAIRSTON RD.

jiffy lube







2024 Estimated Population

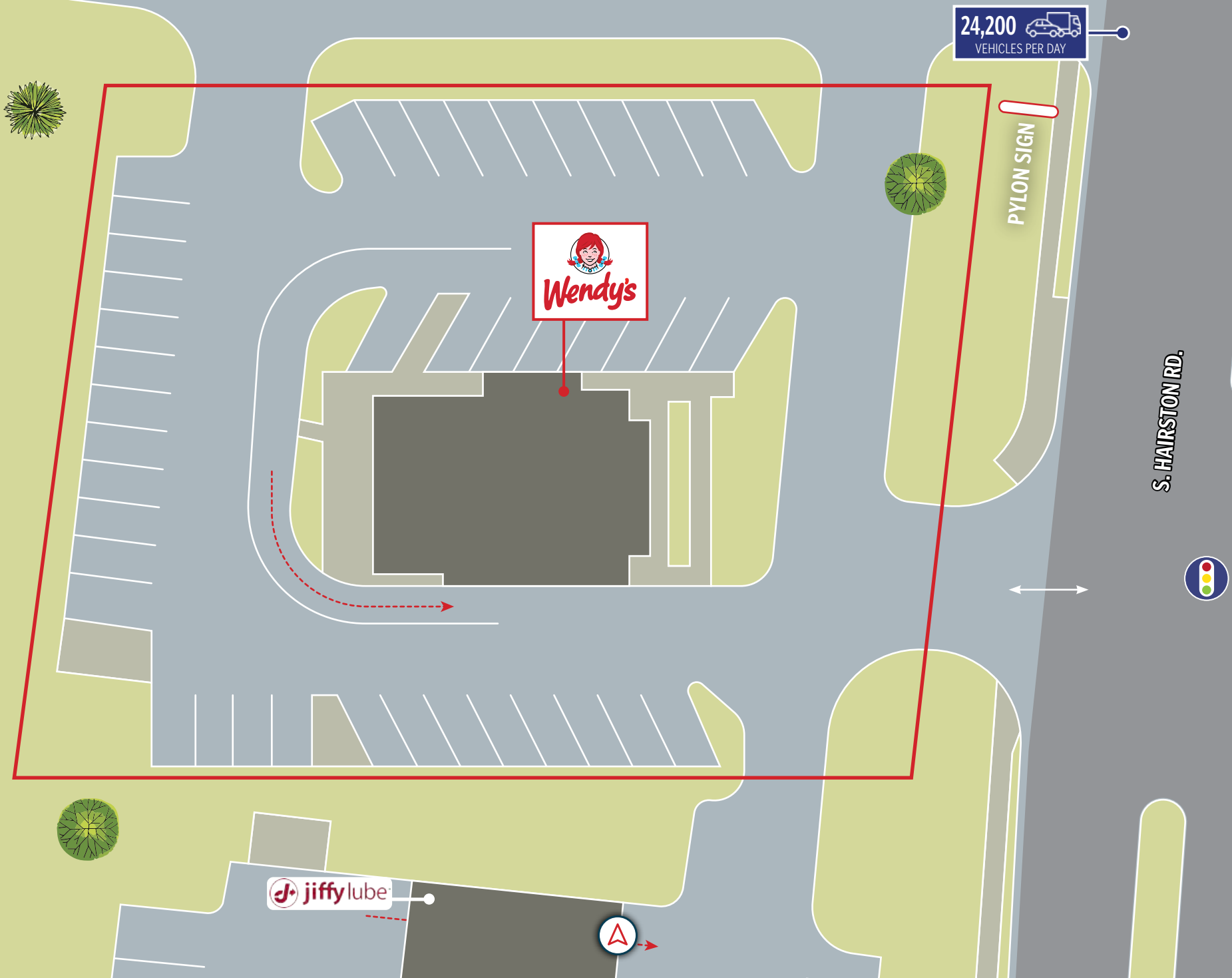
1 Mile	11,460
3 Miles	93,457
5 Miles	259,198

2024 Average Household Income

1 Mile	\$63,892
3 Miles	\$79,587
5 Miles	\$84,284

2024 Estimated Total Employees

1 Mile	953
3 Miles	14,534
5 Miles	51,436





SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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