



# FranklinStreet

Offering Memorandum



## BURGER KING

515 Carrolton St, Temple, GA 30179

2018 Year Built

Franklin Street Real Estate Services, LLC a Licensed Georgia Broker: 77084



# CONTACT US



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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

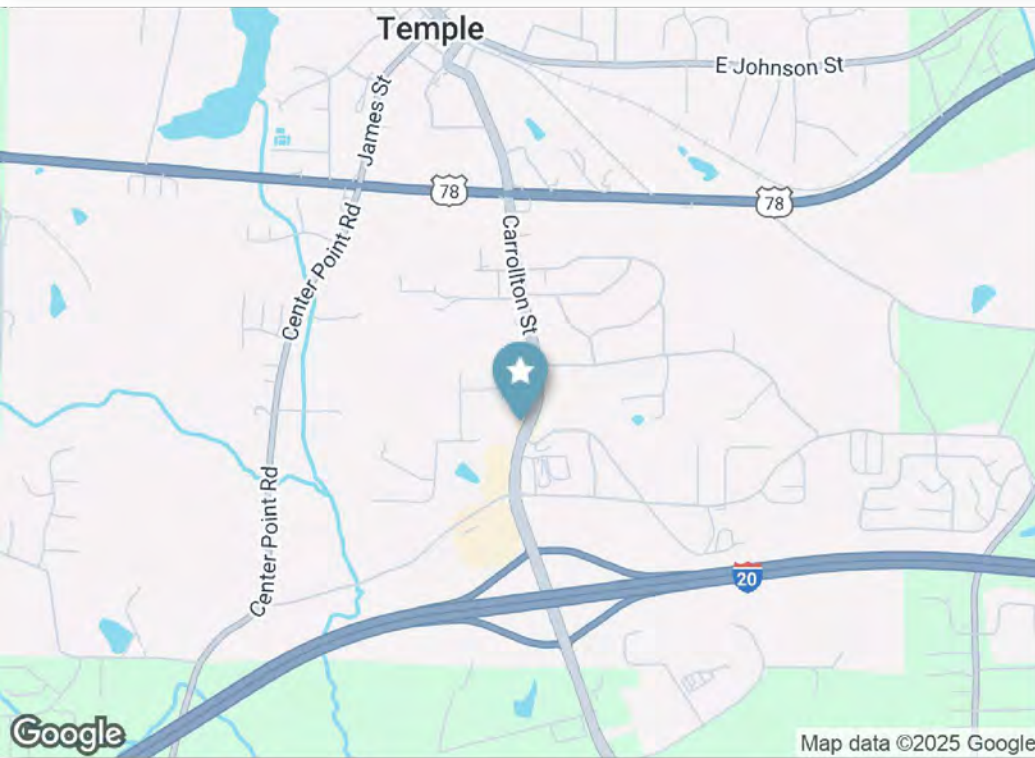
Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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An aerial photograph of a Burger King restaurant and its surrounding parking lot. The restaurant is a single-story building with a white roof and red accents. It is situated at a street corner with a parking lot in front. Several cars are parked in the lot. A large tree is visible to the left of the building. The image is used as a background for the document.

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# PROPERTY INFORMATION

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## **BURGER KING**

515 Carrollton St, Temple, GA 30179  
2018 Year Built



# BURGER KING

515 Carrollton St, Temple, GA 30179  
2018 Year Built

Sale Price:	\$2,091,000
Cap Rate:	6.5%
NOI:	\$135,924
Price Per SF:	\$510.25



## OFFER SUMMARY

### Investment Highlights

- Single-tenant, absolute triple-net (NNN) Burger King investment
- Located in Temple, GA, a high-growth Atlanta suburb
- Built in 2018 – modern 4,098 SF building on a 1.06-acre lot
- Excellent access and visibility with over 20,000+ vehicles per day (VPD)
- Strong local demographics – household incomes exceed \$70,000 within 1, 3, and 5 miles
- Prime retail corridor – directly across from a new Ingles Market and surrounded by growing commercial development

# PROPERTY DETAILS

## LOCATION INFORMATION

Building Name	Burger King
Street Address	515 Carrolton St
City, State, Zip	Temple, GA 30179
County	Carroll

## BUILDING INFORMATION

Building Size	4,098 SF
Occupancy %	100.0%
Tenancy	Single
Year Built	2018
Gross Leasable Area	4,098 SF

## PROPERTY INFORMATION

Property Type	QSR Retail
Zoning	C2
Lot Size	1.06 Acres
APN #	T04-007-0027

## PARKING & TRANSPORTATION

Parking Type	Surface
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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Franklin Street is pleased to present the exclusive offering of a single-tenant, absolute triple-net (NNN) Burger King located in Temple, Georgia. Situated on approximately 1.06 acres, the property features a 4,098-square-foot building constructed in 2018, offering strong visibility and access with traffic counts exceeding 20,000 vehicles per day. Positioned in a high-growth Atlanta suburb, this asset benefits from favorable demographics—with average household incomes over \$70,000 within a 1-, 3-, and 5-mile radius—and is strategically located in a thriving retail corridor directly across from a newly developed Ingles Market.

Temple, GA is a growing community in Carroll County along the I-20 corridor, just 35 miles west of downtown Atlanta. Its strategic location has made it increasingly attractive to both residents and businesses seeking a balance of accessibility, affordability, and lifestyle. With steady residential growth, ongoing commercial development, and a strong regional labor force, Temple is emerging as a key market for long-term investment stability and future expansion opportunities.



# CORPRATE OVERVIEW



Burger King is one of the world’s largest and most recognizable fast-food chains, founded in 1954 in Miami, Florida. Known for its flame-grilled burgers, especially the iconic Whopper, Burger King has established a global presence with thousands of restaurants in over 100 countries. The brand competes primarily with other major fast-food players like McDonald’s and Wendy’s, offering a menu that includes burgers, chicken sandwiches, fries, salads, and breakfast items. Its slogan, "Have it your way," emphasizes customization and customer choice. Over the years, Burger King has undergone several changes in ownership and strategy to stay relevant in the fast-evolving quick-service industry. The company has embraced digital innovation, expanded delivery options, and experimented with plant-based alternatives like the Impossible Whopper to cater to changing consumer preferences. Marketing campaigns often feature bold, edgy themes to attract younger demographics. Despite facing stiff competition, Burger King continues to maintain a strong brand identity and loyal customer base worldwide.

# of Stores:	19,000 Worldwide
# of Employees:	250,000
Guarantee:	Franchise
RBI Moody Rating:	A1 (2025)
BK Revenue:	\$11.8 Billion (2024)
Stock Symbol:	QSR
Website:	<a href="https://www.bk.com/">https://www.bk.com/</a>





# INDIVIDUAL TENANT OVERVIEW



## Company Website

<https://www.bk.com/>

## Lease Type

Absolute Triple Net Lease (NNN)

## Guarantor

Franchise

## Lease Space

4,098 SF

## Original Lease Term

15 Years

## Lease Term Remaining

13.6 Years

## Rent Increases

10% Every 5 yrs including Options

## Renewal Options

4 x 5 Yr options

## Rent Commencement Date

1/9/2024

## Rent Expiration Date

1/31/2039

## Landlord Responsibilities

None



## BURGER KING

The franchisee at this location is Mosaic, a group that began as Arby's franchisees and now operates 45 Arby's across the Southeast under the Mosaic Red Hat Group. They've recently expanded their portfolio to include 34 Burger King locations through Mosaic Gold Crown Group. Mosaic is headquartered in Atlanta, GA. Website: <https://mosaic-mgmt.com/>

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term	Year 1 -to- Year 10	\$33.18	\$135,924	\$11,327	-
Primary Term	Year 11 -to- Year 15	\$36.50	\$149,516	\$12,459.67	10%

OPTION RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
1st Renewal Term	Year 16 -to- Year 20	\$40.15	\$164,468	\$13,705.67	10%
2nd Renewal Term	Year 21 -to- Year 25	\$44.17	\$180,915	\$15,076.25	10%
3rd Renewal Term	Year 26 -to- Year 30	\$48.59	\$199,007	\$16,583.92	10%
4th Renewal Term	Year 31 -to- Year 35	\$53.45	\$218,907	\$18,242.25	10%

## DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.



# PROPERTY PHOTOS





# AERIAL



VILLA ROSA CENTER



OLLIE'S CARWASH

ingles  
PHARMACY

Carrollton St 20,800 VPD

SUBJECT  
PROPERTY

Bojangles



WAFFLE  
HOUSE



Franklin Street



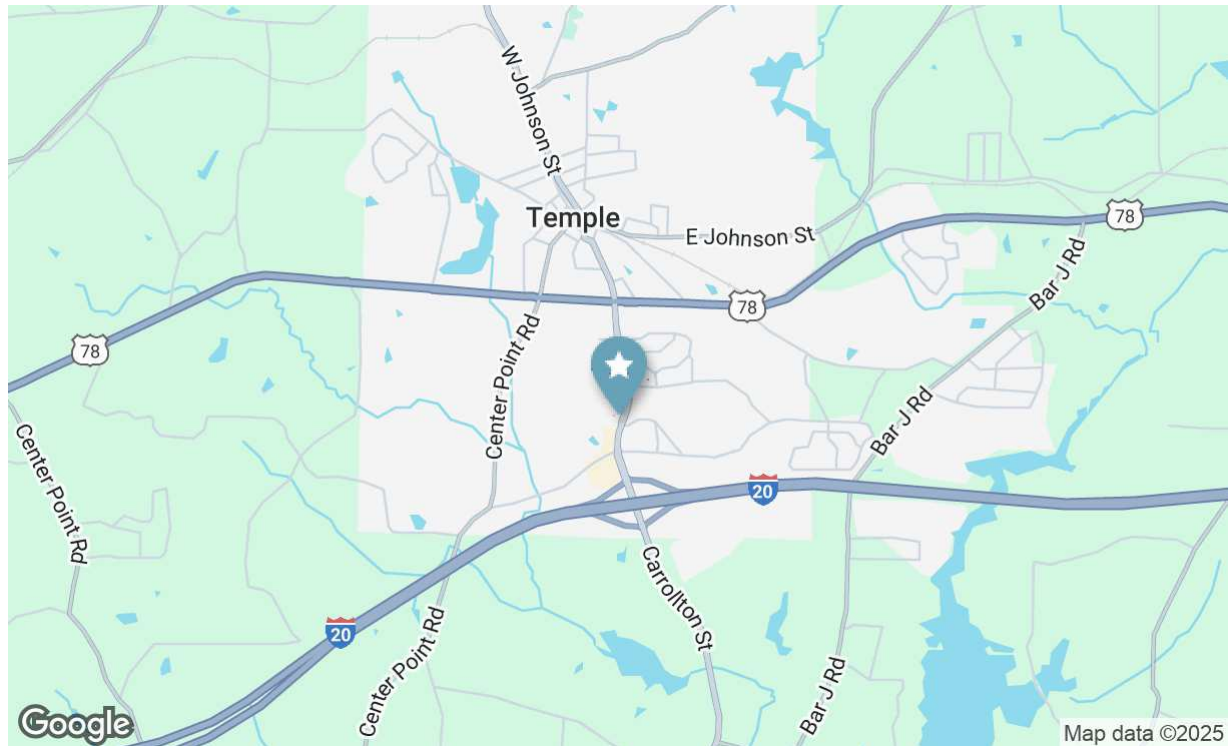
# LOCATION OVERVIEW

## ABOUT TEMPLE

Temple, Georgia, is a thriving small city located in the rolling hills of western Georgia, about 38 miles west of Atlanta. With a welcoming, close-knit community and a convenient location along Interstate 20, Temple offers easy access to the Atlanta metro area while retaining its peaceful, small-town atmosphere. The city is situated in both Carroll and Haralson counties and has seen consistent population growth in recent years. Residents enjoy a blend of rural charm and suburban convenience, making Temple an increasingly attractive destination for families and professionals seeking a balanced lifestyle.

Economically, Temple is on a promising upward trajectory. The city boasts a low unemployment rate and is projected to experience job growth well above the national average over the next decade. Key economic drivers include retail, manufacturing, and transportation sectors, supported by the city's strategic position near major highways and rail lines. Temple's median household income is above the national average, and its low poverty rate reflects a stable and growing local economy. This financial health, combined with strong community values, positions Temple as a hub of opportunity in west Georgia.

Temple's housing market is also a bright spot in the region. The city offers affordable real estate options with steadily increasing property values, making it an appealing place for both homebuyers and investors. A high rate of homeownership reflects the community's strong sense of pride and stability. New developments alongside traditional homes with larger lots offer diverse choices for residents. With excellent schools, a safe environment, and room to grow, Temple, Georgia, is a hidden gem offering economic opportunity and a high quality of life.



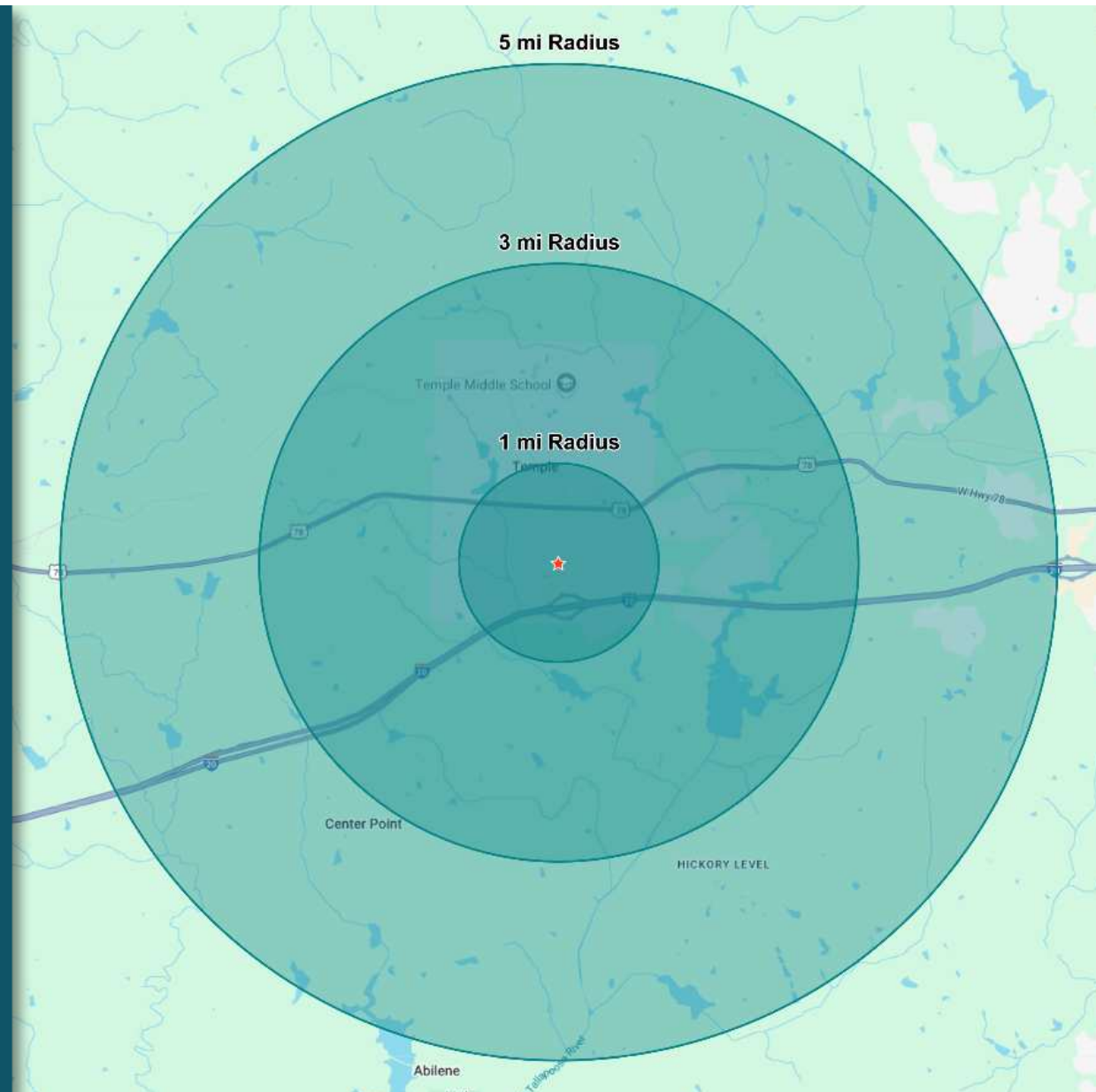


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	2,170	11,557	23,389
Median age	37	38	39
Median age (Male)	36	37	38
Median age (Female)	38	39	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	744	4,012	8,220
# of persons per HH	2.9	2.9	2.8
Average HH income	\$93,342	\$88,534	\$85,763
Average house value	\$240,595	\$258,719	\$273,310

\* Demographic data derived from 2020 ACS - US Census





# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

### POPULATION

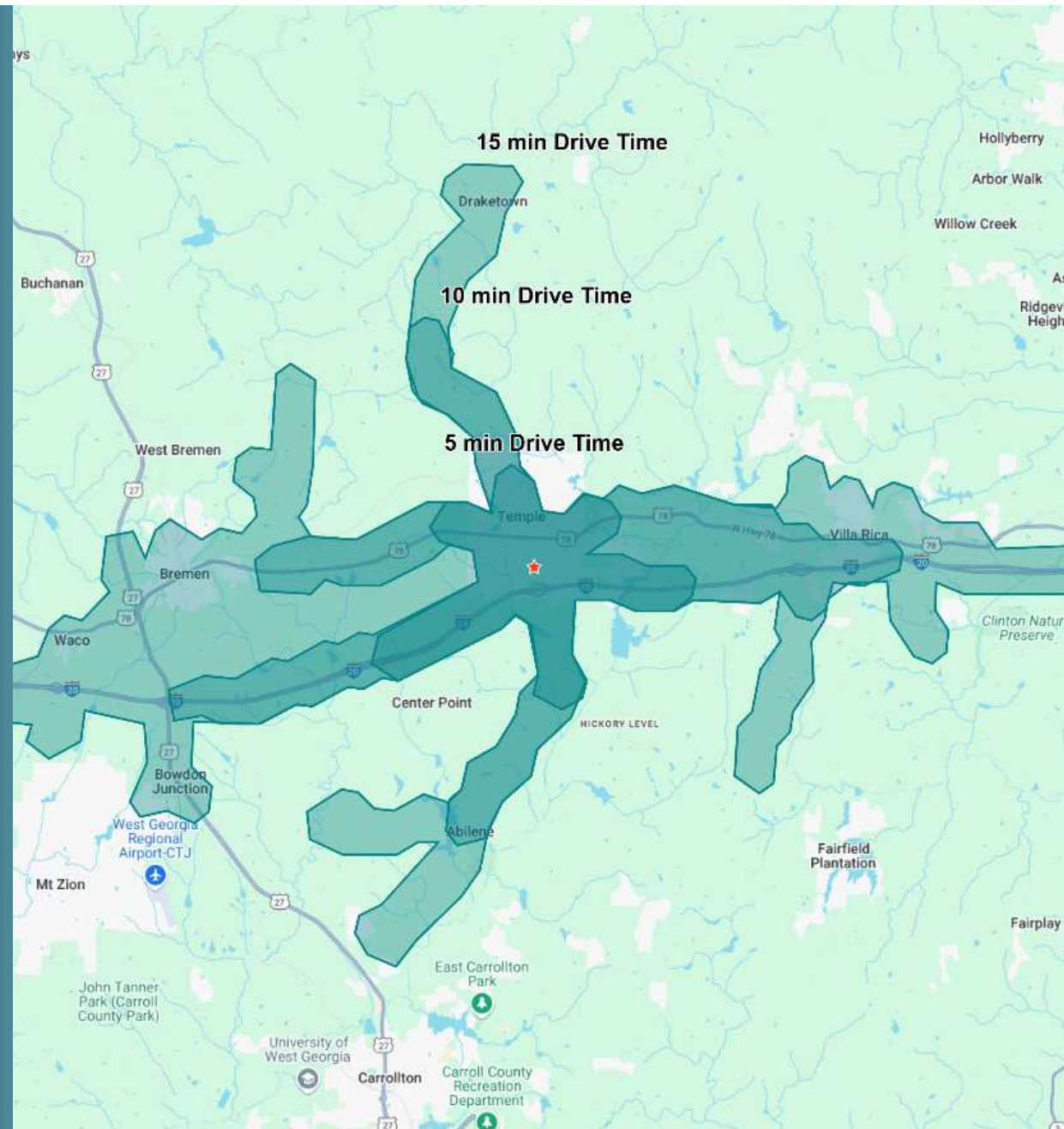
	5 MIN	10 MIN	15 MIN
Estimated Population (2025)	7,373	16,825	36,337
Projected Population (2030)	8,250	18,849	40,315
Census Population (2000)	6,214	13,577	31,052

### HOUSEHOLDS

	5 MIN	10 MIN	15 MIN
Estimated Households (2025)	2,553	5,943	12,990
Projected Households (2030)	2,939	6,857	14,771
Census Households (2000)	1,927	4,406	10,019

### HOUSEHOLD INCOMES

	5 MIN	10 MIN	15 MIN
Estimated Average Household Income (2025)	\$105,179	\$91,739	\$99,361
Estimated Median Household Income (2025)	\$89,923	\$73,438	\$80,462
Average Household Net Worth (2025)	\$954,093	\$798,373	\$892,519





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Contact a Team Member

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