

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 10-YEAR LEASE | OPTIONS TO EXTEND | 12.5% RENTAL INCREASES EVERY 5 YEARS



1947 Scenic Highway N

SNELLVILLE GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412

The Sheridan at Eastside

InTown SUITES

Academy SPORTS+OUTDOORS
STRETCH ZONE
FIVE GUYS
Olive Garden

BEST BUY
Arby's
LOWE'S
HomeGoods
SKECHERS
MAVI'S DISCOUNT TIRE
Krispy Kreme

Cane's
sam's club
Walmart
Freddy's
OUTBACK
ZAXBY'S
AspenDental
W.P.A. GANG
MATTRESS FIRM

Presidential Commons
Kroger
Aaron's
petco
five BEL'W
Burlington
ULTA
LESLIES
Great Clips
PLATO'S CLOSET

Presidential Markets
TARGET
ROSS
NCC CINEMA
macy's
Publix
TJ-maxx
Marshalls
Rack
TORRID
SHOE CARNIVAL
crumbl
Panera BREAD

AT&T

McDonald's

Applebee's

PETSMART

SCENIC HWY N 42,500 VPD

RONALD REAGAN PKWY 46,500 VPD



POPEYES

verizon

Caribou COFFEE

124

goodwill

catch air



CVS pharmacy

LAIFITNESS



Wisteria Village

at home
The Home & Holiday Superstore

planet fitness

OLLIE'S
GOOD STUFF CHEAP

The Tomlin Luxury Apartments

Piedmont UrgentCare

THE VITAMIN SHOPPE

bundt CAKES

Banfield PET HOSPITAL

Jersey Mike's

T

WINGSTOP

Valvoline

QuikTrip

Grace Baptist Church

124

SCENIC HWY N 42,500 VPD

Snellville Pavillion

KOHL'S

ASHLEY

OLD NAVY

PAINTED TREE BOUTIQUE

STRETCH LAB

HIBBETT SPORTS

RACK ROOM SHOES

Wendy's

Pizza Hut

DUNKIN'

MATTRESS FIRM

HOOK & REEL

TACO BELL

COOK-OUT

SMOOTHIE KING

TEXAS ROADHOUSE

DOLLAR TREE



Michaels

Stevi B's PIZZA BUFFET

Caribou COFFEE

catch air

goodwill

Planet Smoothie

CVS pharmacy

OFFERING SUMMARY



OFFERING

Pricing	\$2,364,000
Net Operating Income	\$130,000
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	1947 Scenic Highway N, Snellville, Georgia 30078
Rentable Area	782 SF
Land Area	0.55 AC
Year Built / Renovated	1993 / 2025
Tenant	Caribou Coffee
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	12.5% Every 5 Years
Options	3 (5-Year)
Rent Commencement	8/13/2025
Lease Expiration	8/12/2035
Percentage Rent	Yes, contact listing agent for details



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Caribou Coffee	782	8/13/2025	8/12/2035	Year 1	-	\$10,833	\$130,000	3 (5-Year)
				Year 6	12.5%	\$12,188	\$146,250	

12.5% Increases at the Beg. of Each Option Period

Brand New 10-Year Lease | 12.5% Rental Increases | Corporate Signed | Well-Known & Established Brand

- The tenant, Caribou Coffee Operating Company Inc., recently signed a brand new 10-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 12.5% rental increase during year 6 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Caribou Coffee is a well-known and established coffee chain with more than 800 coffeehouses worldwide

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for taxes and insurance, and maintains all aspects of the Premises
- No landlord responsibilities
- Ideal, low management investment opportunity for a passive investor

Presidential Markets | Presidential Commons

- Located in close proximity to Presidential Markets, which includes tenants such as Target, Publix, McDonald's, T.J. Maxx, Marshalls, PetSmart, Ross, Crumbl, and more
- Less than 1 mile from Presidential Commons, a Home Depot and Kroger anchored center with other tenants including Chipotle, Outback, Petco, and Five Below
- Other national/credit tenants in the area include Lowe's, Best Buy, Walmart, Sam's Club, Chick-fil-A, Olive Garden, Texas Roadhouse, Starbucks, and many others

Off Signalized Intersection | High Traffic Corridors | Surrounding Employers | Drive-Thru Equipped Building

- Caribou Coffee is strategically located off the signalized intersection of Scenic Highway N and Ronald Reagan Parkway, which combine to average more than 99,900 vehicles passing by daily
- Scenic Highway N is the major commuter thoroughfare serving the city of Snellville
- The trade area includes major employers such as Piedmont Eastside Medical Center, a 305-bed hospital with over 2,400 employees
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with a drive-thru experience higher sales than those without

Direct Consumer Base | Atlanta MSA | Strong Demographics In The Immediate Trade Area

- The 5-mile trade area is supported by more than 195,500 residents and 41,700 employees, providing a direct consumer base from which to draw
- \$120,263 average household income within 3 miles of the site
- Located in the vibrant and prosperous city of Snellville, GA, an affluent suburb within the Atlanta MSA

PROPERTY PHOTOS



PROPERTY PHOTOS





CARIBOU COFFEE

cariboucoffee.com

Company Type: Subsidiary

Locations: 800+

Parent: JAB Holding Company

Caribou Coffee serves high-quality handcrafted beverages and crave-worthy food in more than 800 coffeehouses worldwide. Since opening their first location in 1992, they've been committed to building personal connections in every experience. This desire drives their dedication to supporting our communities and crafting menu items with premium ingredients like specialty-grade coffee and real chocolate chips in our handcrafted beverages. Focused on smart growth, they operate and franchise coffeehouses across 11 countries, with the purpose of creating day-making experiences that spark a chain reaction of good. Caribou Coffee is part of Panera Brands, alongside Panera Bread® and Einstein Bros.® Bagels.



Source: cariboucoffee.com/crafted-press

Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2025

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GLOBE STREET
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



Snellville, Georgia
Gwinnett County
Atlanta-Sandy Springs-Alpharetta MSA

ACCESS



Scenic Highway N/State Highway 124: 1 Access Point

TRAFFIC COUNTS



Scenic Highway N/State Highway 124: 53,400 VPD
Ronald Reagan Highway: 46,500 VPD
Main Street E/U.S. Highway 78: 49,800 VPD

IMPROVEMENTS



There is approximately 782 SF of existing building area

PARKING



There are approximately 10 parking spaces on the owned parcel.
The parking ratio is approximately 12.79 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: R5040 203
Acres: 0.55
Square Feet: 23,958

CONSTRUCTION



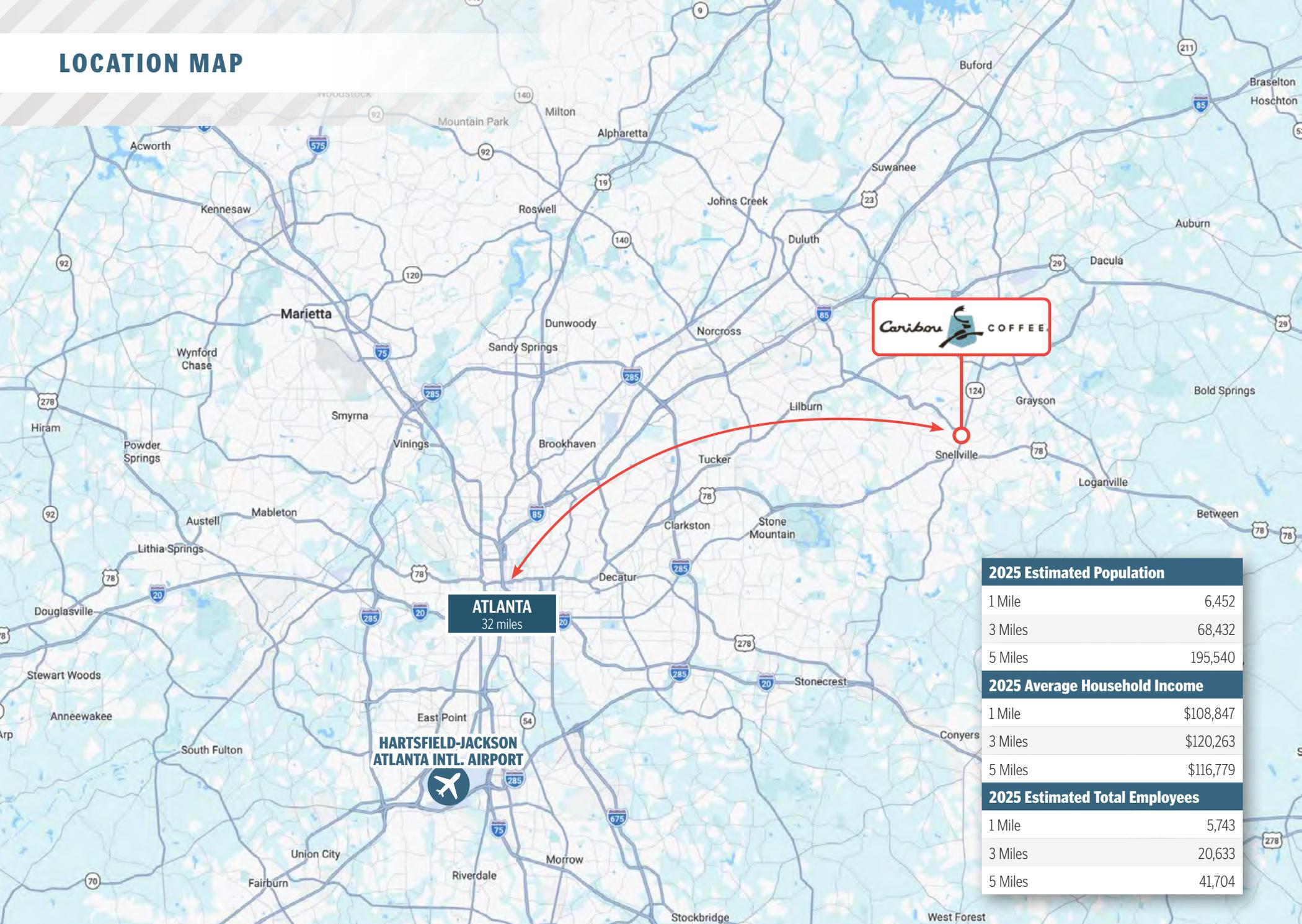
Year Built: 1993

ZONING



BG: General Business

LOCATION MAP



ATLANTA
32 miles

**HARTSFIELD-JACKSON
ATLANTA INTL. AIRPORT**



2025 Estimated Population	
1 Mile	6,452
3 Miles	68,432
5 Miles	195,540
2025 Average Household Income	
1 Mile	\$108,847
3 Miles	\$120,263
5 Miles	\$116,779
2025 Estimated Total Employees	
1 Mile	5,743
3 Miles	20,633
5 Miles	41,704



verizon

Caribou COFFEE

Pylon Sign

catch air

53,400 VPD

124



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,452	68,432	195,540
2030 Projected Population	6,923	71,312	203,882
2025 Median Age	43.6	39.9	38.4
Households & Growth			
2025 Estimated Households	2,141	22,103	63,078
2030 Projected Households	2,309	23,193	66,172
Income			
2025 Estimated Average Household Income	\$108,847	\$120,263	\$116,779
2025 Estimated Median Household Income	\$96,875	\$101,735	\$99,983
Businesses & Employees			
2025 Estimated Total Businesses	493	2,302	5,034
2025 Estimated Total Employees	5,743	20,633	41,704



SNELLVILLE, GEORGIA

Snellville is a suburban city located in Gwinnett County, Georgia, approximately 25 miles east of downtown Atlanta. Known for its family-friendly neighborhoods, steady residential growth, and convenient suburban setting, Snellville offers a balanced lifestyle with access to major metropolitan amenities. The city is part of the Atlanta metropolitan area and serves as a key residential and commercial hub in eastern Gwinnett County. The City of Snellville had a population of 22,520 as of July 1, 2025.

Snellville’s economy is supported by retail, healthcare, education, professional services, and small businesses, with many residents commuting to employment centers throughout Gwinnett County and the greater Atlanta region. Commercial development is concentrated along major corridors such as U.S. Highway 78 (Stone Mountain Highway) and Scenic Highway (GA-124), where shopping centers, restaurants, and service businesses continue to expand. The city benefits from ongoing suburban growth and proximity to Atlanta’s diverse job market.

Snellville offers a variety of parks, community spaces, and local events. Briscoe Park is a central recreational area featuring sports fields, walking trails, playgrounds, and event spaces. The city hosts festivals, farmers markets, and community gatherings throughout the year. Residents also enjoy access to nearby attractions such as Stone Mountain Park, shopping centers, golf courses, and entertainment venues across Gwinnett County and the Atlanta metro area.

The nearest major airport to Snellville, Georgia, is 36 miles away: Hartsfield-Jackson Atlanta International Airport.



ATLANTA, GEORGIA

Atlanta City Founded in 1837 as Marthasville, Atlanta is the largest city in Georgia, as well as the state's capital. Atlanta is located in north/central Georgia. Atlanta was founded in 1837 as Marthasville at the end of the Western & Atlantic railroad line. It was officially incorporated as Atlanta in 1847. Atlanta, city, capital of Georgia, U.S., and seat of Fulton county (but also partly in DeKalb county). It lies in the foothills of the Blue Ridge Mountains in the northwestern part of the state, just southeast of the Chattahoochee River. It is the centre of an extensive metropolitan area that includes 20 counties and cities such as Decatur, East Point, and Marietta. The City of Atlanta is the largest city in Georgia with a population of 518,107 as of 2025.

Atlanta is Georgia's largest city and the principal trade and transportation center of the southeastern United States. Atlanta remains the financial and commercial capital of the Southeast and is its most important distribution center. Printing and publishing, high-technology industries, telecommunications, airline services, military and government services, and banking and insurance are supplemented by industries producing aircraft, beverages, automobiles, electronics and electrical equipment, chemicals, processed foods, and paper products.

It is home to over 10 Fortune 500 companies, including household names such as The Coca-Cola Company, Delta Airlines, Home Depot, and UPS. In fact, as of 2005, the Atlanta metropolitan area was ranked third behind New York and Houston on the list of cities with the most Fortune 500 headquarters. Atlanta is also the focus of federal government activity in the Southeast and is the headquarters of the 6th Federal Reserve District. Hartsfield-Jackson Atlanta International Airport (ATL) has served as a key engine of the city's economic growth. Delta Air Lines, the city's largest employer and the metro area's third-largest, operates the world's largest airline hub at Hartsfield-Jackson, and it has helped make it the world's busiest airport, in terms of both passenger traffic and aircraft operations.



ATLANTA GEORGIA

Busiest Airport in the World

#1



110,000,000 Passengers in 2026 (projected)

THE ATLANTA MSA POPULATION IS 6.34M+ (2026)

6TH LARGEST METRO IN THE COUNTRY | APPROX 1.16% ANNUAL POPULATION GROWTH

2025 MEDIAN
HOUSEHOLD INCOME
\$99,200



2025 MEDIAN
ATLANTA MSA AGE
37



2025 MEDIAN
HOME VALUE
\$404,000



MEAN TRAVEL
TIME TO WORK
32 minutes



\$610B+ GDP



9th Largest Metro Economy
in the U.S.

Notable Colleges & Universities in Atlanta

GEORGIA TECH, EMORY UNIVERSITY,
GEORGIA STATE UNIVERSITY



Downtown Atlanta



Fortune 500 Companies in Georgia	
16 OF WHICH ARE LOCATED IN ATLANTA	
The Home Depot	Newell Brands/Rubbermaid
AT&T	AGCO
UPS	Intercontinental Exchange
Coca Cola	Global Payments
The Southern Company	Asbury Automotive
WestRock	Graphic Packaging
Genuine Parts Co. (NAPA)	Veritiv
Delta Airlines	NCR Corp
Pulte Group	HD Supply
AFLAC	



HOME TO **CORPORATE HEADQUARTERS**

CHICK-FIL-A
NCR
INSPIRE BRANDS
FOCUS BRANDS
HOOTERS

GEORGIA PACIFIC
MERCEDES BENZ
(North American HQ)
PORSCHE
(North American HQ)
CNN

THE WEATHER CHANNEL
COX MEDIA
TURNER BROADCASTING
RACETRAC PETROLEUM
NORFOLK SOUTHERN RAILWAY

ATLANTA IS HOME TO MULTIPLE MOVIE STUDIOS AND HOSTED THE 1996 OLYMPICS



Home Depot is actively expanding its Cobb County headquarters and corporate campuses in Vinings with a \$140 million project to renovate offices, significantly grow its Little Aprons childcare center, and build a new parking deck to support thousands of employees returning to in-person work and company growth initiatives, with approvals already secured from local authorities.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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