

SINGLE TENANT ABSOLUTE NNN

NNN Investment Opportunity



Drive-Thru Equipped | 9+ Years Remaining | Off I-595 (105,000 VPD)



9500 GA-92 | Woodstock, Georgia

ATLANTA-MARIETTA MSA

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

NOONDAY

Noonday Park

Caribou COFFEE

AERO
AUTOMOTIVE

CHIPOTE
MEXICAN GRILL

POPEYES

Krispy Kreme

49,400 VPD

92







SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$2,080,000
Net Operating Income	\$130,000
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	9500 GA-92, Woodstock, Georgia 30188
Rentable Area	1,258 SF
Land Area	0.65 AC
Year Built	1995
Tenant	Caribou Coffee
Lease Signature	Corporate Signed
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	9+ Years
Increases	12.5% Every 5 Years
Options	3 (5-Year)
Rent Commencement	June 11, 2025
Lease Expiration	June 30, 2035
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Caribou Coffee	1,258	6/11/2025	6/30/2035	Current	-	\$10,833	\$130,000	3 (5-Year)
(Corporate)				Year 6	12.50%	\$12,187	\$146,250	

12.50% Increases Beg. of Each Option

9+ Years Remaining | 12.50% Rental Increases | Corporate Signed | Well-Known & Established Brand

- The tenant, Caribou Coffee Operating Company Inc., has 9+ years remaining with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 12.50% 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
- Zero landlord responsibilities
- Ideal, low management investment opportunity for a passive investor

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

- The 5-mile trade area is supported by more than 200,000 residents and 59,000 employees, providing a direct consumer base from which to draw
- \$142,279 average household income within 5 miles of the site

Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Apartments

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Target, Lowe's, Home Depot, BJ's, Ulta, Raising Cane's, Chick-fil-A, Chipotle, Kohl's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to The View at Woodstock (320 units) and Station 92 (272 units), further increasing consumer traffic to the site

Located At Signalized Hard Corner Intersection | U.S. Highway 575 | Drive-Thru Equipped Building

- Caribou Coffee is strategically located at the signalized, hard corner intersection of GA-92, which averages more than 49,400 vehicles passing by daily
- Located just off of Interstate 575 (105,000 VPD), allowing direct access to those traveling to Atlanta and the surrounding trade areas
- 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

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



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

JAB HOLDING COMPANY

JAB Holding Company is a privately held investment firm headquartered in Luxembourg. It specializes in long-term holdings within the consumer goods sector, with a primary focus on food service, beverages, coffee, personal care, and pet care.

As of late-2025, the firm manages over **\$70 billion in assets** and has evolved from its roots as Benckiser, a German chemicals company, into a global powerhouse investing in established brands with strong growth prospects. JAB was originally founded as a family office and is now partner-led, focusing on consumer-facing businesses across multiple continents. JAB operates through **three main divisions: JAB Holding, JAB Consumer, and JAB Insurance**, with the latter recently emerging as a strategy pivot toward **global insurance**, supplementing their dominant positions in food, beverage, and pet care.



jabholco.com

Assets Managed: \$70 Billion+
(as of late-2025)

Headquarters: Luxembourg

Portfolio Size: 100+ Iconic Brands

Coffee & Beverage	Food & Fast Casual	Personal & Cosmetics	Pet Care & Veterinary
• Peet's Coffee • Jacobs Douwe Egberts (JDE Peet's) • Keurig Dr Pepper (controlling stake) • Caribou Coffee • Espresso House • Stumptown Coffee Roasters • Intelligentsia Coffee	• Panera Bread • Pret A Manger • Au Bon Pain • Einstein Bros. Bagels	• Coty Inc. (fragrance and beauty, includes brands like Calvin Klein fragrances)	• National Veterinary Associates (NVA) • Independence Pet Holdings • Pinnacle Pet Group • Prosperity Life Group • Several other global veterinary and pet insurance providers



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



Woodstock, Georgia
Cherokee County

ACCESS



Alabama Road/State Highway 92: 1 Access Point

TRAFFIC COUNTS



Alabama Road/State Highway 92: 49,500 VPD
State Highway 5/Interstate 575: 105,000 VPD

IMPROVEMENTS



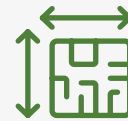
There is approximately 1,258 SF of existing building area

PARKING



There are approximately 12 parking spaces on the owned parcel.
The parking ratio is approximately 9.53 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 15N12 086 A
Acres: 0.65
Square Feet: 28,314

CONSTRUCTION



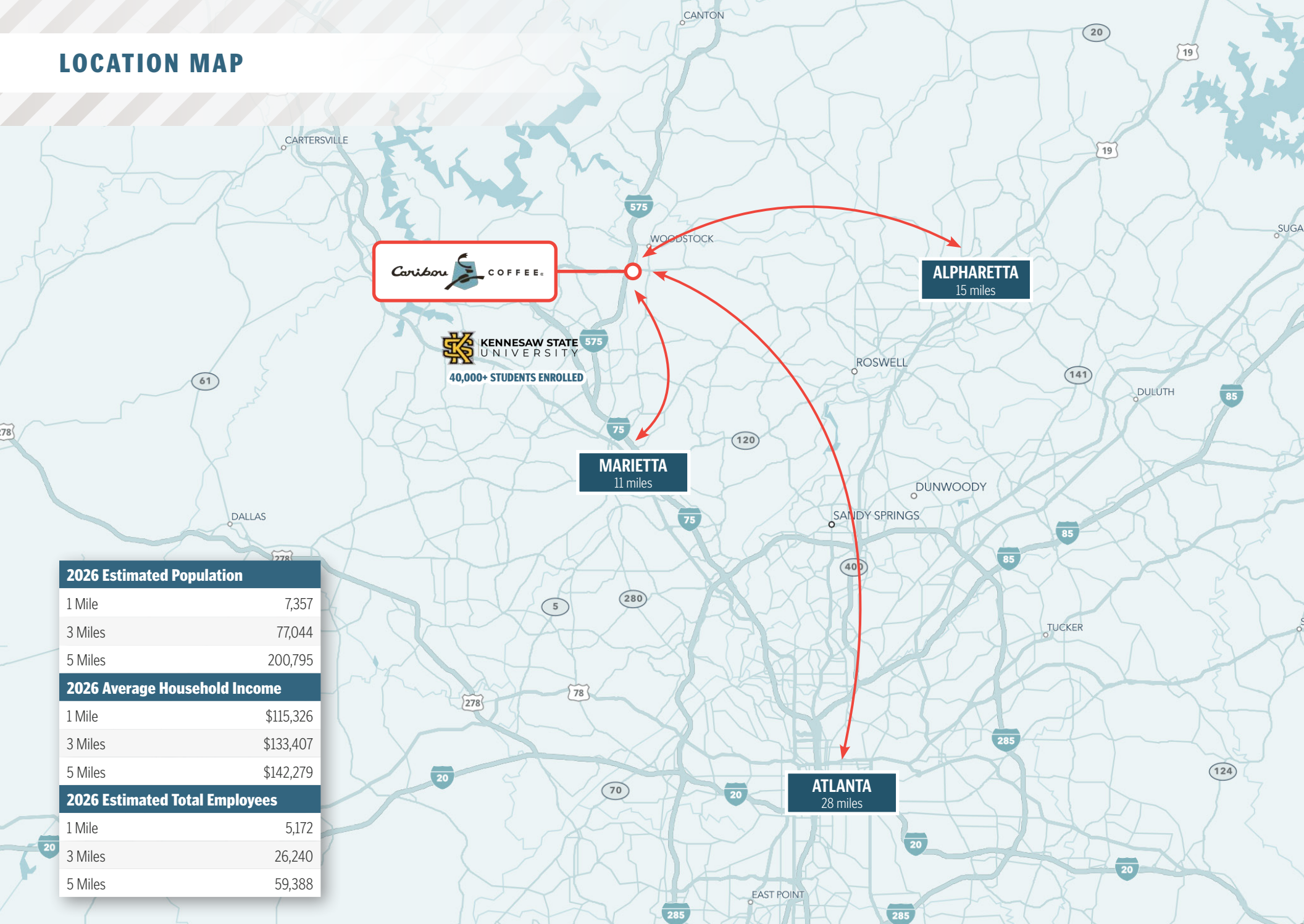
Year Built: 1995

ZONING



GC - General Commercial

LOCATION MAP



2026 Estimated Population

1 Mile	7,357
3 Miles	77,044
5 Miles	200,795

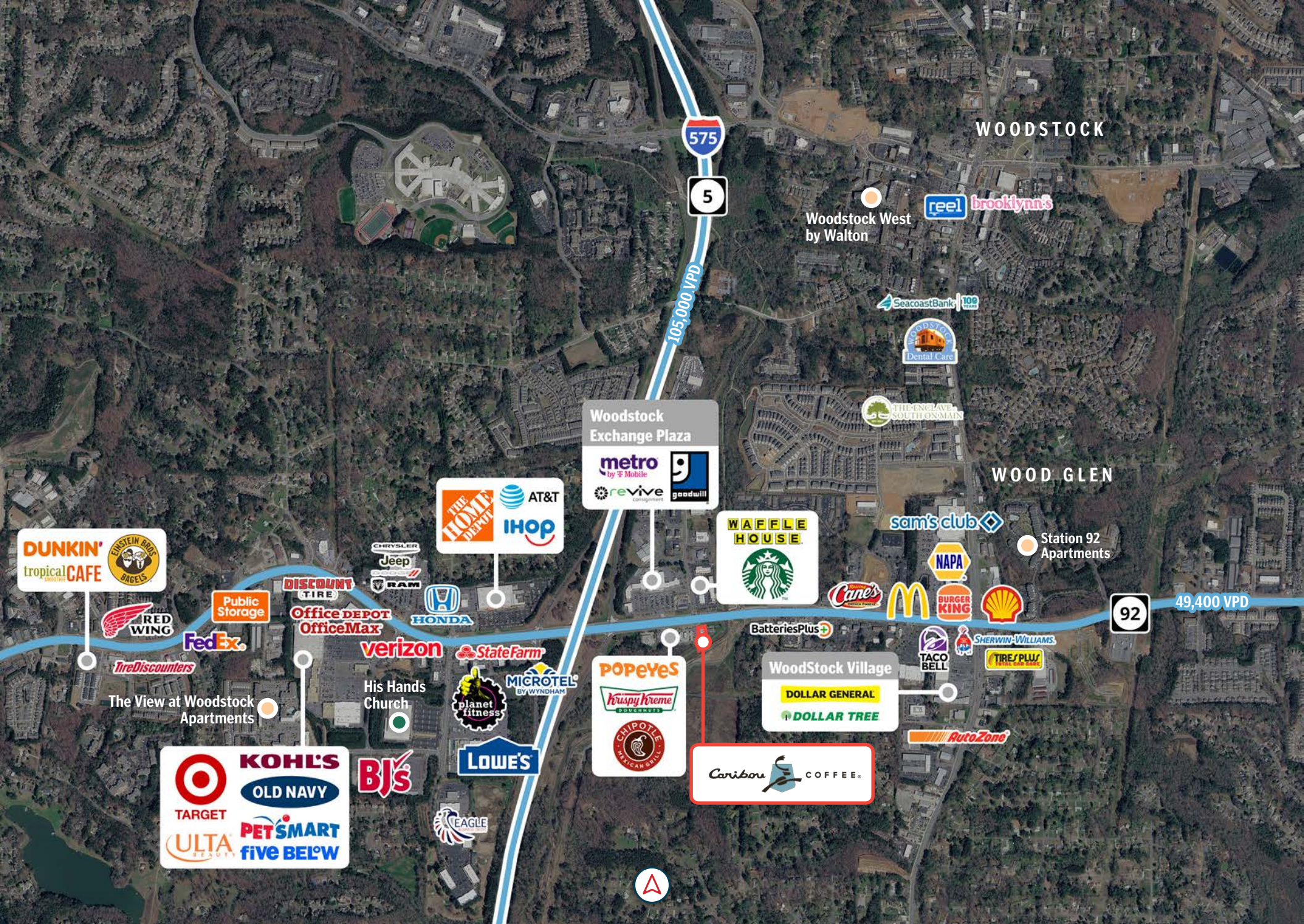
2026 Average Household Income

1 Mile	\$115,326
3 Miles	\$133,407
5 Miles	\$142,279

2026 Estimated Total Employees

1 Mile	5,172
3 Miles	26,240
5 Miles	59,388





92

ALABAMA ROAD 49,400 VPD



Pylon Sign

Aero Automotive

Caribou COFFEE



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	7,357	77,044	200,795
2031 Projected Population	7,991	81,258	211,585
2026 Median Age	39.3	38.9	38.3
Households & Growth			
2026 Estimated Households	3,255	29,602	74,209
2031 Projected Households	3,549	31,509	78,876
Income			
2026 Estimated Average Household Income	\$115,326	\$133,407	\$142,279
2026 Estimated Median Household Income	\$100,831	\$110,603	\$115,220
Businesses & Employees			
2026 Estimated Total Businesses	675	3,310	6,788
2026 Estimated Total Employees	5,172	26,240	59,388



WOODSTOCK, GEORGIA

Woodstock is a city in Cherokee County, Georgia, United States. Woodstock has a 2026 population of 40,949. Originally a stop on the Louisville and Nashville Railroad, Woodstock, Georgia, in Cherokee county, is 10 miles NW of Roswell, Georgia and 25 miles N of Atlanta, Georgia. The city benefits from easy access to the nearby cities and towns that it shares the Atlanta metropolitan area with.

Woodstock has a diverse and growing economy employing approximately 20,100–21,932 people, supported by retail, professional services, education, healthcare, manufacturing, hospitality, and technology. The historic downtown serves as a hub for local businesses, with unique boutiques, restaurants, and cultural attractions drawing both residents and visitors. The city's strategic location along I-575 and its accessibility to the Atlanta metropolitan area support logistics, distribution, and continued business growth. Major employers include Walmart, Cherokee County School District, Keller Williams Realty, Life Time, Target, Lowe's, Roytec Industries, Renasant Bank, and Coca-Cola Bottling Co. Consolidated, further contributing to Woodstock's strong and expanding economic base.

Woodstock and nearby attractions are Kennesaw Mountain National Battlefield Park, Southern Museum of Civil War and Locomotive History, Barrington Hall, Six Flags White Water, Posey Branch, Dupree Park. Visitors can also explore the Southern Museum of Civil War and Locomotive History, which was formerly known as the Kennesaw Civil War Museum. Barrington Hall, the historic home of the co-founder of Roswell, Barrington King, is also close by. The Kennesaw Mountain National Battlefield Park, which was a battleground during the Civil War, is also a popular tourist spot. The Woodstock Commons Shopping Center and the Woodstock Village Shopping Center are also nearby.



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



OF GOING THE EXTRA MILE

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