

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



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



919 Buford Drive | Lawrenceville, Georgia

**ATLANTA** 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



Russell Ridge

Kroger  
AutoZone  
SUBWAY

Pizza Hut  
Great Clips  
IT'S GONNA BE GREAT

Waverly Village

DOLLAR TREE  
MAVIS DISCOUNT TIRE

Riverwalk

20

34,500 VPD

19,900 VPD

ACE  
The helpful place.

Waffle House

Burger King

Dunkin'

Taco Bell

53,100 VPD

124

Caribou COFFEE



SWANSON DR 5,500 VPD








Northside Hospital  
Gwinnett - Main  
Entrance

The Bridge at  
Lawrenceville

Georgia Gwinnett  
College

The Wren




































42,300 VPD

SWANSON DR  
5,500 VPD











## OFFERING

<b>Pricing</b>	\$2,364,000
<b>Net Operating Income</b>	\$130,000
<b>Cap Rate</b>	5.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	919 Buford Drive, Lawrenceville, Georgia 30043
<b>Rentable Area</b>	772 SF
<b>Land Area</b>	0.50 AC
<b>Year Built / Renovated</b>	1995 / 2025
<b>Tenant</b>	Caribou Coffee
<b>Lease Signature</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	10 Years
<b>Increases</b>	12.5% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	8/18/2025
<b>Lease Expiration</b>	8/17/2035
<b>Percentage Rent</b>	Yes, contact listing agent for details

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Caribou Coffee	772	8/18/2025	8/17/2035	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
- Zero landlord responsibilities
- Ideal, low management investment opportunity for a passive investor

## Georgia Gwinnett College | Lawrenceville Market

- Less than 2 miles from Georgia Gwinnett College, which has a student population of over 12,700
- Less than 3 miles from Lawrenceville Market, which features major tenants such as The Home Depot, Target, Hobby Lobby, Ross, AMC, and Marshalls
- Surrounding retailers include McDonald's, Taco Bell, Zaxby's, Dunkin', Burger King, and more

## Located At Signalized Hard Corner Intersection | U.S. Highway 29 | Surrounding Retailers | Drive-Thru Equipped Building

- Caribou Coffee is strategically located at the signalized, hard corner intersection of Buford Drive and Swanson Drive, which combine to average more than 58,000 vehicles passing by daily
- Located just off U.S. Highway 29 (98,600 VPD), allowing direct access to those travelling 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

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

- The 5-mile trade area is supported by more than 192,800 residents and 67,100 employees, providing a direct consumer base from which to draw
- \$128,994 average household income within 1 mile of the site
- Located in the vibrant and prosperous city of Lawrenceville, 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](https://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



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

## ACCESS



Buford Drive/State Highway 20 & 124: 1 Access Point  
Swanson Drive: 1 Access Point

## TRAFFIC COUNTS



Buford Drive/State Highway 20 & 124: 53,100 VPD  
Swanson Drive: 5,500 VPD  
University Parkway/U.S. Highway 29: 98,600 VPD

## IMPROVEMENTS



There is approximately 772 SF of existing building area

## PARKING



There are approximately 15 parking spaces on the owned parcel.  
The parking ratio is approximately 19.43 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: R7028A050  
Acres: 0.50  
Square Feet: 21,780

## CONSTRUCTION



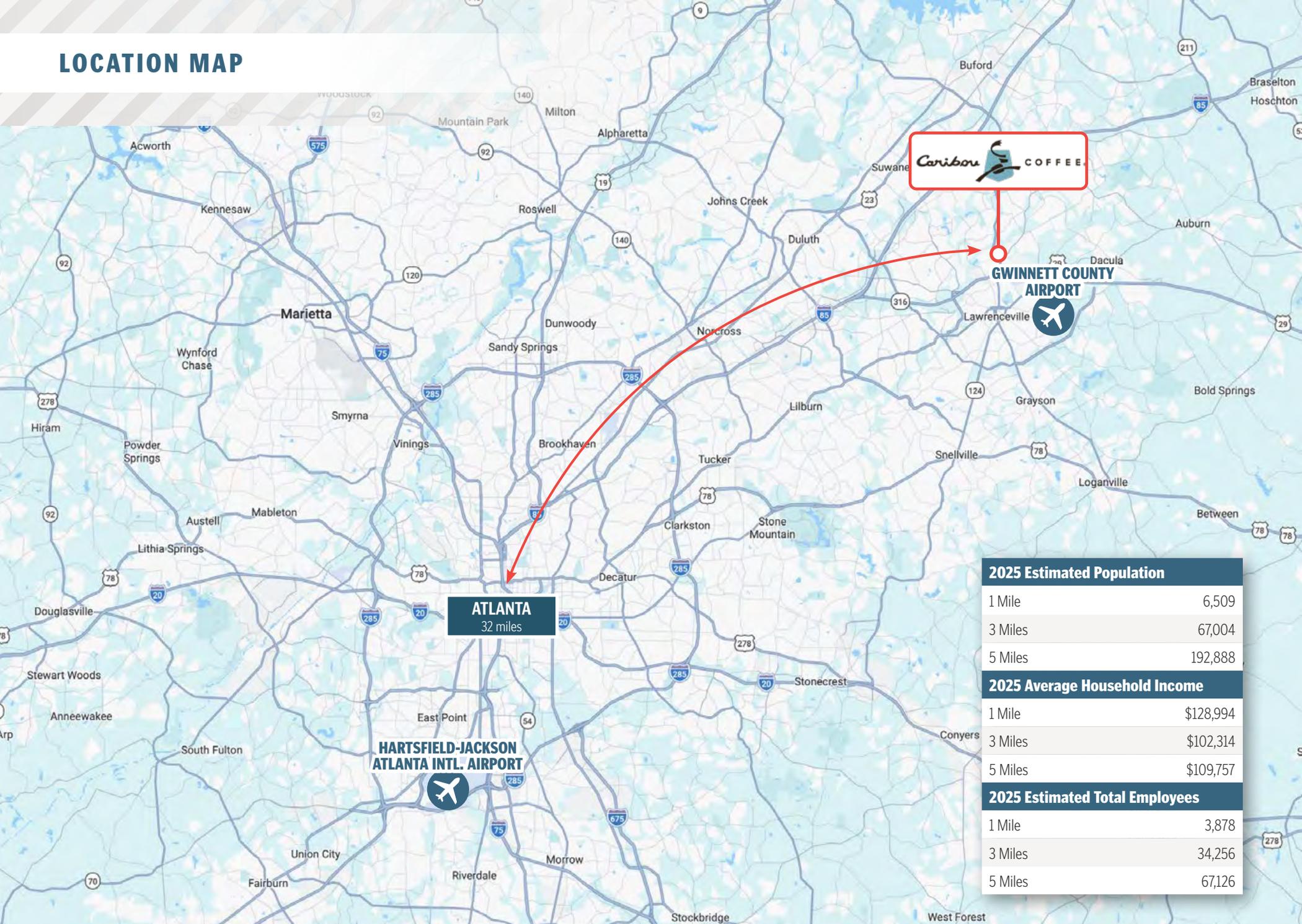
Year Built: 1995

## ZONING



BG: General Business

# LOCATION MAP



**ATLANTA**  
32 miles

**HARTSFIELD-JACKSON  
ATLANTA INTL. AIRPORT**



**WINNETT COUNTY  
AIRPORT**

2025 Estimated Population	
1 Mile	6,509
3 Miles	67,004
5 Miles	192,888
2025 Average Household Income	
1 Mile	\$128,994
3 Miles	\$102,314
5 Miles	\$109,757
2025 Estimated Total Employees	
1 Mile	3,878
3 Miles	34,256
5 Miles	67,126





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	6,509	67,004	192,888
2030 Projected Population	6,960	69,372	201,962
2025 Median Age	34.7	35.6	36.6
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,648	21,809	63,405
2030 Projected Households	1,826	22,744	67,019
<b>Income</b>			
2025 Estimated Average Household Income	\$128,994	\$102,314	\$109,757
2025 Estimated Median Household Income	\$107,367	\$83,275	\$90,502
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	323	2,918	6,178
2025 Estimated Total Employees	3,878	34,256	67,126



## LAWRENCEVILLE, GEORGIA

Lawrenceville is a city in and the county seat of Gwinnett County, Georgia, in the United States. It is a suburb of Atlanta, located approximately 30 miles (48 km) northeast of downtown. The City of Lawrenceville had a population of 33,172 as of July 1, 2025.

Lawrenceville's economy is diverse, supported by healthcare, education, retail, local government, and professional services. The city is home to Northside Hospital Gwinnett, one of the region's largest medical employers, as well as a growing cluster of specialty clinics and health services. Government jobs and court services contribute significantly, as Lawrenceville is the seat of Gwinnett County operations. The city's revitalized Downtown Lawrenceville has become a hub for restaurants, coworking spaces, and small businesses. Its proximity to major highways such as I-85 and Highway 316 supports commuting and logistics, while the area's growing population continues to drive residential development and consumer spending.

Lawrenceville offers a mix of cultural, recreational, and historic attractions. Downtown Lawrenceville features restored architecture, locally owned shops, and a thriving dining scene. The Aurora Theatre, one of Georgia's premier performing arts venues, draws visitors from across the metro area. Residents enjoy green spaces like Rhodes Jordan Park and Tribble Mill Park, which offer walking trails, lakes, and sports facilities. Community events such as concerts, food truck Fridays, and seasonal festivals help foster a strong local identity. The city is also just a short drive from Stone Mountain Park and other regional attractions.

Lawrenceville is home to Gwinnett's only public airport, Gwinnett County Airport-Briscoe Field.



## 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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