

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | New Remodel | Atlanta MSA | Pad to Walmart and Lowe's



CARROLLTON COMMONS



33,500
VEHICLES PER DAY

MARTHA BERRY HWY

1591 U.S. Highway 27 | Carrollton, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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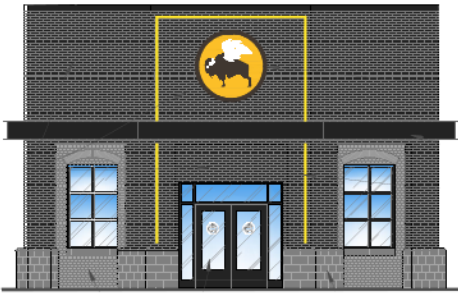
FL License No. BK3120739



NATIONAL NET LEASE

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

ACTUAL RENDERING







MOES
SportClips
HAIRCUTS

DOLLAR TREE
ONE TWO
GENERATION

Walmart
Supercenter

LOWE'S

WOW BAO

MURPHY
USA

WOW BAO

verizon

IHOP

33,500
VEHICLES PER DAY

BUFFALO
WILD
WINGS

SPRINGDALE RD.

MARTHA BERRY HWY





DOLLAR TREE
ONE & TWO
HOME REGION

MOE'S
SPORT CLIPS
HAIRCUTS

Walmart
Supercenter

LOWE'S

WOW FACTORY

WOW
BAO

MURPHY
USA

verizon

IHOP

BUFFALO
WILD
WINGS

TACO
BELL

metro
SMOOTHIE
KING
Johnny's Pizza

MARTHA BERRY HWY

SPRINGDALE RD.

AT&T

33,500
VEHICLES PER DAY

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,348,000
Net Operating Income	\$250,000
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	1591 U.S. Highway 27 Carrollton, Georgia 30117
Rentable Area	5,586 SF
Land Area	2.55 AC
Year Built / Remodeled	2007 / 2025
Tenant	Buffalo Wild Wings
Guaranty	Patton Wings, Inc. (100+ Unit Franchisee)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	Q1 2025
Lease Expiration	Q1 2040



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Buffalo Wild Wings	5,586	Q1 2025	Q1 2040	Year 1	-	\$20,833	\$250,000	3 (5-Year)
				Year 6	10%	\$22,917	\$275,000	
				Year 11	10%	\$25,208	\$302,500	

Brand New 15-Year Lease | Brand New Remodel | 3 (5-Year) | 10% Rental Increases

- The tenant recently executed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- Brand-new remodel featuring high quality materials, distinct design elements, and high-level finishes
- The ground lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option, steadily growing NOI and hedging against inflation
- Buffalo Wild Wings has more than 1,269 restaurants in 10 countries
- Inspire Brands is a leading global owner, operator, and franchisor of a portfolio of restaurant brands that includes Arby's, Buffalo Wild Wings, and R Taco locations

Absolute NNN | No Landlord Responsibilities | Fee Simple Ownership

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal management-free investment for a passive investor
- Investor benefits from fee simple ownership

Fronting US Highway 27 | Carrollton Commons Outparcel | McIntosh Plaza | Central High School & University

- Buffalo Wild Wings is strategically fronting US Highway 27 averaging 33,500 vehicles passing by daily
- Outparcel to Carrollton Commons, anchored by Walmart Supercenter and Lowe's
 - **The Walmart Supercenter ranks in the top 18% of all nationwide locations according to Placer.ai**
- 1.5 miles from Carrollton Crossroads, a 297,000 SF shopping center with anchor tenants such as Staples, T.J. Maxx, Ross, Kroger, and more
- Subject property is positioned 1 mile South of McIntosh Plaza, a 251,000 SF Publix anchored shopping center
- Approximately half a mile from Central High School (1,131-students)
- 3 miles away from University of West Georgia (38,000-student)
- The asset has excellent street frontage and multiple points of access, providing ease and convenience for customers

Demographics In 5-Mile Trade Area

- More than 41,000 residents and 27,000 employees support the trade area
- Features an average household income of \$92,281 within 1-mile radius

BRAND PROFILE



BUFFALO WILD WINGS

buffalowildwings.com

Company Type: Subsidiary

Locations: 1,269+

Parent: Inspire Brands

Buffalo Wild Wings, founded in 1982, features a variety of boldly-flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The company's restaurants provide various food products, as well as non-alcoholic and alcoholic beverages. Globally, there are more than 1,269 restaurants in 10 countries. Inspire Brands is a leading global owner, operator, and franchisor of a portfolio of restaurant brands that includes Arby's, Buffalo Wild Wings, and R Taco locations. The company was founded in 2018 and is headquartered in Atlanta, GA.



Source: prnewswire.com, scrapehero.com

PROPERTY OVERVIEW



LOCATION



Carrollton, Georgia
Carroll County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Springdale Road: 1 Access Point

TRAFFIC COUNTS



Martha Berry Highway: 33,500 VPD
State Highway 16 & 166: 18,000 VPD

IMPROVEMENTS



There is approximately 5,586 SF of existing building area

PARKING



There are approximately 126 parking spaces on the owned parcel.
The parking ratio is approximately 22.55 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: C07-042-0215
Acres: 2.55
Square Feet: 111,078

CONSTRUCTION



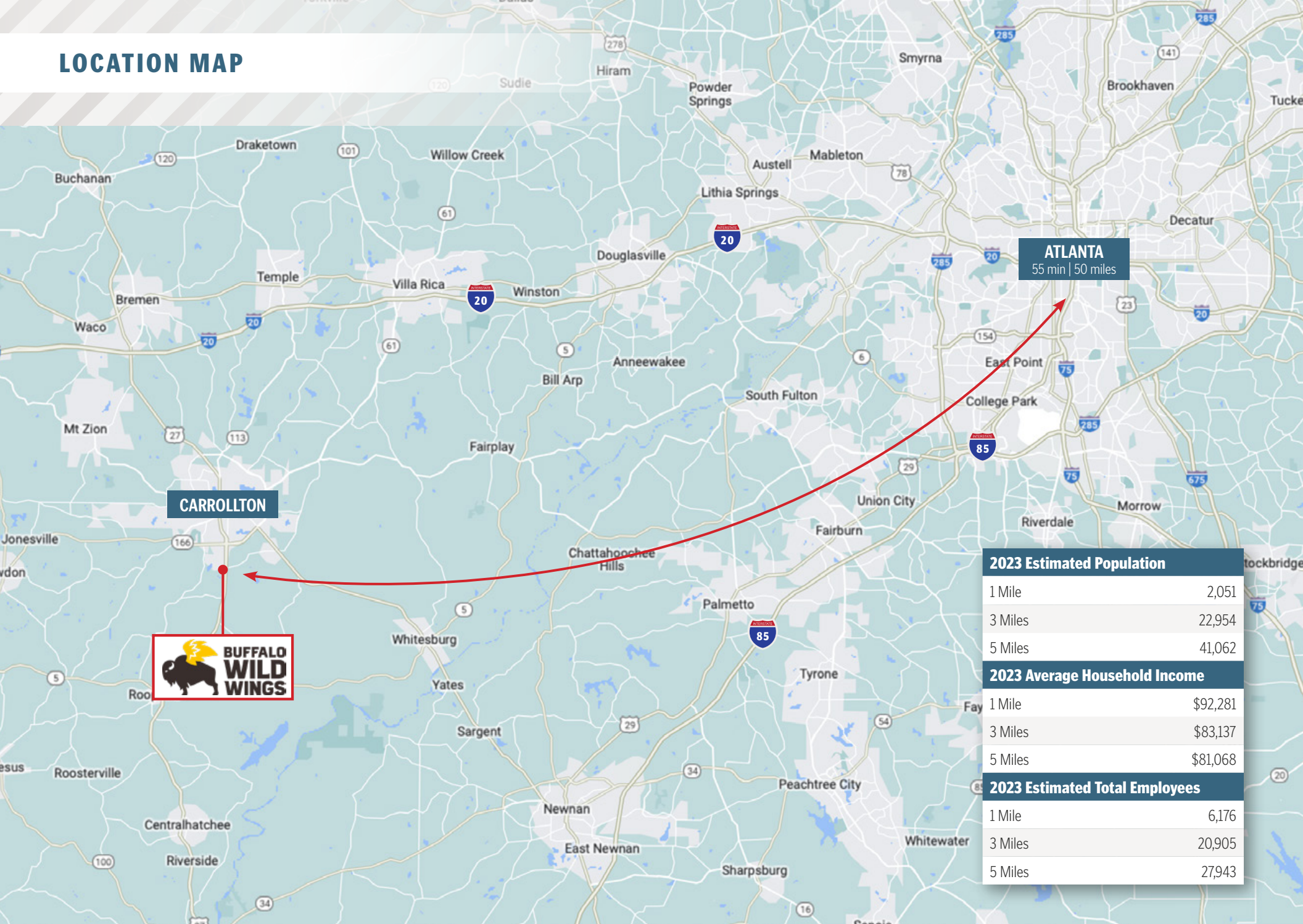
Year Built: 2007
Year Renovated: 2025

ZONING



Commercial

LOCATION MAP





33,500
VEHICLES PER DAY



CARROLLTON COMMONS



MARTHA BERRY HWY

UNIVERSITY OF WEST GEORGIA
38,000 ENROLLED STUDENT

DOLLAR GENERAL

33,500
VEHICLES PER DAY



BIG LOTS!
FARMERS home FURNITURE
DOLLAR TREE
Food Depot

FIRST TUESDAY MALL

STATE HIGHWAY 16&166

Chevron
Exxon

CVS pharmacy
Exxon

Domino's Pizza
McDonald's

Wendy's

FAMILY DOLLAR
Badcock & more
O'Reilly AUTO PARTS
HIBBETT SPORTS
OLLIE'S
verizon
Advance! Auto Parts

DOLLAR TREE
W

TOWER PLAZA

18,000
VEHICLES PER DAY

Food Depot
O'Reilly AUTO PARTS

STATE HIGHWAY 16&166

CIRCLE K

TRACTOR SUPPLY CO

TARGET
ups
belk
HIBBETT SPORTS
Publix
MATTRESS FIRM
ULTA

marco's Pizza

29,000
VEHICLES PER DAY

TJ-maxx
Kroger
HOBBY LOBBY
ROSS
DRESS FOR LESS
Staples
PET SUPPLIES PLUS
SALLY. FAMOUS
footwear

goodwill

HARBOR FREIGHT

THE HOME DEPOT

U.S. HIGHWAY 27 ALT.

12,800
VEHICLES PER DAY

BUFFALO WILD WINGS

CENTRAL HIGH SCHOOL
SOFTBALL FIELD

ALDI

metro
SMOOTHIE KING
Jersey Mike's
Johnny's Pizza

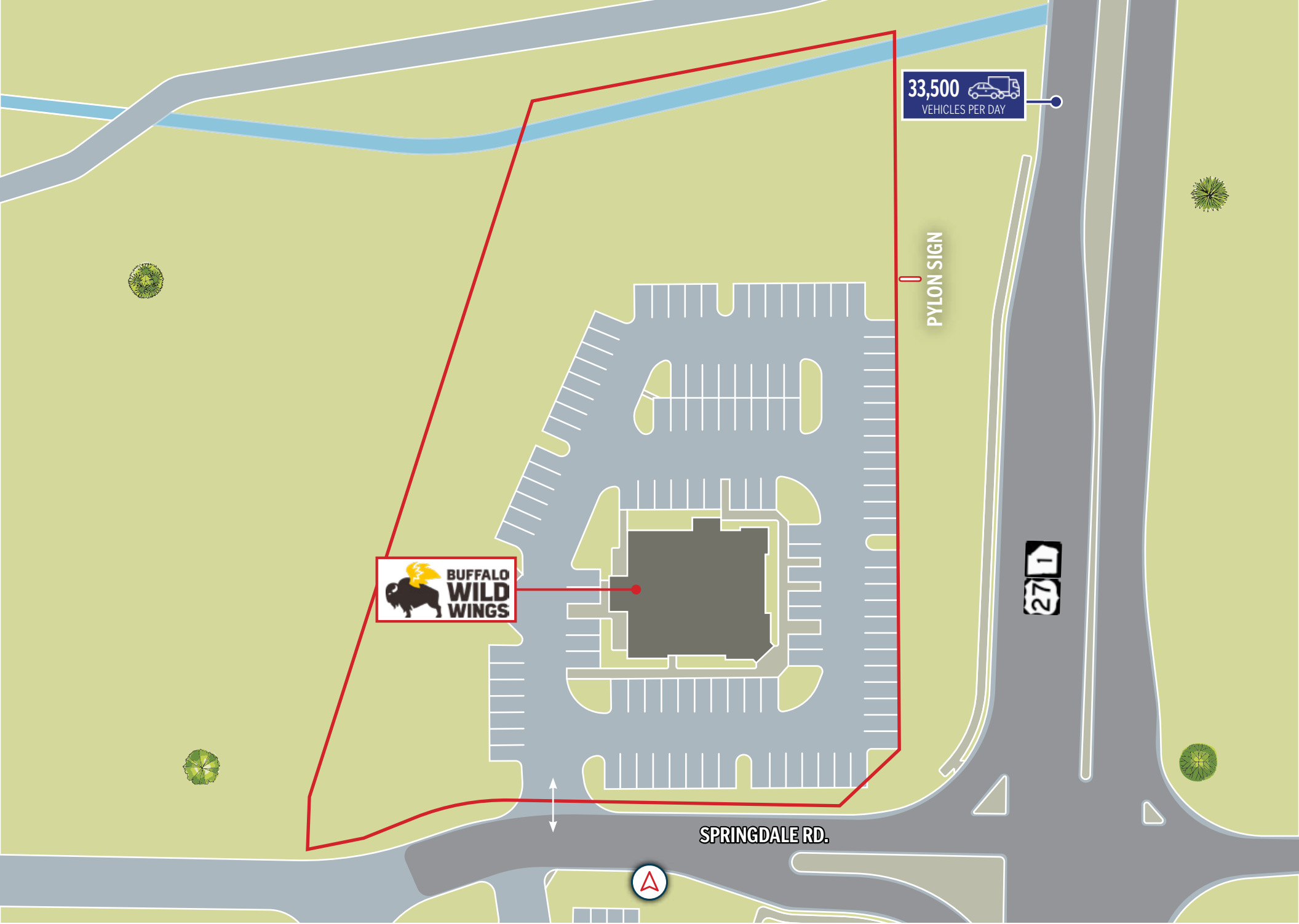
Lowe's
Walmart Supercenter

CENTRAL ELEMENTARY SCHOOL
CENTRAL MIDDLE SCHOOL

MARTHA BERRY HWY

3 Miles to University of West Georgia





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	2,051	22,954	41,062
2028 Projected Population	2,124	23,193	41,503
2023 Median Age	40.7	31.6	32.2
Households & Growth			
2023 Estimated Households	805	7,922	14,897
2028 Projected Households	840	8,055	15,135
Income			
2023 Estimated Average Household Income	\$92,281	\$83,137	\$81,068
2023 Estimated Median Household Income	\$71,264	\$50,463	\$52,026
Businesses & Employees			
2023 Estimated Total Businesses	180	1,274	1,818
2023 Estimated Total Employees	6,176	20,905	27,943



CARROLLTON, GEORGIA

Carrollton, Georgia is a town located in the North West region of Georgia, United States. It is located within the Atlanta Metropolitan Area, and it is about ten miles from the Alabama state line. The City of Carrollton had a population of 27,614 as of July 1, 2023. The city is rapidly growing as the University of West Georgia continues to expand.

The city's major employers presently include companies in the airline, construction, power distribution, poultry, software, home entertainment, and healthcare industries, among others. Carrollton also remains an important market town, with a wide variety of national retail chains and restaurants, serving Carroll County and the surrounding region.

For outdoor recreation, several parks are located in Carrollton such as Longview Park, Knox Park and Castle Playground. John Tanner State Park, which is 6 miles west of the city, has a lake with a beach and swimming area, walking or running track, and camp grounds. There is also the Green Belt that can be used for recreational purposes. The Carrollton Greenbelt is the largest paved loop in the state of Georgia. It is 18 miles long and is used for walking, bicycling, etc. The trail goes all around Carrollton and has "trailheads" at Laura's Park at Hays Mill, Old-Newnan Road, Lakeshore Park, and more. There is also East Carrollton Park which is located near Lake Carroll.

The State University of West Georgia and the West Central Technical College are located in Carrollton. Other nearby colleges includes the Southern Union State Community College, Life University, Southern Polytechnic State University, Chattahoochee Technical College, Kennesaw State University and Clarke Atlanta University. Atlanta International is the nearest major airport to the city.



HOME TO CORPORATE HEADQUARTERS


Coca-Cola	Home Depot	UPS
Delta Airlines	AT&T	Newell Brands
NCR	Chik-fil-A	Equifax
Focus Brands	CNN	Georgia Pacific
Floor & Decor	Chik-fil-A	Equifax
Arby's	Krystal	Oxford Industries
Hooters	Mercedes-Benz	Norfolk Southern Railway



Atlanta has become a major hub for film production in recent years, with many film studios setting up shop in the city.

10 OF THE TOP FILM STUDIOS IN ATLANTA

Tyler Perry Studios | Pinewood Atlanta Studios | Blackhall Studios
 EUE/Screen Gems Studios Atlanta | Eagle Rock Studios | Atlanta Filmworks Studios
 Third Rail Studios | Moonshine Post-Production | Blue Marble Jubilee | Thrasher Studios



HOME TO 6.14M+ APPROX 1% ANNUAL POPULATION GROWTH
 8TH LARGEST METRO IN THE COUNTRY

2022 MEDIAN HOUSEHOLD INCOME \$71,000	2022 MEDIAN ATLANTA MSA AGE 36	2022 MEDIAN HOME VALUE \$395,000	MEAN TRAVEL TIME TO WORK 32 MINUTES
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COLLEGES & UNIVERSITIES

Georgia Tech. EMORY UNIVERSITY Georgia State University



\$385B+ GDP MSA:
 11TH LARGEST IN U.S.
 22ND LARGEST IN THE WORLD



Ranked #1 In The World BUSIEST AIRPORT
 110,000,000 PASSENGERS IN 2019

Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions. The new 90-acre campus will house approximately 500K SF office space creating an active partner in the Atlanta community.



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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