



Established Restaurant w/Long Term Lease

**Locos Grill & Pub**



**SALE/LEASEBACK**

91 BRIARWOOD RD. STATESBORO, GA 30458

**\$2,011,429**





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This offering memorandum has been prepared to provide a summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Real Estate Advisors has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business or Intentions to continue its occupancy of the subject property or tenants' plans.

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# TENANT OVERVIEW

**Locos Grill and Pub has a proven track record, strong community ties and a prime location making it an attractive investment with potential for continued growth and profitability for years to come.**

Founded in 1988 in Athens, Georgia, Locos Grill & Pub has grown from its humble beginnings as Locos Deli and General Store into a thriving restaurant concept with six locations across the state.

Originally catering to the basic needs of University of Georgia students, Locos has evolved into a beloved dining destination known for its grill-centric menu, offering dine-in, takeout, delivery, and catering services, all within a welcoming atmosphere with exceptional service. This evolution led to the rebranding of Locos Deli & Pub to Locos Grill & Pub, clearly communicating the restaurant's focus and enhancing its appeal to a broader audience.

With over 35 years of successful operation, Locos Grill & Pub boasts a strong brand presence and loyal customer base at each location. The original store, once a simple general store on Oconee Street, has transformed into a popular eatery, supporting two additional locations in the Athens area.

The Statesboro location was purposefully built for Locos in 2002 and remains a 'corporate store' owned and operated by the franchisor today. It is a stable asset in a highly visible and profitable location that has developed a loyal customer base from nearby schools, offices, and businesses, and it continues to reach new customers as a result of its proximity to local hotels.

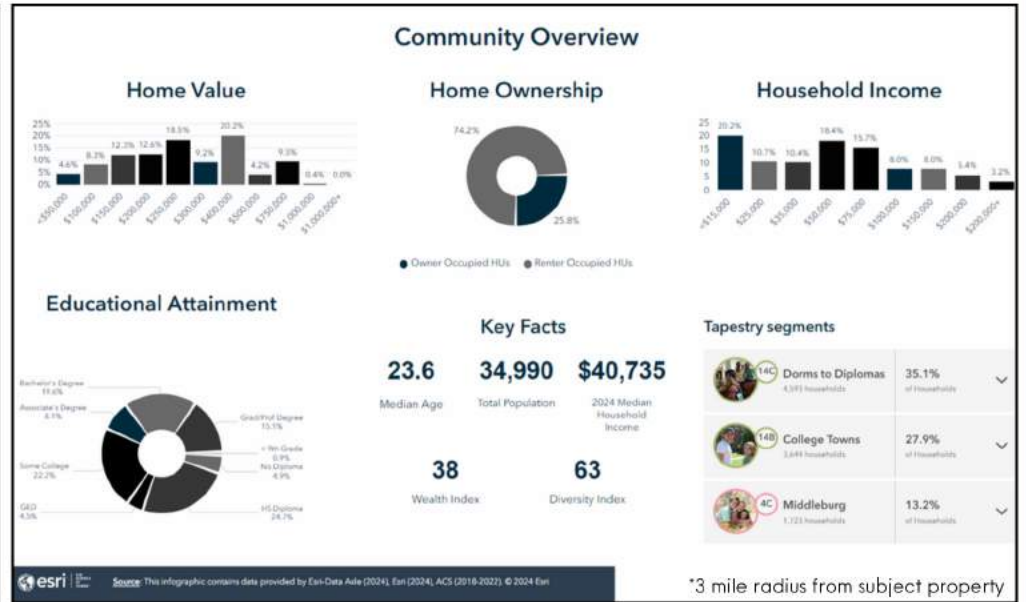
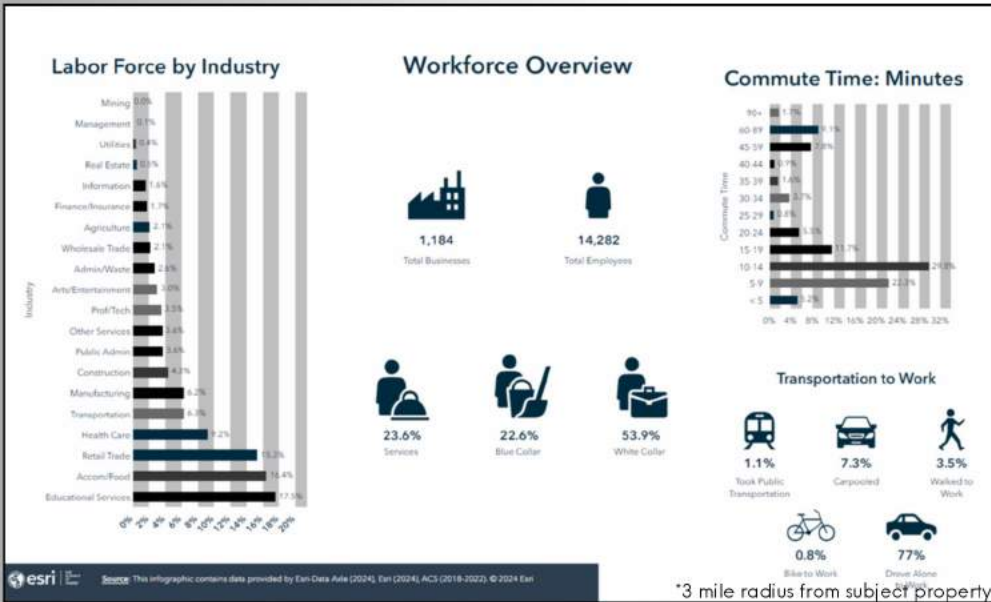






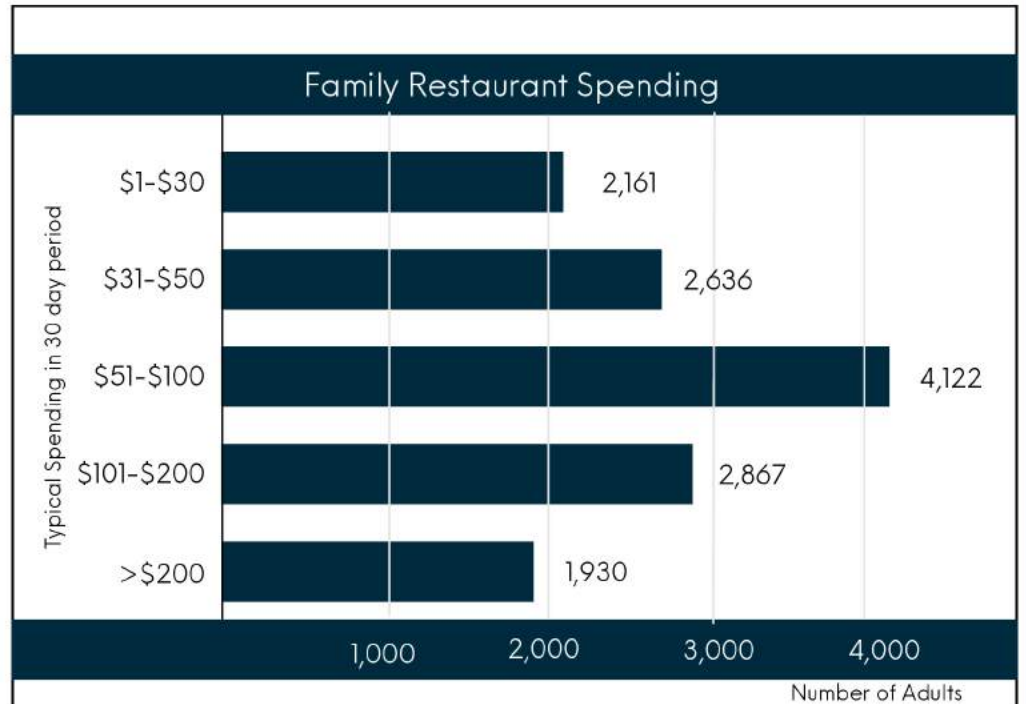


# AREA HIGHLIGHTS



## STATESBORO MSA

- 2022 Population
  - 79,289
- 2022 Median Age
  - 29.7
- 2022 Median Household Income
  - \$53,675
- 2022 Median Property Value
  - \$172,500
- 2022 Employed Population
  - 36,155
- In 2022 there were 27,526 students enrolled in Statesboro, GA.
- Georgia Southern University is the states largest employer.
- Statesboro 2022 Annual Hotel Revenue \$23,597,056
- GSU contributed over \$1 Billion to the region in 2022



# INVESTMENT HIGHLIGHTS

Tenant has a successful track record of sale/lease back strategy.



LIST PRICE

**\$2,011,429**



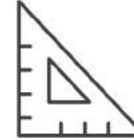
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**\$140,800**



CAP RATE

**7.00%**



GLA

**4,084 SF**



LOT SIZE

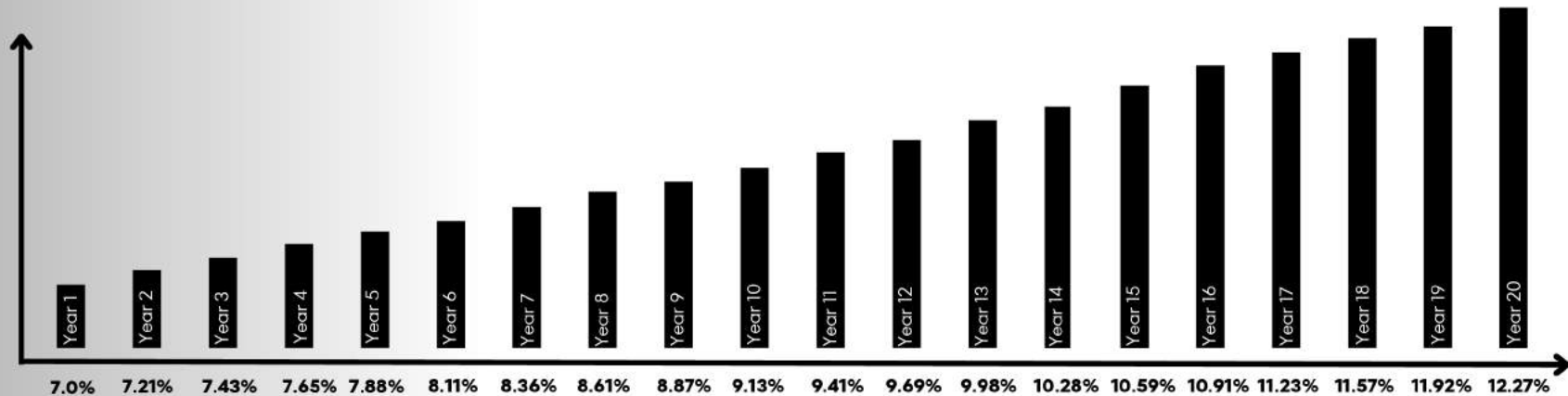
**2.09 AC**



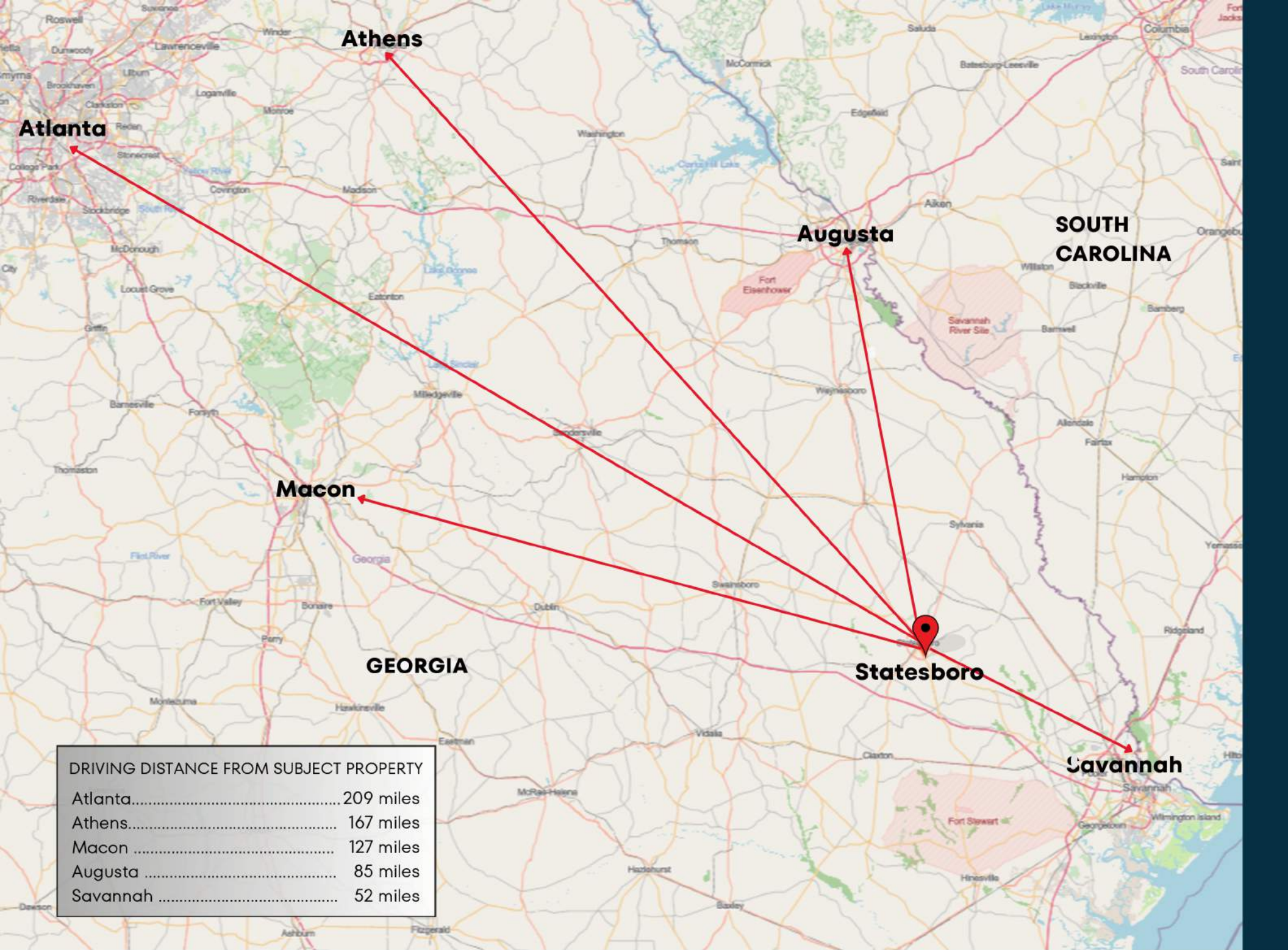
YEAR BUILT

**2002**

LEASE SUMMARY	
Ownership:	Fee Simple
Lease Type:	Absolute NNN-No LL Responsibilities
Roof and Structure:	Tenant
Lease Term:	10 years
Lease Commencement Date:	Close of Escrow
Increases:	3% Annually
Options:	Two (5) year







DRIVING DISTANCE FROM SUBJECT PROPERTY	
Atlanta.....	209 miles
Athens.....	167 miles
Macon .....	127 miles
Augusta .....	85 miles
Savannah .....	52 miles



**DRIVING DISTANCE FROM SUBJECT PROPERTY**

- Georgia Southern..... 1.6 miles
- Ogeechee Technical College..... 4 miles
- Gateway Industrial Park..... 6 miles
- East GA Regional Medical Hosp. 0.9 miles
- I-16..... 11 miles



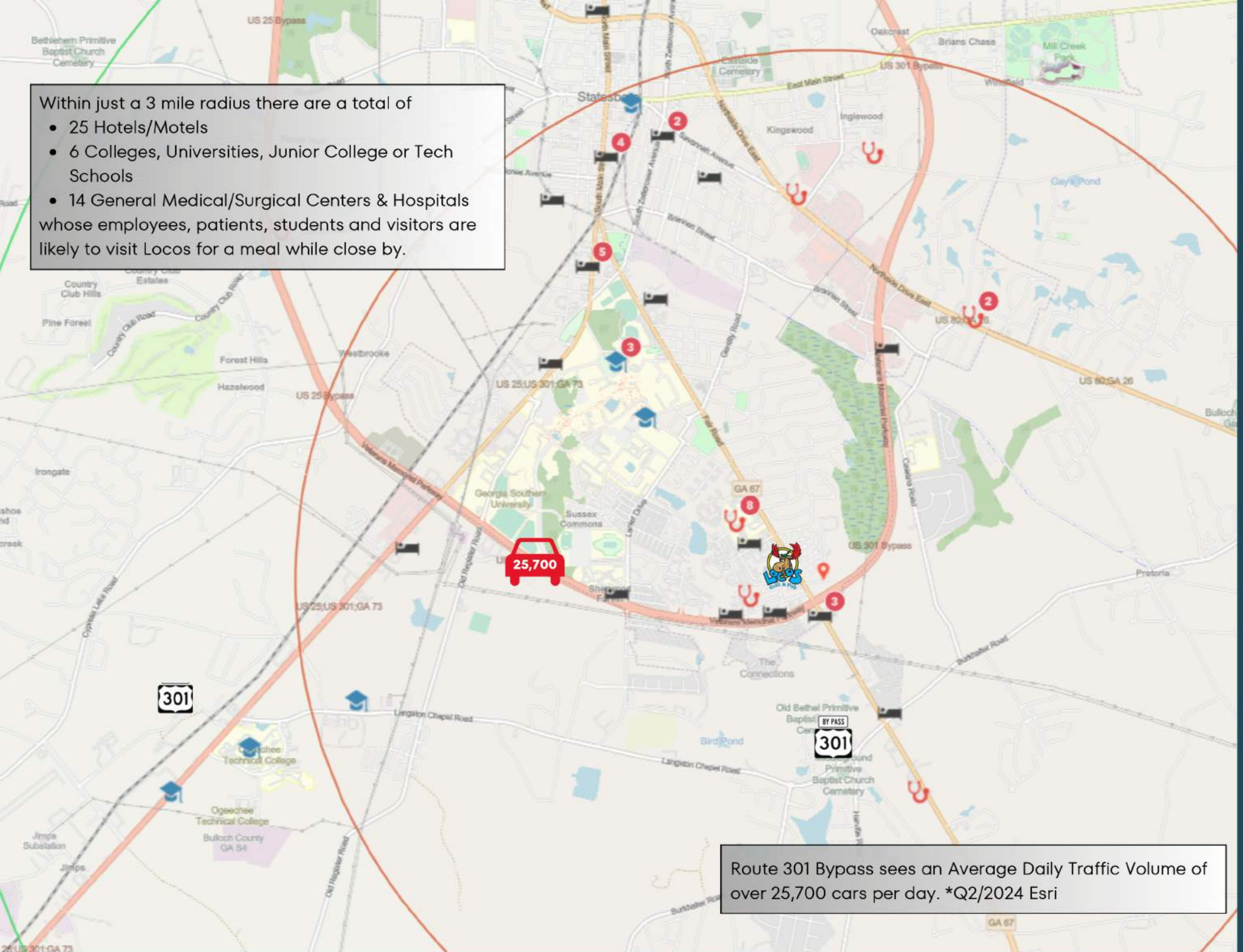
**Gateway Industrial Park**





Within just a 3 mile radius there are a total of

- 25 Hotels/Motels
- 6 Colleges, Universities, Junior College or Tech Schools
- 14 General Medical/Surgical Centers & Hospitals whose employees, patients, students and visitors are likely to visit Locos for a meal while close by.



Route 301 Bypass sees an Average Daily Traffic Volume of over 25,700 cars per day. \*Q2/2024 Esri



Locos is located just off of the Hwy 301 Bypass adjacent to the Comfort Inn and Suites. It has close to 400' of frontage along the Bypass and can be accessed via the signaled intersection of Hwy 301/Route 67. From the south, Hwy 301 carries drivers from I-16 to Statesboro, intersecting with S. Main St. and traveling into the downtown area, or continuing around the city until it connects with E. Parrish St. at its northeast corner. Route 67/Fair Rd. travels north right into historic downtown Statesboro where it merges and becomes N. Main St. Both roadways see an excess of 23,000 cars AADTV.





# RESTAURANT MARKET POTENTIAL



Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Ordered Home Delivery Fast Food/6 Mo	4,696	15.8%	122
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	16,621	55.8%	106
Ordered Take-Out/Walk-In Fast Food/6 Mo	7,031	23.6%	104
Bought Breakfast at Fast Food Restaurant/6 Mo	10,415	35.0%	98
Bought Lunch at Fast Food Restaurant/6 Mo	16,670	56.0%	104
Bought Dinner at Fast Food Restaurant/6 Mo	17,521	58.8%	108
Bought Snack at Fast Food Restaurant/6 Mo	4,942	16.6%	119
Bought from Fast Food Restaurant on Weekday/6 Mo	20,729	69.6%	105
Bought from Fast Food Restaurant on Weekend/6 Mo	17,447	58.6%	111
Bought A&W/6 Mo	677	2.3%	105
Bought Arby's/6 Mo	6,309	21.2%	116
Bought Baskin-Robbins/6 Mo	857	2.9%	86
Bought Boston Market/6 Mo	420	1.4%	79
Bought Burger King/6 Mo	8,199	27.5%	102
Bought Captain D's/6 Mo	930	3.1%	109
Bought Carl's Jr./6 Mo	1,195	4.0%	85
Bought Checkers/6 Mo	967	3.2%	136
Bought Chick-Fil-A/6 Mo	11,204	37.6%	112
Bought Chipotle Mexican Grill/6 Mo	6,207	20.8%	121
Bought Chuck E. Cheese's/6 Mo	463	1.6%	104
Bought Church's Fried Chicken/6 Mo	766	2.6%	85
Bought Cold Stone Creamery/6 Mo	1,077	3.6%	117
Bought Dairy Queen/6 Mo	5,200	17.5%	111
Bought Del Taco/6 Mo	708	2.4%	66
Bought Domino's Pizza/6 Mo	6,121	20.6%	123
Bought Dunkin' Donuts/6 Mo	4,015	13.5%	91
Bought Five Guys/6 Mo	3,642	12.2%	124
Bought Hardee's/6 Mo	1,918	6.4%	129
Bought Jack in the Box/6 Mo	1,573	5.3%	78
Bought Jersey Mike's/6 Mo	2,665	8.9%	105
Bought Jimmy John's/6 Mo	2,570	8.6%	140
Bought KFC/6 Mo	5,408	18.2%	105
Bought Krispy Kreme Doughnuts/6 Mo	2,278	7.7%	115
Bought Little Caesars/6 Mo	4,314	14.5%	119
Bought Long John Silver's/6 Mo	785	2.6%	101
Bought McDonald's/6 Mo	16,317	54.8%	111
Bought Panda Express/6 Mo	3,792	12.7%	97
Bought Panera Bread/6 Mo	3,916	13.2%	98
Bought Papa John's/6 Mo	3,150	10.6%	127
Bought Papa Murphy's/6 Mo	1,041	3.5%	103
Bought Pizza Hut/6 Mo	3,899	13.1%	106
Bought Popeyes Chicken/6 Mo	4,207	14.1%	103
Bought Sonic Drive-In/6 Mo	4,166	14.0%	124
Bought Starbucks/6 Mo	7,172	24.1%	114
Bought Steak 'N Shake/6 Mo	1,113	3.7%	130
Bought Subway/6 Mo	7,553	25.4%	112
Bought Taco Bell/6 Mo	9,797	32.9%	119
Bought Wendy's/6 Mo	9,050	30.4%	113
Bought Whataburger/6 Mo	1,918	6.4%	108
Bought White Castle/6 Mo	634	2.1%	89
Bought Wing-Stop/6 Mo	986	3.3%	90





# What's in My Community?

Places that make your life richer and community better

91 Briarwood Rd, Statesboro, Georgia, 30458  
3 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri



# ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

STEP 1

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

## SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

## LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.



## MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.

# ATLAS

## CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.

