

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | Part of New Development | Next to Amazon Distribution Center (1,000,000+ SF)



4972 Lanier Islands Parkway
BUFORD GEORGIA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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







SITE OVERVIEW



Chipotle & Dutch Bros Outparcels Also Available for Sale. Contact Brokers for More Information.

OFFERING SUMMARY



OFFERING

Pricing	\$1,330,000
Net Operating Income	\$76,500
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	4972 Lanier Islands Parkway Buford, Georgia 30518
Rentable Area	1,700 SF (Est.)
Land Area	0.56 AC
Year Built	2025 (Under Construction)
Tenant	Take 5 Oil Change
Guaranty	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	12 Years
Increases	10% Every 5 Years
Options	6 (5-Year)
Rent Commencement	Q4 2025 (Est.)
Lease Expiration	Q4 2037 (Est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Take 5 Oil Change	1,700	Q4 2025	Q4 2037	Year 1	-	\$6,375	\$76,500	6 (5-Year)
Franchisee	(Est.)	(Est.)	(Est.)	Year 6	10%	\$7,013	\$84,150	10% Increases at Beg. of Each Option
				Year 11	10%	\$7,714	\$92,565	

Brand New 12-Year Lease | New Construction | Scheduled Rental Increases | Established Brand

- Take 5 Oil Change recently signed a brand new 12-year lease with 6 (5-year) options to extend, demonstrating their commitment to the site
- 2025 construction which features high quality materials, distinct design elements, and high-level finishes
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period
- Take 5 has more than 1,000 company-owned and franchised service centers throughout the United States and Canada

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - Ground Lease
- Ideal, management-free investment for a passive investor

Demographics Within 5-Mile Radius | Six-Figure Incomes

- More than 94,000 residents and 29,000 employees support the trade area
- An affluent average household income of \$130,484
- Subject property is 1.5 miles from Buford City Schools (5,847 students PreK-12)

Part of New Development | Nearby National/Credit Tenants | Directly Next to Amazon Distribution Center | Interstate 985

- The subject property is part of a new development that features a brand-new Whataburger, Panda Express, Chipotle and Arby's
- The site is directly next to a Amazon Distribution Center (1,000,000+ SF), further increasing consumer traffic to the immediate trade area
- Other nearby national/credit tenants include Mavis Tires, Advance Auto Parts, Subway, Starbucks, Truist, O'Reilly Auto Parts, and Publix
- The asset is located near that signalized, hard corner intersection of Lanier Islands Pkwy and State Hwy 13 which combined average 40,400 VPD
- The Chipotle is in close proximity to Interstate 985, a major thoroughfare that averages 71,400 vehicles passing by daily

BRAND PROFILE



TAKE 5

take5.com

Company Type: Subsidiary

Locations: 1,000+

Parent: Driven Brands, Inc.

2024 Employees: 10,700

2024 Revenue: \$2.34 Billion

2024 Assets: \$5.26 Billion

2024 Equity: \$607.33 Million

Credit Rating: S&P: BBB-

Founded in 1984, Take 5 Oil Change pioneered the stay-in-your-car oil change, transforming the industry with its fast and simple service model. What began with just a few locations has now expanded to over 1,000 company-owned and franchised service centers across North America. Take 5 Oil Change is known for its fast, friendly service, completing oil changes in just 10 minutes on average, while also checking tire pressure and topping off vital fluids. As part of Driven Brands, the largest automotive services company in North America, Take 5 Oil Change continues to grow its presence across the U.S. and Canada.



Source: take5.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Buford, Georgia
Gwinnett & Hall County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Lanier Islands Parkway: 2 Access Points

TRAFFIC COUNTS



Lanier Islands Parkway: 32,500 VPD
Gainesville Highway/State Highway 13: 16,500 VPD
Interstate 985: 71,400 VPD

IMPROVEMENTS



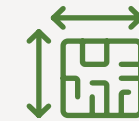
There is approximately 1,700 SF (Est.) of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 8.82 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 08157 000001F
Acres: 0.56
Square Feet: TBD (Under Construction)

CONSTRUCTION



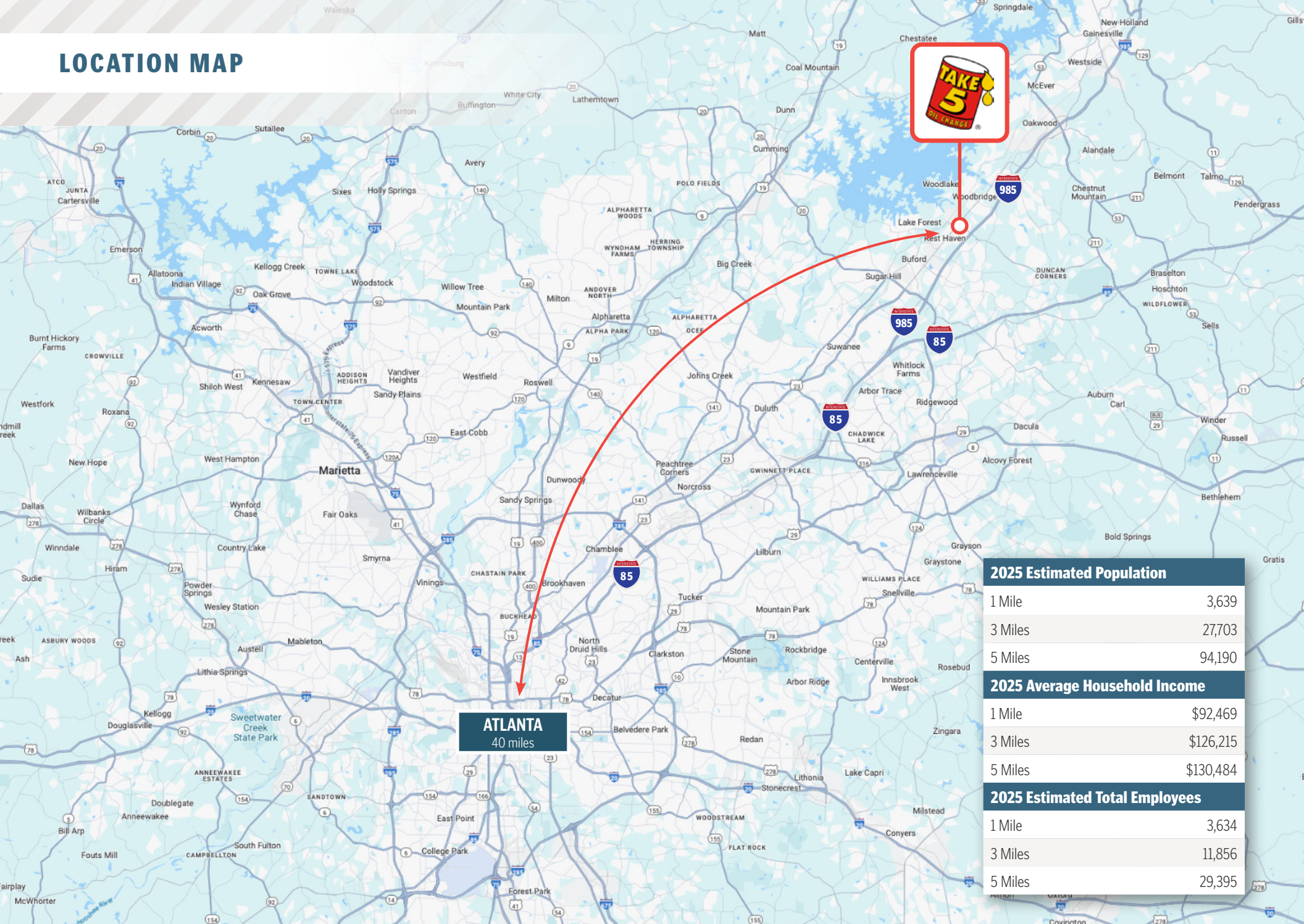
Year Built: 2025 (Under Construction)

ZONING



General Commercial

LOCATION MAP



2025 Estimated Population

1 Mile	3,639
3 Miles	27,703
5 Miles	94,190

2025 Average Household Income

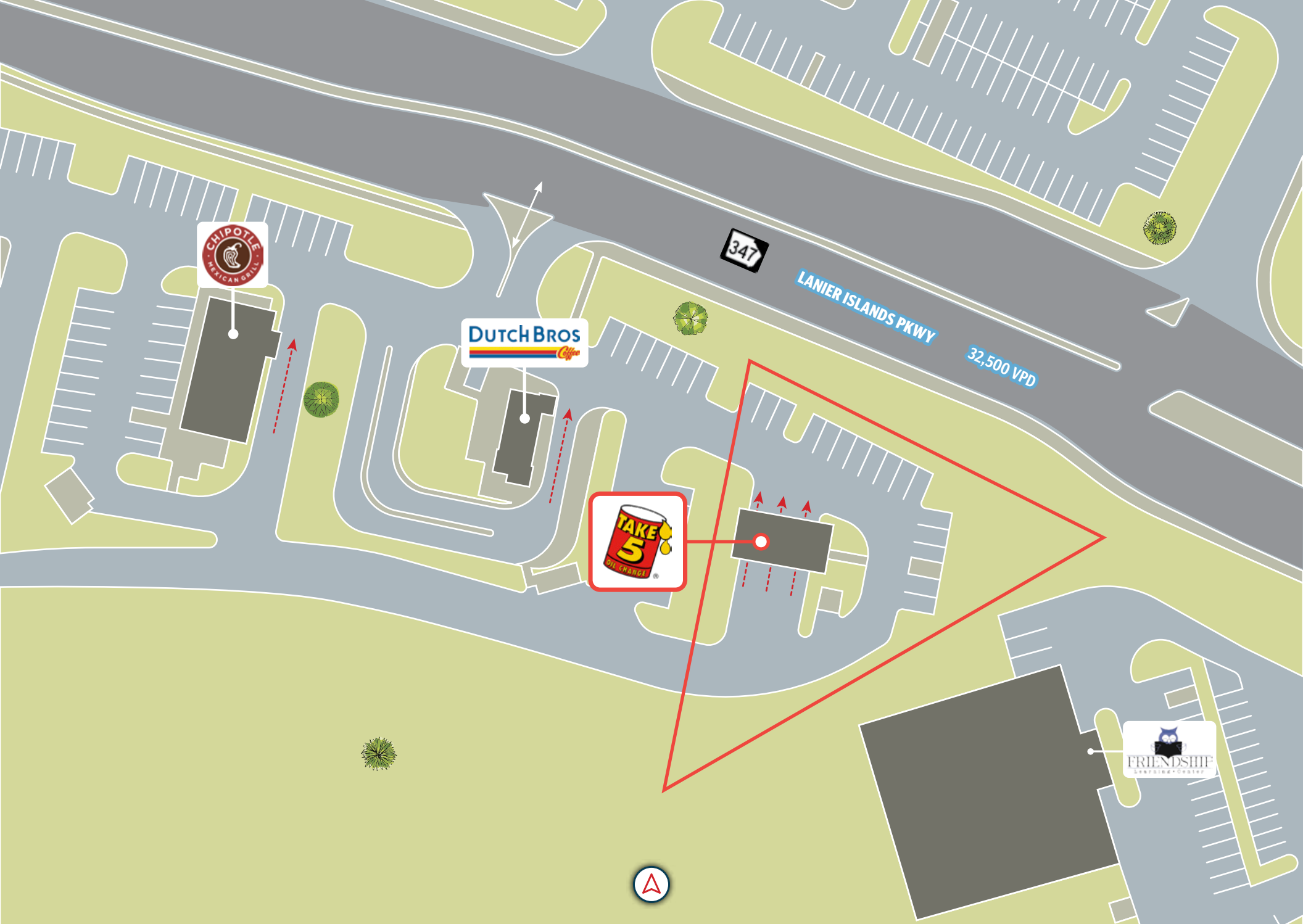
1 Mile	\$92,469
3 Miles	\$126,215
5 Miles	\$130,484

2025 Estimated Total Employees

1 Mile	3,634
3 Miles	11,856
5 Miles	29,395







AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,639	27,703	94,190
2030 Projected Population	3,831	29,496	101,305
2025 Median Age	36.0	40.1	38.8
Households & Growth			
2025 Estimated Households	1,122	9,174	31,814
2030 Projected Households	1,180	9,826	34,463
Income			
2025 Estimated Average Household Income	\$92,469	\$126,215	\$130,484
2025 Estimated Median Household Income	\$56,920	\$99,698	\$100,764
Businesses & Employees			
2025 Estimated Total Businesses	389	1,074	2,918
2025 Estimated Total Employees	3,634	11,856	29,395



BUFORD, GEROGIA

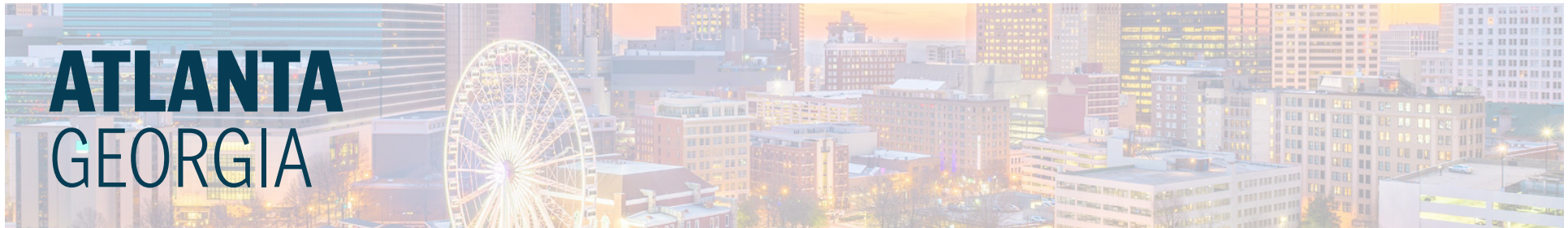
Buford, Georgia, in Gwinnett county, is 21 miles E of Roswell, Georgia and 33 miles NE of Atlanta, Georgia. The people of the city are in the Atlanta metropolitan area. The City of Buford had a population of 18,572 as of July 1, 2024.

Buford, Georgia boasts a stable and diverse economy driven by strong retail, manufacturing, and healthcare sectors. Various tourist locations, including museums and community centers, the largest mall in the state of Georgia, the Mall of Georgia, and Lake Lanier Islands are in the Buford region. The largest industries in Buford, GA are Health Care & Social Assistance, Manufacturing, and Construction, and the highest paying industries are Utilities, Public Administration, and Transportation & Warehousing, & Utilities.

Buford and nearby Attractions are The Bona Allen Mansion, Lanier Museum of Natural History, Pineisle Golf Club, Shoal Creek Park, Buford City Park, Gwinnett County Park.

There are numerous recreational opportunities in this city. It offers excellent shopping opportunities, including antique shops and quaint boutiques. The city also provides a wide range of dining opportunities. The Lake Lanier beach and water park has amenities for boating, fishing, swimming, camping and skiing. One can also go camping and hiking in the north Georgia mountains.

Gwinnett Technical College, Gainesville College and North Georgia College and State University provide facilities for higher studies. The William B. Hartsfield Atlanta International provides regular services.



ATLANTA GEORGIA

Busiest Airport in the World

#1



108,000,000 Passengers in 2024

THE ATLANTA MSA POPULATION IS 6.3M+

6TH LARGEST METRO IN THE COUNTRY | APPROX 1.3% ANNUAL POPULATION GROWTH

2024 MEDIAN
HOUSEHOLD INCOME
\$85,880



2024 MEDIAN
ATLANTA MSA AGE
37



2024 MEDIAN
HOME VALUE
\$385,000



MEAN TRAVEL
TIME TO WORK
32 minutes



\$570B+
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	



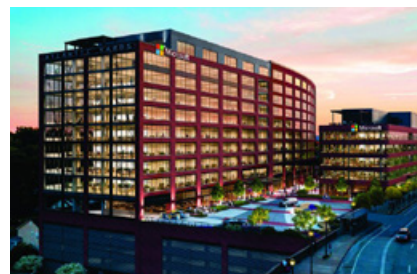
HOME TO CORPORATE HEADQUARTERS

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



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as 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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