

# 2-TENANT NET LEASED RETAIL PAD

Investment Opportunity



SHADOW ANCHORED BY PUBLIX | 420+ APARTMENTS UNDER DEVELOPMENT | 300+ RECENTLY BUILT HOMES



862 Harbins Road | Dacula, Georgia

**ATLANTA** MSA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



### **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739

### **MICHAEL BERK**

**Vice President  
National Net Lease**

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

### **WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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



Walmart  
Supercenter  
KOHL'S

300 Single Family  
Homes Built In 2024

Gwinnett County Airport

Alcova Elementary School

CUBESMART  
self storage

UNIVERSITY PKWY  
47,300 VPD

66 Luxury Homes  
Under Development

WILLSCOT

316

29

FIFTH THIRD  
2026 Grand Opening

HARBINS RD 12,800 VPD



CHIPOTLE  
MEXICAN GRILL  
Piedmont  
UrgentCare

QT QuikTrip

TSC TRACTOR  
SUPPLY CO





300+ Apartments Under Development

45 Acres Under Contract For Redevelopment

W DROWNING CREEK RD SE

HARBINS RD 12800 W

FIFTH THIRD  
2026 Grand Opening

# PROPERTY PHOTOS



# PROPERTY PHOTOS





## OFFERING

<b>Pricing</b>	\$6,133,000
<b>Net Operating Income</b>	\$352,625
<b>Cap Rate</b>	5.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	862 Harbins Road Dacula, Georgia 30019
<b>Total Rentable Area</b>	6,825 SF
<b>Land Area</b>	1.22 AC
<b>Year Built</b>	2025
<b>Tenants</b>	Chipotle Piedmont Urgent Care
<b>Lease Types</b>	NNN
<b>Landlord Responsibilities <sup>(1)</sup></b>	Roof, Structure, Life Safety Systems, Mechanical Equipment, and Unexposed Plumbing
<b>Lease Terms</b>	15 Years
<b>Increases</b>	10% Every 5 Years

<sup>1)</sup> Landlord may include amortized capital expenses in CAM for both tenants if the capital improvements reduce Common Area charges.

# RENT ROLL



Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining
		Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
Piedmont Urgent Care	4,550	67%	\$16,683	\$3.67	\$200,200	\$44.00	57%	Sep-30	10.0%	\$18,352	\$4.03	\$220,220	\$48.40	9/29/2025	9/30/2040	3 (5-Year)
								Sep-35	10.0%	\$20,187	\$4.44	\$242,242	\$53.24			
Note: Tenant has a 5% cap on Controllable CAM (excludes taxes and insurance). The analysis assumes full pass through and that the cap will not be hit.																
Chipotle	2,275	33%	\$12,702	\$5.58	\$152,425	\$67.00	43%	Dec-30	10.0%	\$13,972	\$6.14	\$167,667	\$73.70	12/3/2025	12/31/2040	4 (5-Year)
								Dec-35	10.0%	\$15,370	\$6.76	\$184,434	\$81.07			
Note: Tenant has a 5% cap on Controllable CAM (excludes taxes, insurance, and snow removal). The analysis assumes full pass through and that the cap will not be hit.																
Total Occupied	6,825	100%	\$29,385	\$4.31	\$352,625	\$51.67	100%							Weighted Term Remaining (Years)		14.6
Total Vacant	0	0%	\$0		\$0		0%									
Total / Wtd. Avg:	6,825	100%	\$29,385	\$4.31	\$352,625	\$51.67	100%									

## **Brand New 15-Year Leases | 2025 Construction | Options To Extend | Scheduled 10% Rental Increases | Well Known & Established Brands**

- Opportunity to acquire a brand new two-tenant Chipotle and Piedmont Urgent Care building located in Dacula, GA (Atlanta MSA)
- Both tenants recently signed brand new 15-year leases with multiple options to extend, demonstrating their long-term commitment to the site
- 2025 construction features high-quality materials, high-level finishes, and distinct design elements
- Both leases feature 10% rental increases every 5 years and at the beginning of each option, providing a future investor with a significant hedge against inflation
- There are over 3,800 Chipotle restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates
- Piedmont Urgent Care operates more than 82 clinics across Georgia, providing convenient walk-in medical services, occupational health, and wellness programs

## **NNN Leases | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, life safety systems, mechanical systems, and unexposed plumbing
- Landlord may include amortized capital expenses in CAM for both tenants if the capital improvements reduce capital expenses
- Ideal, low-management investment for a passive investor

## **Adjacent to a Brand New Publix Anchored Shopping Center | Dense Retail Corridor | Strong National/Credit Tenants**

- The subject property is adjacent to Harbins Crossing, a newly built 69,807 SF Publix-anchored shopping center featuring national tenants such as Starbucks, Jersey Mike's, Wingstop, Heartland Dental, and more
- Other nearby national/credit tenants include Walmart Supercenter, Kohls, Tractor Supply, Kohls, Planet Fitness, Chick-fil-A, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site

## **Signalized, Hard Corner Intersection | Centralized Location | 420+ Apartment Units Under Development | 366 Newly Built Homes**

- The asset is located at the signalized, hard corner intersection of Habbins Road and West Drowning Creek Road Southeast which supports more than 12,800 VPD
- The asset also benefits from nearby access to University Parkway (47,300 VPD) and Sugarloaf Parkway (30,500 VPD), making this an ideal, centralized location
- The asset benefits from strong surrounding growth, located within walking distance of 366 recently built or under-construction homes, 420 apartment units currently under development, and 45 acres of land under contract for redevelopment, providing a direct residential consumer base from which to draw

## **Strong Demographics in 5-mile Trade Area | Atlanta MSA**

- More than 106,987 residents and 16,659 employees support the trade area
- Residents within a 1-mile radius boast affluent average household incomes of more than \$123,000

### UCB to build \$2 billion biologics manufacturing facility in Gwinnett, creating 330+ jobs

Posted: Mar 24, 2026

Gwinnett County proudly announces that UCB has selected Rowen as the site of its first U.S. pharmaceutical biologics manufacturing facility following a competitive, multi-state site selection process. UCB is a global biopharmaceutical company headquartered in Brussels, Belgium, focused on developing innovative medicines for people living with severe neurological and autoimmune conditions. At a planned \$2 billion investment, this is the largest capital investment in Gwinnett County's history. While the site generates no revenue today, this investment transforms it into a long-term source of jobs, business activity and local revenue, ultimately generating an estimated \$5 billion in total economic impact.

Sitting on approximately 79 acres within the Rowen knowledge community in Gwinnett County, the 460,000-square-foot, state-of-the-art facility will leverage AI, robotics and advanced automation while prioritizing natural resource efficiency — staying true to Rowen's vision of advancing discoveries that transform and enrich lives for generations to come.

#### Why UCB Chose Gwinnett County for Its U.S. Biologics Manufacturing Facility

UCB's decision to establish its first U.S. investment that brings advanced pharmaceutical manufacturing to Gwinnett reflects a shared commitment to innovation, resilience and enduring stability. Together with Rowen, the County is cultivating an ecosystem designed to support breakthrough discoveries while strengthening the economic foundation of the region.



#### Key Facts About UCB's Gwinnett County Facility:

- \$5 billion in total economic impact, according to UCB projections
- 330+ permanent jobs (avg. annual salary \$72,000+)
- 1,000+ construction jobs
- 460,000-square-foot facility
- Located at Rowen in Gwinnett County, GA

Source: Gwinnett  
Read Full Article [HERE](#)



## CHIPOTLE

[chipotle.com](https://chipotle.com)

**Company Type:** Public (NYSE: CMG)

**Locations:** 3,800+

**2024 Revenue:** \$11.31 Billion

**2024 Net Income:** \$1.53 Billion

**2024 Assets:** \$9.20 Billion

**2024 Equity:** \$3.66 Billion



Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,800 restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: [newsroom.chipotle.com](https://newsroom.chipotle.com), [finance.yahoo.com](https://finance.yahoo.com)

## PIEDMONT URGENT CARE

[piedmonturgentcare.org](https://piedmonturgentcare.org)

**Company Type:** Subsidiary

**Locations:** 82+

**Parent:** WellStreet



Piedmont Urgent Care By Wellstreet is a company that operates in the Hospital & Health Care industry. At Piedmont Urgent Care, their mission is to help patients feel valued and well-cared for. They offer best-in-class urgent care services throughout the Georgia, starting with certified medical providers who specialize in urgent care medicine, clean, modern facilities, and convenient care options built specifically with our patients in mind. Piedmont Urgent Care clinics are open 365 days a year with extended hours to fit even the busiest of schedules – no appointment needed. They are committed to accessible care, offering book ahead and virtual visit options.

Source: [piedmonturgentcare.org](https://piedmonturgentcare.org)

# PROPERTY OVERVIEW

## LOCATION



Dacula, Georgia  
Gwinnett County  
Atlanta-Sandy Springs-Roswell MSA

## ACCESS



Harbins Road: 1 Access Point  
W. Drowning Creek Road SE: 1 Access Point

## TRAFFIC COUNTS



Harbins Road: 12,800 VPD  
University Parkway/U.S. Highway 29: 47,300 VPD  
Winder Highway/State Highway 8: 10,200 VPD

## IMPROVEMENTS



There is approximately 6,825 SF of existing building area

## PARKING



There are approximately 62 parking spaces on the owned parcel.  
The parking ratio is approximately 9.08 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: R5300 145  
Acres: 1.22  
Square Feet: 53,143

## CONSTRUCTION



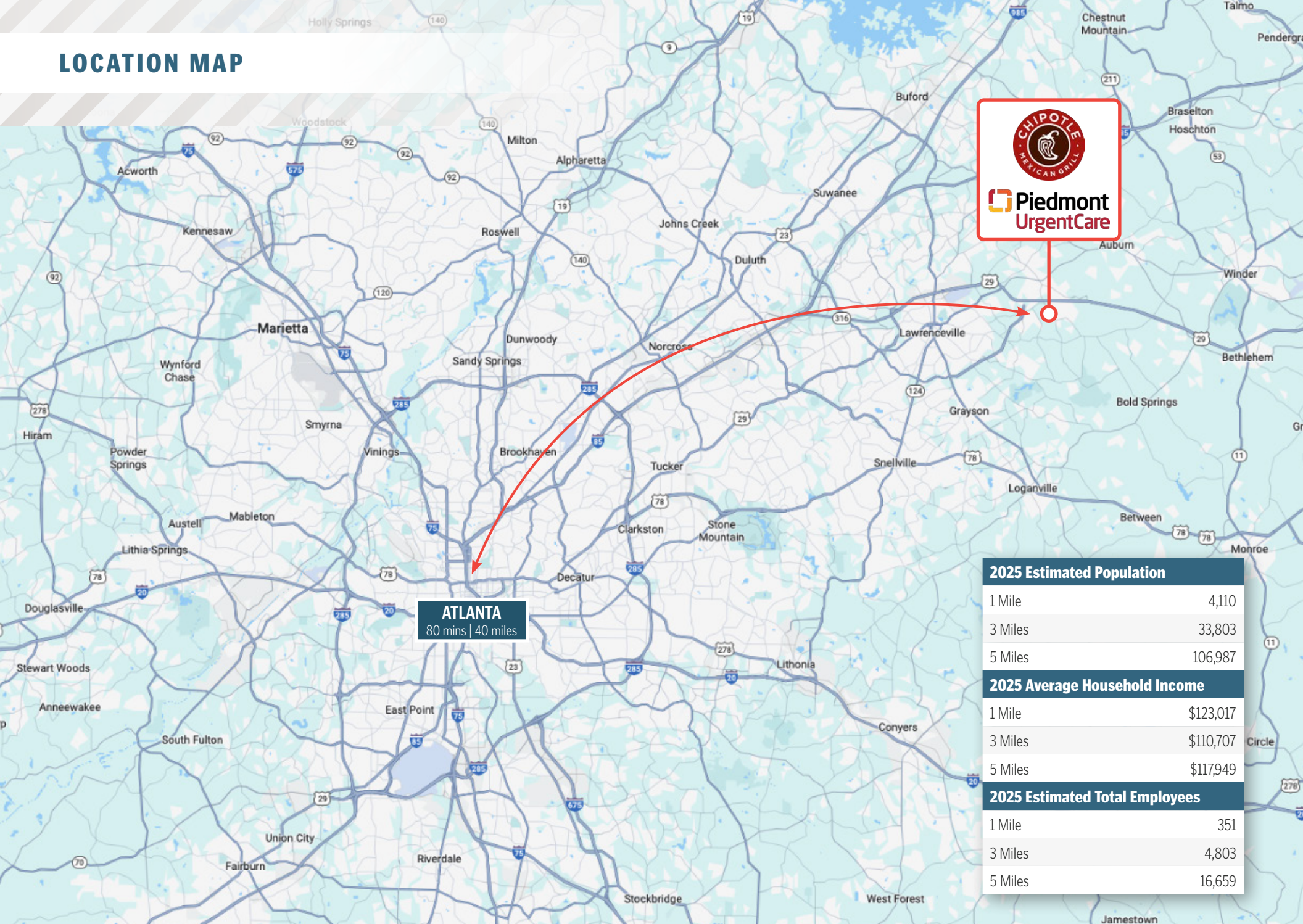
Year Built: 2025

## ZONING



PMUD

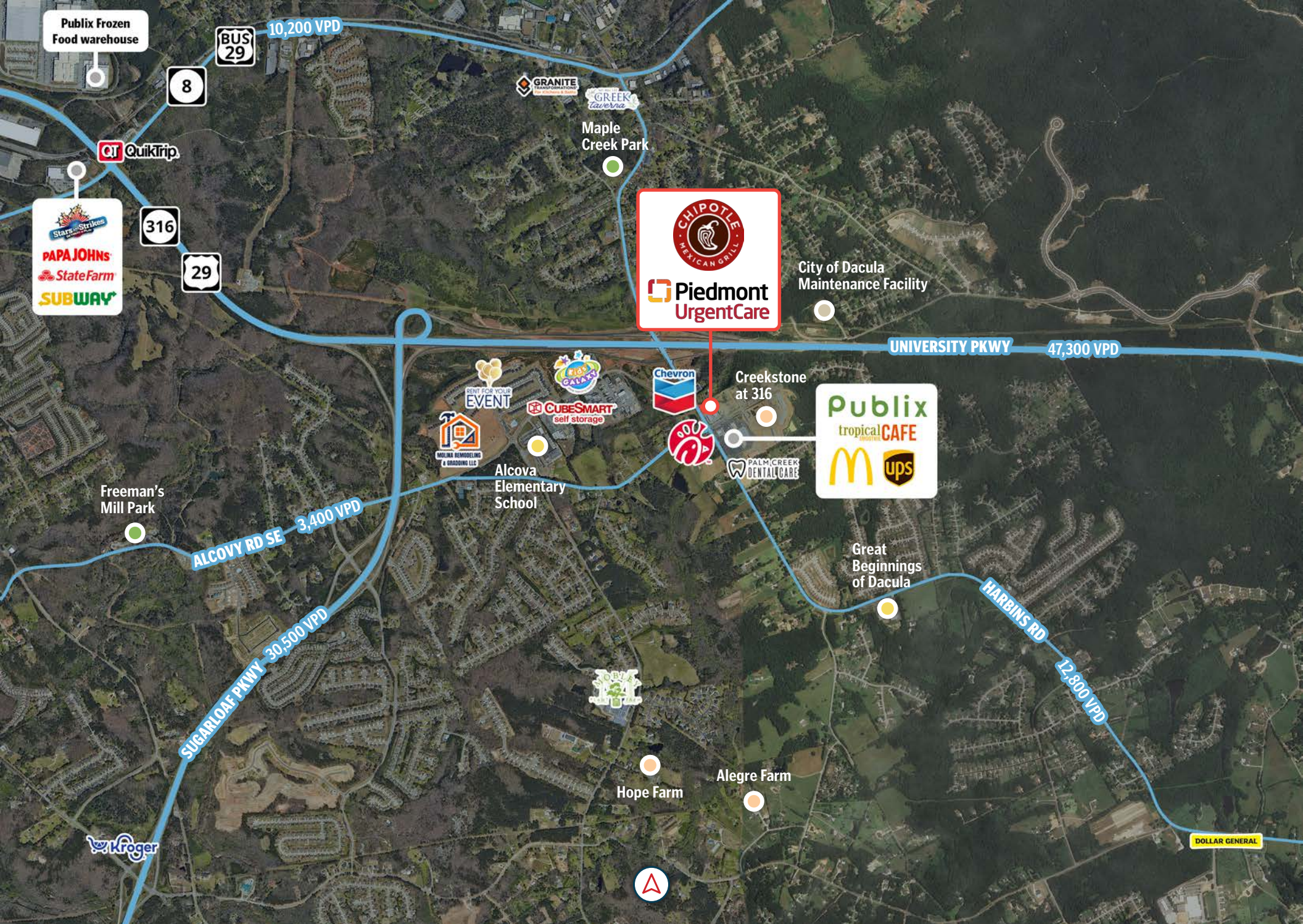
# LOCATION MAP

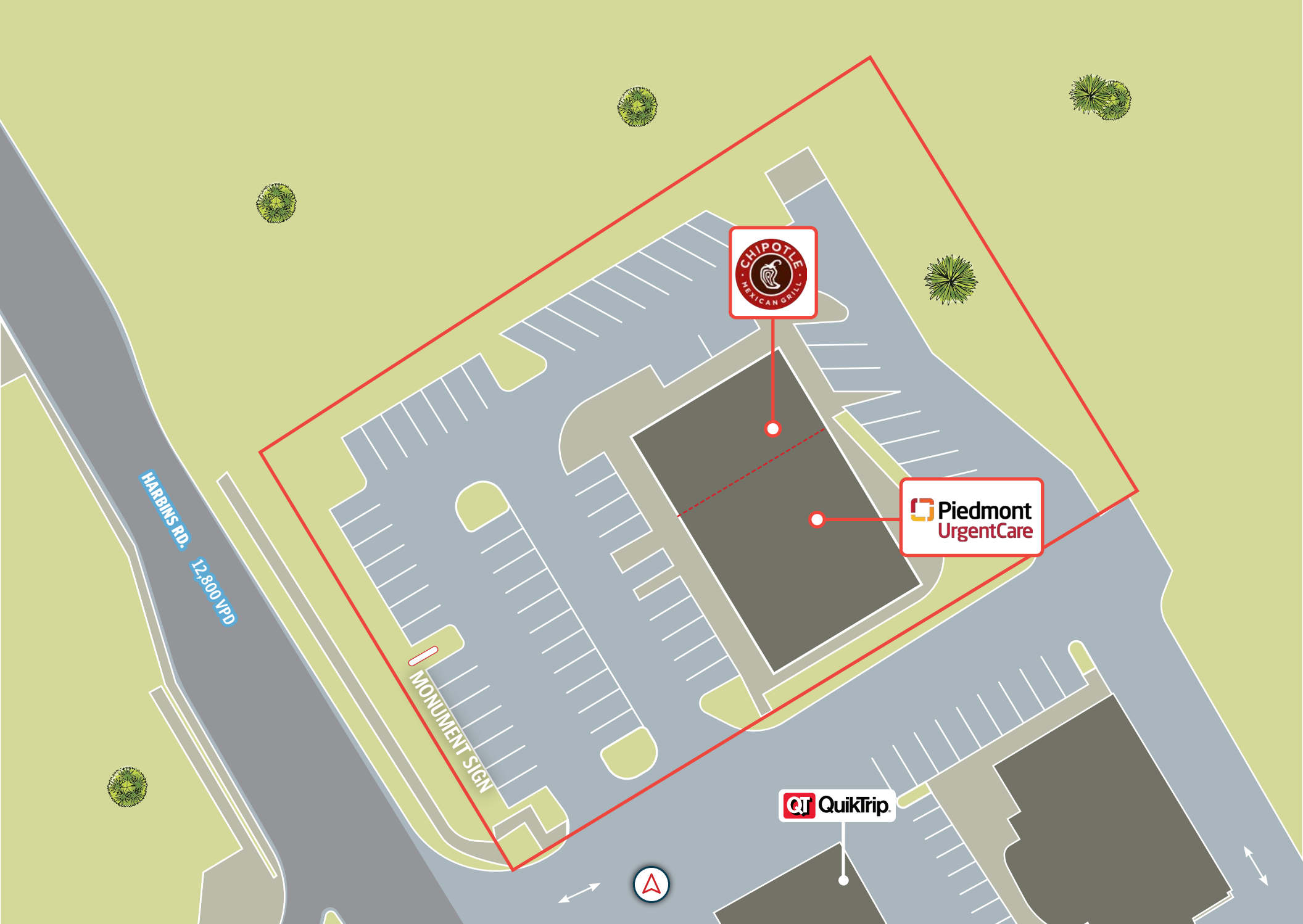


**ATLANTA**  
80 mins | 40 miles



2025 Estimated Population	
1 Mile	4,110
3 Miles	33,803
5 Miles	106,987
2025 Average Household Income	
1 Mile	\$123,017
3 Miles	\$110,707
5 Miles	\$117,949
2025 Estimated Total Employees	
1 Mile	351
3 Miles	4,803
5 Miles	16,659





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	4,110	33,803	106,987
2030 Projected Population	4,309	36,631	113,150
2025 Median Age	36.1	35.0	36.0
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,196	10,076	32,636
2030 Projected Households	1,257	10,936	34,638
<b>Income</b>			
2025 Estimated Average Household Income	\$123,017	\$110,707	\$117,949
2025 Estimated Median Household Income	\$114,136	\$100,257	\$100,542
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	53	500	1,777
2025 Estimated Total Employees	351	4,803	16,659



## DACULA, GEORGIA

Dacula is located in eastern Gwinnett County, Georgia in the northern area of the state, approximately 37 miles west of downtown and 35 miles east of Athens. The City of Dacula had a population of 7,575 as of July 1, 2024. Dacula, Georgia, lies halfway between Atlanta, the state capital, and Athens, home of the University of Georgia.

Dacula was previously a frontier military outpost. Today, it is a growing suburban community that is positioned just 37 miles northeast of Downtown Atlanta. Positioned at the center of the innovation crescent, Dacula is cradled between important transportation routes such as Georgia Highway 316, U.S. 29, and the CSX Railroad. The largest industries in Dacula, GA were Health Care & Social Assistance, Retail Trade, and Manufacturing, and the highest paying industries were Administrative & Support & Waste Management Services, Professional, Scientific, & Management, & Administrative & Waste Management Services, and Information.

Dacula is best known for its large Memorial Day Parade and Little Mulberry Park. It is also nearby many educational resources including the University of Georgia in Athens and Georgia Gwinnett College in Lawrenceville. The city features several nearby parks for recreational activities. Maple Creek Park offers a 9-hole disc golf course, a playground, a half-mile walking trail, and a pavilion. The Olde Mill Park in the Downtown District features a wood gazebo and a Veteran's Memorial Monument. Dacula is located halfway between Atlanta and Athens, giving it easy access to major transportation corridors, high-quality schools, stunning parks, and lots of shopping opportunities. Dacula provides a unique small-town experience within a community that exudes southern hospitality.



# 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

<p>2024 MEDIAN HOUSEHOLD INCOME <b>\$85,880</b></p>	<p>2024 MEDIAN ATLANTA MSA AGE <b>37</b></p>	<p>2024 MEDIAN HOME VALUE <b>\$385,000</b></p>	<p>MEAN TRAVEL TIME TO WORK <b>32 minutes</b></p>
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**\$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

**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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