

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | Corporate Guaranty (Chick-fil-A, Inc) | Double Drive-Thru Equipped



6652 Ernest W. Barrett Parkway SW | Marietta, Georgia

**ATLANTA** MSA

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**



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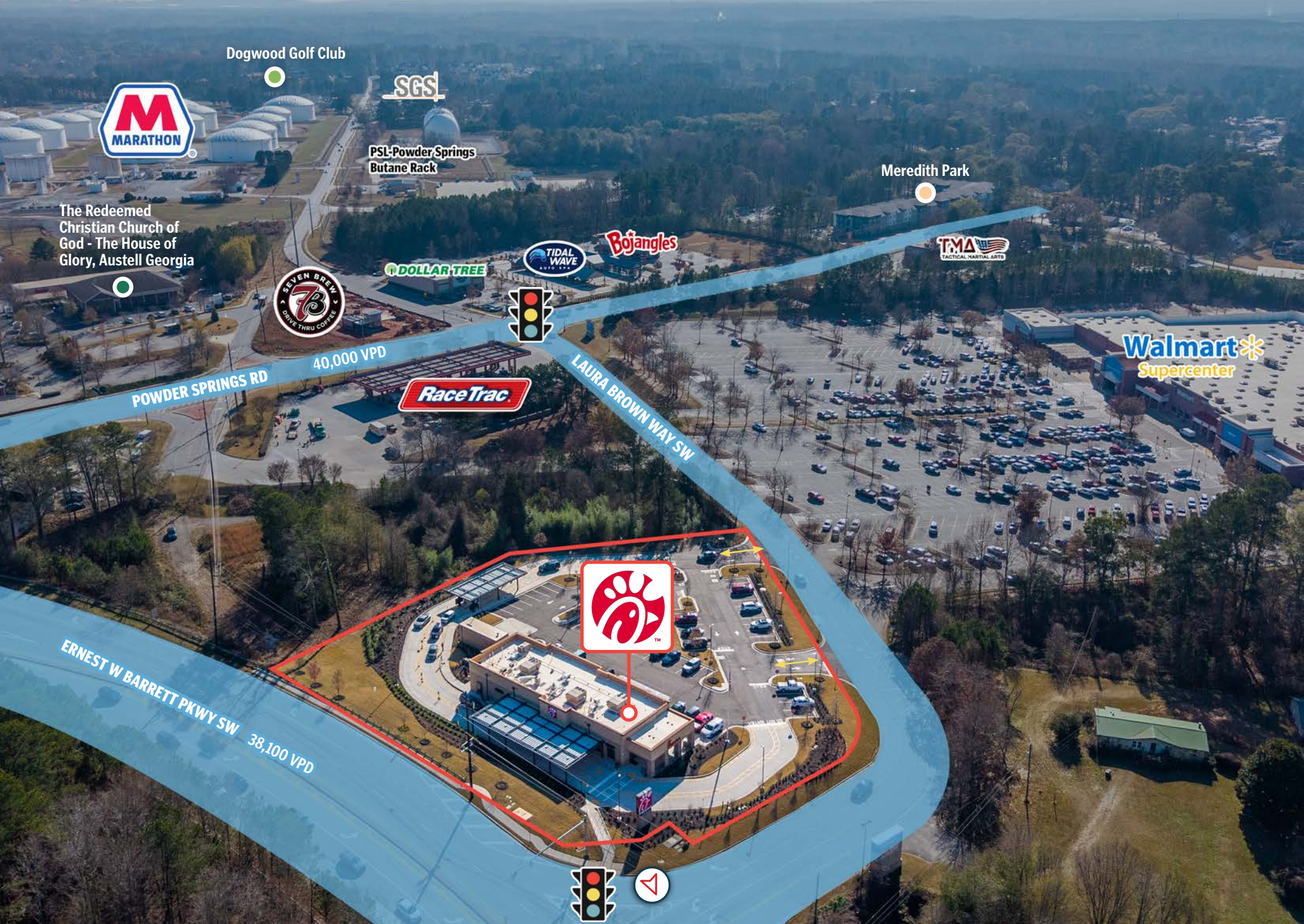
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**NATIONAL NET LEASE**

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







East West Commons Shopping Center



Wellstar Cobb Medical Center



Village at Powder Springs Shopping Center



Austell Promenade



POWDER SPRINGS RD

40,000 VPD

The Redeemed Christian Church of God - The House of Glory, Austell Georgia



Multifamily/Mixed Use Future Development

ERNEST W BARRETT PKWY SW 38,100 VPD

LAURA BROWN WAY SW





# SITE OVERVIEW





## OFFERING SUMMARY



## OFFERING

Pricing	\$4,238,000
Net Operating Income	\$169,500
Cap Rate	4.00%

## PROPERTY SPECIFICATIONS

Property Address	6652 Ernest W. Barrett Parkway SW Marietta, Georgia 30064
Rentable Area	4,928 SF
Land Area	2.00 AC
Year Built	2025
Tenant	Chick-fil-A
Guaranty	Corporate (Chick-fil-A, Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	10 (5-Year)
Rent Commencement	October 2, 2025
Lease Expiration	October 31, 2040
ROFO/ROFR	Yes

**3,355**

LOCATIONS  
NATIONWIDE

**\$22.7B**

2024  
REVENUE

**200,000**

TEAM  
MEMBERS

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chick-fil-A	4,928	10/2/2025	10/31/2040	Year 1-5	-	\$14,125	\$169,500	10 (5-Year)
(Corporate Guaranty)				Year 6-10	10%	\$15,538	\$186,450	
				Year 11-15	10%	\$17,091	\$205,095	
1) Tenant shall have a 15-day Right of First Offer (ROFO).					10% Rental Increases Beg. of Each Option Period Thereafter			

## Brand New 15-Year Lease | Corporate Guaranty (Chick-fil-A, Inc.) | 2025 Construction | Several Option Periods | Rental Increases

- Brand new 15-year lease with 10 (5-year) options to extend
- The lease feature a corporate guaranty from Chick-fil-A, Inc., a private corporation with more than 3,350 under operation nationwide
- 10% rental increases every 5 years during the initial term, and at beginning of each option period to extend the lease term

## Absolute NNN Ground Lease | Leased Fee (Land Ownership) | Zero Landlord Responsibilities

- Tenant pays and maintains all aspects of the premises
- No landlord responsibilities

## Local Demographics 5-Mile Trade Area | Six-Figure Incomes | Proximity to Atlanta

- More than 161,000 residents and 37,000 employees support the trade area
- An affluent average household income of \$116,506
- 20 miles from Atlanta

## Near Signalized, Hard Corner Intersection | Dense Retail Corridor | Next to Walmart Supercenter | Wellstar Cobb Medical Center | Barrett Cove by DR Horton

- The asset is located near the signalized, hard corner intersection of Ernest W Barrett Pkwy SW and Powder Springs Rd which combined average 78,100 VPD
- **Sits at the entrance of a Walmart Supercenter**
- The site is located in a dense retail corridor, with numerous nearby national/ credit tenants including Lidl, Home Depot, Racetrac, Lowe's, Target, Taco Bell, McDonald's, Kohl's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is located next to a brand new Barrett Cove by DR Horton, which is a brand new single family home, townhouse community development
- Furthermore, the asset is in close proximity to Wellstar Cobb Medical Center (387 beds) increasing consumer traffic to the immediate trade area
- **The Chick-fil-A is on a full 2 acres of land with monument signage at both lighted intersections that serve the shopping center**



PROPERTY PHOTOS





PROPERTY PHOTOS





## BRAND PROFILE



### CHICK-FIL-A

**chick-fil-a.com**

**Company Type:** Private

**Locations:** 3,355+

Chick-fil-A, Inc. is the third largest quick-service restaurant company in the United States, known for its freshly-prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by local Owner-Operators. Chick-fil-A opened its first restaurant in the UK in early 2025 with the goal of launching five locations across the UK within the next two years. The first Singapore restaurant is set to open in late 2025, marking the brand's entry into Asia. Chick-fil-A local Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The company was founded in 1967 by S. Truett Cathy in the Atlanta metropolitan area and has remained privately held and has never relocated outside the Atlanta area, which is notable given its national scale. There are 3,355 Chick-Fil-A restaurants in the United States as of November 10, 2025.

Source: chick-fil-a.com



## PROPERTY OVERVIEW



### LOCATION



Marietta, Georgia  
Cobb County  
Atlanta-Sandy Springs-Roswell MSA

### ACCESS



Laura Brown Way SW: 2 Access Points at signalized, hard corner intersections

### TRAFFIC COUNTS



Ernest W. Barrett Parkway SW: 38,100 VPD  
Powder Springs Road: 40,000 VPD

### IMPROVEMENTS



There is approximately 4,928 SF of existing building area

### PARKING



There are approximately 69 parking spaces on the owned parcel. Double Drive-Thru which accommodates 90 vehicles.  
The parking ratio is approximately 14 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 19079000100  
Acres: 2.00  
Square Feet: 87,120

### CONSTRUCTION



Year Built: 2025

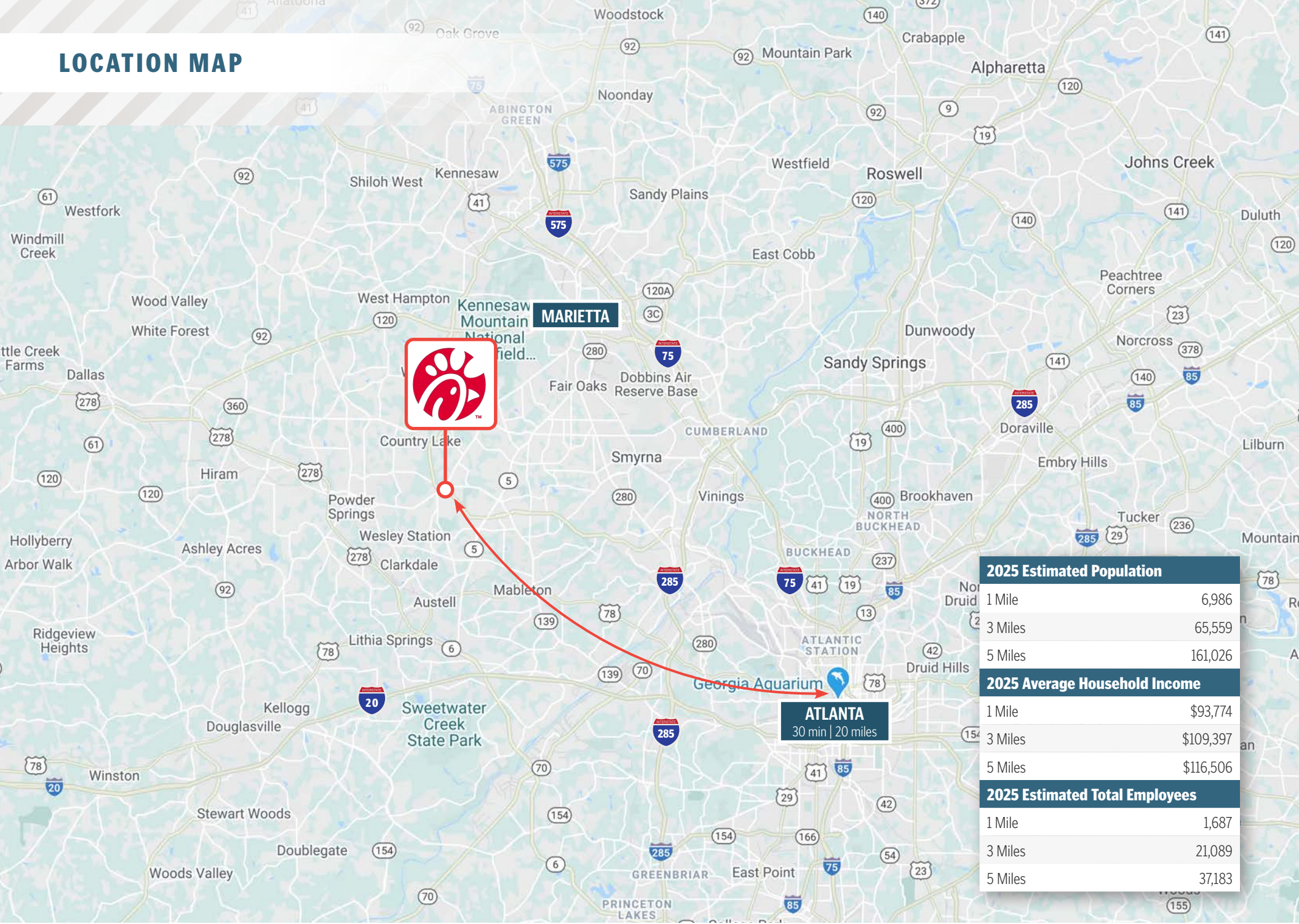
### ZONING



General Commercial



LOCATION MAP



2025 Estimated Population	
1 Mile	6,986
3 Miles	65,559
5 Miles	161,026
2025 Average Household Income	
1 Mile	\$93,774
3 Miles	\$109,397
5 Miles	\$116,506
2025 Estimated Total Employees	
1 Mile	1,687
3 Miles	21,089
5 Miles	37,183

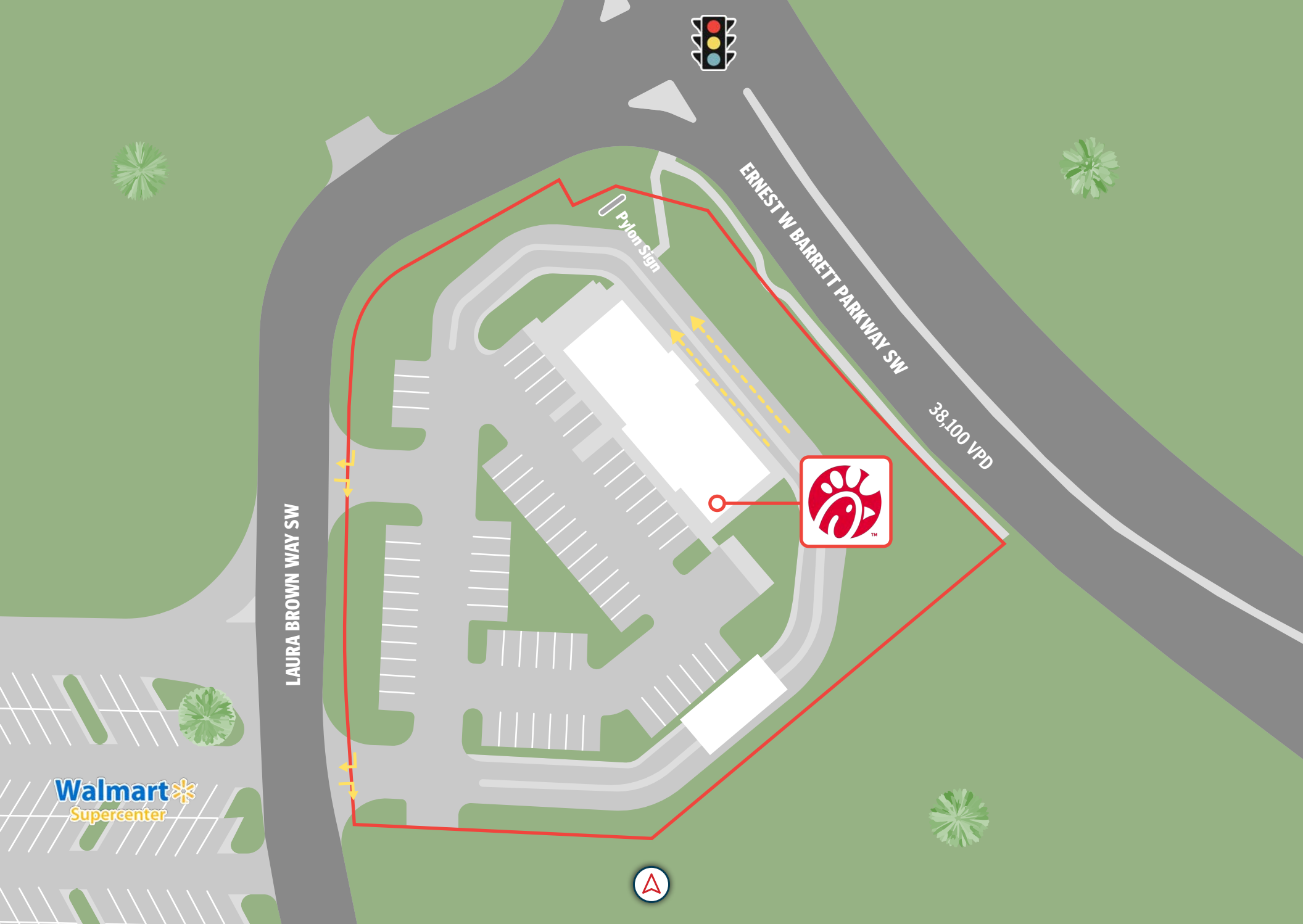














## AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	6,986	65,559	161,026
2030 Projected Population	6,958	66,715	164,968
2025 Median Age	37.9	38.3	38.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,538	23,328	57,038
2030 Projected Households	2,529	23,814	58,608
<b>Income</b>			
2025 Estimated Average Household Income	\$93,774	\$109,397	\$116,506
2025 Estimated Median Household Income	\$80,465	\$86,547	\$91,139
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	212	1,794	3,741
2025 Estimated Total Employees	1,687	21,089	37,183



## MARIETTA, GEORGIA

The City of Marietta is the county seat for Cobb County, Georgia with a population of 63,491 as of July 1, 2025.

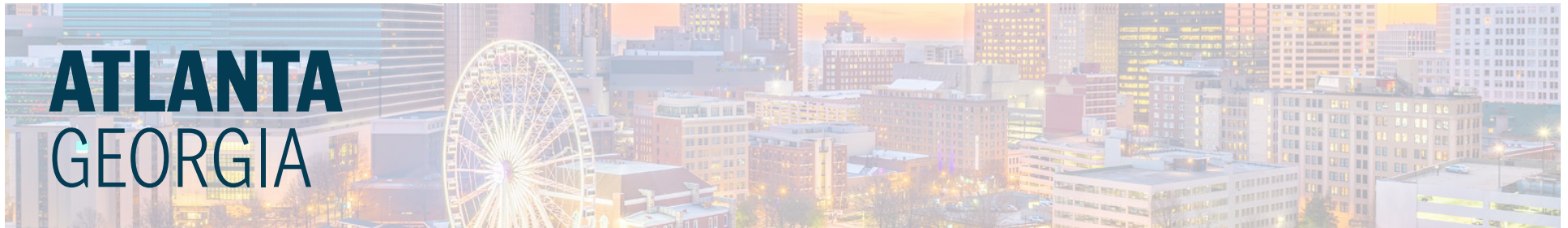
The City became a center for trade and attracted wealthy visitors to its mild climate and “health giving” mineral springs. Marietta is located about 20 miles northwest of downtown Atlanta. The Atlanta Metropolitan area continues to be one of the fastest growing economies in the United States. The business environment outlook for Marietta continues to be favorable despite the economic downturn experienced by other regions of the country; in fact there are a number of redevelopment projects in the advanced planning and construction stages. The City of Marietta’s primary focus will be given to fostering small business growth and land uses oriented toward office, industrial, and business parks, which will be offering a variety of employment opportunities. The top employers within the city are Cobb County School District, WellStar Kennestone Hospital, YKK, Alere, Columbian Chemicals, C. W. Matthews Contracting Co., Tip Top Poultry, Marietta City Schools, U.S. Security Associates and Cobb County.

Marietta’s nearby Attractions are Six Flags White Water, Marietta Museum of History, Kennesaw Mountain National Battlefield Park, Root House Museum, Marietta/ Cobb Museum of Art and Zoo Atlanta Playspace.

Life University, Chattahoochee Technical College, Southern Polytechnic State University and Chattahoochee Technical College are some of the local colleges and universities.

Atlanta International is the nearest major airport.





# ATLANTA GEORGIA

### Busiest Airport in the World

# #1



110,000,000 Passengers in 2019

### THE ATLANTA MSA POPULATION IS 6.14M+

8TH LARGEST METRO IN THE COUNTRY | APPROX 1% ANNUAL POPULATION GROWTH

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**



**\$385B+**  
**GDP**



11th Largest in U.S.  
22nd Largest in the World

### 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

**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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