



# Chick-fil-A

**Absolute NNN Ground Lease**

1275 Glenwood Ave.  
Dalton, GA 30721





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Listed in Conjunction with  
Cushman & Wakefield of Georgia, LLC



## Chick-fil-A

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DEMOGRAPHICS

### **Chick-fil-A**

1275 Glenwood Ave.  
Dalton, GA 30721

### **Year Built:**

2022

### **Land:**

1.14 Acres  
(50,037 SqFt)

### **Bldg:**

5,164 SqFt



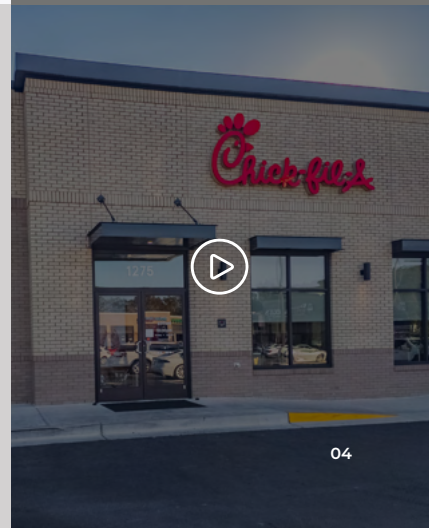
**GOMEZ**GROUP

### **Frontage:**

298' on Cleveland Highway  
(with 1 curb cuts)

### **Parking:**

52 Parking Spaces







- ❏ Absolute NNN Ground Lease with Corporate Guaranty
- ❏ 20-Year Lease with Six 5-Year Renewal Options
- ❏ Over 1MM Annual Visits, Ranking in the 99<sup>th</sup> Percentile Nationwide and State for Visits within the “Fast Food & QSR” Category\*
- ❏ Strong Financial Ratings and Brand Recognition; Over 3,300 Locations and \$22.7B Systemwide Sales as of 2024
- ❏ Chick-fil-A Ranks #1 in the QSR Sector for Freestanding/Drive-Thru AUVs with Approx. \$9.3MM as of 2024
- ❏ Located in “Carpet Capital of the World” Dalton, GA, a Regional Hub with a Strong Manufacturing Base and Home to 90% of the World’s Carpet Production

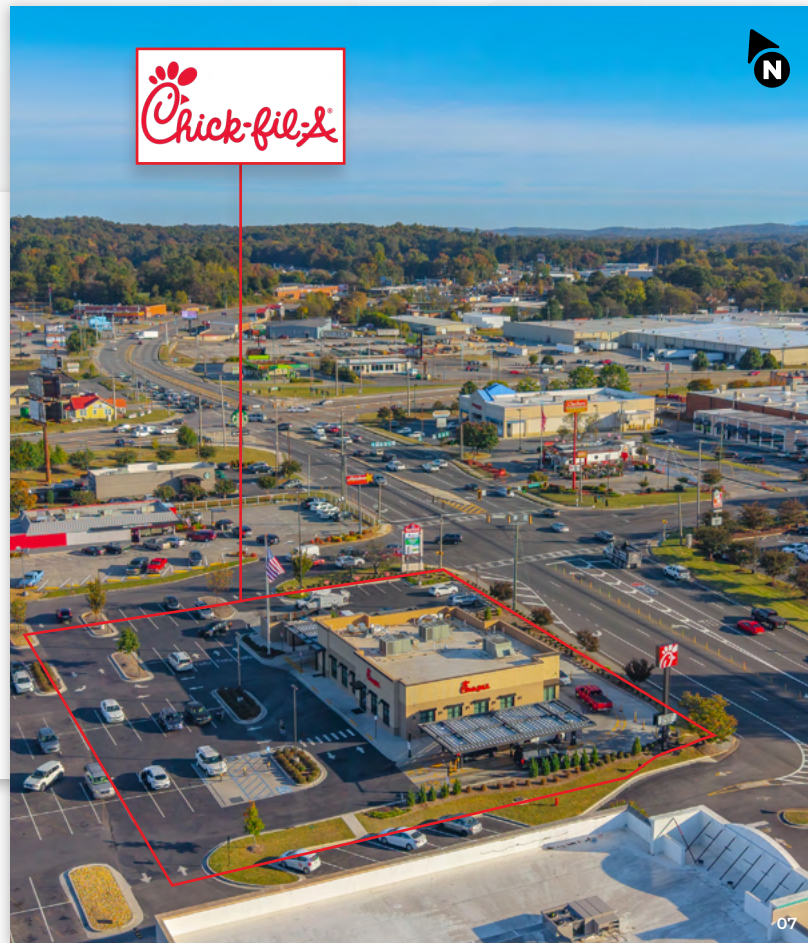
\*per Placer.ai

- Large 1.14 Acre Lot with Ample Parking and Drive-Thru
- Excellent Visibility and Frontage on Glenwood Ave (26,500 VPD)
- Immediate Access to US Hwy 41 (18,700 VPD), a Major Highway Running From Florida to Michigan
- Less than 0.5 Miles from Kroger Anchored Shopping Center, Over 971K Annual Visits per Placer.ai
- Neighboring National and Regional Retailers such as Dunkin', America's Thrift Store, Starbucks, Dollar Tree, and Lowe's Home Improvement
- Just 3 Miles from I-75 (72,460 VPD), a Major Interstate that Connects Atlanta to Chattanooga

▶ WATCH PROPERTY VIDEO



- Surrounded by +150 Carpet Plants in the Area, Employing Approx. 30,000 People Combined
- Densely Populated Residential Area with +1,500 Apartment Units in 3 Mile Radius
- Part of the Chattanooga-Cleveland-Dalton Combined Statistical Area (CSA), with a population +1MM in 2023
- Within 5 Mile Radius from Dalton Convention Center, a 143,000 SqFt Multi-Purpose Venue





















71



41

18,700 VPD



NORTHSIDE SHOPPING MALL



Kumo Hibachi & Sushi

**CHICK-FIL-A**  
1275 Glenwood Ave., Dalton, GA 30721



Curt's Restaurant



OPENED 2024  
**ZAXBY'S**

SMITH INDUSTRIAL BLVD



26,500 VPD



N GLENWOOD AVE







LOWE'S

TRUIST

CIRCLE K

Wendy's

WHITEFIELD PLAZA  
Kroger  
OLLIE'S  
SONIC  
DEL TACO  
ROSES

Jack's

Captain D's

McDonald's

Bojangles

COOK-OUT

TACO BELL

TRUIST

DUNKIN'

CHICK-FIL-A

1275 Glenwood Ave., Dalton, GA 30721

26,500 VPD

N GLENWOOD AVE

NORTHSIDE SHOPPING MALL

AMERICA'S CHEESE STORES  
SUBWAY  
Little Caesars  
DOLLAR TREE  
Kumo Hibachi & Sushi

SMITH INDUSTRIAL BLVD



**The Preserve  
at Mill Creek  
155 Units**



**Engineered FLOORS**  
Innovation Reinvented  
**Plant BS**



### Northside Shopping Mall



**DOLLAR TREE**



**WAFFLE  
HOUSE**

Mr. Biscuit



CIRCLE K

**Lofts at Hamilton**  
218 Units



Summit  
Spine & Joint Centers

Animal Hospital  
of Whitfield  
County



**Hamilton**  
Medical Center

**Mountain Woods  
Apartments**  
100 Units



4.4 Miles  
±5,140 Average Annual  
Student Enrollment

**Dalton  
Convention Center**  
5 Miles  
143,000 SF  
Multi-Purpose Venue

41

41

## Bojangles

**COOK-OUT**

Whitfield Plaza


 Shaw  
Plant 81

Plant WM



HQ  
2.9 Miles  
±22,000 Employees  
±\$6B Annual Sales


7

*Walgreens*



CIRCLE K™



**ZAXBY'S**  
  
 Opened 2024

**LEGION DB**



**Park Creek Elementary**  
+570 Students

**J+J FLOORING**

**Dalton Mall**  
4.3 Miles  
2.1M Annual Visits  
*Placer.ai*

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**THE PRESERVE AT MILL CREEK**  
155 Units

72,460 VPD



**LOFTS AT HAMILTON**  
218 Units



**DALTON POINTE APARTMENTS**  
140 Units



**CHICK-FIL-A**  
1275 Glenwood Ave.  
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**THE TOWNSHIP AT HAMMOND CREEK**  
200 Units



**LEGACY OF DALTON APARTMENTS**  
158 Units



**STONE BROOKE APARTMENTS**  
139 Units



**DALTON STATE COLLEGE**  
4.4 Miles  
±5,140 Average Annual Student Enrollment



**THE DALTON BY ALTA**  
234 Units



**MOUNTAIN WOODS APARTMENTS**  
100 Units



**MOHAWK INDUSTRIES**  
Approx. 41,900 Employees  
\$10.8B Annual Revenue in 2023



**SHAW INDUSTRIES HQ**  
2.9 Miles  
Approx. 22,000 Employees  
±\$6B Annual Sales



**DALTON MALL**  
4.3 Miles  
2.1MM Annual Visits per Placer.ai



**Lease Type**

**Absolute NNN Ground Lease**

**Lease Guarantor**

**Chick-fil-A, Inc., a Georgia Corporation**

**Rent Commencement Date**

**December 5, 2022**

**Lease Expiration Date**

**December 31, 2042**

**Term Remaining on Lease**

**±17 Years**

**Options**

**Six 5-Year**

**Increases**

**10% Increase in Initial Term and Options**





TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>Chick-fil-A</b>	ABSOLUTE NNN GROUND LEASE	5,164	07/08/2022	12/31/2042	\$105,000	\$21.04	\$115,500	01/01/2028	SIX 5-YEAR OPTIONS WITH 10% INCREASE

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	12/05/2022 – 12/31/2027	\$8,750	\$105,000
	01/01/2028 – 12/31/2032	\$9,625	\$115,500
	01/01/2033 – 12/31/2037	\$10,587	\$127,050
	01/01/2038 – 12/31/2042	\$11,646	\$139,755
	01/01/2043 – 12/31/2047 (OPTION 1)	\$12,810	\$153,730
	01/01/2048 – 12/31/2052 (OPTION 2)	\$14,091	\$169,103
	01/01/2053 – 12/31/2057 (OPTION 3)	\$15,501	\$186,013
	01/01/2058 – 12/31/2062 (OPTION 4)	\$17,051	\$204,615
	01/01/2063 – 12/31/2067 (OPTION 5)	\$18,756	\$225,076
	01/01/2068 – 2/31/2072 (OPTION 6)	\$20,632	\$247,584

NOI  
\$105,000



Cap Rate  
4.00%



Price  
\$2,625,000



Price/ft Land  
\$52.46







Founded in 1946 by S. Truett Cathy, Chick-fil-A is a well-known, privately held American fast-food chain celebrated for its signature chicken and high-quality service. The first Chick-fil-A restaurant opened in 1967, and by October 13, 2025, the company operates more than 3,300 locations across 48 states. Still family-owned, the company's CEO since 2021 is Andrew Cathy, a grandson of the founder. As of 2024, the company had a 5.4% YoY sales growth, totaling more than \$22.7B in U.S. systemwide sales. Backed by a 10-year, \$7MM investment, Chick-fil-A intends to open its first permanent restaurants in Singapore by the end of 2025, while also committing to five U.K. restaurants within the first two years and more than \$100MM in investment over the next decade. The company plans to add over 15 locations in Puerto Rico by 2030, with each new restaurant creating roughly 75 to 120 jobs. Chick-fil-A reports average unit volumes (AUV) of about \$9.3MM for freestanding drive-thru units and \$7.5MM blended across stand-alone restaurants, mall locations, and licensed units domestically. The brand has led the American Customer Satisfaction Index for 11 consecutive years, ranked 4th in USA Today's 2025 Best Fast-Food Restaurant Readers' Choice, and is the third-largest U.S. restaurant chain by sales behind McDonald's and Starbucks.

**LOCATIONS**

+3,300 in 48 States

**2024 TOTAL REVENUE**

\$22.7B

**OWNERSHIP**

Private

**YOY GROWTH RATE**

5.4% as of 2024

**HEADQUARTERS**

Atlanta, GA

## DALTON, GEORGIA

Founded in the 1800s, Dalton is a city in northwest Georgia known as the “Carpet Capital of the World” for its dominant carpet and flooring industry, historically producing most of the global carpet output. The city is the Whitfield County seat and had an estimated 34,970 residents in 2024 with a modest growth rate of 0.08%. The Dalton Metropolitan Statistical Area is substantially larger, with about 143,400 people, and the region is part of the Chattanooga Combined Statistical Area, which exceeds 1MM residents as of 2023.

Strategically located on I-75 between Atlanta and Chattanooga, Dalton’s economy is anchored by manufacturing, retail trade, technology-related facilities, and healthcare. The city sits roughly 30 miles southeast of Chattanooga and about 90 miles north of Atlanta, serving as a hub for durable industrial and logistics which is largely driven by carpet and textile manufacturers.

Dalton State College contributes roughly \$149MM in annual economic impact through operations and graduate earnings uplift. The city is actively attracting public and private investment—capital projects, infrastructure improvements, and grant-supported downtown revitalization—while pursuing diversification into clean energy and broader manufacturing to strengthen long-term economic resilience. More details on Dalton’s projects can be found [here](#).

▶ WATCH PROPERTY VIDEO

► POPULATION

1

MILE

3

MILE

5

MILE

2024 Population	3,894	39,830	65,563
2029 Population Projection	3,866	39,883	65,691
Median Age	34.9	34.4	35.6
Bachelor's Degree or Higher	14%	15%	16%
U.S. Armed Forces	0	2	6



► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2024 Households	1,340	13,877	22,726
2029 Household Projection	1,330	13,904	22,772
Owner Occupied Households	859	6,850	13,117
Renter Occupied Households	472	7,054	9,655
Avg Household Size	2.8	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$34.8MM	\$373.4MM	\$650.9MM

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$56,261

\$68,641

\$73,395

Median Household Income

\$51,500

\$51,142

\$52,712

► HOUSING

Median Home Value

\$144,736

\$169,466

\$173,537

Median Year Built

1993

1985

1983



## RYAN GOMEZ

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