

# NNN ARBYS FOR SALE

**\$1,458,154 5.85% CAP RATE**

**2697 Main Street West,  
Snellville, GA 30078**



**Located in Prime Retail Corridor | Atlanta MSA**

**Grant Oldenburg | 470-388-2889 | [Grant@stratuspg.com](mailto:Grant@stratuspg.com)**



# PROPERTY OVERVIEW

2697 Main Street West, Snellville, GA 30078

## PROPERTY OVERVIEW

3,848 SF +/-

.97 Acres

47,300 VPD

Ingress and Egress

High Visibility

Surrounded by National Chains

## INVESTMENT OVERVIEW

Address: 2697 Main Street West,  
Snellville, Georgia

Tenant: RTM Georgia, LLC

Current Lease: 3 Years Remaining

Options: (4) Five (5) Year

Lease Expiration: July 31, 2028

Rent Increases: 5% Every Five Years

Lease Type: Absolute NNN Lease

Current Rent: (through 7/31/2028) \$85,302

Option 1: (8/1/2028 - 7/31/2033) \$89,567

Option 2: (8/1/2033 - 7/31/2038) \$94,045

Option 3: (8/1/2038 - 7/31/2043) \$98,748

Option 4: (8/1/2043 - 7/31/2048) \$103,685









# LOT LINE

2697 Main Street West, Snellville, GA 30078





# PHOTOS

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