

Located in Prime Retail Corridor | Atlanta MSA

## **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



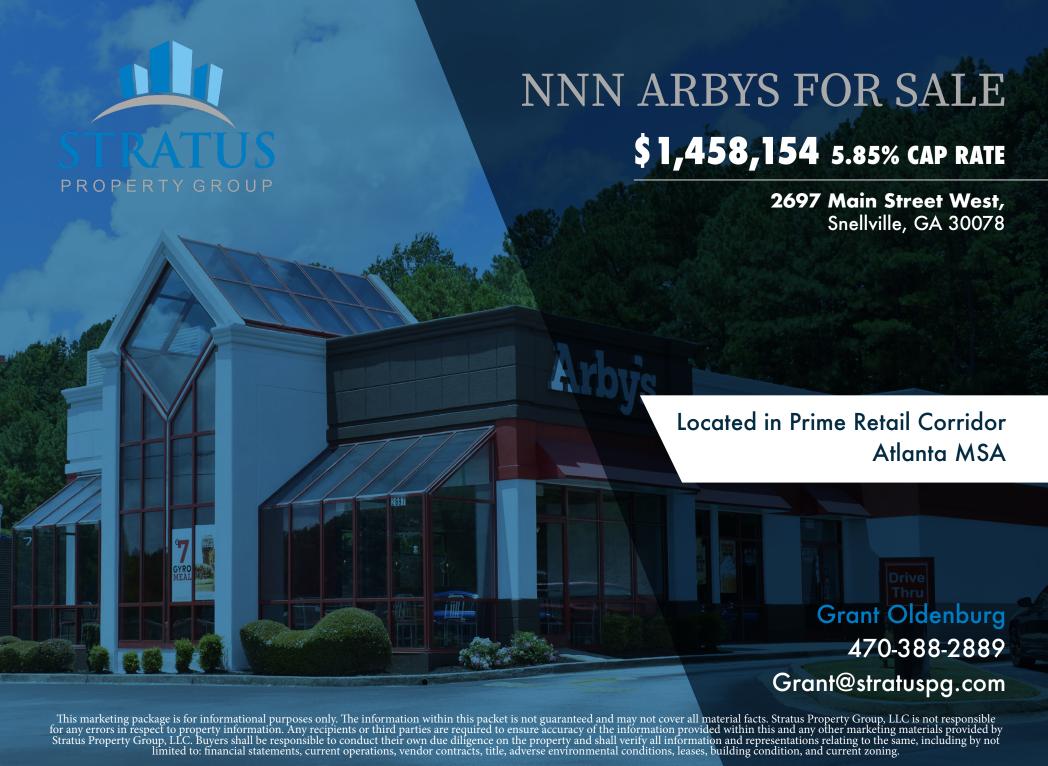
## **PHOTOS**

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This offering is confidential in nature. No tours may be scheduled without the prior, written consent of Stratus Property Group, LLC. Additionally, no vendor, tenant, property manager, or owner shall be contacted directly without the express, written consent of Stratus Property Group, LLC.