

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Ground Lease w/ 10% Bump in Aug 2026 | Oversized Parcel (1.35 Acres) on Primary Retail Corridor



1770 Scenic Highway N | Snellville, Georgia

ATLANTA MSA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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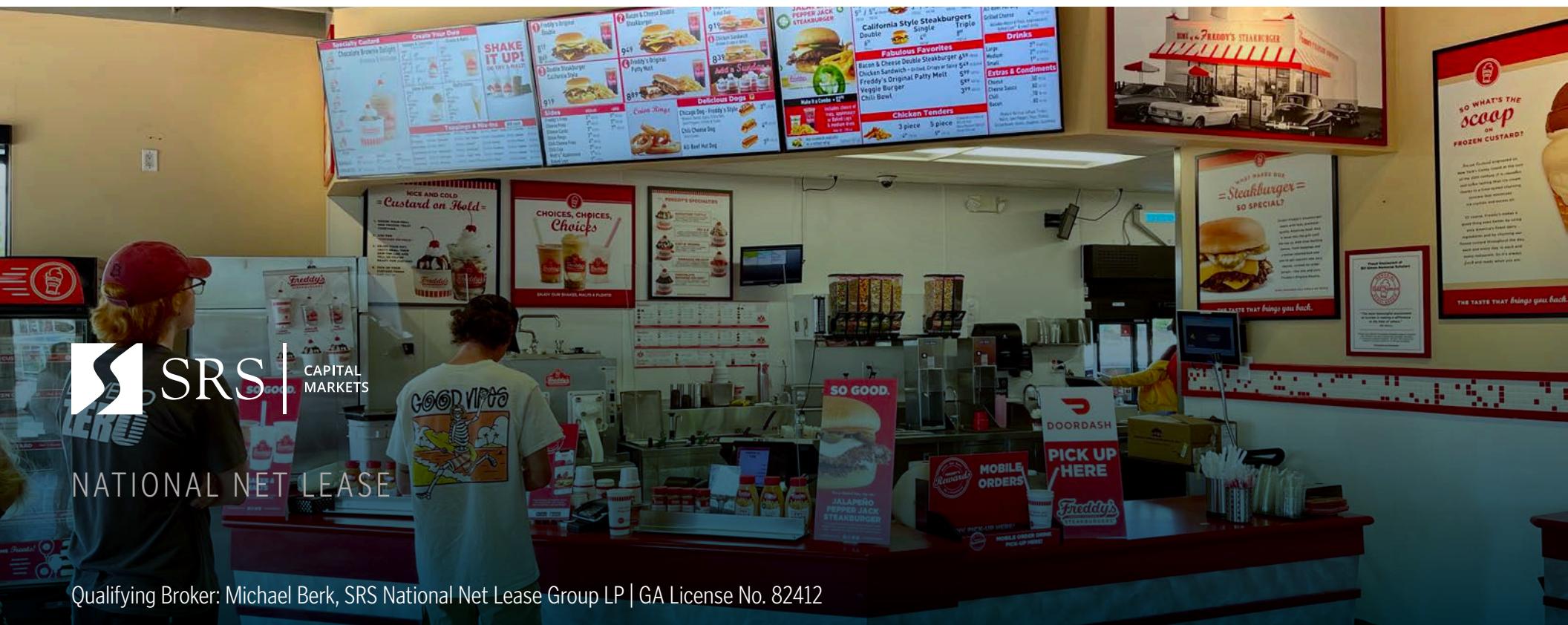
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FL license No. SL3430880



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

OFFERING SUMMARY



OFFERING

Pricing	\$2,870,000
Net Operating Income	\$164,890
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	1770 Scenic Highway N Snellville, Georgia 30078
Rentable Area	3,332 SF
Land Area	1.35 AC
Year Built	2016
Tenant	Snellville Custard Operations, LLC
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	5.5+ Years
Increases	10% Every 5 Years & Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	August 1, 2016
Lease Expiration	July 31, 2031

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Freddy's (Franchisee Guaranty)	3,332	August 2016	July 2031	Current	-	\$13,741	\$164,890	3 (5-Year)
				August 2026	10%	\$15,115	\$181,379	10% Increase Beg. of Each Option

5.5+ Years Remaining | Options To Extend | Scheduled Rental Increases | JRI Hospitality - Parent Entity

- 5.5+ years remain on this franchisee signed lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Founded in 2011, JRI Hospitality owns and operates over 80 restaurants in 15 states, including Freddy's Frozen Custard & Steakburgers, Mokas Cafe, The Original Grande, and Chompie's Restaurants. They are the largest Freddy's franchisee
- Freddy's Frozen Custard & Steakburgers is a leading fast-casual franchise concept with more than 440 locations across 36 states nationwide

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Dense Retail Corridor | Presidential Commons | Several Big Box Retailers

- Freddy's located at the signalized, hard corner intersection of Scenic Highway North and Tree Lane averaging 57,400 vehicles passing by daily
- Scenic Highway is a dense, primary retail corridor serving the city of Snellville with several national/credit tenants such as Chipotle, Outback, Zaxby's, McDonald's, and more
- The asset is directly next to Presidential Commons, a 375,000+ SF Kroger and The Home Depot anchored shopping center
- The immediate trade area is supported by several big box retailers such as Target, Best Buy, Ross, Lowe's, Walmart Supercenter, and more
- Strong tenant synergy promotes crossover store exposure to the site

Strong Demographics In 5-Mile Trade Area

- More than 201,000 residents and 44,000 employees support the trade area
- Residents within a 1-mile radius boast an affluent average household income of over \$122,138

FINANCIAL & ASSUMABLE LOAN SUMMARY



PRICING SUMMARY

Asking Price	\$2,870,000
Price/SF	\$861
Net Operating Income	\$164,890
Cap Rate	5.75%
Cash/Cash	3.63%

LOAN SUMMARY

Current Loan Amount (10/2025):	\$930,000
Down Payment:	\$1,940,000
Payment (annual):	(\$94,632)
Interest Rate (fixed):	4.85%
Maturity Date:	9/11/2038
Loan Type:	Self Amortizing

Operating Cash Flow	In-Place
Potential Rental Revenue	\$164,890
Less Expenses	NNN
Net Operating Income	\$164,890
Less Loan Payment	(\$94,632)
Cash Flow	\$70,258

NOTES

1. Loan is assumable with the following summary above
2. Assumable financing available -- seller can deliver free & clear

PROPERTY OVERVIEW



LOCATION



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

ACCESS



Presidential Circle SW: 1 Access Point

TRAFFIC COUNTS



Scenic Highway: 57,400 VPD
Main Street SE/State Highway 10/U.S. Highway 78: 69,800 VPD

IMPROVEMENTS



There is approximately 3,332 SF of existing building area

PARKING



There are approximately 53 parking spaces on the owned parcel.
The parking ratio is approximately 15.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 5-056-367
Acres: 1.35
Square Feet: 58,806

CONSTRUCTION



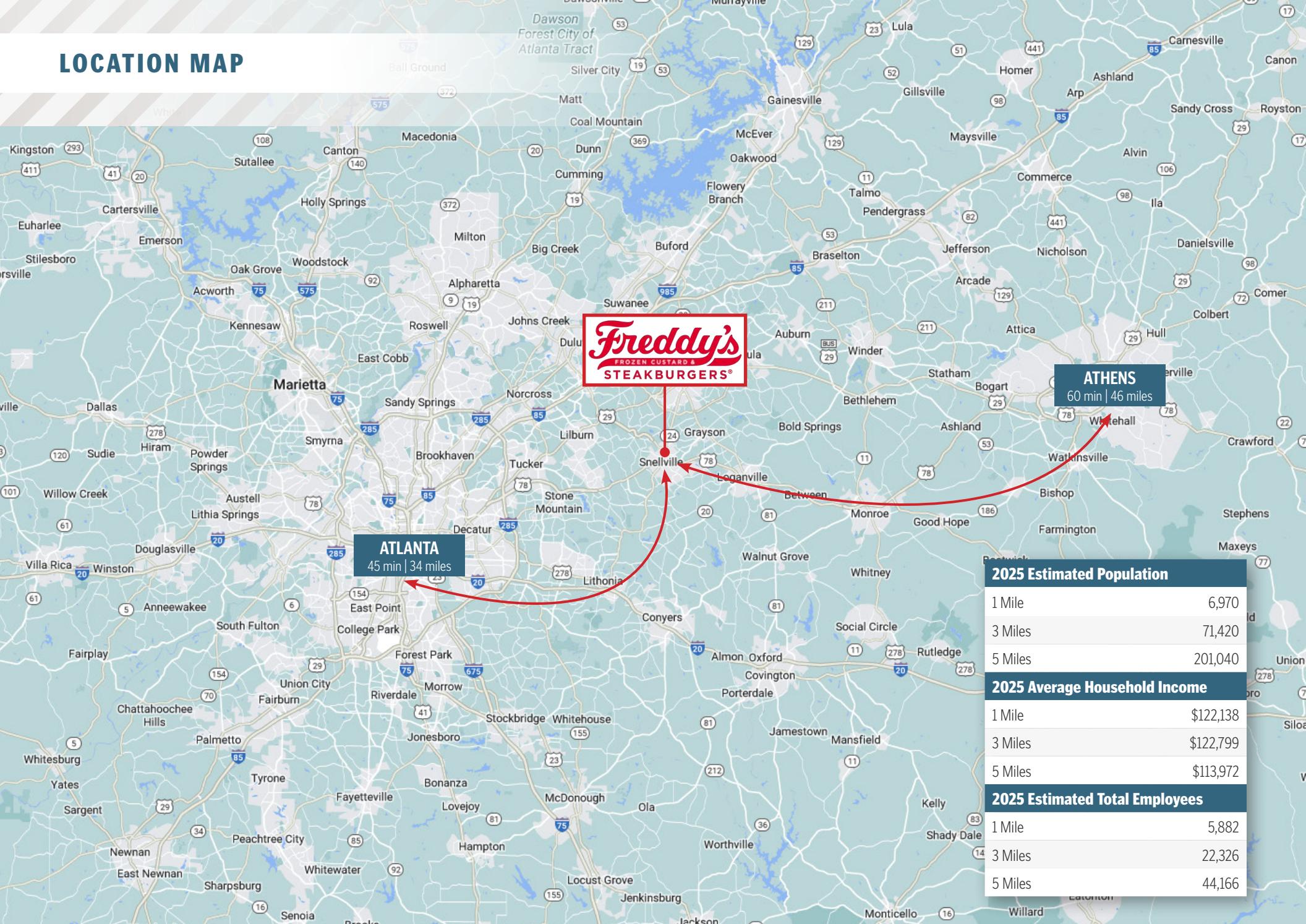
Year Built: 2016

ZONING



BG: General Business

LOCATION MAP











	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,970	71,420	201,040
2030 Projected Population	7,367	74,693	210,013
2025 Median Age	42.6	40.0	38.2
Households & Growth			
2025 Estimated Households	2,325	22,952	64,932
2030 Projected Households	2,454	24,148	68,260
Income			
2025 Estimated Average Household Income	\$122,138	\$122,799	\$113,972
2025 Estimated Median Household Income	\$102,496	\$102,869	\$96,236
Businesses & Employees			
2025 Estimated Total Businesses	455	2,433	5,240
2025 Estimated Total Employees	5,882	22,326	44,166



SNELLVILLE, GEORGIA

The City of Snellville is located 25 miles northeast of Atlanta at the crossroads of US 78 (Main Street) and SR 124 (Scenic Highway). It has evolved from a rural outpost and later a bedroom community to become a suburban city with a growing economy. The City of Snellville had a population of 22,336 as of July 1, 2024.

The city of Snellville, Georgia, was settled and has continued to grow around the confluence of two major federal and state transportation arteries. As a non-interstate transportation hub, the City has attracted a large amount of retail and commercial interest over the years with the I-24 Scenic Highway corridor. The 10.48-square-mile city continues to be oriented around the intersection of these two regional routes and is made up primarily of shopping plazas along major roads and quiet residential neighbourhoods with single-family homes.

The Scenic Highway North character area is the city's economic engine. Scenic Highway (SR 124) has one of the highest concentrations of retailers in the metro area, with shopping plazas leased primarily by national chain and big box retailers providing convenience goods for local shoppers. Specialty goods retailers, like furniture and beauty supply stores, attract regional shoppers from outside the Snellville area. More than 34 percent of people who work in Snellville work in the retail industry, and another 28 percent work in accommodation and food services.

Thousands of visitors are attracted daily to the shopping area and the city has also made great strides in other tourism and visitor related activities. The June - September Farmers' Market has been voted the best in the nation and operates every Saturday during the growing season. Snellville also have six major concerts/festivals throughout the year on the Towne Green which brings thousands of visitors to town.

BRAND PROFILE



FREDDY'S

freddys.com

Company Type: Private

Locations: 560+

Freddy's Frozen Custard & Steakburgers is a leading fast-casual franchise concept with more than 560 locations across 37 states nationwide. Founded in Wichita, Kansas, in 2002, the brand offers a unique combination of cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items along with freshly churned frozen custard treats. Known for operating the Freddy's Way, Guests experience genuine hospitality and food prepared fresh with premium ingredients. This signature approach has fueled Freddy's ongoing growth throughout the U.S. and garnered national recognition from industry-leading rankings, including being named No. 1 on Forbes Best Franchises to Buy and No. 59 on Entrepreneur's Franchise 500.





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