

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



18+ Years Remaining | Scheduled Rental Increases | Near Fayette Pavilion Shopping Center (1,063,000+ SF)



1150 Glynn Street N

**FAYETTEVILLE** GEORGIA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



### **MICHAEL BERK**

**Vice President  
National Net Lease**

michael.berk@srsre.com  
D: 770.402.3432  
3445 Peachtree Road NE, Suite 950  
Atlanta, GA 30326  
GA License No. 385824

### **GREG LABARRE**

**Vice President  
National Net Lease**

greg.labarre@srsre.com  
D: 619.489.9002 | M: 619.997.1242  
215 S Highway 101, Suite 200  
Solana Beach, CA 92075  
CA License No. 02069301

### **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739



NATIONAL NET LEASE

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



Banks Station  
Food Depot  
Staples  
SalonCentric

OLLIE'S  
GOOD BY THE CHIEF  
TRACTOR SUPPLY CO  
FAMILY DOLLAR

HappyNest  
enterprise  
WAFLE HOUSE  
NBS Braiding  
Nails Beauty Salon

Banks Crossing Shopping Center  
Kroger  
SALLY.  
JCPenney  
boost mobile  
planet fitness  
JJ  
PAPA MURPHY'S

IHOPE  
SONIC  
Krystal

MAIN STREET Auto  
CIRCLE K  
Applebee's  
Valvoline  
TACO BELL

KFC

POPEYES

DOLLAR GENERAL

BRANDON'S PACKAGE

DUNKIN'

TAKE 5

DISCOUNT TIRE

RaceTrac



GLYNN ST N 33,000 VPD

ALDI

MAVIS DISCOUNT TIRE

McALISTER'S DELI

LOWE'S

85





**McALISTER'S**  
• DELI •

GLYNN ST N 33,000 VPD



Fayette Pavilion

TARGET THE HOME DEPOT ROSS DRESS FOR LESS HIBBETT Publix Walmart Supercenter OLD NAVY five BELOW COSMO PROF at home PET SMART FedEx

goodwill Plain Foods OUTBACK STEAKHOUSE HARBOR FREIGHT TOOLS AutoZone

Office DEPOT OfficeMax verizon

Panera BREAD Starbucks



McALISTER'S DELI



Fayette Pavilion

TARGET THE HOME DEPOT ROSS DRESS FOR LESS Publix OLD NAVY  
HIBBETT BURLINGTON FIVE BELOW  
Marshall's DSW HOBBY LOBBY COSMO PROF  
ASHLEY DTLR FedEx PETSMART



NEW HOPE RD



GLYNN ST N 33,000 VPD



# OFFERING SUMMARY



Red Door Sandwich, LLC & Personal Guaranty

## OFFERING

<b>Pricing</b>	\$2,259,328
<b>Net Operating Income</b>	\$141,208
<b>Cap Rate</b>	6.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1150 Glynn Street N Fayetteville, Georgia 30214
<b>Rentable Area</b>	3,530 SF
<b>Land Area</b>	1.93 AC
<b>Year Built</b>	2021
<b>Tenant</b>	McAlister's Deli
<b>Guaranty</b>	Red Door Brands, LLC & Personal Guaranty
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	18+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	12/20/2024
<b>Lease Expiration</b>	12/21/2044
<b>ROFO/ROFR</b>	No



# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
McAlister's Deli	3,530	12/20/2024	12/21/2044	Current	-	\$11,767	\$141,208	3 (5-Year)
(Franchisee & Personal Guaranty)				12/20/2029	10%	\$12,944	\$155,329	10% Increase Beg. of Each Option
				12/20/2034	10%	\$14,238	\$170,862	
				12/20/2039	10%	\$15,662	\$187,948	

## 18+ Years Remaining | Scheduled Rental Increases | Options to Extend | Established Brand

- The tenant currently has 19+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% increases every 5 years during the initial term and options, growing NOI and hedging against inflation
- McAlister's Deli brand, headquartered in Atlanta GA, has approximately 550 restaurants in 29 states as of June 30, 2024

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 96,000 residents and 25,000 employees support the trade area
- Affluent average household income of \$104,195

## Growing Franchisee Operator

- Red Door Brands recently acquired a portfolio of Main Squeeze Juice Co. to add to their McAlister's Deli, Little Caesars, and Arby's operations
- Red Door Brands is committed to growing to 100 units by 2028
- Recently named Kayla Edidin as the Chief Operating Officer – formerly the Vice President of Franchise Development for Mike's Red Tacos

## Adjacent to Fayette Pavilion (1,063,000+ SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The site is in close proximity to Fayette Pavilion, a 1,063,000+ SF open-air shopping center, that is anchored by Target, Ross, Publix, Home Depot, Walmart Supercenter, Hobby Lobby, Old Navy, and more
- The subject property is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Kroger, Food Depot, Starbucks, Staples, Harbor Freight, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

## Along Glynn St N (33,000 VPD) | Excellent Visibility & Access

- The asset is along Glynn St N, a major retail road, that averages 33,000 VPD
- The asset has excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress



## MCALISTER'S DELI

**mcalistersdeli.com**

**Company Type:** Subsidiary

**Locations:** 550+

**Parent:** GoTo Foods

Founded in 1989, McAlister's Deli is a fast casual restaurant chain known for its genuine hospitality, sandwiches, spuds, soups, salads, desserts and McAlister's Famous Sweet Tea. In addition to dine-in and take-out service, McAlister's Deli also offers catering with a selection of sandwich trays, box lunches, desserts, a hot spud bar and more. With numerous industry accolades, the McAlister's Deli brand had approximately 550 restaurants in 29 states as of June 30, 2024. The company is headquartered in Atlanta, GA.

Source: [mcalistersdeli.com/news/](https://mcalistersdeli.com/news/)

# PROPERTY OVERVIEW



## LOCATION



Fayetteville, Georgia  
Fayette County  
Atlanta-Sandy Springs-Roswell MSA

## PARKING



There are approximately 51 parking spaces on the owned parcel.  
The parking ratio is approximately 14.44 stalls per 1,000 SF of leasable area.

## ACCESS



Glynn Street N/State Highway 85: 1 Access Point

## PARCEL



Parcel Number: 0538 123  
Acres: 1.93  
Square Feet: 84,071

## TRAFFIC COUNTS



Glynn Street N/State Highway 85: 33,000 VPD  
W. Fayetteville Road/State Highway 314: 22,400 VPD

## CONSTRUCTION



Year Built: 2021

## IMPROVEMENTS



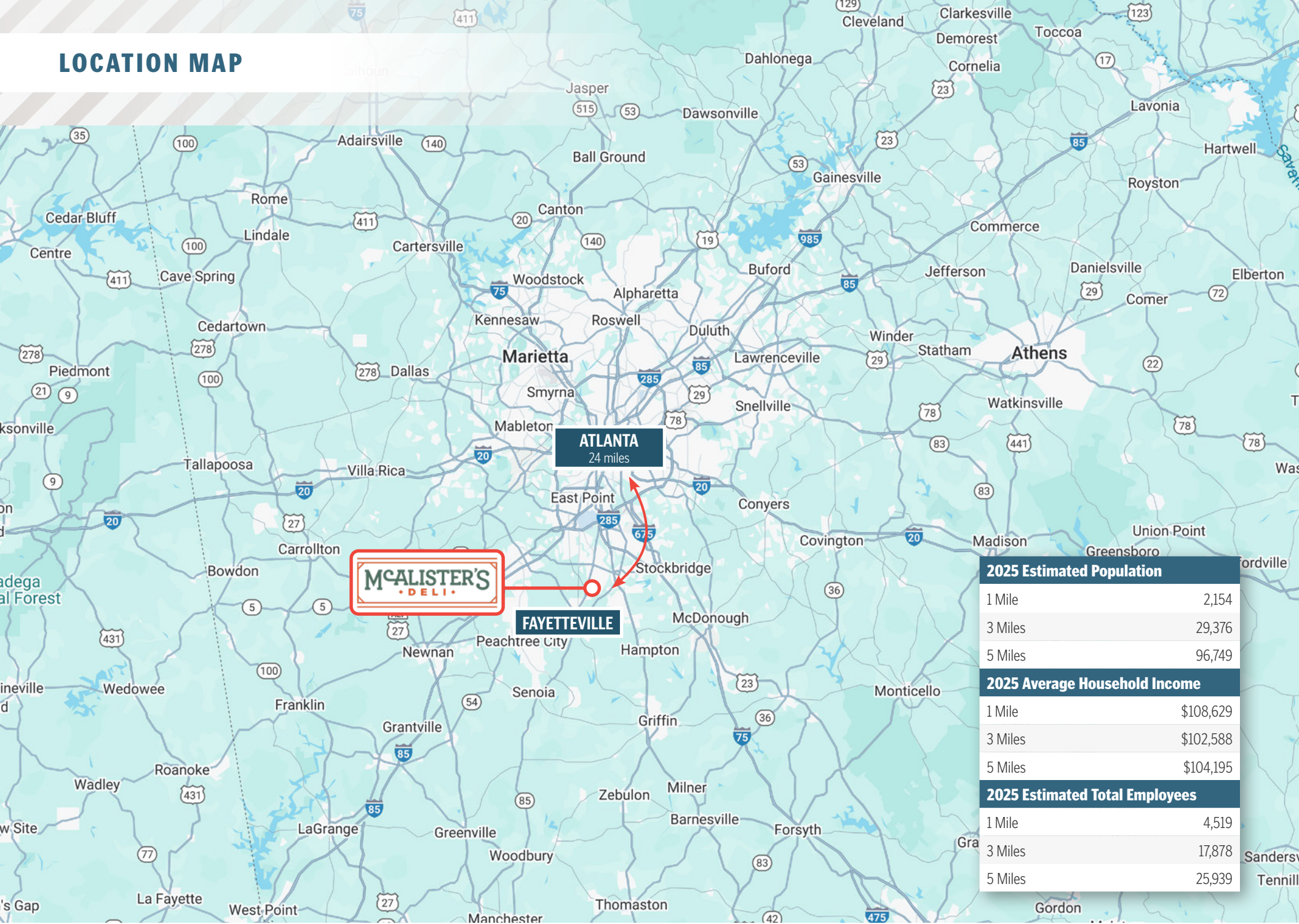
There is approximately 3,530 SF of existing building area

## ZONING



C-3, Highway Commercial

# LOCATION MAP



**ATLANTA**  
24 miles

**FAYETTEVILLE**

2025 Estimated Population	
1 Mile	2,154
3 Miles	29,376
5 Miles	96,749
2025 Average Household Income	
1 Mile	\$108,629
3 Miles	\$102,588
5 Miles	\$104,195
2025 Estimated Total Employees	
1 Mile	4,519
3 Miles	17,878
5 Miles	25,939



**McALISTER'S**  
DELI

GLYNNS ST N 33,000 VPD  
85

**LOWE'S**

MAVIS  
DISCOUNT  
TIRE

**ALDI**

NAVY  
FEDERAL  
Credit Union

**Piedmont**

**RaceTrac**

Original

**CHIPOTLE**  
MEXICAN GRILL

**AspenDental**

tropical **CAFE**  
SMOOTHIE

**Banks Crossing Shopping Center**

**Kroger**

planet  
fitness

**JOHN JONES**  
SANDWICHES

**JCPenney**

**boost**  
mobile

**TACO BELL**

UPTOWN CHEAPSKATE™

**PAPA MURPHY'S**  
HAND-ROLLED PIZZA

**American Deli**

**WING FACTORY**  
BY THE BOTTLE

**Jacky Crab**

**POPEYES**

Fayette Pavilion

314

22,400 VPD

85

PNC

McALISTER'S DELI

GET AIR TRAMPOLINE

Banks Crossing Shopping Center

SecurCare Self Storage

GLYNN STN

33,000 VPD

DOLLAR GENERAL

Banks Station Shopping Center

85

92

34,000 VPD





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	2,154	29,376	96,749
2030 Projected Population	2,218	30,461	99,549
2025 Median Age	45.8	43.8	40.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	738	11,147	34,697
2030 Projected Households	765	11,659	35,983
<b>Income</b>			
2025 Estimated Average Household Income	\$108,629	\$102,588	\$104,195
2025 Estimated Median Household Income	\$95,144	\$74,985	\$78,511
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	525	2,204	3,273
2025 Estimated Total Employees	4,519	17,878	25,939



## FAYETTEVILLE, GEORGIA

Fayetteville is a town in Fayette County, Georgia. The city is located approximately 21 miles south of Atlanta, the City of Fayetteville continues to benefit economically by being an integral part of Metropolitan Atlanta. The City of Fayetteville had a population of 20,950 as of July 1, 2025.

The City of Fayetteville has a wealth of natural, cultural, historical and commercial resources that provide an amenity for residents, a destination for tourists and an attractive location for commercial businesses. Fayetteville is known for its robust healthcare sector, with several major hospitals and medical centers serving as key employers in the city. Additionally, the city has a growing film and television production industry, thanks in part to the presence of Pinewood Atlanta Studios, which attracts various entertainment projects and professionals to the area. As the County seat for Fayette County, the downtown includes many other community and civic assets including city and county government buildings, public library, senior services, churches, restaurants, historical society and the historic Holiday-Dorsey-Fife Museum. Fayetteville began as a small agricultural town and works hard to retain its charm and sense of history and to manage growth in smart, innovative ways.

Fayetteville and nearby attractions are Holliday - Dorsey - Fife Museum, Panola Mountain State Park, North Fayette United Methodist Church, Zoo Atlanta, Georgia Aquarium, Six Flags Over Georgia. One can enjoy shopping at the Hudson Plaza Shopping Center, the Banks Crossing Shopping Center and Fayette Eightyfive Shopping Center.

Georgia Military College has a campus in Fayetteville. Higher educational facilities are provided by Clayton College and State University, Clark Atlanta University, Atlanta Technical College and other colleges and universities.



**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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