

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



17 Years Remaining | 2% Annual Bumps | 8 Miles From Downtown Atlanta | AHHI Exceeds \$125,597 Within 1-Mile Radius



3506 Memorial Drive

DECATUR GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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D&K SUIT CITY
boost mobile
BURGER KING
metro by T-Mobile
creality AUTO PARTS
SUBWAY

Walmart Supercenter

DEKALB SCHOOL OF THE ARTS

19,600 VEHICLES PER DAY

COLUMBIA DR.

NAPA



U-HAUL

TRUIST

NEIGHBORHOOD TIRE PROS

TACO BELL

WAFFLE HOUSE

Heron's Crossing

AutoZone

BUDDY'S HOME FURNISHINGS

ACE CASH EXPRESS



BURGER KING

FirstCash

BELVEDERE PLAZA

Kroger

HIBBETT SPORTS

planet fitness

city G.E.A.R.

DOLLAR TREE

Rainbow

WING-STOP

metro by T-Mobile

DEKRA

HOME GALLERY

POPEYES

Scottsdale Early Learning

MAX PHONE



MEMORIAL DR./STATE HIGHWAY 154

24,900 VEHICLES PER DAY

ZAXBY'S



BELVEDERE SOUTH SHOPPING CENTER



BELVEDERE PLAZA



WELLS FARGO COLUMBIA DR.

19,600
VEHICLES PER DAY

DUNKIN'

Checkers

POPEYES

24,900
VEHICLES PER DAY

MEMORIAL DR./STATE HIGHWAY 154

ZAXBY'S





OFFERING

Pricing	\$2,426,000
Net Operating Income	\$127,345
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	3506 Memorial Drive Decatur, Georgia 30032
Rentable Area	2,610 SF
Land Area	0.87 AC
Year Built / Remodeled	1985 / 2021
Tenant	Popeyes
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	17 Years
Increases	2% Annually Including Options
Options	4 (5-Year)
Rent Commencement	January 1993
Lease Expiration	December 31, 2041

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Popeyes	2,610	January 1993	December 2041	Dec-24	-	\$10,612	\$127,345	5.25%	4 (5-Year)
				Dec-25	2%	\$10,824	\$129,892	5.35%	
				Dec-26	2%	\$11,041	\$132,490	5.46%	
				Dec-27	2%	\$11,262	\$135,139	5.57%	
				Dec-28	2%	\$11,487	\$137,842	5.68%	
				Dec-29	2%	\$11,717	\$140,599	5.80%	
				Dec-30	2%	\$11,951	\$143,411	5.91%	
				Dec-31	2%	\$12,190	\$146,279	6.03%	
				Dec-32	2%	\$12,434	\$149,205	6.15%	
				Dec-33	2%	\$12,682	\$152,189	6.27%	
				Dec-34	2%	\$12,936	\$155,233	6.40%	
				Dec-35	2%	\$13,195	\$158,337	6.53%	
				Dec-36	2%	\$13,459	\$161,504	6.66%	
				Dec-37	2%	\$13,728	\$164,734	6.79%	
				Dec-38	2%	\$14,002	\$168,029	6.93%	
				Dec-39	2%	\$14,282	\$171,390	7.06%	
				Dec-40	2%	\$14,568	\$174,817	7.21%	
							Blended Cap Rate	6.18%	

2% Annual Increases During Options

INVESTMENT HIGHLIGHTS



17 Years Remaining | 30+ Year Operating History | Corporate Signed Lease | Options To Extend | 2% Annual Increases

- The tenant has operated at this location for 30+ years and has 17 years remaining on their current lease with 4 (5-year) options to extend
- The corporate signed lease features 2% annual rental increases throughout the initial term and during option periods, generating NOI and providing a hedge against inflation
- Popeyes is one of the world's largest chicken quick service restaurants with over 4,000 restaurants in the U.S. and around the world

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

Off Signalized, Hard Corner Intersection | Belvedere Plaza | Top-Performing Location via Placer.ai | Off I-20

- The asset is located off the signalized, hard corner intersection of Columbia Dr and Memorial Dr averaging a combined 44,500 VPD
- **This Popeyes location ranks in the 79th percentile (535 out of 2,550) of all nationwide locations according to Placer.ai**
- Directly across from Belvedere Plaza, a Kroger-anchored neighborhood center that ranks in the 85th percentile (1,625 out of 11,158) of all US neighborhood centers according to Placer.ai
- There are several surrounding retailers such as Walmart Supercenter, Kroger, Planet Fitness, ALDI, and more
- Less than 3 miles Southwest off I-20 (190,000 VPD), allowing users to benefit from on/off ramp access to the site and surrounding trade areas

Dense Demographics 5-Mile Trade Area | Downtown Atlanta

- More than 299,000 residents and 235,000 employees support the trade area
- \$125,597 average household income within a 1-mile radius



PROPERTY PHOTOS



GEORGIA STATE UNIVERSITY

8 MILES TO DOWNTOWN ATLANTA



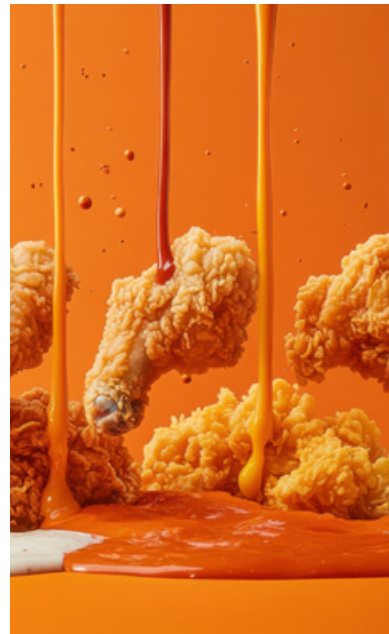
24,900
VEHICLES PER DAY

MEMORIAL DR./STATE HIGHWAY 154

POPEYES



BRAND PROFILE



POPEYES

popeyes.com

Company Type: Subsidiary

Locations: 4,000+

Parent: Restaurant Brands International

2023 Employees: 9,000

2023 Revenue: \$7.02 Billion

2023 Net Income: \$1.19 Billion

2023 Assets: \$23.39 Billion

2023 Equity: \$2.86 Billion

Credit Rating: S&P: BB

Founded in New Orleans in 1972, Popeyes® has over 50 years of history and culinary tradition. Popeyes® distinguishes itself with a unique New Orleans style menu featuring fried chicken, chicken tenders, fried shrimp, and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes® to become one of the world's largest chicken quick service restaurants with over 4,000 restaurants in the U.S. and around the world.

Source: news.popeyes.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Decatur, Georgia
DeKalb County
Atlanta MSA

ACCESS



Memorial Drive/State Highway 154: 2 Access Points

TRAFFIC COUNTS



Memorial Drive/State Highway 154 24,900 VPD
Columbia Drive: 19,600 VPD
The Perimeter/Interstate 285: 190,000 VPD

IMPROVEMENTS



There is approximately 2,610 SF of existing building area

PARKING



There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 15.32 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 15 200 01 002
Acres: 0.87
Square Feet: 37,897 SF

CONSTRUCTION



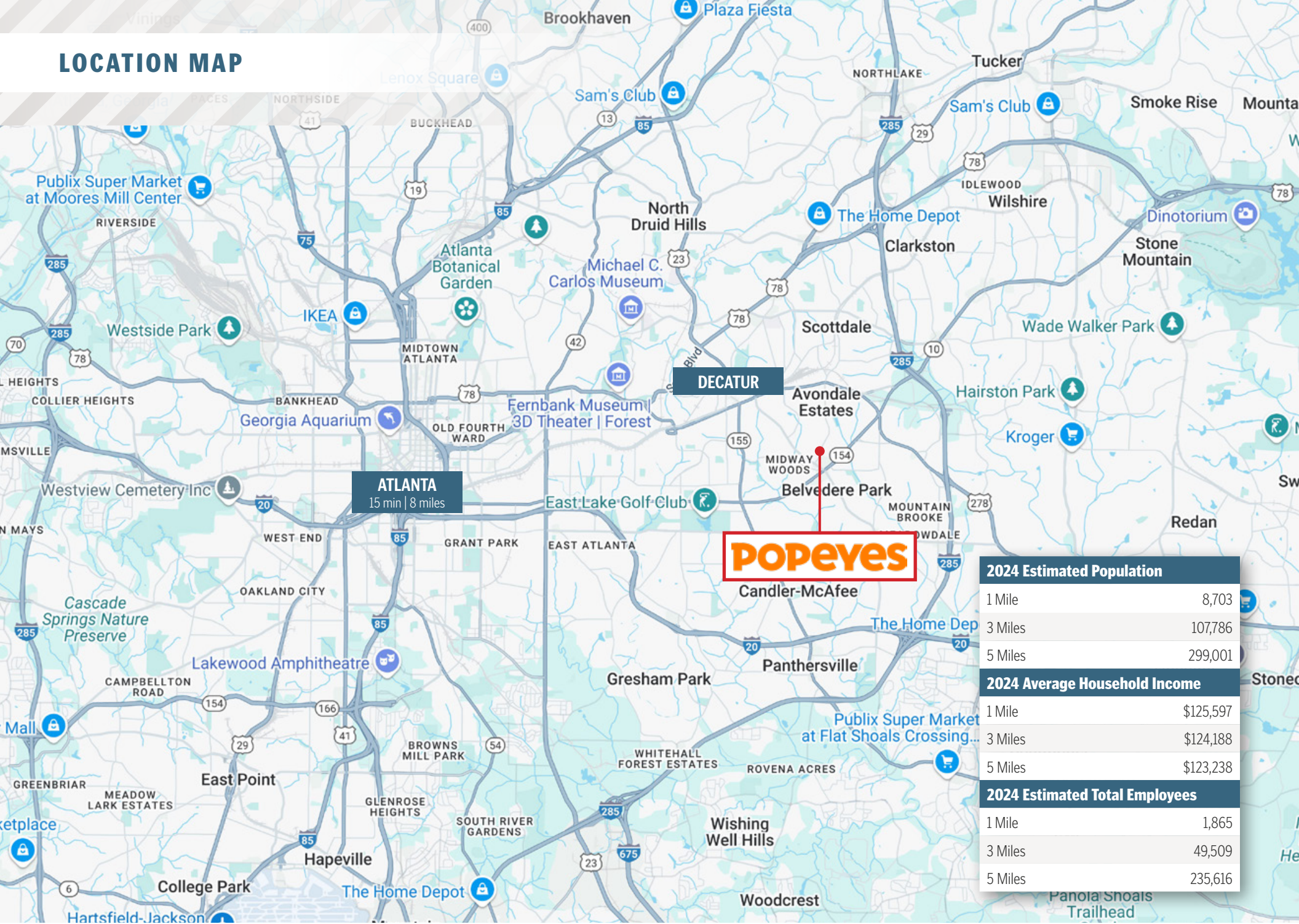
Year Built: 1985
Year Renovated: 2021

ZONING



Commercial

LOCATION MAP



ATLANTA
15 min | 8 miles

POPEYES
Candler-McAfee

2024 Estimated Population	
1 Mile	8,703
3 Miles	107,786
5 Miles	299,001
2024 Average Household Income	
1 Mile	\$125,597
3 Miles	\$124,188
5 Miles	\$123,238
2024 Estimated Total Employees	
1 Mile	1,865
3 Miles	49,509
5 Miles	235,616



24,900
VEHICLES PER DAY

19,600
VEHICLES PER DAY

DEKALB SCHOOL OF THE ARTS

Walmart
Supercenter

SHERWIN-WILLIAMS

PAPA JOHN'S
Allstate

NAPA

SHELL

U-HAUL

BUDDY'S
HOME FURNISHINGS

TRUIST

NEIGHBORHOOD
TIRE PROS

POPEYES

BURGER KING

TACO BELL
WAFFLE HOUSE

ALDI

ZAXBY'S

AutoZone

Heron's Crossing

WELLS FARGO

Food Truck

DOLLAR GENERAL
CSL Plasma
Domino's

COLUMBIA DR.

LIBERTY TAX

Kroger
HIBBETT SPORTS
DOLLAR TREE
metro by T-Mobile
planet fitness
Rainbow
DEKRA
city G.E.A.R.
WING STOP
HOME GALLERY

BELVEDERE PLAZA

BELVEDERE SOUTH SHOPPING CENTER







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	8,703	107,786	299,001
2029 Projected Population	8,604	110,498	301,120
2024 Median Age	41.3	39.5	37.1
Households & Growth			
2024 Estimated Households	3,903	44,831	121,170
2029 Projected Households	3,881	46,196	122,937
Income			
2024 Estimated Average Household Income	\$125,597	\$124,188	\$123,238
2024 Estimated Median Household Income	\$92,277	\$79,974	\$78,606
Businesses & Employees			
2024 Estimated Total Businesses	264	4,111	9,360
2024 Estimated Total Employees	1,865	49,509	235,616



DECATUR, GEORGIA

Decatur is a small city located in northeastern Georgia, just 8 miles northeast of Atlanta. Named after US naval hero Stephen Decatur, the city was founded in 1823 at the intersection of two Native American trails. Originally slated to be the southernmost terminus of the Western and Atlantic Railroad in the 1830s, the city objected, allowing nearby Atlanta to take that honor. While Atlanta eventually became one of America's largest and most important cities, Decatur retained its small town roots. With a land area of 4 square miles and its business district located near Atlanta neighborhoods, Decatur has succeeded in combining small town living with big city access. The City of Decatur had a population of 26,686 as of July 1, 2024.

The economy of Decatur, Georgia, is a vibrant mix of small businesses, professional services, education, healthcare, and cultural industries. Located just east of Atlanta, Decatur benefits from its proximity to a major metropolitan area while maintaining a distinct identity. Downtown Decatur is a hub for independent retailers, restaurants, and cafes. The area has cultivated a reputation for its unique boutiques, local breweries, and an active arts scene, which attract both residents and visitors. Healthcare is a significant sector, with hospitals and medical centers in and around Decatur contributing to employment and services. Education also plays a crucial role, with institutions like Agnes Scott College providing jobs and attracting students to the area. Decatur's economy benefits from its location within the Atlanta metropolitan area. Many residents commute to Atlanta for work, taking advantage of the MARTA transit system.

For a small city, Decatur has more than its share of culture. Popular recreational activities include rafting on the scenic Chattooga River, camping at Stone Mountain Park Campground and golfing on the area's many courses.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

POPEYES

LOUISIANA KITCHEN

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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