

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | New Remodel | Atlanta MSA | Pad to Walmart and Lowe's



1591 U.S. Highway 27

**CARROLLTON** GEORGIA

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

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# ACTUAL RENDERING



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,464,000
<b>Net Operating Income</b>	\$250,000
<b>Cap Rate</b>	5.60%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1591 U.S. Highway 27 Carrollton, Georgia 30117
<b>Rentable Area</b>	5,586 SF
<b>Land Area</b>	2.55 AC
<b>Year Built / Remodeled</b>	2007 / 2012 / 2024
<b>Tenant</b>	Buffalo Wild Wings
<b>Guaranty</b>	Patton Wings, Inc. (100+ Unit Franchisee)
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	Q1 2025
<b>Lease Expiration</b>	Q1 2040



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Buffalo Wild Wings	5,586	Q1 2025	Q1 2040	Year 1	-	\$20,833	\$250,000	3 (5-Year)
				Year 6	10%	\$22,917	\$275,000	
				Year 11	10%	\$25,208	\$302,500	

### Brand New 15-Year Lease | Brand New Remodel | 3 (5-Year) | 10% Rental Increases

- The tenant recently executed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- Brand-new remodel featuring high quality materials, distinct design elements, and high-level finishes
- The ground lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option, steadily growing NOI and hedging against inflation
- Buffalo Wild Wings has more than 1,269 restaurants in 10 countries
- Inspire Brands is a leading global owner, operator, and franchisor of a portfolio of restaurant brands that includes Arby's, Buffalo Wild Wings, and R Taco locations

### Absolute NNN | No Landlord Responsibilities | Fee Simple Ownership

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal management-free investment for a passive investor
- Investor benefits from fee simple ownership

### Fronting US Highway 27 | Carrollton Commons Outparcel | McIntosh Plaza | Central High School & University

- Buffalo Wild Wings is strategically fronting US Highway 27 averaging 33,500 vehicles passing by daily
- Outparcel to Carrollton Commons, anchored by Walmart Supercenter and Lowe's
  - **The Walmart Supercenter ranks in the top 18% of all nationwide locations according to Placer.ai**
- 1.5 miles from Carrollton Crossroads, a 297,000 SF shopping center with anchor tenants such as Staples, T.J. Maxx, Ross, Kroger, and more
- Subject property is positioned 1 mile South of McIntosh Plaza, a 251,000 SF Publix anchored shopping center
- Approximately half a mile from Central High School (1,131-students)
- 3 miles away from University of West Georgia (38,000-student)
- The asset has excellent street frontage and multiple points of access, providing ease and convenience for customers

### Demographics In 5-Mile Trade Area

- More than 41,000 residents and 27,000 employees support the trade area
- Features an average household income of \$92,281 within 1-mile radius



## BUFFALO WILD WINGS

[buffalowildwings.com](http://buffalowildwings.com)

**Company Type:** Subsidiary

**Locations:** 1,269+

**Parent:** Inspire Brands

Buffalo Wild Wings, founded in 1982, features a variety of boldly-flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The company's restaurants provide various food products, as well as non-alcoholic and alcoholic beverages. Globally, there are more than 1,269 restaurants in 10 countries. Inspire Brands is a leading global owner, operator, and franchisor of a portfolio of restaurant brands that includes Arby's, Buffalo Wild Wings, and R Taco locations. The company was founded in 2018 and is headquartered in Atlanta, GA.

Source: prnewswire.com, scrapehero.com

# PROPERTY OVERVIEW



## LOCATION



Carrollton, Georgia  
Carroll County  
Atlanta-Sandy Springs-Roswell MSA

## ACCESS



Springdale Road: 1 Access Point

## TRAFFIC COUNTS



Martha Berry Highway: 33,500 VPD  
State Highway 16 & 166: 18,000 VPD

## IMPROVEMENTS



There is approximately 5,586 SF of existing building area

## PARKING



There are approximately 126 parking spaces on the owned parcel.  
The parking ratio is approximately 22.55 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: C07-042-0215  
Acres: 2.55  
Square Feet: 111,078

## CONSTRUCTION



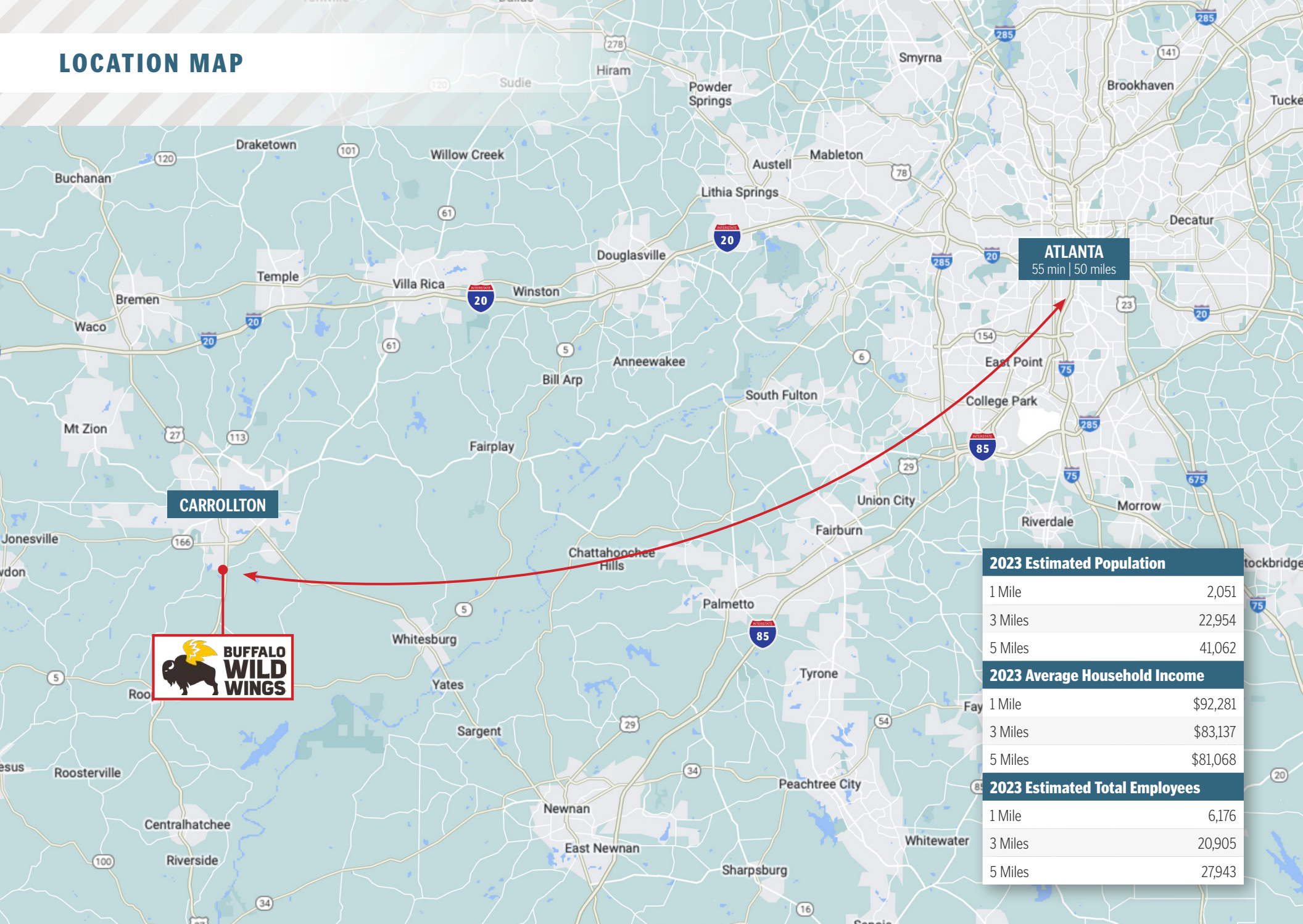
Year Built: 2007  
Year Renovated: 2012 / 2024

## ZONING



Commercial

# LOCATION MAP



**CARROLLTON**

**ATLANTA**  
55 min | 50 miles



**2023 Estimated Population**

1 Mile	2,051
3 Miles	22,954
5 Miles	41,062

**2023 Average Household Income**

1 Mile	\$92,281
3 Miles	\$83,137
5 Miles	\$81,068

**2023 Estimated Total Employees**

1 Mile	6,176
3 Miles	20,905
5 Miles	27,943





Holiday Inn Express  
AN IHG HOTEL

SUBWAY

33,500  
VEHICLES PER DAY

BUFFALO WILD WINGS

LOWE'S

IHOP

AT&T

verizon

metro  
by T-Mobile  
SMOOTHIE KING  
Jersey Mike's  
Johnny's Pizza

Ruby Tuesday

TACO BELL

CARROLLTON COMMONS

MARTHA BERRY HWY

MURPHY USA

Walmart  
Supercenter

BUBB FACTORY

MOE'S

DOLLAR TREE

bealls  
OUTLET

UNIVERSITY OF WEST GEORGIA  
38,000 ENROLLED STUDENTS

18,000  
VEHICLES PER DAY

33,500  
VEHICLES PER DAY

29,000  
VEHICLES PER DAY

12,800  
VEHICLES PER DAY

STATE HIGHWAY 16&166

STATE HIGHWAY 16&166

U.S. HIGHWAY 27 ALT.

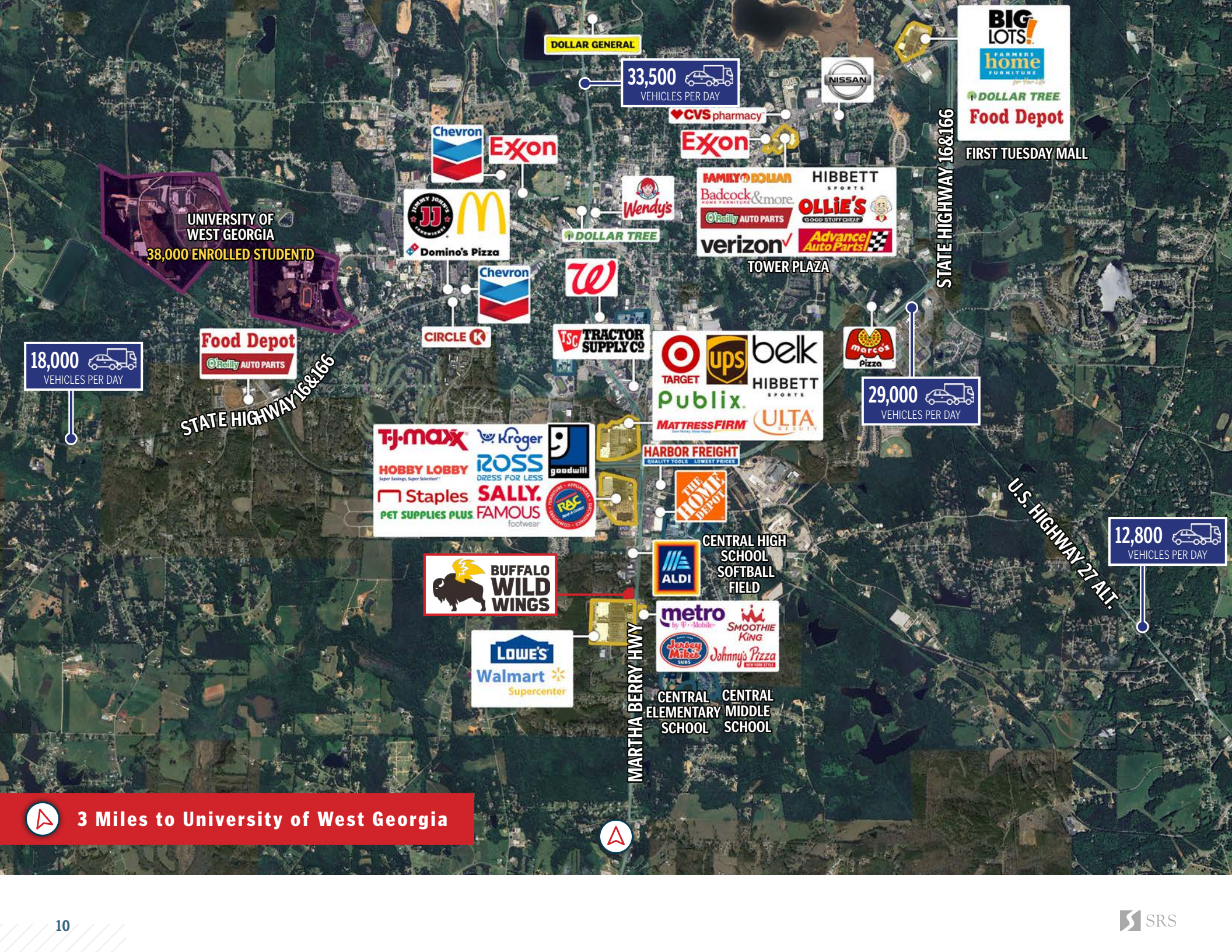
MARTHA BERRY HWY

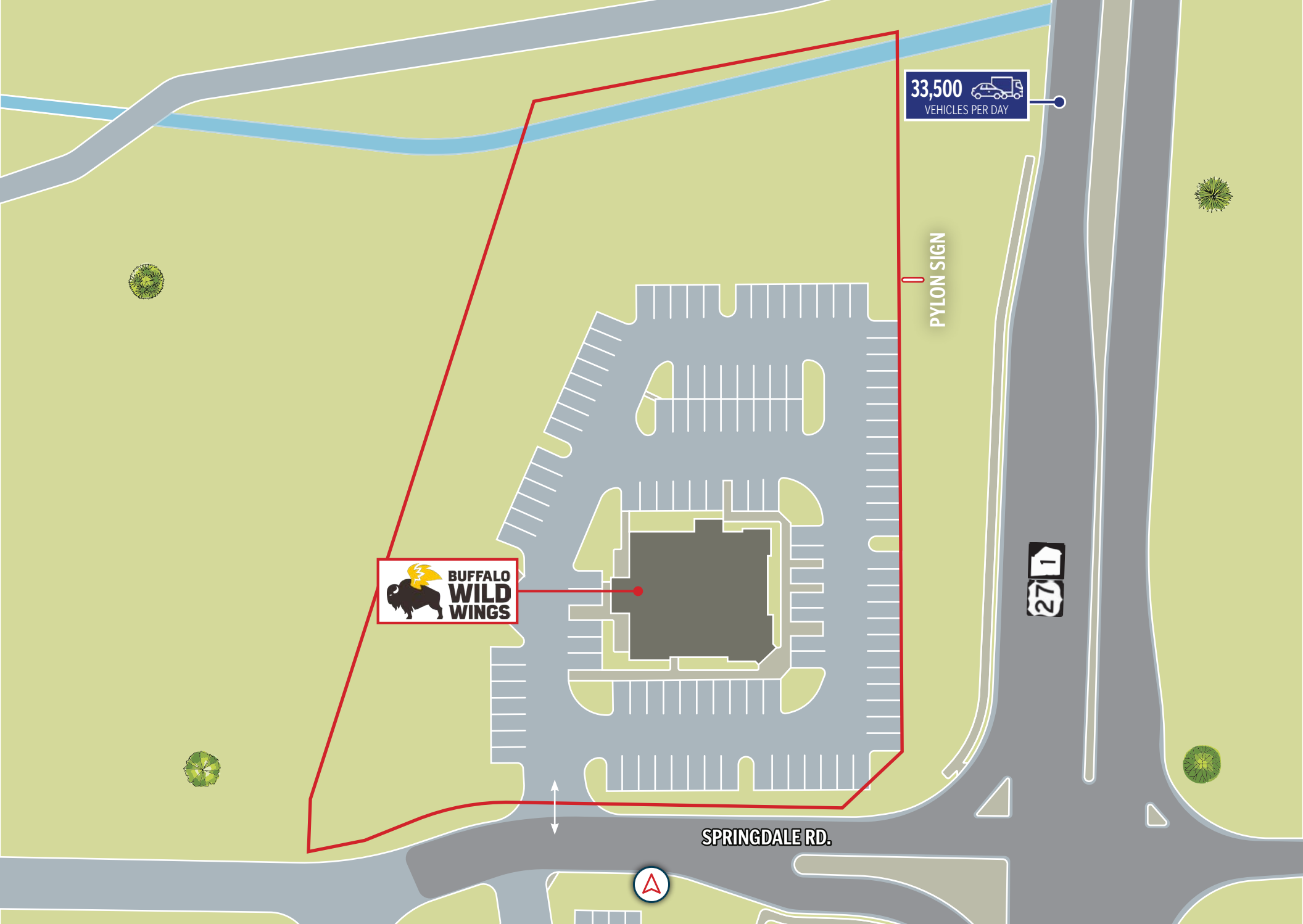
TOWER PLAZA

FIRST TUESDAY MALL

CENTRAL HIGH SCHOOL SOFTBALL FIELD  
CENTRAL ELEMENTARY SCHOOL  
CENTRAL MIDDLE SCHOOL

3 Miles to University of West Georgia







	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	2,051	22,954	41,062
2028 Projected Population	2,124	23,193	41,503
2023 Median Age	40.7	31.6	32.2
<b>Households &amp; Growth</b>			
2023 Estimated Households	805	7,922	14,897
2028 Projected Households	840	8,055	15,135
<b>Income</b>			
2023 Estimated Average Household Income	\$92,281	\$83,137	\$81,068
2023 Estimated Median Household Income	\$71,264	\$50,463	\$52,026
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	180	1,274	1,818
2023 Estimated Total Employees	6,176	20,905	27,943



## CARROLLTON, GEORGIA

Carrollton, Georgia is a town located in the North West region of Georgia, United States. It is located within the Atlanta Metropolitan Area, and it is about ten miles from the Alabama state line. The City of Carrollton had a population of 27,614 as of July 1, 2023. The city is rapidly growing as the University of West Georgia continues to expand.

The city's major employers presently include companies in the airline, construction, power distribution, poultry, software, home entertainment, and healthcare industries, among others. Carrollton also remains an important market town, with a wide variety of national retail chains and restaurants, serving Carroll County and the surrounding region.

For outdoor recreation, several parks are located in Carrollton such as Longview Park, Knox Park and Castle Playground. John Tanner State Park, which is 6 miles west of the city, has a lake with a beach and swimming area, walking or running track, and camp grounds. There is also the Green Belt that can be used for recreational purposes. The Carrollton Greenbelt is the largest paved loop in the state of Georgia. It is 18 miles long and is used for walking, bicycling, etc. The trail goes all around Carrollton and has "trailheads" at Laura's Park at Hays Mill, Old-Newnan Road, Lakeshore Park, and more. There is also East Carrollton Park which is located near Lake Carroll.

The State University of West Georgia and the West Central Technical College are located in Carrollton. Other nearby colleges includes the Southern Union State Community College, Life University, Southern Polytechnic State University, Chattahoochee Technical College, Kennesaw State University and Clarke Atlanta University. Atlanta International is the nearest major airport to the city.



## HOME TO CORPORATE HEADQUARTERS

Coca-Cola	Home Depot	UPS
Delta Airlines	AT&T	Newell Brands
NCR	Chik-fil-A	Equifax
Focus Brands	CNN	Georgia Pacific
Floor & Decor	Chik-fil-A	Equifax
Arby's	Krystal	Oxford Industries
Hooters	Mercedes-Benz	Norfolk Southern Railway




### Atlanta has become a major hub for film production

in recent years, with many film studios setting up shop in the city.

**10 OF THE TOP FILM STUDIOS IN ATLANTA**

Tyler Perry Studios | Pinewood Atlanta Studios | Blackhall Studios  
 EUE/Screen Gems Studios Atlanta | Eagle Rock Studios | Atlanta Filmworks Studios  
 Third Rail Studios | Moonshine Post-Production | Blue Marble Jubilee | Thrasher Studios




## HOME TO 6.14M+

8TH LARGEST METRO IN THE COUNTRY

APPROX 1% ANNUAL POPULATION GROWTH


2022 MEDIAN HOUSEHOLD INCOME

\$71,000




2022 MEDIAN ATLANTA MSA AGE

36




2022 MEDIAN HOME VALUE

\$395,000



MEAN TRAVEL TIME TO WORK


32 MINUTES






## COLLEGES & UNIVERSITIES








\$385B+ GDP

MSA:  
11TH LARGEST IN U.S.  
22ND LARGEST IN THE WORLD

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Ranked #1 In The World BUSIEST AIRPORT

110,000,000 PASSENGERS IN 2019

**Microsoft has been in Atlanta since 2007,** working with civic, nonprofit and academic organizations and institutions. The new 90-acre campus will house approximately 500K SF office space creating an active partner in the Atlanta community.

# PERCENT CHANGE IN STATE POPULATION

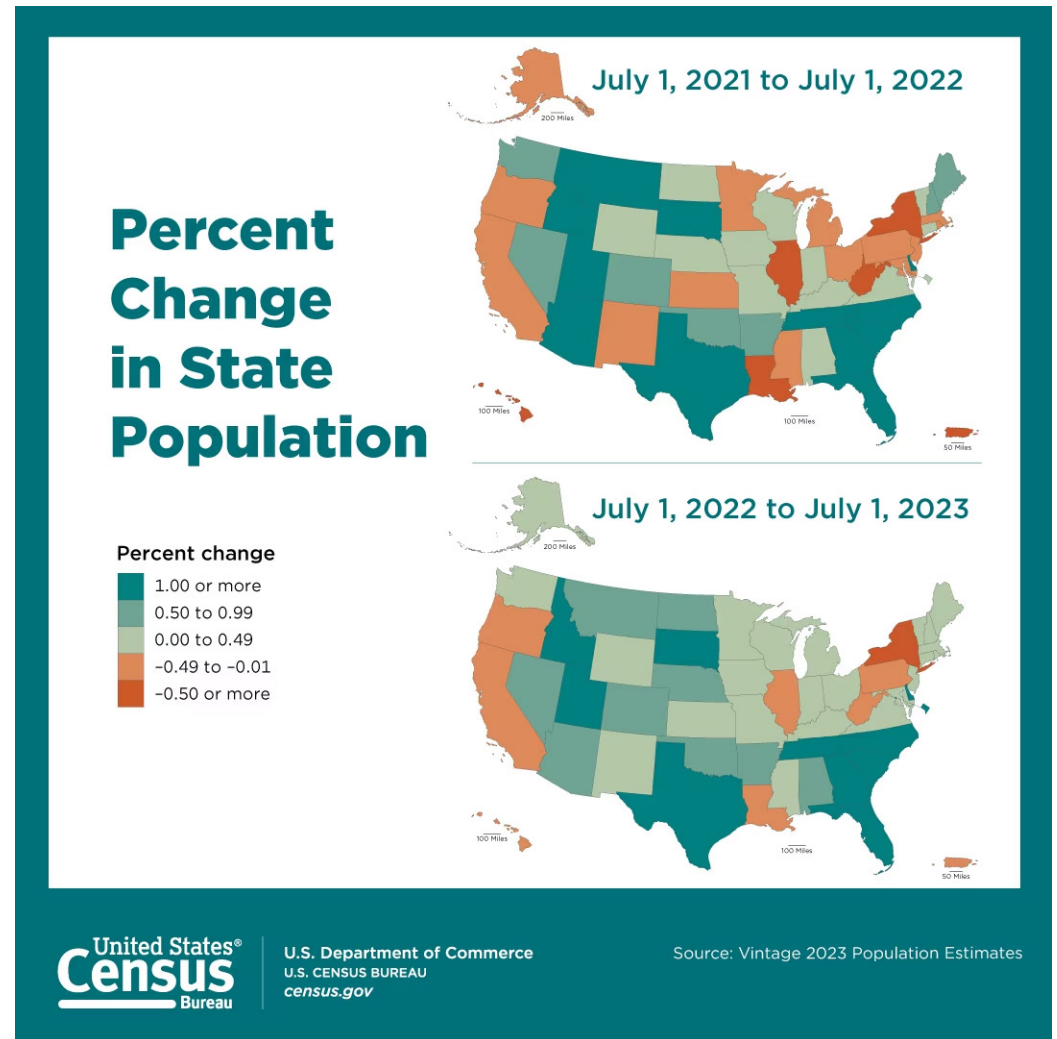


## Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

## Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau  
Read Full Article [HERE](#)  
Posted on December 18, 2023



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**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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