

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



18+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



5608 Wendy Bagwell Parkway

HIRAM GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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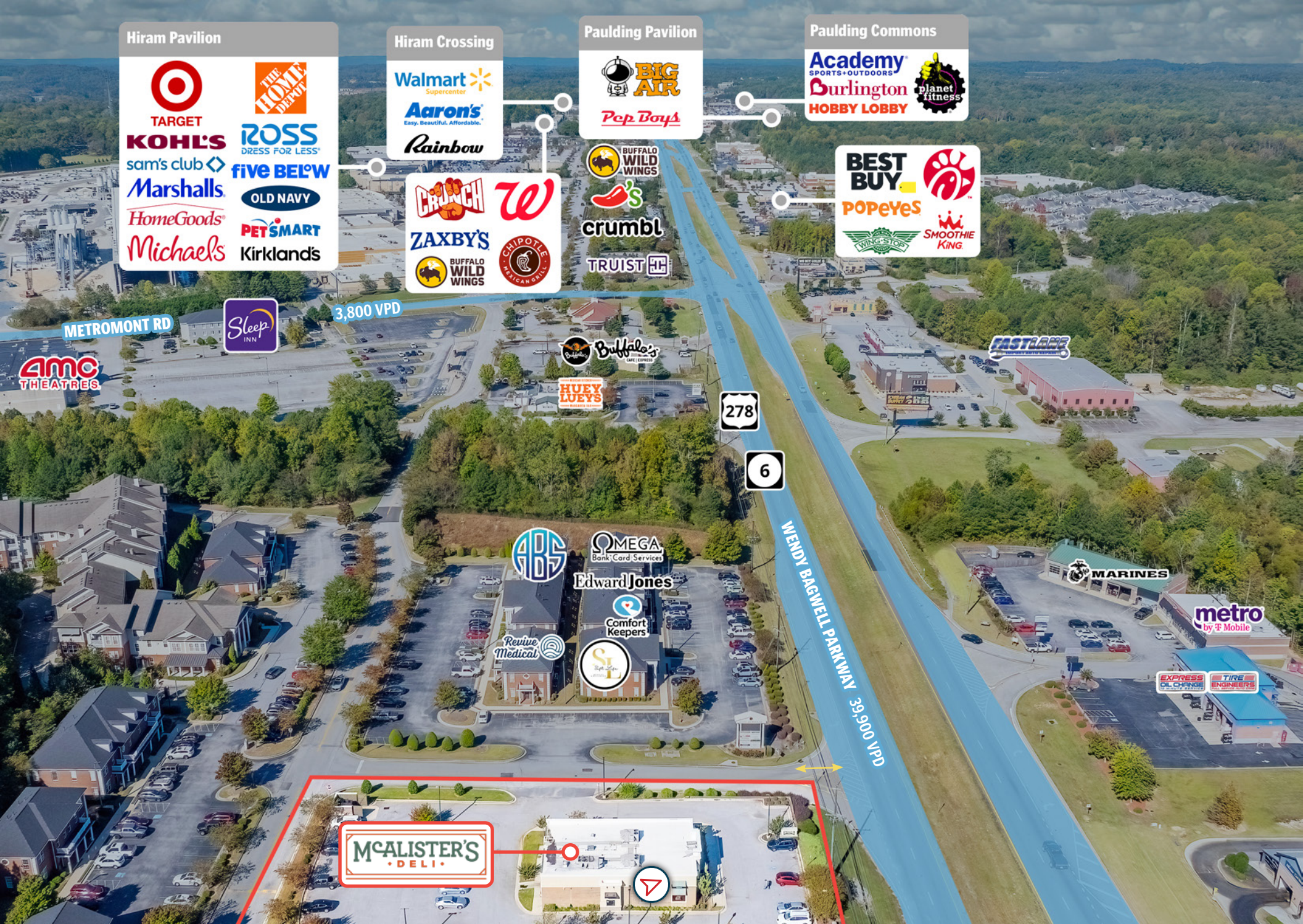
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NATIONAL NET LEASE

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



Hiram Pavilion

- Target
- Kohl's
- Sam's Club
- Marshall's
- HomeGoods
- Michaels
- The Home Depot
- Ross Dress for Less
- Five Below
- Old Navy
- PetSmart
- Kirkland's

Hiram Crossing

- Walmart Supercenter
- Aaron's
- Rainbow

Paulding Pavilion

- Big Air
- Pop Boys

Paulding Commons

- Academy Sports+Outdoors
- Burlington
- Hobby Lobby
- Planet Fitness

- Crunch
- Wendy's
- Zaxby's
- Buffalo Wild Wings
- Chipotle Mexican Grill

- Buffalo Wild Wings
- Chili's
- Crumbl
- Truist

- Best Buy
- Popeyes
- Wingstop
- Smoothie King

METROMONT RD

Sleep Inn

3,800 VPD

AMC THEATRES

Buffalo's Cafe Express
Huey Lueys

278

6

WENDY BAGWELL PARKWAY 39,900 VPD

ABS

OMEGA Bank Card Services

Edward Jones

Comfort Keepers

Revive Medical

St. Luke's

FAST LANE

MARINES

metro by T-Mobile

EXPRESS OIL CHANGE
TIRE ENGINEERS

McALISTER'S DELI



SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$3,062,800
Net Operating Income	\$191,425
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	5608 Wendy Bagwell Parkway Hiram, Georgia 30141
Rentable Area	3,726 SF
Land Area	1.47 AC
Year Built / Remodeled	2018
Tenant	McAlister's Deli
Guaranty	Red Door Brands, LLC & Personal Guaranty
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	18+ Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	12/20/2024
Lease Expiration	12/21/2044
ROFO/ROFR	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	3,726	12/20/2024	12/21/2044	Current	-	\$15,952	\$191,426	3 (5-Year)
(Franchisee & Personal Guaranty)				12/20/2029	10%	\$17,547	\$210,569	10% Increase Beg. of Each Option
				12/20/2034	10%	\$19,302	\$231,625	
				12/20/2039	10%	\$21,232	\$254,788	

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

- The tenant currently has 18+ 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 10-mile Trade Area

- More than 417,000 residents and 104,000 employees support the trade area
- Affluent average household income of \$122,625

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 Hiram Pavilion (362,000+ SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The subject property is located adjacent to Hiram Pavilion, a 362,000+ SF retail center, that is anchored by Target, Home Depot, Sam's Club, Kohl's, Ross, Old Navy, Michael's, and more
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Academy, Aldi, Hobby Lobby, Crunch Fitness, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Near Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of Bill Carruth Pkwy and Wendy Bagwell Pkwy which averages 47,300 VPD
- The asset has excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress

PROPERTY PHOTOS





MCALISTER 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



LOCATION



Hiram, Georgia
Paulding County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Wendy Bagwell Parkway/State Highway 6/U.S.
Highway 278: 1 Access Point

TRAFFIC COUNTS



Wendy Bagwell Parkway/State Highway 6/U.S.
Highway 278: 39,900 VPD
Bill Carruth Parkway: 7,400 VPD
Hiram Douglasville Highway/State Highway 92:
14,700 VPD

IMPROVEMENTS



There is approximately 3,726 SF of existing building
area

PARKING



There are approximately 72 parking spaces on the
owned parcel.
The parking ratio is approximately 19.32 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: 176.2.3.026.0000
Acres: 1.47
Square Feet: 64,033

CONSTRUCTION



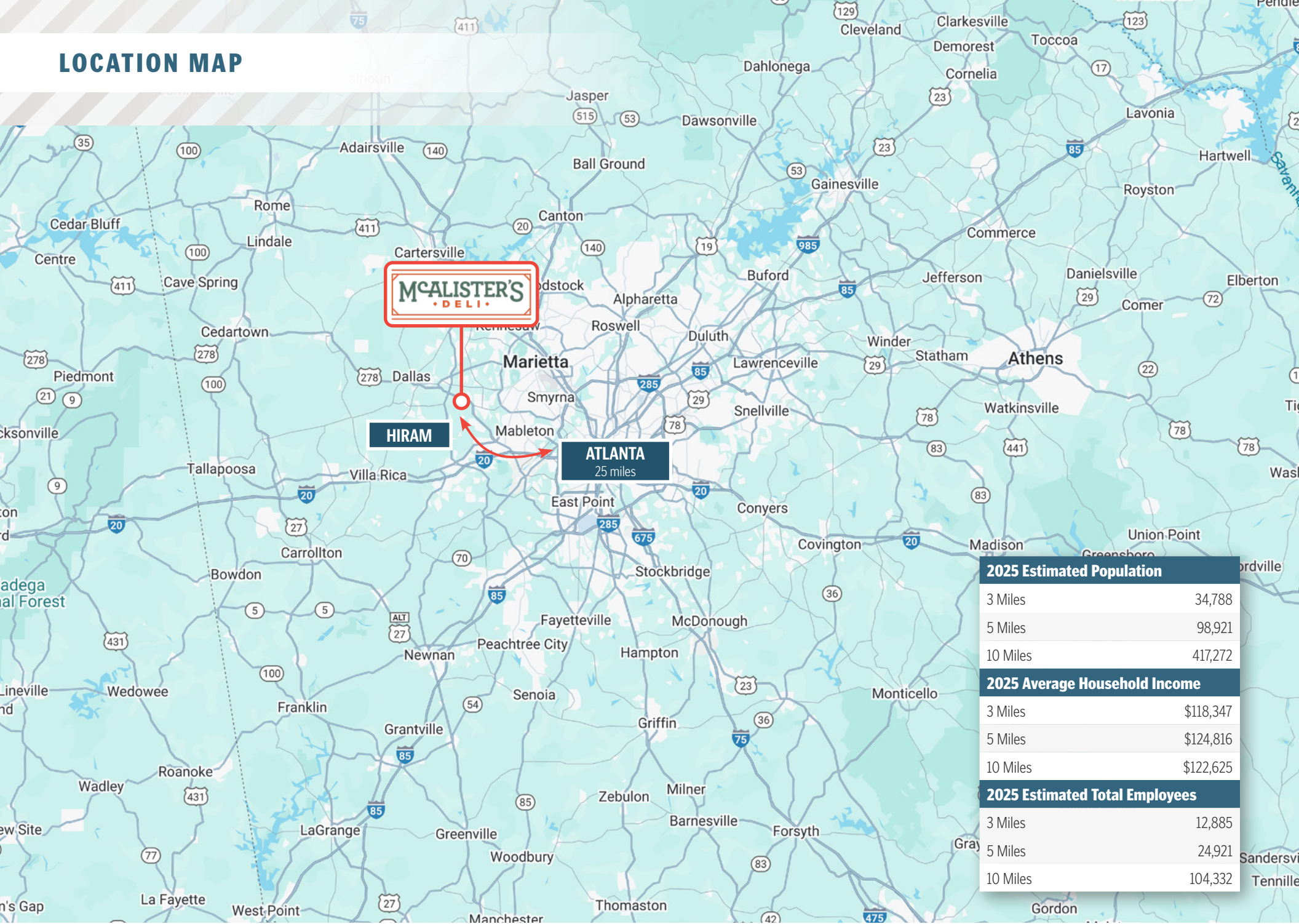
Year Built: 2018

ZONING

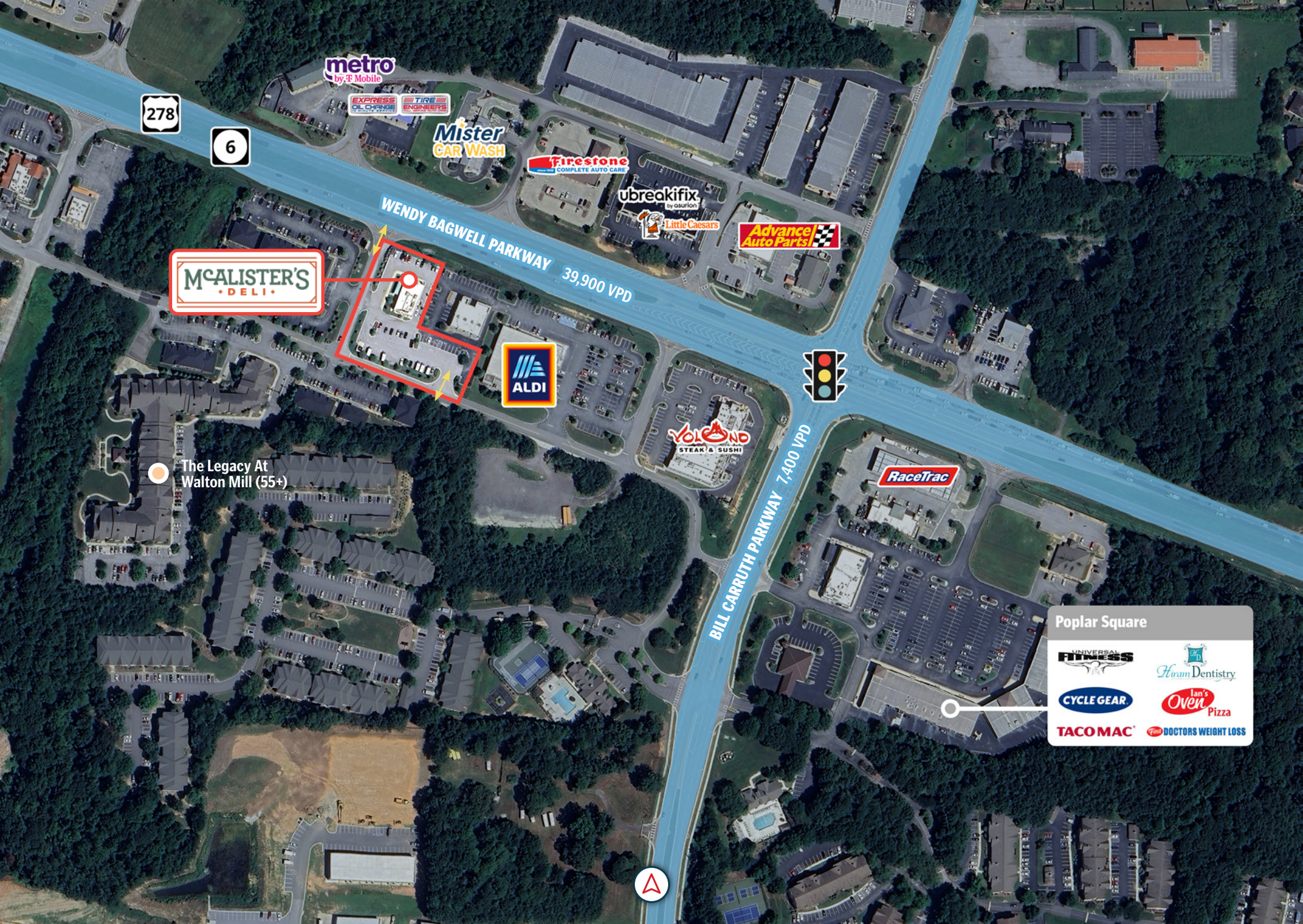


General Commercial

LOCATION MAP



2025 Estimated Population	
3 Miles	34,788
5 Miles	98,921
10 Miles	417,272
2025 Average Household Income	
3 Miles	\$118,347
5 Miles	\$124,816
10 Miles	\$122,625
2025 Estimated Total Employees	
3 Miles	12,885
5 Miles	24,921
10 Miles	104,332



McALISTER'S
• DELI •

ALDI

278

6

WENDY BAGWELL PARKWAY
39,900 VPD

BILL CARRUTH PARKWAY
7,400 VPD

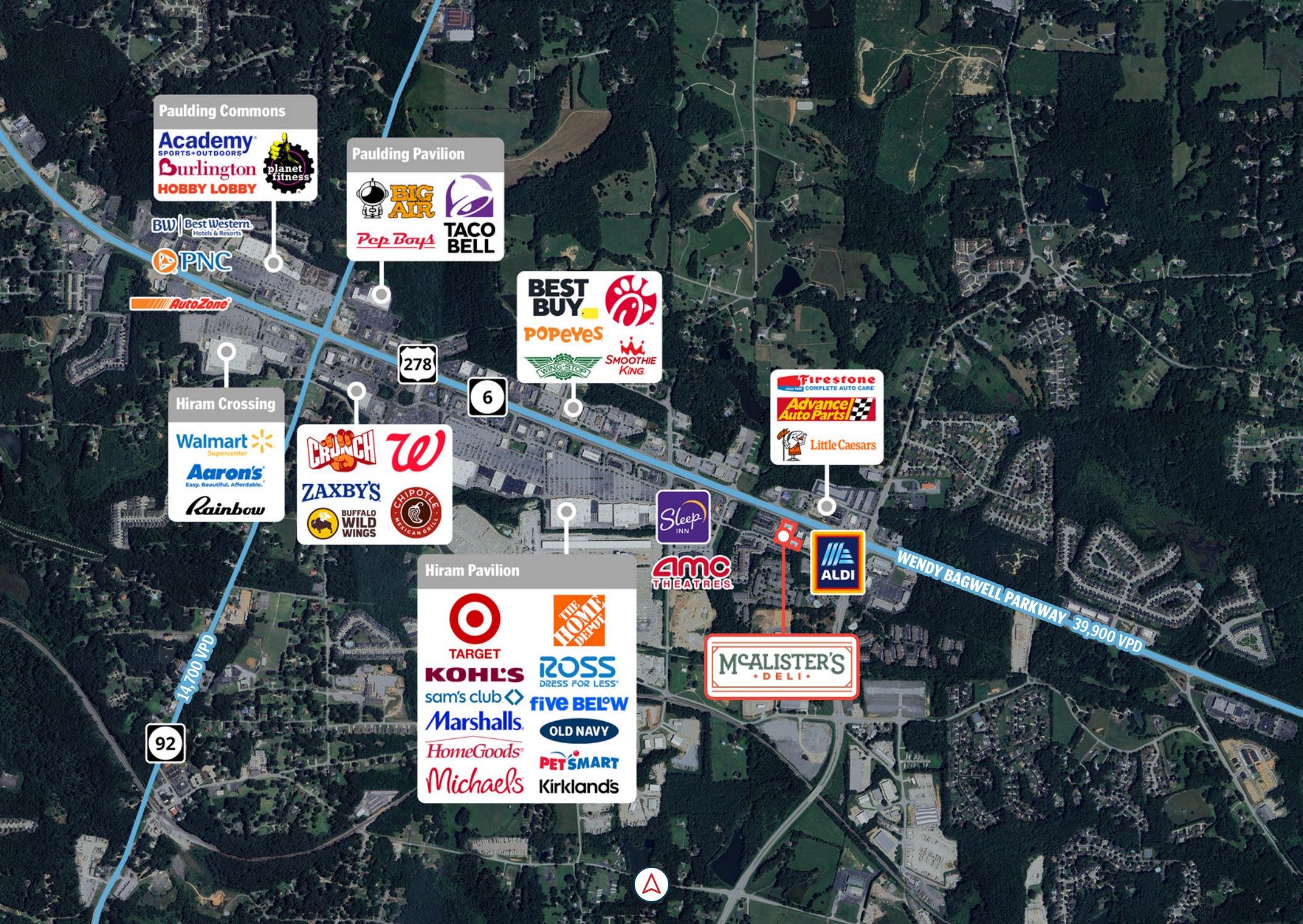


The Legacy At
Walton Mill (55+)

Poplar Square

- UNIVERSAL FITNESS
- HUMAN DENTISTRY
- CYCLE GEAR
- Ian's Oven Pizza
- TACOMAC
- THE DOCTORS WEIGHT LOSS





Paulding Commons

Academy
SPORTS+OUTDOORS

Burlington
HOBBY LOBBY

planet
fitness

Paulding Pavilion

BIG AIR

TACO BELL

Pep Boys

BW | Best Western
Hotels & Resorts

PNC

AutoZone

BEST BUY

POPEYES

WING-STOP

SMOOTHIE KING

Hiram Crossing

Walmart
Supercenter

Aaron's
Easy, Beautiful, Affordable.

Rainbow

CRUNCH

W

ZAXBY'S

BUFFALO WILD WINGS

CHIPOTLE
MEXICAN GRILL

Firestone
COMPLETE AUTO CARE

Advance
Auto Parts

Little Caesars

278

6

Sleep
INN

ALDI

WENDY BAGWELL PARKWAY 39,900 VPD

Hiram Pavilion

TARGET

THE HOME DEPOT

KOHL'S

sam's club

ROSS
DRESS FOR LESS

Marshall's

HomeGoods

Michaels

five BEL'W

OLD NAVY

PET SMART

Kirklands

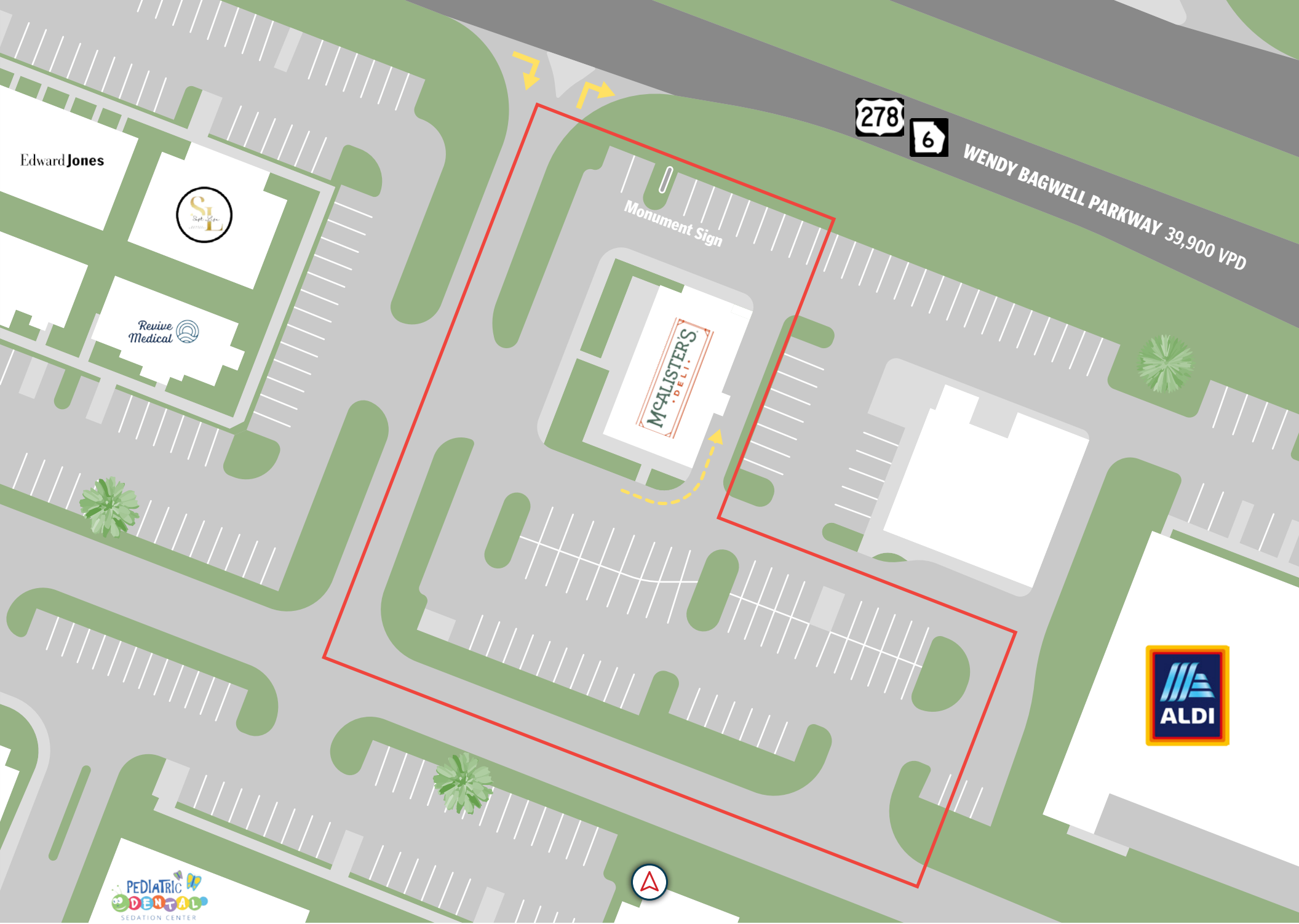
AMC
THEATRES

MCALISTER'S
DELI

92

14,700 VPD





Edward Jones



Revive Medical

Monument Sign

McALISTERS
DENTISTRY

278

6

WENDY BAGWELL PARKWAY 39,900 VPD



PEDIATRIC
DENTAL
SEDATION CENTER



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	517	9,832	15,584
2030 Projected Population	577	11,496	18,216
2025 Median Age	41.3	41.2	41.0
Households & Growth			
2025 Estimated Households	190	3,734	6,086
2030 Projected Households	214	4,388	7,161
Income			
2025 Estimated Average Household Income	\$79,453	\$118,347	\$124,816
2025 Estimated Median Household Income	\$57,571	\$83,078	\$87,992
Businesses & Employees			
2025 Estimated Total Businesses	43	287	388
2025 Estimated Total Employees	219	1,712	2,292



HIRAM, GEORGIA

Hiram is a vibrant and growing city located in Paulding County, Georgia, approximately 25 miles northwest of downtown Atlanta. Originally a small railroad town, Hiram has transformed into a thriving suburban community known for its balance of small-town charm and modern conveniences. With its strategic location along U.S. Highway 278 and proximity to major highways, Hiram offers residents an easy commute to the Atlanta metropolitan area while maintaining a relaxed and family-friendly environment. The City of Hiram had a population of 5,507 as of July 1, 2024.

Hiram's economy is driven by retail, healthcare, logistics, and small business services. The city has become a regional commercial hub for Paulding County, featuring major shopping centers such as the Hiram Pavilion and Creekside Crossing, which attract both local and neighboring county visitors. The Paulding County Airport, located nearby, also supports light industrial and aviation-related businesses. Many residents commute to Atlanta and surrounding suburbs for employment in education, technology, and professional services. Continued residential and commercial development has made Hiram one of the fastest-growing areas in western metro Atlanta.

Hiram offers a variety of recreational and cultural attractions. The Silver Comet Trail, a 61-mile scenic biking and walking trail, passes directly through the city and is a major draw for outdoor enthusiasts. Ben Hill Strickland Sr. Memorial Park and Hiram Ruritan Park provide open spaces for sports, events, and family gatherings. Residents enjoy easy access to nearby destinations such as Downtown Dallas (GA), Kennesaw Mountain National Battlefield Park, and shopping and dining in West Cobb. Annual community events and farmers markets contribute to Hiram's welcoming, small-town appeal.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

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

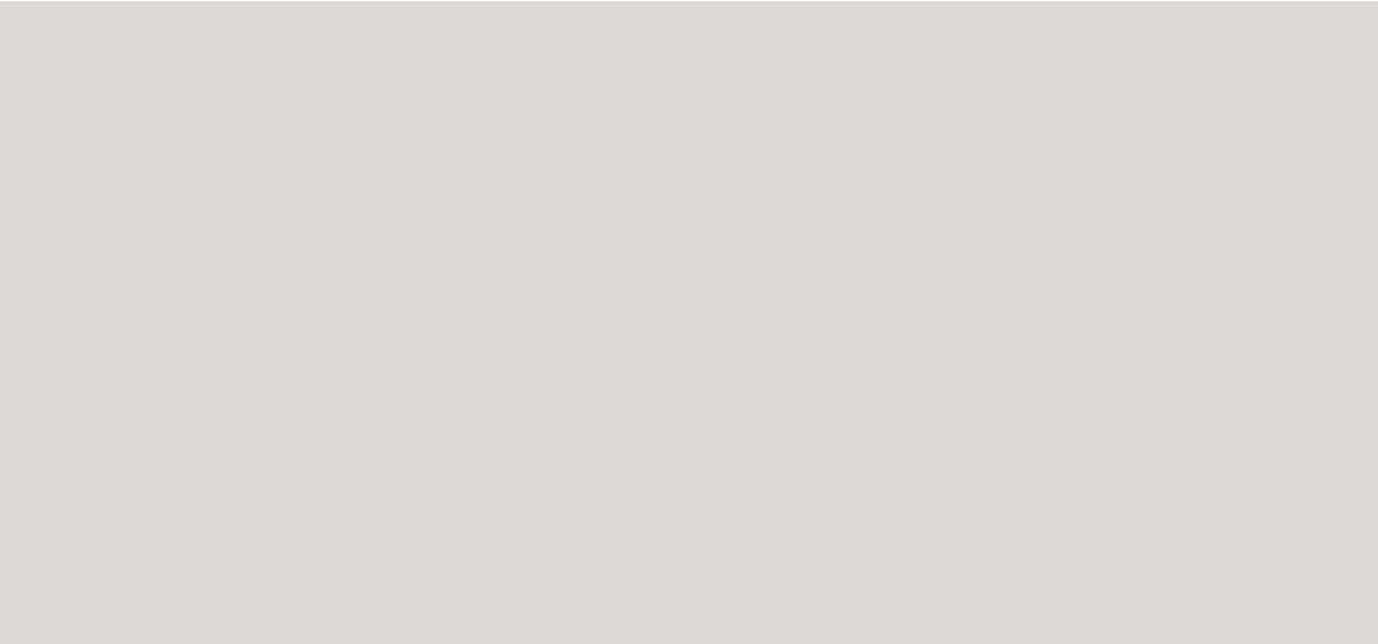
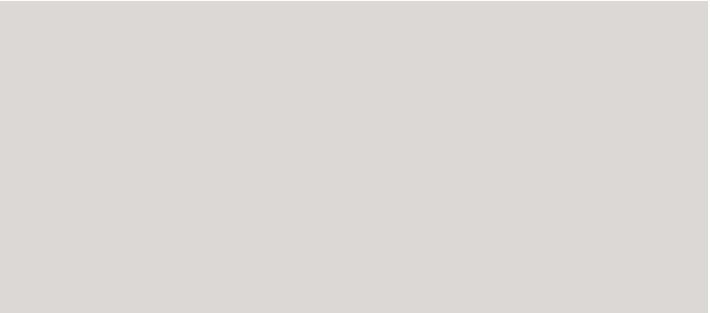
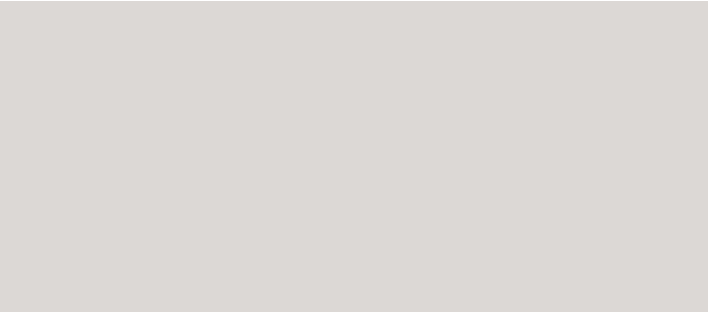
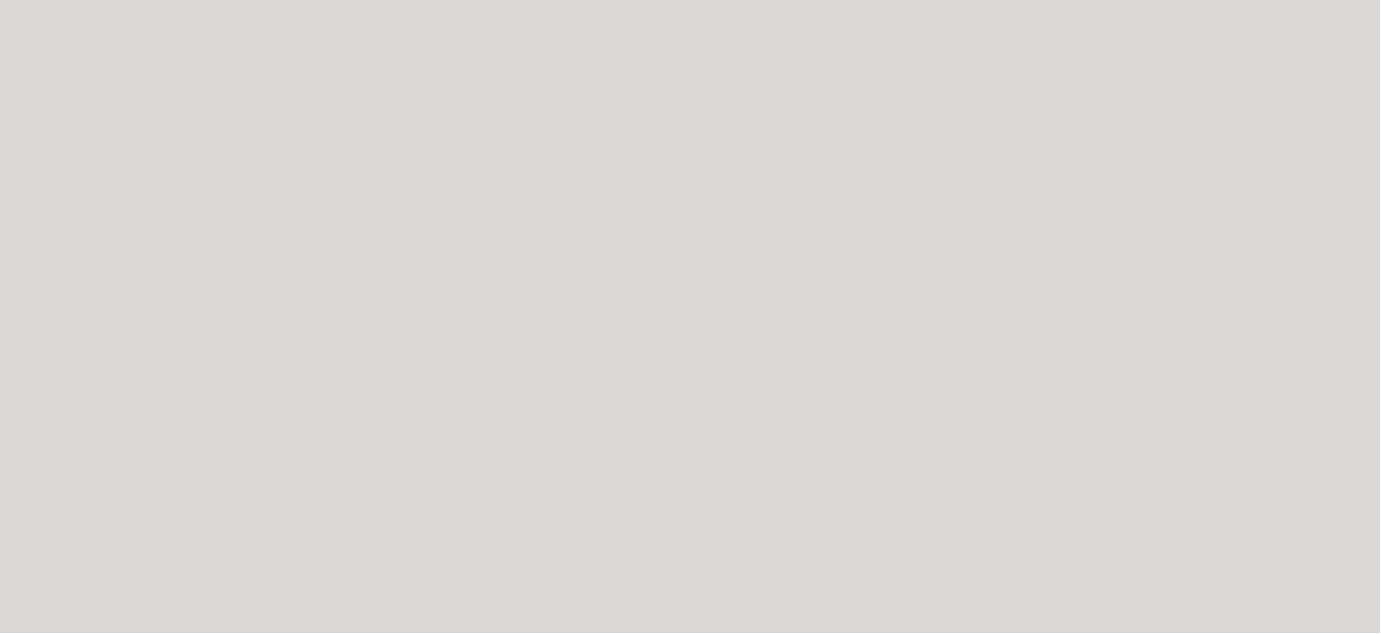


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SRSRE.COM/CapitalMarkets

PROPERTY PHOTOS



Introducing Coastline Restaurant Group

Posted May 14, 2021

After opening Harvest Tide Steakhouse in Lewes, DE in 2018, Zoca Modern Mexican Restaurant in Bethany, DE in 2019, and Coastline Craft Kitchen Food Truck in 2020, creating a company group name seemed to be the best next step.

Coastline Restaurant Group was created and is now gearing up to expand once again. They are broadening their culinary footprint with two new locations in 2021. This expansion will see the opening of Harvest Tide Steakhouse in Bethany Beach, Delaware in the spring of 2021. The third location of Harvest Tide Steakhouse will be opening on Capitol Hill in Washington, DC in the summer of 2021.

Executive Chef and owner Danio Somoza has created his menus with the focus on providing an elevated dining experience for every guest. The menus specialize in freshly sourced seafood, local produce and the finest hand selected USDA prime beef which is then aged to tender perfection for 21 days in our humidity-controlled meat locker.

Chef Danio was born in El Salvador and began his culinary career at the age of 19. He is self-taught and driven by natural instinct. Chef Somoza has a fearless drive to grow his businesses and shares his dream with his growing teams.

Zoca, Somoza's signature restaurant has brought Bethany Beach, DE an elevated version of Modern Mexican cuisine. In addition to Mexican staples such as tacos and burritos, Chef Somoza has expanded the menu to include dishes such as Pescado Red Snapper and Mexican Paella.

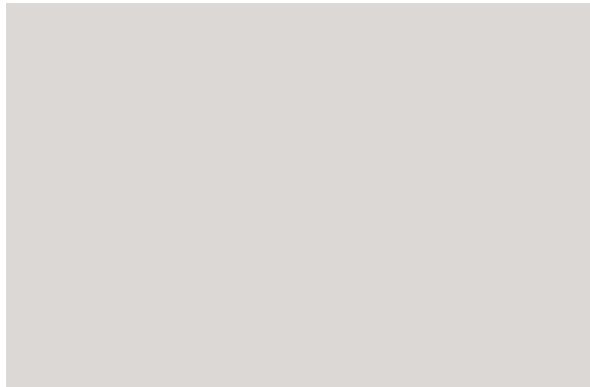
Director of Operations and Partner Donna Serafini joined the team in 2020. She brings a long history of restaurant experiences from developing operational strategies and procedures, as well as conceptual designs. She shares the desire to create consistent exceptional service that exceeds every guest expectation. Donna has developed the beverage programs for each of the current concepts. Your palate

will be intrigued by the use of fresh seasonal fruits, herbs and purees that complement Somoza's menu options.

Director of Events and Catering Juli Mills will assist every client in planning their special occasion. From lavish wedding celebrations, corporate company conference meetings, rehearsal dinners, or catered beach parties...every detail will be attended to. We have several location options to choose from. Our newly designed banquet room on the third floor in downtown Bethany Beach, DE has veranda views of the ocean and iconic totem pole. With smaller conference spaces available, any size group is welcome. There will also be multiple venue options in our Capitol Hill, DC location. Juli will offer her many years of experience to allow you to enjoy your event with ease.

Harvest Tide on The Hill will open on at 212 7th Street SW Capitol Hill in Washington, DC in the summer of 2021. The location has a long history and we are excited to be a part of it. Two floors and multiple rooms, this space has so many beautiful opportunities to continue making history. Stay tuned for more details as they become available.

Source: PR Newswire
Read Full Article [HERE](#)



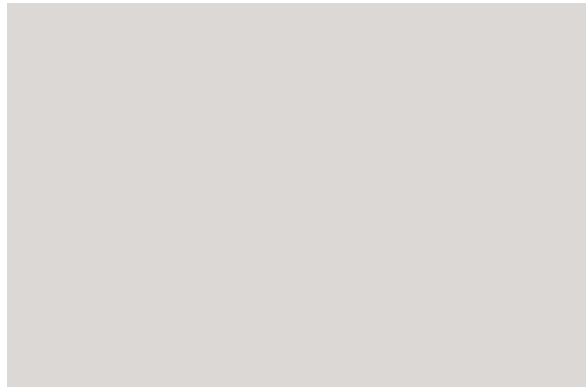
ZOCA Mexican Restaurant Opened Today at 319 Pennsylvania Avenue, SE

by Larry Janezich | Posted May 3, 2022

ZOCA opened today with no notice zero fanfare on Pennsylvania Avenue, SE, just in time for Cinco de Mayo. Owner Chef Danio Somoza promises carefully crafted dishes with the fresh ingredients and a creative twist to truly authentic Mexican cuisine.

Somoza owns not only another Zoca in Bethany Beach, but also Harvest Tide across from Eastern Market and another Harvest Tide in Lewes, Delaware.

Source: Capitol Hill Corner
Read Full Article [HERE](#)



“ZOCA Modern Mexican Cuisine In Capitol Hill Is officially opening on 5 DE MAYO!”

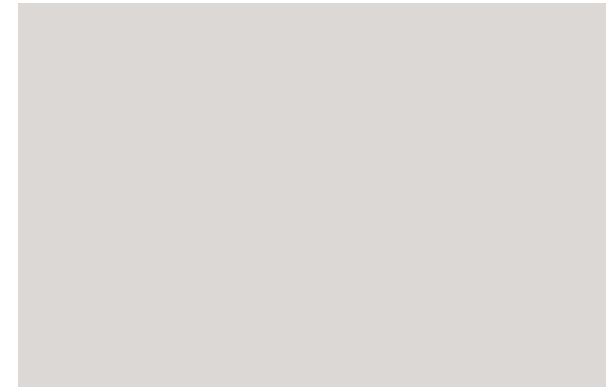
by Prince Of Petworth | Posted May 4, 2022

“We are excited to bring our family-friendly, modern Mexican cuisine to the hill with margaritas and Mexican food that is to die for.” Danio Somoza – Chef.

But that is not all; we have another surprise coming soon to ZOCA for our guests.

We are excited to announce “Crush by ZOCA,” where we will feature craft cocktails, an after-dinner lounge, occasional live music, and a relaxing and unwinding atmosphere in a speakeasy-style with limited access.

Source: PoPville
Read Full Article [HERE](#)



Bethany Beach’s Modern Mexican Restaurant Zoca is En Route to Capitol Hill

by Tierney Plumb | Nov 12, 2021

The Delaware hospitality group behind Barracks Row’s new Harvest Tide Steakhouse will also import its sibling Mexican restaurant and tequila bar to the same Capitol Hill neighborhood. Zoca’s first foray outside of Bethany Beach, Delaware, expects to open in January in the historic building formerly occupied by cocktail bar Stanton & Greene (319 Pennsylvania Avenue SE). The menu at D.C.’s Zoca will resemble the 2-year-old original, which serves surfside tacos, tequila flights, sizzling fajitas, and cheesy chimichangas from chef and El Salvadoran immigrant Danio Somoza.

Source: Eater Washington DC
Read Full Article [HERE](#)