

# INVESTMENT OFFERING



**SMALLS SLIDERS**  
2355 Windy Hill Rd SE  
Marietta (Atlanta), GA 30067

**NEW 15-YEAR ABSOLUTE NNN LEASE**



ACTUAL SITE

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The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,888,815
DOWN PAYMENT	100% / \$2,888,815
RENTABLE SQUARE FEET	800 SF
CAP RATE	6.75%
YEAR BUILT	2026
LOT SIZE	28,314 +/- SF
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Smalls Sliders
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	04/14/2026
LEASE EXPIRATION DATE	04/13/2041
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	Four (4) 5-Year Options
RIGHT OF FIRST REFUSAL	No

## NEW 15-YEAR ABSOLUTE NNN LEASE



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$194,995.00	\$16,249.58
Years 6-10	\$214,494.50	\$17,874.54
Years 11-15	\$235,943.95	\$19,661.99
Years 16-20 (Option 1)	\$259,538.35	\$21,628.20
Years 21-25 (Option 2)	\$285,492.19	\$23,791.02
Years 26-30 (Option 3)	\$314,041.41	\$26,170.12
Years 31-35 (Option 4)	\$345,445.55	\$28,787.13
<b>BASE RENT</b>		\$194,995.00
<b>NET OPERATING INCOME</b>		\$194,995.00
<b>TOTAL RETURN YR-1</b>	6.75%	\$194,995.00

# TENANT OVERVIEW



## SMALLS SLIDERS

Smalls Sliders is one of the fastest-growing brands in the restaurant industry, specializing exclusively in fresh, cooked-to-order cheese-burger sliders. Equipped with a streamlined drive-thru, walk-up window and unique modular buildout, the Atlanta-based brand is headed towards nationwide growth with locations opening across the Southeast, Southwest, Midwest, and West Coast. Smalls Sliders is the brainchild of restaurateur visionary Brandon Landry, led by industry veteran Maria Rivera, CEO, and is backed by 10 Point Capital and former NFL star Drew Brees. With average unit volumes exceeding \$2 million, Smalls Sliders has disrupted the QSR industry with its stacked leadership team and robust development pipeline, furthering its rapid growth trajectory with more than 350 locations open or under development across 30 states.

## ABOUT THE TENANT

ROMO-PADA Development, LLC is an experienced multi-unit franchise group with established development rights across key North Georgia markets, including Cobb, Cherokee, Bartow, and Floyd counties. Led by seasoned operators Rocky Moore and Parke Day, the company is actively expanding its regional presence with a strong pipeline of new locations and current site evaluations underway in Acworth, Cartersville, Rome, and surrounding communities. The group's operational strength is built on a proven record of multi-unit management, disciplined site selection, and efficient, scalable operating systems. This foundation positions ROMO-PADA for sustained growth, operational consistency, and long-term performance across its expanding footprint. The company is a multi-unit franchisee of both Smalls Sliders and Guthrie's, further demonstrating its depth of experience in the quick-service restaurant sector.



<b>PROPERTY NAME</b>	Smalls Sliders
<b>PROPERTY ADDRESS</b>	2355 Windy Hill Rd SE Marietta (Atlanta), GA 30067
<b>PROPERTY TYPE</b>	Net Lease Quick Service Restaurant
<b>OWNERSHIP</b>	Private
<b>LEASE GUARANTOR</b>	Franchisee
<b>LEASE TYPE</b>	Absolute NNN
<b>ROOF &amp; STRUCTURE</b>	Tenant Responsible
<b>OPTIONS TO RENEW</b>	Four (4) 5-Year Options
<b>INCREASES</b>	10% Every 5-Years
<b>YEAR 1 NET OPERATING INCOME</b>	\$194,995.00
<b>NO. OF LOCATIONS</b>	350+ (Open & Under Development)
<b>HEADQUARTERED</b>	Atlanta, Georgia
<b>WEBSITE</b>	<a href="http://www.smallssliders.com">www.smallssliders.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 2019

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Smalls Sliders drive-thru located in Marietta (Atlanta), Georgia. The brand-new 15-year absolute NNN lease features 10% rental increases every five years throughout the primary term and each of the four five-year option periods. Smalls Sliders is one of the fastest-growing QSR brands in the United States, with average unit volumes exceeding \$2 million and more than 350 locations open or under development. This is a very strong location for Smalls with the drive-thru constantly packed, reflecting the brand's rapid rise and local consumer demand. Its success underscores the strength of Smalls Sliders' unique QSR model and the growing appetite for innovative, fast-casual dining in the metro Atlanta area.

Ideally positioned at a signalized intersection along Windy Hill Road—one of Marietta's busiest commercial corridors with traffic counts exceeding 40,000 vehicles per day—the property benefits from exceptional visibility, access, and daily consumer exposure. It is an outparcel to Windy Hill Village, a well-established neighborhood shopping center anchored by a strong tenant mix including Sherwin-Williams, Lincoln Tech, Blue Moon Pizza, and Ollie's.

The site is less than one mile from Dobbins Air Reserve Base, a 1,600-acre installation with more than 4,000 active and reserve personnel and an annual economic impact of \$187 million. It is also minutes from The Battery Atlanta and Truist Park—home of the Atlanta Braves—which together draw over 10 million visitors annually. The immediate area is supported by robust retail, hospitality, automotive, and residential development, generating strong daytime population and consistent consumer traffic.

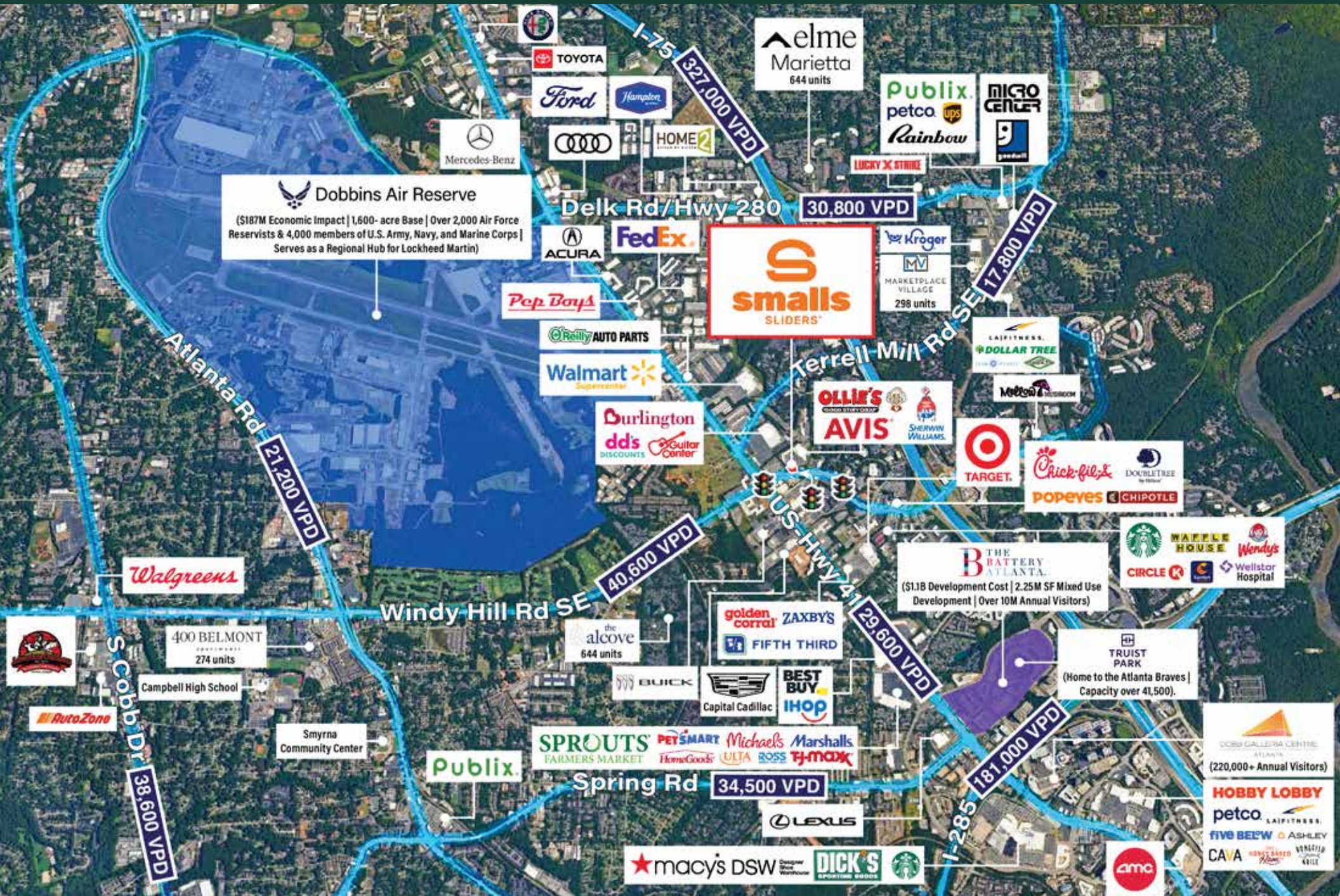
The broader trade area features an extensive lineup of national and regional retailers, including Walmart, Target, Publix, Walgreens, Burlington, Marshalls, Ross Dress for Less, T.J. Maxx, Michaels, HomeGoods, PetSmart, Petco, Ulta Beauty, Macy's, DICK'S Sporting Goods, Hobby Lobby, Five Below, Best Buy, Office Depot, AutoZone, O'Reilly Auto Parts, and Sherwin-Williams. Nearby dining options include Chick-fil-A, Chipotle, Popeyes, Zaxby's, IHOP, Waffle House, Wendy's, and Starbucks, complemented by key hospitality and residential anchors such as Hampton Inn, DoubleTree, Cobb Galleria Centre, Elme Marietta, The Alcove, Marketplace Village, 400 Belmont, and Wellstar Hospital. These surrounding demand drivers contribute to steady traffic flows and a thriving consumer base in one of Marietta's most dynamic and established retail corridors.

## INVESTMENT HIGHLIGHTS

- Brand New 2026 Construction with Drive-Thru
- New 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Strong Location w/ Drive-Thru Constantly Packed - Smalls Sliders is one of the Fastest Growing QSR Concepts in the United States with Average Unit Volumes Exceeding \$2 Million & 350+ Locations Open or Under Development
- Located at Signalized Intersection along Windy Hill Road w/ Traffic Counts Exceeding 40,000 Vehicles Per Day
- Less Than One Mile from Dobbins Air Reserve Base & Minutes from The Battery Atlanta and Truist Park, Home of the Atlanta Braves
- Dense Retail Trade Area with Over 236,000 Residents and Average Household Income Exceeding \$110,000 Within 5-Miles
- Outparcel to Windy Hill Village, a Well-Established Neighborhood Shopping Center Anchored by a Diverse Mix of Tenants Including Sherwin-Williams, Lincoln Tech, Blue Moon Pizza, and Ollie's

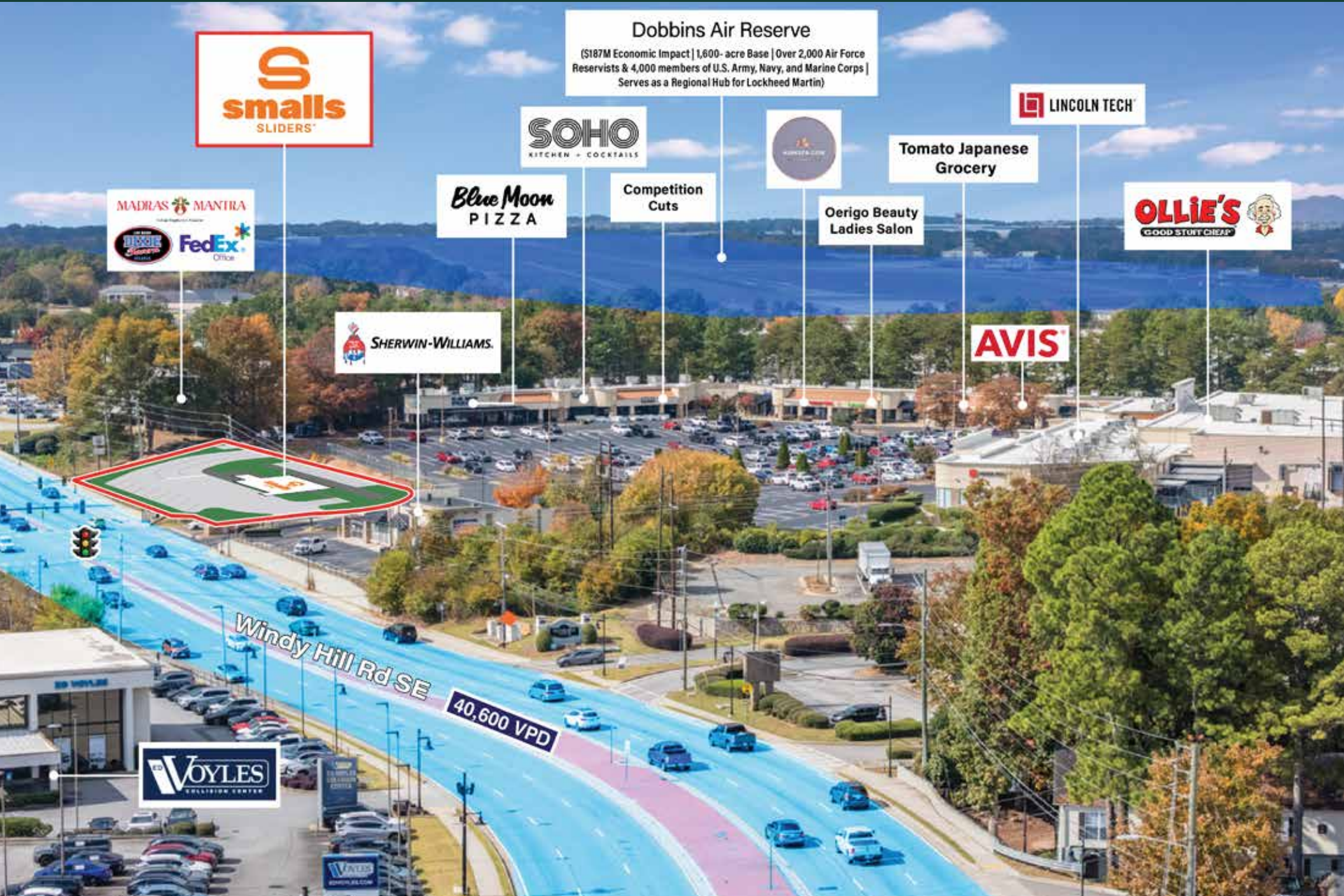


# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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# SUBJECT PROPERTY



**Dobbins Air Reserve**  
(\$187M Economic Impact | 1,600- acre Base | Over 2,000 Air Force Reservists & 4,000 members of U.S. Army, Navy, and Marine Corps | Serves as a Regional Hub for Lockheed Martin)

**smalls**  
SLIDERS<sup>®</sup>

**New Retail Development**

**HARLOW**  
303 Units

**INFINITI**

**HYUNDAI**

**Walmart**

**Burlington**  
dds  
DISCOUNTS

**Honda of Atlanta**

**OLLIE'S**  
**AVIS**  
SHERWIN WILLIAMS

**Westminster Square**  
486 Units

**LINCOLN TECH**

**Windy Hill Rd SE**  
40,600 VPD

**BUICK**

**CADILLAC**

**CADILLAC**  
Service Center

**CHEVROLET**

**2400 Lake Park Dr SE**  
Development  
277 Units with Retail

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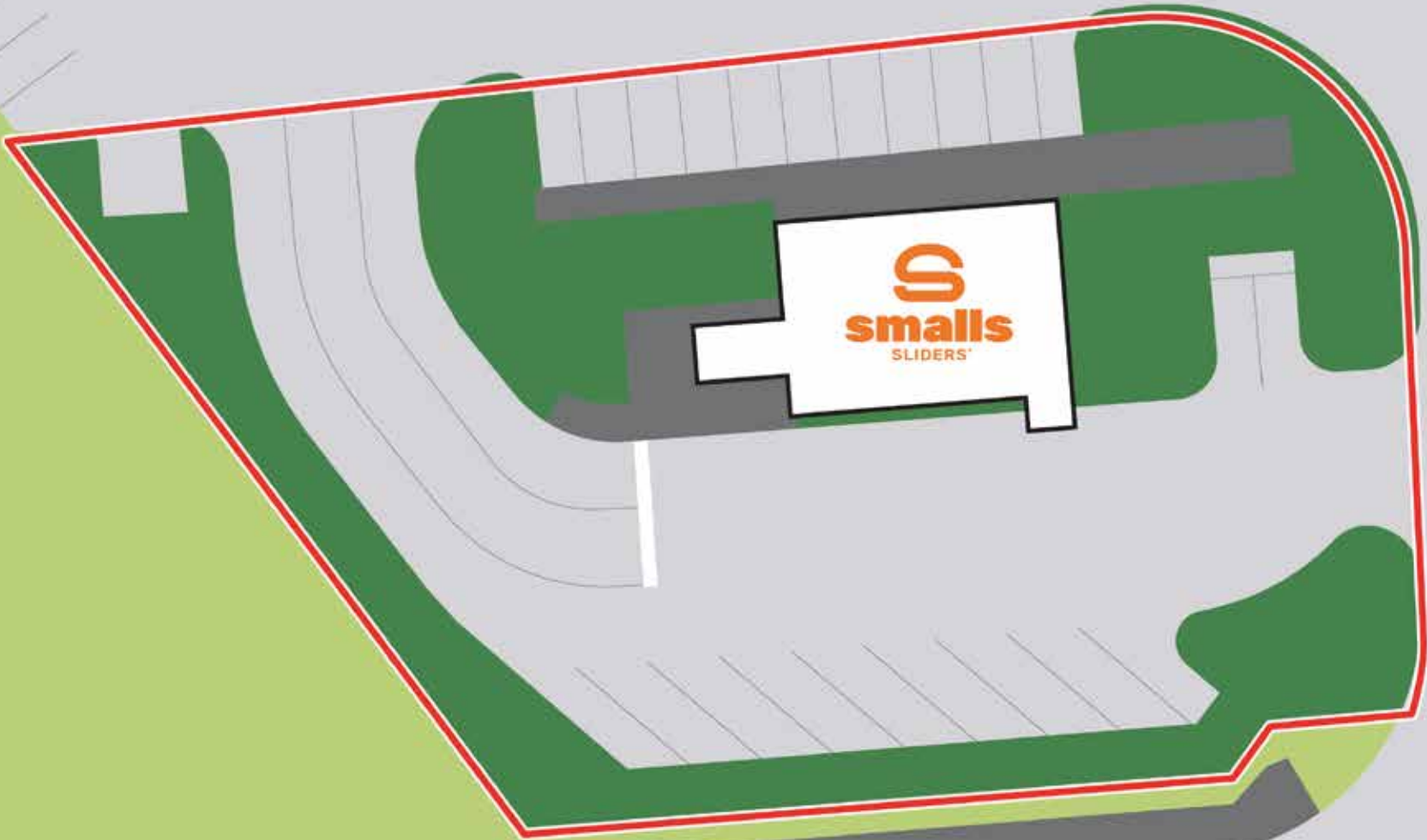
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# SITE PLAN

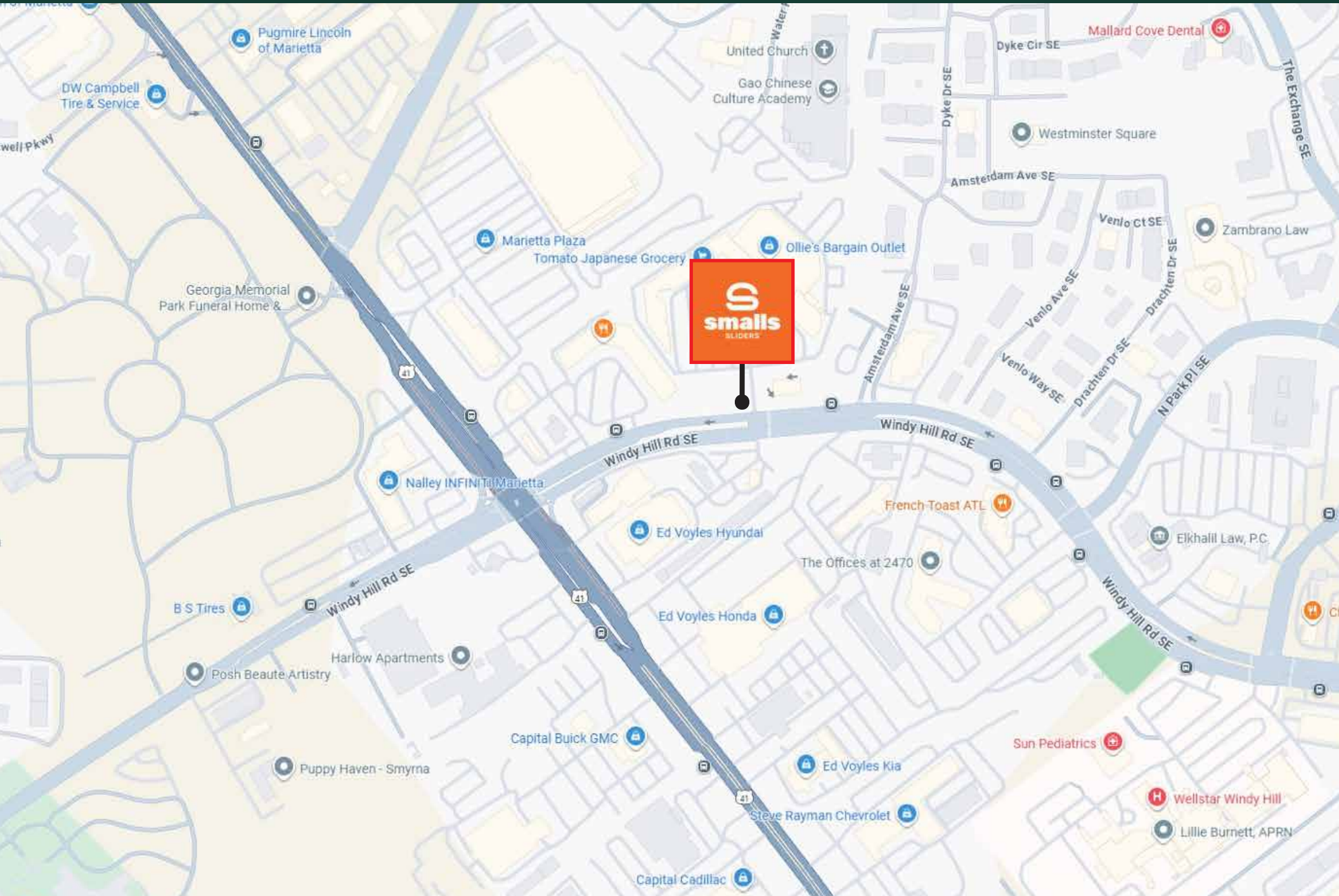


Windy Hill Rd SE 40,600 VPD



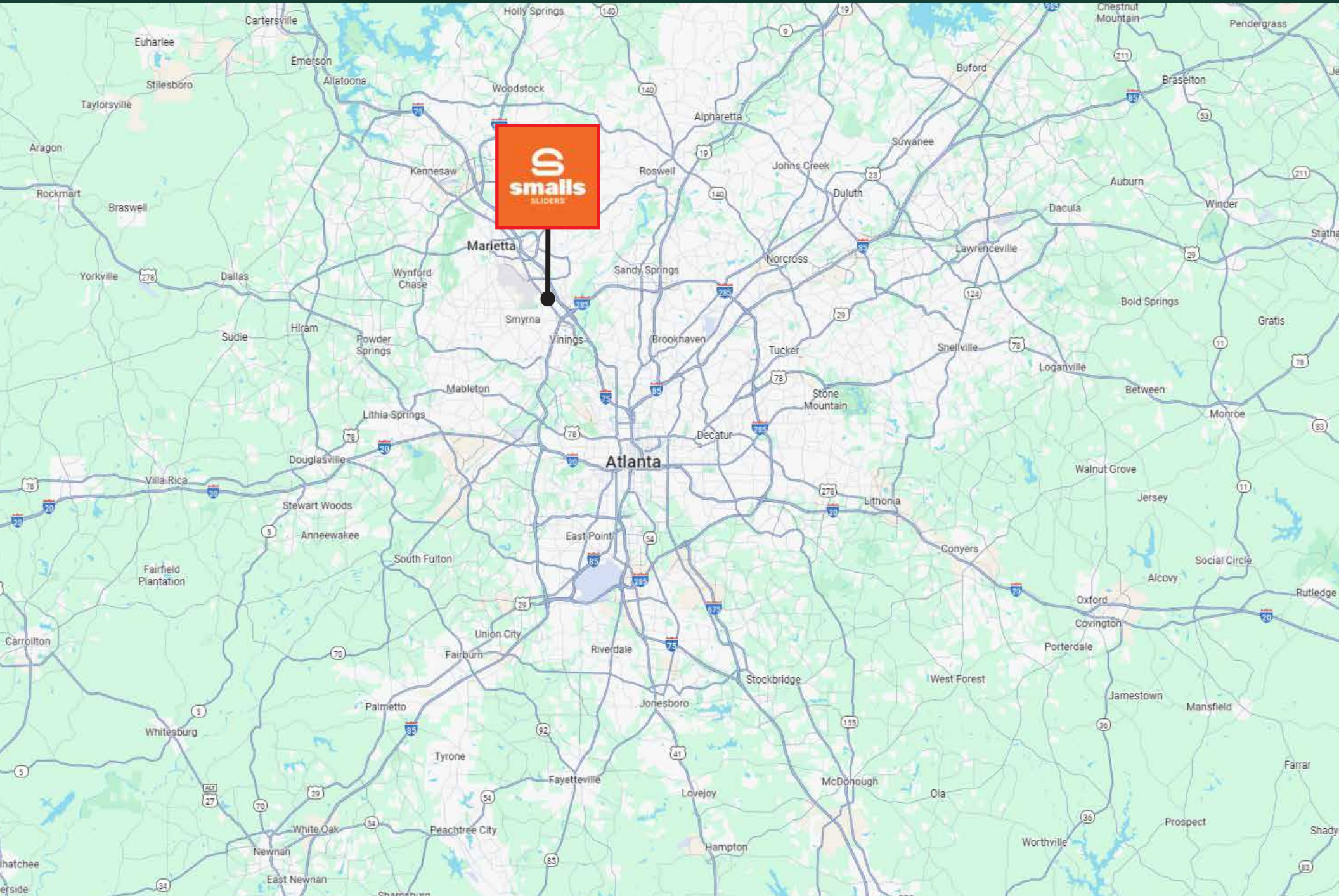
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## MARIETTA, GEORGIA

The city of Marietta, Georgia, is a thriving suburban hub located approximately 15 miles northwest of downtown Atlanta within the Atlanta Metropolitan Area, the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. Marietta is part of the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area (CSA), which spans up to 39 counties in north Georgia. Within a 5-mile radius of the city, the population is approximately 236,393 in 2025, up from 228,897 in 2020 and projected to reach 241,303 by 2029. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus), formerly Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving thousands of students across dozens of programs of study.

Marietta's economy is diverse, with dominant sectors that include aerospace and defense manufacturing, healthcare, professional and business services, and logistics. The city has an estimated 102,702 households in 2025, with an average household income of \$110,482. Marietta's strategic location within the Atlanta metro area, combined with its industrial and educational anchors, makes it an attractive hub for business, investment, and regional connectivity. The city's workforce benefits from a mix of skilled professionals in engineering, healthcare, education, and technology, supporting both established companies and new business development.

Marietta is also known for its vibrant historic downtown square, which hosts seasonal events, local festivals, boutique retail, and dining establishments. Cultural attractions such as the Marietta Museum of History, Gone with the Wind Museum, and the Strand Theatre, along with nearby parks and recreational amenities, contribute to a high quality of life for residents and an attractive environment for commercial activity. The city benefits from excellent transportation infrastructure, including proximity to Interstate 75 and local transit options, providing efficient access to Atlanta's economic and cultural opportunities while maintaining its distinct suburban identity.

The city's location and demographics make it a strong candidate for investment across multiple asset classes, including residential, retail, office, and industrial. Marietta has demonstrated consistent population and household growth, strong household incomes, and stable employment in key sectors, making it a reliable market for investors seeking a balance of growth and stability. In addition, Marietta's integration into the larger Atlanta metro economy provides access to a major regional labor pool, supply chain networks, and professional services, further enhancing its business and investment potential.



### **3rd Largest Suburban Hub**

Marietta is a key city in the Atlanta metro, the third-largest region in the Southeast



### **Strong Economy**

Major employers in aerospace, healthcare, and logistics drive a \$320B regional economy



### **Higher Education Center**

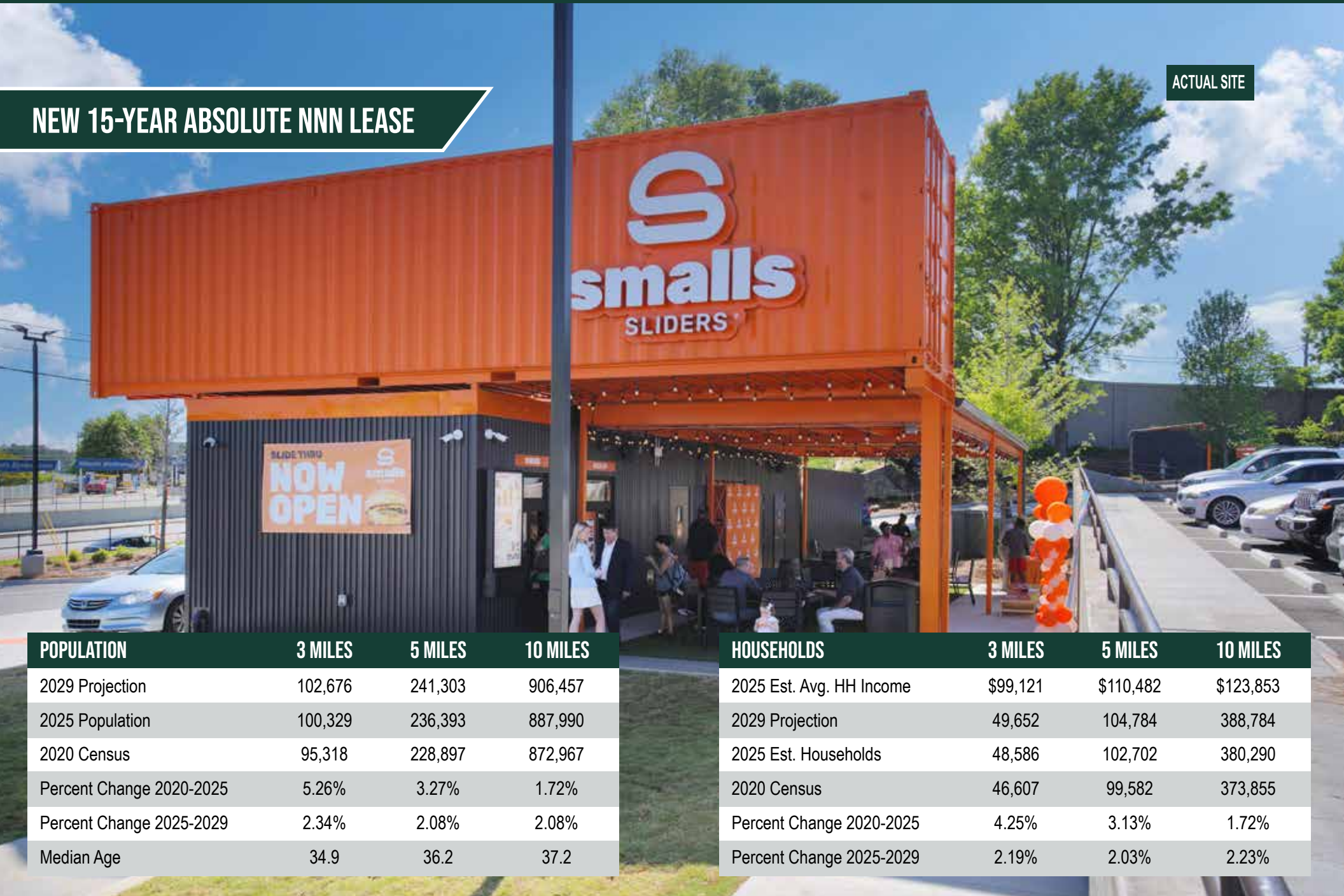
Home to Kennesaw State University (Marietta Campus) and Life University



# DEMOGRAPHIC REPORT

**NEW 15-YEAR ABSOLUTE NNN LEASE**

**ACTUAL SITE**



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	102,676	241,303	906,457
2025 Population	100,329	236,393	887,990
2020 Census	95,318	228,897	872,967
Percent Change 2020-2025	5.26%	3.27%	1.72%
Percent Change 2025-2029	2.34%	2.08%	2.08%
Median Age	34.9	36.2	37.2

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2025 Est. Avg. HH Income	\$99,121	\$110,482	\$123,853
2029 Projection	49,652	104,784	388,784
2025 Est. Households	48,586	102,702	380,290
2020 Census	46,607	99,582	373,855
Percent Change 2020-2025	4.25%	3.13%	1.72%
Percent Change 2025-2029	2.19%	2.03%	2.23%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker  
DZ Net Lease Realty, LLC  
Lic. No. h-63528

# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date