

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



2533 WESLEY CHAPEL RD
DECATUR, GEORGIA (ATLANTA MSA)

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	2533 Wesley Chapel Rd, Decatur, GA 30035
APN	15-126-02-001
Building Size	±2,671 SF
Parcel Size	±0.653 AC (28,430 SF)
Year Built	2014
Parking	±19 Spaces (7.11 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Traffic Counts	Wesley Chapel Rd: ±39,796 ADT I-20: ±202,162 ADT I-285: ±153,604 ADT

LEASE ABSTRACT

Tenant	Krispy Kreme Doughnut Corporation
Lease Commencement	December 9, 2014
Lease Expiration	December 31, 2034
Remaining Lease Term	±8 Years
Renewal Options	Four (4) - 5 Year
Current Annual Rent	\$198,763
Rent Increases	Fixed 6% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
ROFR/ROFO	No
Guarantor	Corporate

PURCHASE PRICE	CAP RATE	NOI
\$3,058,000	6.50%	\$198,763

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2029	\$198,763	\$16,564	6.50%
1/1/2030 - 12/31/2034	\$210,689	\$17,557	6.89%
Option 1: 1/1/2035 - 12/31/2039	\$223,330	\$18,611	7.30%
Option 2: 1/1/2040 - 12/31/2044	\$236,730	\$19,727	7.74%
Option 3: 1/1/2045 - 12/31/2049	\$250,933	\$20,911	8.21%
Option 4: 1/1/2050 - 12/31/2054	\$265,989	\$22,166	8.70%



INVESTMENT HIGHLIGHTS

DURABLE CASH FLOW AND FIXED RENT INCREASES

There are currently ± 8 years remaining on the corporate guaranteed lease followed by four (4), 5-year renewal options, featuring fixed rent increases every 5 years throughout the base lease term and renewal option periods, providing a future owner with additional cash flow and return on investment, along with hedge against inflation.

PASSIVE OWNERSHIP ASSET EASY TO MANAGE

Tenant operates under an absolute NNN lease with no landlord responsibilities, insulating a buyer from potential increases in capital expenditures and operating expenses.

CORPORATE LEASE GUARANTY

The lease is corporately guaranteed by Krispy Kreme Doughnut Corporation, a publicly traded company (Nasdaq : DNUT) and nationally recognized brand with over 1,400 locations.

INCREASING SYSTEM-WIDE SALES

\$1.74 billion in revenue for the TTM ending mid-2024, a steady increase from previous years, \$1.7 billion in 2023 and \$1.52 billion in 2022.

HUB-AND-SPOKE / FACTORY LOCATION

Annual average net sales of \$4.9 million per unit for “hub-and-spoke” locations.

PROVEN LOCATION

Krispy Kreme has ± 10 years of successful operating history at this location.

SIGNALIZED HARD CORNER

Strategically positioned at the signalized hard-corner of Wesley Chapel Rd and Snapfinger Wood Dr ($\pm 69,000$ ADT combined), the property is highly visible and easily accessible, and is in close proximity to I-20 ($\pm 194,000$ ADT).

E-COMMERCE AND RECESSION-RESISTANT TENANT

QSR properties are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties.

TOP RANK ECONOMIC STATE

Rich States, Poor States ranked Georgia as the number 9 state for its economic performance in 2024.

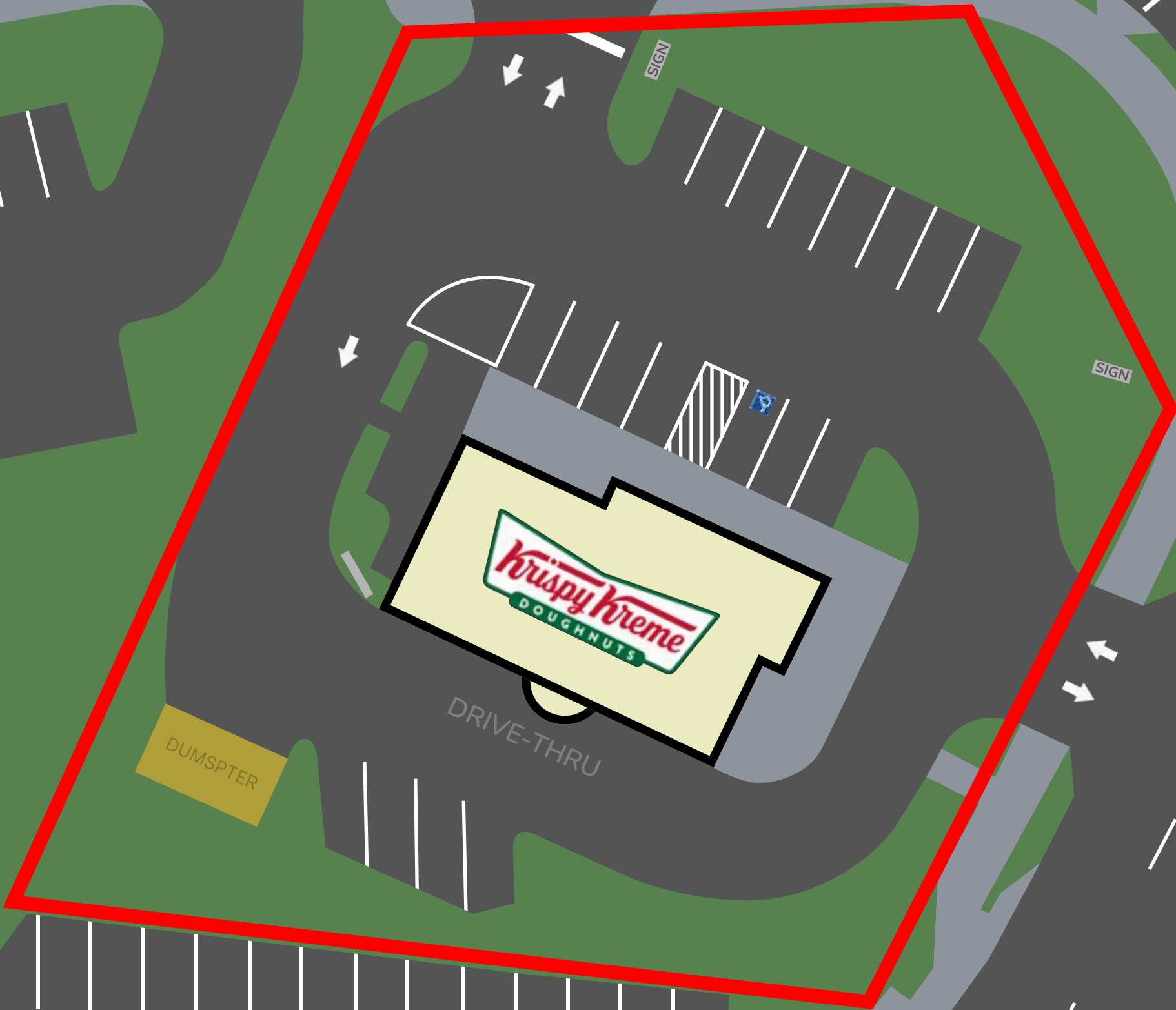
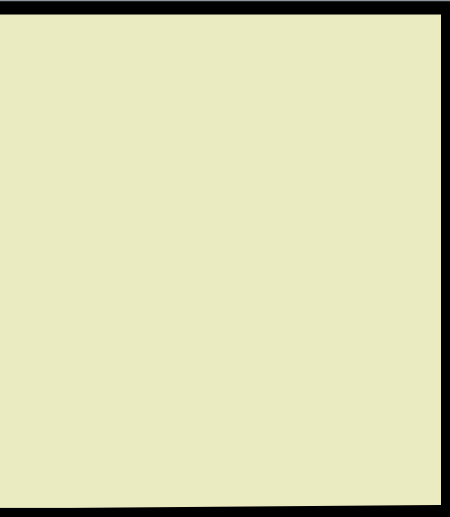


SITE PLAN

Snapfinger Woods Rd



Wesley Chapel Rd ±39,796 ADT



*Not to Scale

PROPERTY PHOTOS



INTERIOR PHOTOS



AERIAL MAP


**DOWNTOWN
ATLANTA**
±20 Minutes | ±13 Miles


**HARTSFIELD-JACKSON
ATLANTA AIRPORT**
±20 Minutes | ±15 Miles

**RAINBOW
ELEMENTARY**
±313 STUDENTS

**SOUTHWEST DEKALB
HIGH SCHOOL**
± 1,307 STUDENTS

Wesley Chapel Rd #39,796 ADT

±194,191 ADT

Checkers

WNB Factory
WINGS & BURGER

CVS pharmacy

Little Giant
FARMER'S MARKET

MILK & Honey
HONEYCREAMERY

DTLR
YOUR FASHION...YOUR LIFESTYLE!

planet fitness

Dollar Tree

MAVIS
TIRE & BRAKES

HOME DEPOT

1ST
HOTEL

CUSTOM TRUCK
ONE SOURCE

CHapel RUN
APARTMENT HOMES
±172 UNITS

Wesley Club
APARTMENTS
±257 UNITS

SecurCare
Self Storage

Public Storage

Kroger

cricket

McDonald's

SUBWAY

TACO BELL

CHURCH'S
TEXAS STEAK

Krispy Kreme
DOUGHNUTS

SUBJECT PROPERTY

CG

DUNKIN'

Waffle House

TAKE 5

KFC

CHICK-PEE

U-HAUL

J&J FISH & CHICKEN

PNC

UNITED STATES POSTAL SERVICE

FAMILY DOLLAR

Precision Tune
Auto Care

the Y

DeKalb
BRILLIANCE ACADEMY

QT

Zoom
express car wash

Chevron

Shell

POPEYES

Wesley Chapel

**BRAND NEW
2024 CONSTRUCTION
VILLAS AT PLEASANT
WOOD TOWNHOMES
±90 UNITS**

THE VILLAGE
AT WESLEY CHAPEL
APARTMENT HOMES
±218 UNITS

Snapfinger Woods

Chevron

REGIONAL MAP



DEMOGRAPHICS

Average Income	1 Mile	3 Miles	5 Miles
Population (2025)	9,051	77,231	226,823
Median Age (2025)	39.4	39.1	38.4
Wealth Index (2025)	77	68	68

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$95,344	\$87,039	\$89,001
Projected Average Household Income (2030)	\$106,571	\$99,310	\$101,821
Projected Annual Growth (2025-2030)	4.29%	4.24%	4.09%

Median Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$72,486	\$67,243	\$67,031
Projected Average Household Income (2030)	\$79,558	\$77,439	\$76,839
Projected Annual Growth (2025-2030)	1.88%	2.86%	2.77%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	3,368	29,598	85,961
Projected Households (2030)	3,332	29,393	86,119
Annual Growth (2020-2025)	0.51%	1.01%	1.05%
Average Household Size (2025)	2.68	2.60	2.61

DECATUR, GA

Young and Vibrant Population – Millennials, Gen Z and Alpha make up over **55% of the population**, creating a dynamic and engaged consumer base with modern retail and dining preferences.

Affluent Consumer Base – The area boasts strong household incomes, with an **average of \$95,344 within a 1-mile radius** and projected growth of **±4.3% annually**, signaling increasing purchasing power.

Growing Community – The population continues to expand, with steady growth across all measured radii, outpacing broader metro trends.

Densely Populated Trade Area – Over **226,000 residents within 5 miles** and a **high household density**, the area provides a built-in, captive audience for retail, dining, and service-oriented businesses.



4.0%

Greatest Gen
Born in 1945/Earlier



15.1%

Baby Boomer
Born in 1946 to 1964



25.3%

Generation X
Born in 1965 to 1980



20.3%

Millennial
Born in 1981 to 1998



26.7%

Generation Z
Born in 1999 to 2016



8.6%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Decatur, GA

Decatur, Georgia, is a charming and progressive city located just six miles east of downtown Atlanta. Known for its vibrant arts scene, walkable neighborhoods, and a deep sense of community, Decatur offers a unique blend of small-town warmth and urban convenience, making it a highly desirable place to live and work within the Atlanta metropolitan area.

With a population of approximately 25,000 residents, Decatur spans around 4.2 square miles and benefits from its proximity to major transportation routes, including MARTA transit options and Interstate 285. This accessibility allows for easy commuting to Atlanta while offering a more relaxed, suburban atmosphere filled with character and charm.

Founded in 1823, Decatur is rich in history and is known for its well-preserved architecture and historical landmarks. The city's downtown square serves as the heart of Decatur, with an array of local boutiques, eateries, and art galleries that contribute to its lively atmosphere. The square also hosts many of Decatur's popular festivals and events, fostering a strong sense of community pride and drawing visitors from across the region.

The economy in Decatur is diverse and includes sectors such as education, healthcare, retail, and professional services. While many residents commute to nearby Atlanta for work, Decatur itself is home to several key employers, including the City of Decatur, DeKalb County School District, and the renowned Centers for Disease Control and Prevention (CDC), which is headquartered nearby. The local business community is also bolstered by a mix of independent businesses, boutiques, and restaurants, all of which add to Decatur's unique character and support the local economy.

The community spirit in Decatur is reflected in its active arts and cultural scene. Annual events like the Decatur Arts Festival, Decatur Book Festival, and the Decatur Craft Beer Festival draw crowds and celebrate the city's creative spirit. The Decatur Square also hosts weekly farmers markets and live music events, providing a steady stream of opportunities for residents to engage with each other and enjoy the local atmosphere.



Increasing property values driven by the city's high-quality schools and community appeal
Wesley Chapel Road is one of the busiest thoroughfares in DeKalb County
Population density in Decatur is among the highest in Georgia, at 4,527 people per square mile
From 2000 - 2020, Decatur experienced a population growth rate of over 33%



TENANT PROFILE

Krispy Kreme

Founded in 1937, Krispy Kreme has grown from a small doughnut shop in Winston-Salem, North Carolina, to one of the world’s most recognizable doughnut and coffee chains. With over 2,160 stores across 39 countries globally. Krispy Kreme has become iconic for its Original Glazed® doughnuts and a wide variety of specialty treats. Known for its signature Hot Light™, which signals to customers that fresh doughnuts are being prepared, Krispy Kreme has cultivated a loyal following and a reputation for quality, freshness, and an inviting customer experience.

Krispy Kreme’s commitment to customer experience extends beyond its product offerings. Many locations are designed with glass-enclosed production areas, allowing customers to watch the doughnut-making process and enjoy a unique. The brand’s emphasis on quality and transparency resonates with consumers, driving consistent traffic and brand loyalty. Krispy Kreme’s recent expansion of delivery services and mobile ordering options further enhances convenience for customers, reflecting the brand’s adaptability in a dynamic retail environment.

Financially, Krispy Kreme has demonstrated consistent growth and resilience, making it an attractive tenant for commercial property owners. The company generated around \$1.74 billion in revenue for the twelve months ending in mid-2024. This marks a steady increase from previous years, with 2023 seeing \$1.7 billion and 2022 at \$1.52 billion. This growth is driven by its increasing global reach and partnerships with large retailers like McDonald's, which broaden its customer base without the need for more physical stores.

The parent company of Krispy Kreme is JAB Holding Company, a German private investment firm. JAB acquired Krispy Kreme in 2016 for approximately \$1.35 billion, taking it private. JAB is known for its investments in various global food and beverage brands, including Panera Bread, Keurig, Dr Pepper, and Pret A Manger. After going private in 2016 under JAB Holding Company, Krispy Kreme returned to the public market in July 2021 with an IPO on the Nasdaq under the ticker symbol DNUT. This recent IPO was part of JAB's strategy to increase Krispy Kreme's expansion and brand reach globally.



- Annual average net sales of \$4.9 million per unit for “hub-and-spoke” locations
- Total reported system-wide revenue of \$1.67 billion in 2024
- Global expansion to over 39 countries, with huge growth in Europe, the Middle East, and Asia
- Operates ±1,400 shops globally with distribution through 15,000+ points of access



Year Founded	1937
Headquarters	Charlotte, NC
Website	www.krispykreme.com
Total Locations	±1,800
Systemwide Sales	±\$1.67 Billion (2023)
Average Net Sales Per “hub-and-spoke” Unit	±\$4.9 Million
Ownership	Public (Nasdaq : DNUT)
Parent Company	JAB Holding Company



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