

SINGLE TENANT QSR WITH DRIVE-THRU

Absolute NNN Ground Lease Investment Opportunity



New 15 Year Lease | 10% Increases | Clark Crossing (2.7M+ Annual Visits) | Atlanta Highway (42,600 VPD)



3455 Atlanta Highway | Athens, Georgia

ATLANTA MSA

ACTUAL SITE



MARKETED BY



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NATIONAL NET LEASE

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



OFFERING

Price	\$1,833,000
Net Operating Income	\$110,000
Cap Rate	6.00%
Signature	Franchisee (28 Locations)
Tenant	Rocket Brew, Inc.
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	Yes - 10 Days

PROPERTY SPECIFICATIONS

Rentable Area	1,000 SF (est.)
Land Area	0.26 Acres
Property Address	3455 Atlanta Highway Athens, Georgia 30606
Year Built	2026 (est.)
Parcel Number	07-4-C B-007-A
Ownership	Leased Fee (Land Ownership)
Zoning	C-G: General Commercial
Parking Spaces	No Parking On Site

Brand New 15 Year Lease | Options To Extend | Scheduled 10% Rental Increases | Strong Franchisee (28 Locations)

- The tenant, Rocket Brew, Inc., recently signed a brand new 15-year lease with three (3) additional five-year renewal options
- Scheduled 10% rental increases every five years throughout both the primary term and option periods drive NOI growth and provide a built-in hedge against inflation
- Rocket Brew holds a multi-market franchise and development agreement with 7 Brew, operating 28 locations throughout Alpharetta, Johns Creek, Buford, Snellville, and Athens, with additional sites under control and in development in Tucker, Sugar Hill, Lavonia, Milton, and other markets

Clark Crossing (2.7M+ Annual Visits) | Dense & Developing Corridor

- The property is adjacent to Clark Crossing Shopping Center, anchored by Academy Sports and featuring national co-tenants including Dollar Tree, Chick-fil-A, and Outback Steakhouse
- Clark Crossing attracts over 2.7 million annual visits, ranking in the 91st percentile nationally and 95th percentile in Georgia among comparable centers
- Situated within a dense retail corridor surrounded by other centers such as Athens Promenade, Athens West Shopping Center, and Georgia Square Mall
- Major new development activity is further enhancing the corridor, including a new QuikTrip, Tidal Wave Auto Spa, Whataburger, and Viridian Athens, a mixed-use project with 360,000 commercial SF and 1,338 planned residential units
- This dynamic mix of retail anchors and new development drives sustained foot traffic and reinforces long-term retail demand

Atlanta Highway (42,600 VPD) | Regional Connectivity

- Positioned along Atlanta Highway (42,600 VPD), a major east-west arterial, the property benefits from excellent regional connectivity
- Atlanta Highway is undergoing expansion to four lanes, improving traffic flow and boosting accessibility
- The property is just minutes from GA-10 (49,900 VPD), further enhancing access to the wider trade area

Strong Demographics In 5-Mile Trade Area | Affluent Consumer Base

- The 5-mile trade area is home to over 95,300 residents and 75,900 employees, with average household income of \$104,323

RENT ROLL | BRAND PROFILE



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					Options
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	
Rocket Brew, Inc.	1,000 (Estimated)	11/1/2025	10/31/2040	Current	-	\$9,167	\$9.17	\$110,000	\$110	Absolute NNN (Ground Lease)	3 (5-Year)
				11/1/2030	10%	\$10,083	\$10.09	\$121,000	\$121		

10% Rental increases every 5 years thereafter, throughout the primary term and options



7 BREW COFFEE

7brew.com

Company Type: Private

Locations: 512

Founded in February 2017, 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. They dreamed of serving premium coffee in record time and making new friends while they are at it. The dream came alive with their first “stand” in Rogers, AR and their 7 original coffees. 7 Brew is so much more than just a coffee stand. It’s the concept of cultivating kindness and joy with every drink – through their service, speed, quality, energy and atmosphere. It’s contagious and it’s changing the drive-thru coffee industry.

Source: 7brew.com/about-us

PROPERTY PHOTOS



PROPERTY PHOTOS





Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Eliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

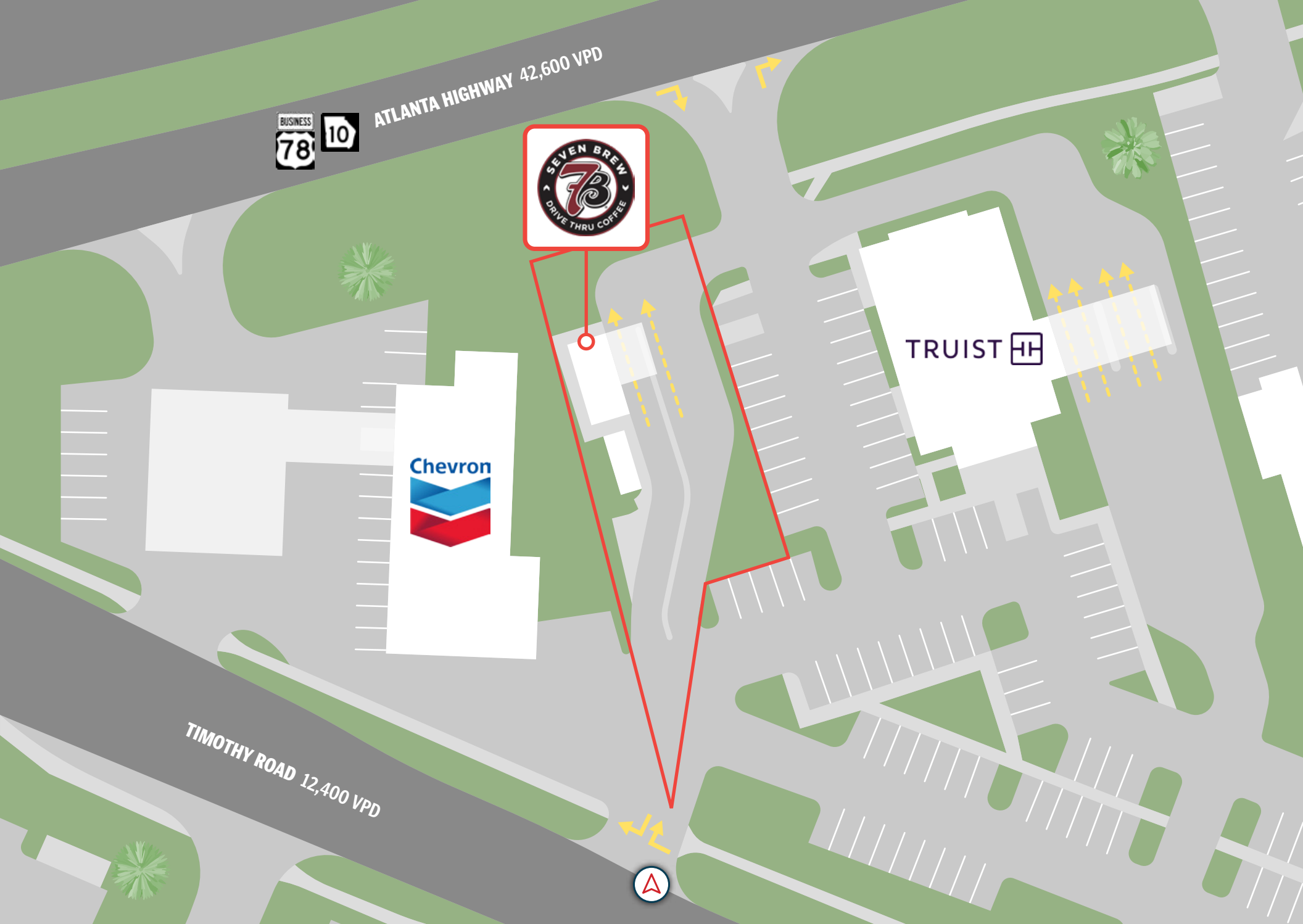
Source: GIOBE STREET
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VALUE
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