



NET LEASE PROPERTY FOR SALE OR LEASE

Dark Captain D's Drive Thru | Elberton, GA | High Performing Fast Food Corridor

123 ELBERT STREET, ELBERTON, GA 30635

Marcus & Millichap
PAINE RESTAURANT GROUP

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Marcus & Millichap
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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DARK CAPTAIN D'S DRIVE THRU

Marcus & Millichap

Exclusively Listed By

Sam Noe

Nationwide Restaurant Property Advisor

Dallas Office

Direct: 972-755-5208

sam.noe@marcusmillichap.com

TX #787590

Marcus & Millichap

PAINE RESTAURANT GROUP

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PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

● Property Valuation & Sales

● Visits Report & Foot Traffic Rankings

● Local & Chain Rent Comps

● Tenant Sales Performance Evaluation

Team Website 
www.painerestaurantgroup.com

LinkedIn 
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup)

 **Instagram** 
[painerestaurantgroup](https://www.instagram.com/painerestaurantgroup)

BRANDS WE WORK WITH

Dark Captain D's Drive Thru

MCDONALD'S

DAIRY QUEEN



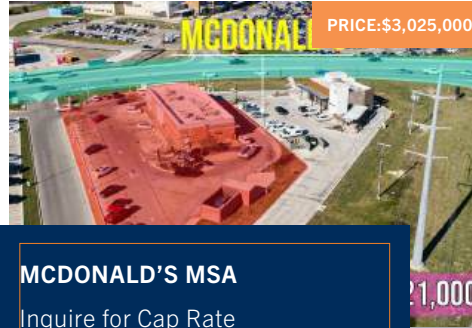
RECENT ACTIVITY CLOSED

Dark Captain D's Drive Thru



TWIN PEAKS

Inquire for Cap Rate
Irving, TX



MCDONALD'S MSA

Inquire for Cap Rate
Austin, TX



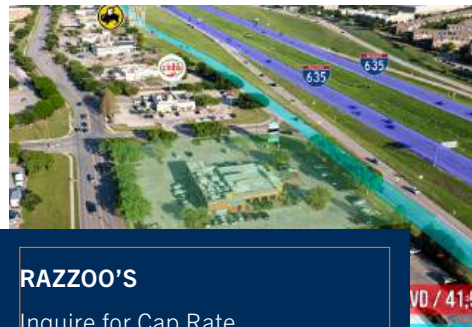
CHILI'S

Inquire for Cap Rate
Pearland, TX



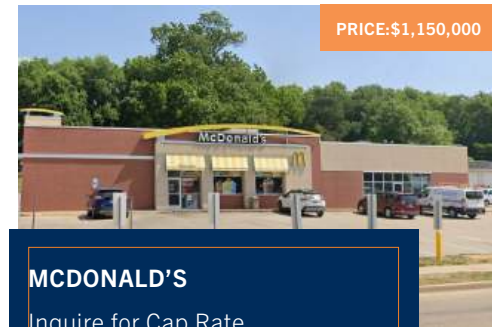
MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

Inquire for Cap Rate
Irving, TX



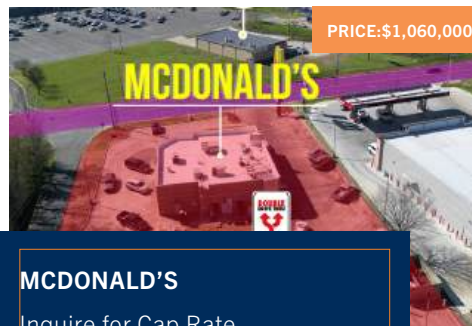
MCDONALD'S

Inquire for Cap Rate
Morrison, IL



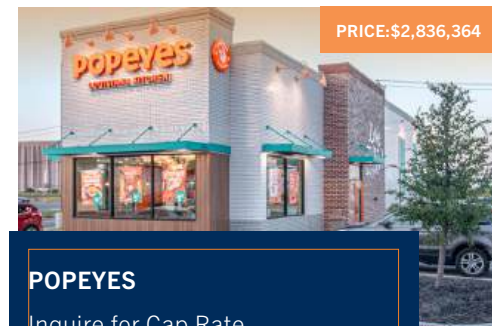
VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

Inquire for Cap Rate
Fort Worth, TX

RECENT ACTIVITY CLOSED

Dark Captain D's Drive Thru



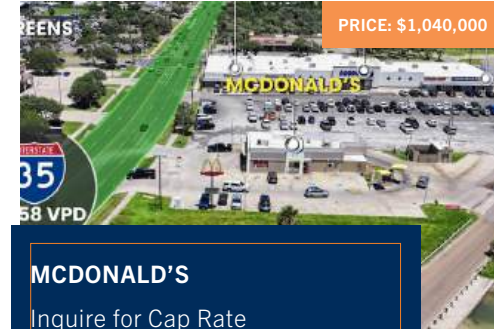
BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



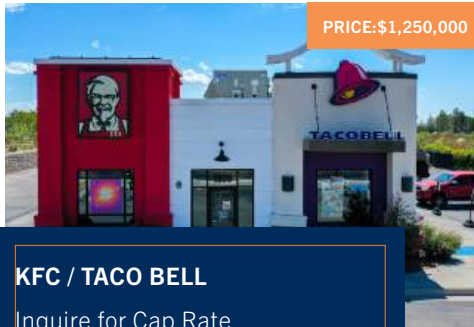
VACANT IHOP DALLAS MSA

Inquire for Cap Rate
Ennis, TX



MCDONALD'S

Inquire for Cap Rate
Rockport, TX



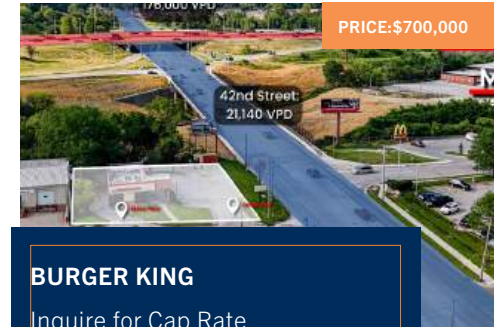
KFC / TACO BELL

Inquire for Cap Rate
Anthony, TX



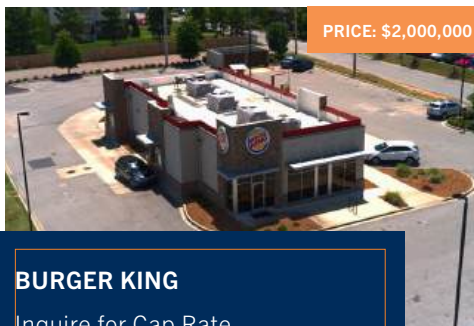
7 BREW COFFEE

Inquire for Cap Rate
Little Rock, AR



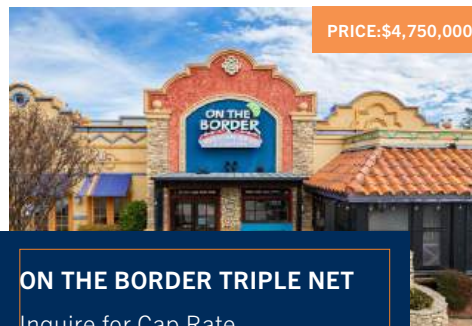
BURGER KING

Inquire for Cap Rate
Omaha, NE



BURGER KING

Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET

Inquire for Cap Rate
Fort Worth, TX

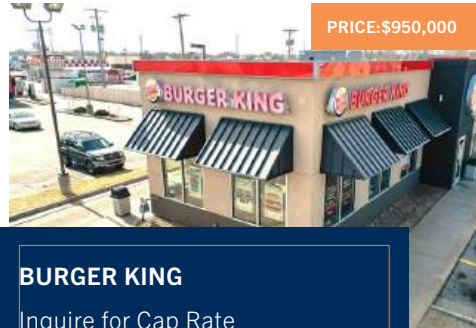


DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

RECENT ACTIVITY CLOSED

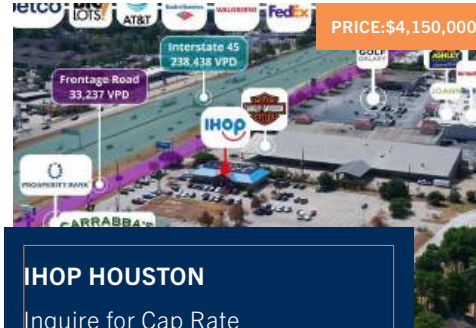
Dark Captain D's Drive Thru



PRICE:\$950,000

BURGER KING

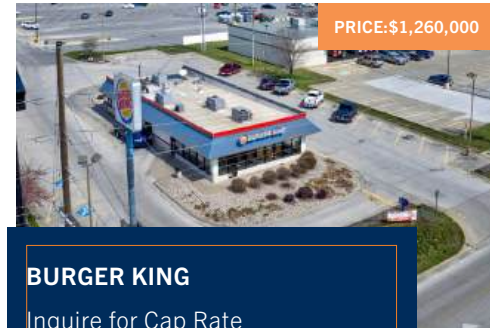
Inquire for Cap Rate
Wichita, KS



PRICE:\$4,150,000

IHOP HOUSTON

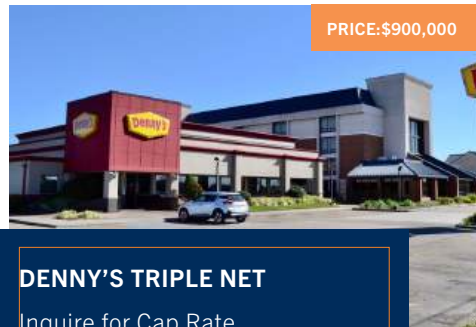
Inquire for Cap Rate
Spring, TX



PRICE:\$1,260,000

BURGER KING

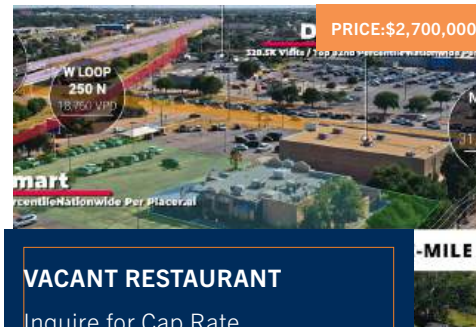
Inquire for Cap Rate
Ottawa, KS



PRICE:\$900,000

DENNY'S TRIPLE NET

Inquire for Cap Rate
Evansville, IN



PRICE:\$2,700,000

VACANT RESTAURANT

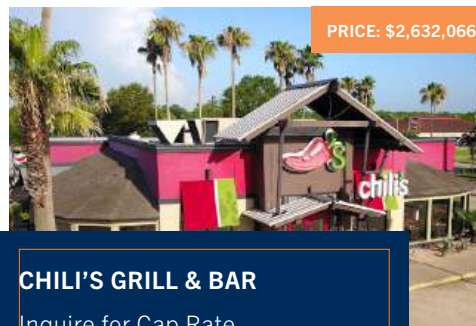
Inquire for Cap Rate
Midland, TX



PRICE:\$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX



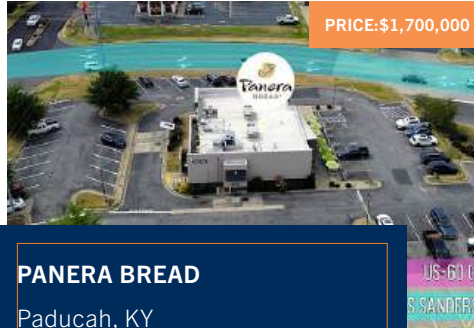
PRICE: \$2,632,066

CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

RECENT ACTIVITY JUST LISTED

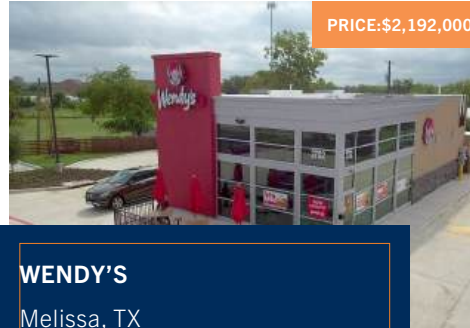
Dark Captain D's Drive Thru



PRICE:\$1,700,000

PANERA BREAD

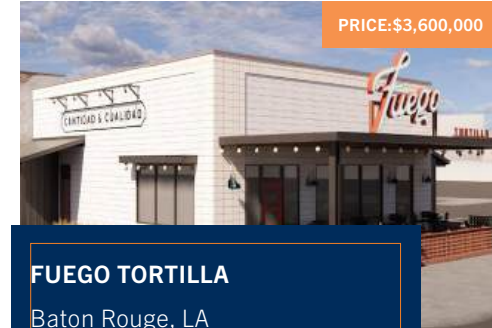
Paducah, KY



PRICE:\$2,192,000

WENDY'S

Melissa, TX



PRICE:\$3,600,000

FUEGO TORTILLA

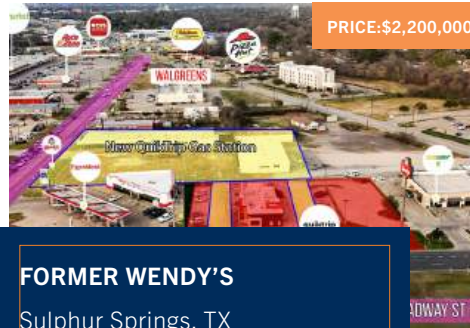
Baton Rouge, LA



PRICE:\$2,650,000

DENNY'S TRIPLE NET DFW MSA

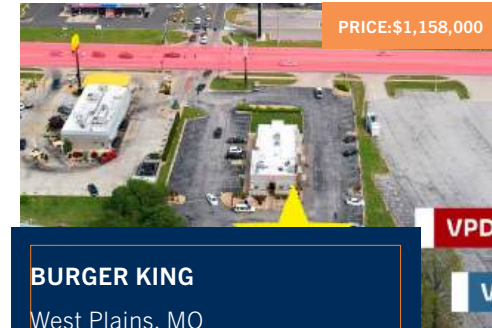
Mesquite, TX



PRICE:\$2,200,000

FORMER WENDY'S

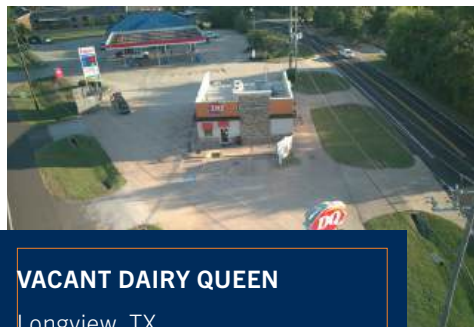
Sulphur Springs, TX



PRICE:\$1,158,000

BURGER KING

West Plains, MO



VACANT DAIRY QUEEN

Longview, TX

SEC. 1 DARK CAPTAIN D'S DRIVE THRU | ELBERTON, GA | HIGH PERFORMING FAST FOOD CORRIDOR

Executive Summary

- Property Highlights/Summary
- Tenant Overview
- Traffic Count

PROPERTY HIGHLIGHTS/SUMMARY

Dark Captain D's Drive Thru

Price: \$1,500,000

Building Size: 2,614 SF

Year Built/Renovated: 2010/2022

Cap Rate: 6.80%

Marcus & Millichap is pleased to present the investment opportunity located at 123 Elbert Street in Elberton, Georgia. This dark Captain D's drive-thru restaurant presents a compelling owner-user or redevelopment opportunity in the heart of Elberton's primary commercial corridor. Strategically positioned along Elbert Street, the city's main east-west thoroughfare, the property benefits from exceptional visibility and exposure to more than 17,000 vehicles per day, providing strong traffic counts and excellent brand recognition potential. The property is situated in a prime retail trade area at the center of Elberton, surrounded by a diverse mix of national, regional, and local businesses that drive consistent consumer activity throughout the day. Further enhancing the property's appeal is its position adjacent to several top-performing fast-food operators, including a McDonald's location ranked among the top 15 percent in gross sales within Georgia and a Bojangles location ranked among the top 10 percent in the state. The presence of these successful neighboring tenants demonstrates the strength of the surrounding retail corridor and the area's ability to generate significant consumer demand. Overall, this offering represents a rare opportunity for investors, developers, or owner-users to acquire a well-located commercial property with redevelopment potential, strong traffic exposure, and immediate access to one of Elberton's most active retail destinations.



Property Highlights

- Dark Captain D's Drive Thru Building | Owner User/Redevelopment Opportunity
- Proven Fast Food Corridor with Several High Performing QSR Tenants Including McDonald's (Ranked in Top 15% in Gross Sales in Georgia), Bojangles (Ranked Top 10% in Gross Sales in Georgia) and Others
- Located in Prime Location at Center of Elberton | Elbert St. is the Main East/West Thoroughfare with over 17,000 VPD
- Available Significantly Below Replacement Cost
- Elberton's Economy is Supported by One of the Largest Granite Manufacturing and Memorial Production Clusters in the United States, Generating Stable Blue-Collar Employment and Daily Commuter Traffic
- Existing Drive-Thru Infrastructure Creates Significant Cost Savings

TENANT OVERVIEW

Dark Captain D's Drive Thru



Captain D's is a well-known quick-service seafood restaurant brand that was founded in 1969 in Donelson, Tennessee, by entrepreneur Ray Danner with a vision of making quality seafood accessible and affordable for everyday diners. Headquartered in Nashville, Tennessee, the company has grown into one of the largest fast-casual seafood chains in the United States, operating over 500 locations across the country. Known for its nautical-themed branding, Captain D's restaurants are easily recognizable by their blue-and-white color scheme and maritime-inspired imagery. The brand has built its reputation around a menu featuring hand-battered fish, grilled seafood, shrimp, chicken, hush puppies, and classic sides such as fries, coleslaw, and green beans, offering a variety of seafood-focused meals in a convenient and family-friendly setting.

Marcus & Millichap
PAINE RESTAURANT GROUP

Nashville, TN

Headquarters

1969

Founded

500+

Locations

\$544 million

Total Revenue

<https://www.captains.com/>

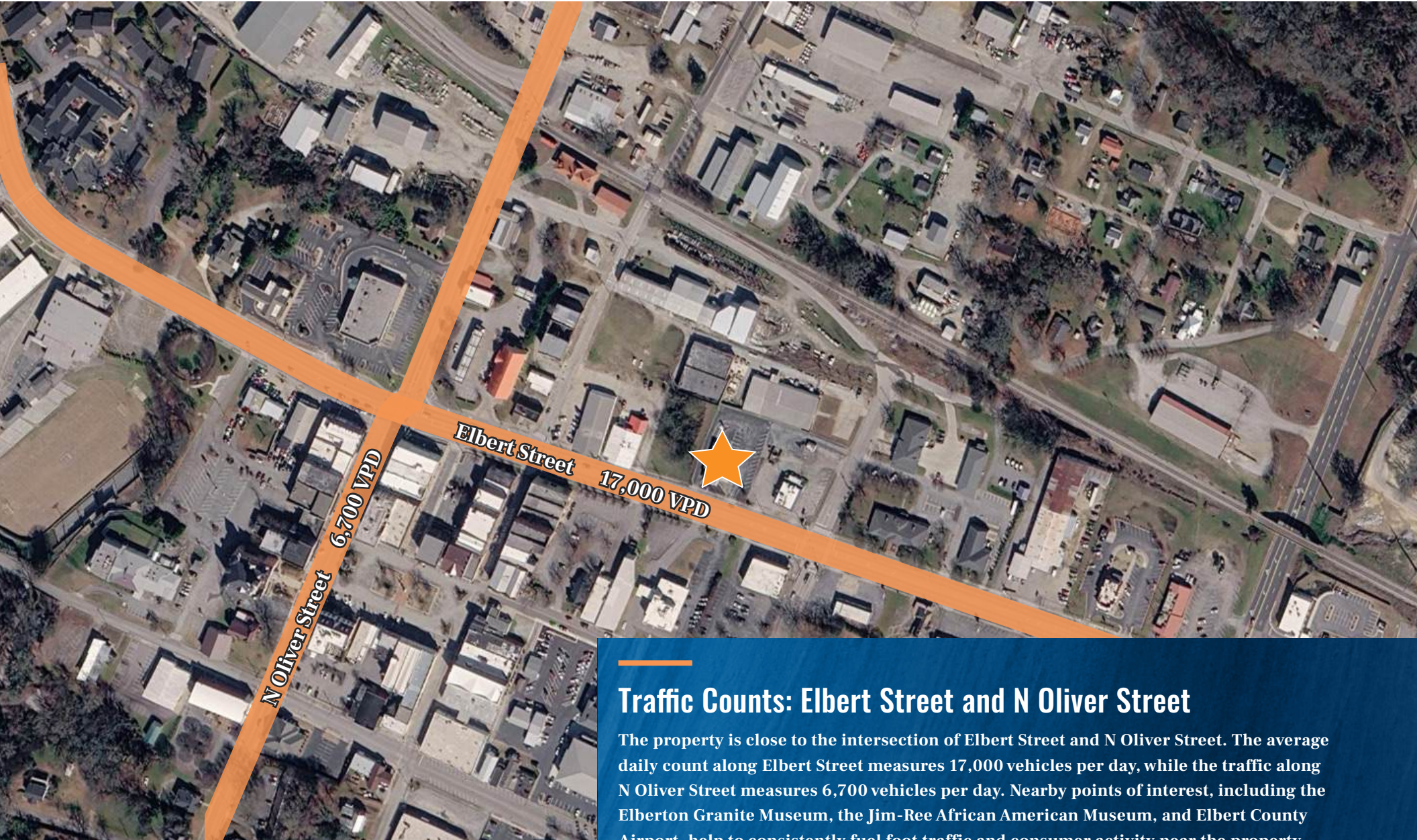
Website

Advanced Demographic Summary

The Elberton, Georgia trade area surrounding the subject property is characterized by a stable population base, modest projected growth, and a community-oriented consumer market that supports local retail and service businesses. Approximately 10,934 residents currently live within a five-mile radius of the property, and the population is projected to increase to 11,106 by 2030, representing growth of approximately 1.6 percent over the next five years. Household growth is also expected to remain steady, with total households projected to increase from 4,673 to 4,785 during the same period. The area benefits from a consistent household base and reliable consumer spending patterns. The median household income within the five-mile radius totals approximately \$51,662, while average household income exceeds \$66,000 annually. While household incomes are below national averages, the trade area maintains a stable consumer base with long-term residency and established spending habits. Another important demographic characteristic is the area's balanced age distribution and workforce profile. The median age within the trade area is 40 years old, aligning with the national average and supporting demand across a broad range of consumer categories. Residents between the ages of 20 and 64 comprise most of the population, providing a mix of family, workforce, and senior-driven demand. Overall, the Elberton trade area's stable population trends, consistent household base, diversified local employment sectors, and established consumer spending patterns position the area as a dependable market for neighborhood retail and long-term commercial investment.

TRAFFIC COUNT

Dark Captain D's Drive Thru



Traffic Counts: Elbert Street and N Oliver Street

The property is close to the intersection of Elbert Street and N Oliver Street. The average daily count along Elbert Street measures 17,000 vehicles per day, while the traffic along N Oliver Street measures 6,700 vehicles per day. Nearby points of interest, including the Elberton Granite Museum, the Jim-Ree African American Museum, and Elbert County Airport, help to consistently fuel foot traffic and consumer activity near the property.

SEC. 2

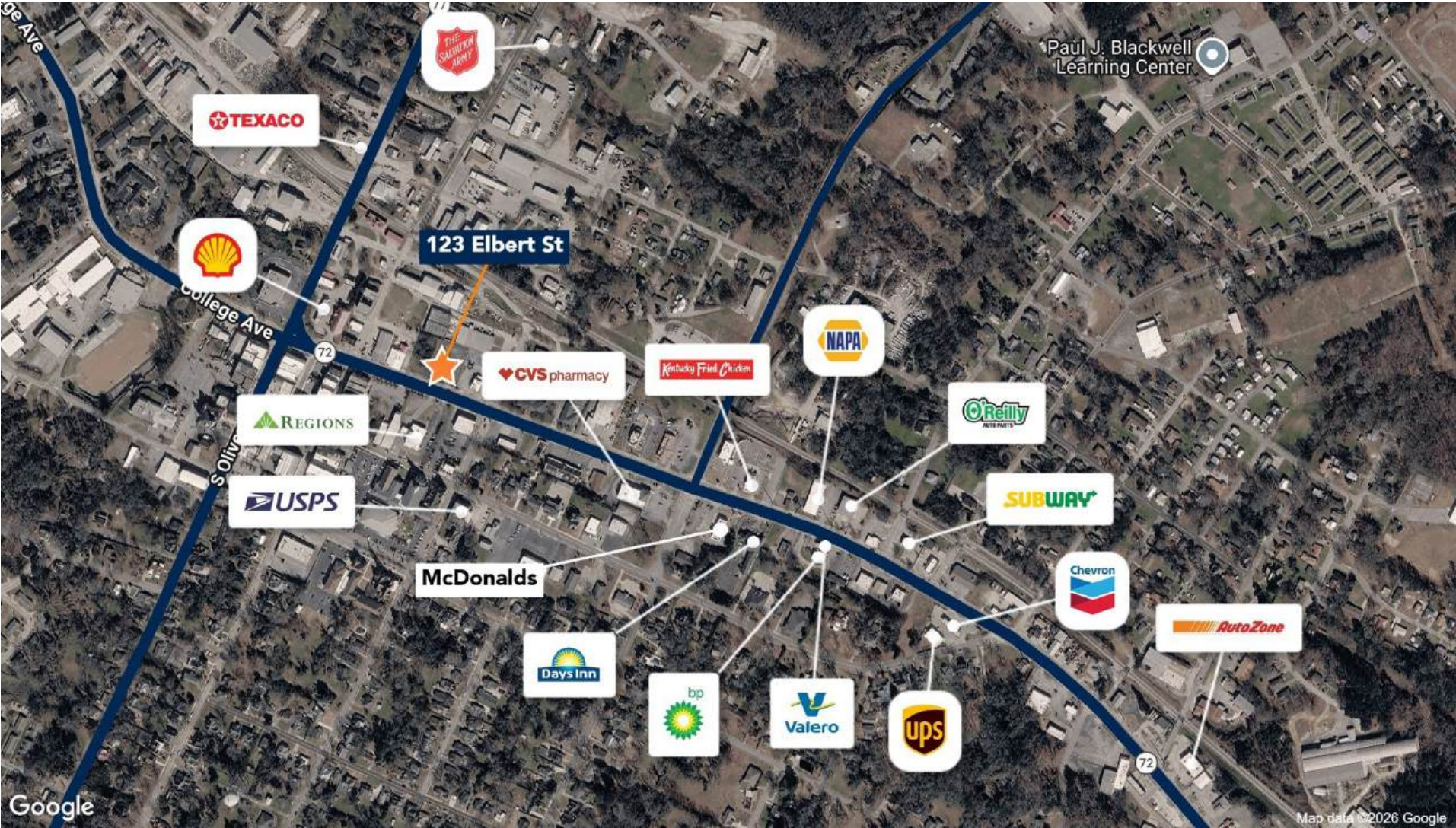
DARK CAPTAIN D'S DRIVE THRU | ELBERTON, GA | HIGH PERFORMING FAST FOOD CORRIDOR

Property Information

- Retailer Map
- Property Photos

RETAILER MAP

Dark Captain D's Drive Thru



PROPERTY PHOTOS

Dark Captain D's Drive Thru



PROPERTY PHOTOS

Dark Captain D's Drive Thru



PROPERTY PHOTOS

Dark Captain D's Drive Thru



SEC. 3

DARK CAPTAIN D'S DRIVE THRU | ELBERTON, GA | HIGH PERFORMING FAST FOOD CORRIDOR

Financial Analysis

- Financial Details

FINANCIAL DETAILS

Dark Captain D's Drive Thru

THE OFFERING	
Price	\$1,500,000
Capitalization Rate	6.80%
Price/SF	\$573.83

PROPERTY DESCRIPTION	
Year Built / Renovated	2010/2022
Gross Leasable Area	2,614 SF
Type of Ownership	Fee Simple
Lot Size	0.82 Acres

LEASE SUMMARY	
Tenant	Captain D's
Rent Increases	10% Every (5) Five Years
Guarantor	Franchisee Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	04/01/2022
Lease Expiration	03/31/2042
Renewal Options	Five (5) Five-Year Options
Term Remaining on Lease (Yrs)	16 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 3/31/2027	\$102,000	\$8,500	\$39.02	6.80%
4/1/2027 - 3/31/2032	\$112,200	\$9,350	\$42.92	7.48%
4/1/2032 - 3/31/2037	\$123,420	\$10,285	\$47.21	8.23%
4/1/2037 - 3/31/4042	\$135,762	\$11,314	\$51.94	9.05%
*4/1/2042 - 3/31/2047	\$149,338	\$12,445	\$57.13	9.96%
*4/1/2047 - 3/31/2052	\$164,272	\$13,689	\$62.84	10.95%
*4/1/2052 - 3/31/2057	\$180,699	\$15,058	\$69.13	12.05%
*4/1/2057 - 3/31/2062	\$198,769	\$16,564	\$76.04	13.25%
*4/1/2062 - 3/31/2067	\$218,646	\$18,221	\$83.64	14.58%

SEC. 4

DARK CAPTAIN D'S DRIVE THRU | ELBERTON, GA | HIGH PERFORMING FAST FOOD CORRIDOR

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

Dark Captain D's Drive Thru

Elberton, GA

The investment property is in Elberton, Georgia, the seat and employment hub of Elbert County. The city's growing population, stable consumer base, and regional connectivity support sustained retail activity and long-term tenant demand. Approximately 10,934 residents live within a five-mile radius of the property, and this population is projected to increase 1.6 percent over the next five years. The local median household income measures \$51,662, reflecting a stable working-class consumer base. Elberton's expanding population, combined with the area's 4.0 percent employment rate, reflects a healthy labor market supported by a diverse mix of employers. The local economy is anchored by major employers representing the government, healthcare, education, manufacturing, and retail sectors. Lead job providers like Pilgrim's Pride, Elbert Memorial Hospital, Matthews Granite, Bubba Foods, Pinnacle Bank, and Walmart generate daily commuter traffic and support retail spending throughout the market. Commuter traffic is further enhanced by Elberton's location at the intersection of State Routes 17 and 72, contributing to the city's status as a regional travel hub. Combining steady population growth, a diverse employment base, and a stable consumer demographic profile, Elberton offers a dependable environment for retail investment and long-term tenant demand.

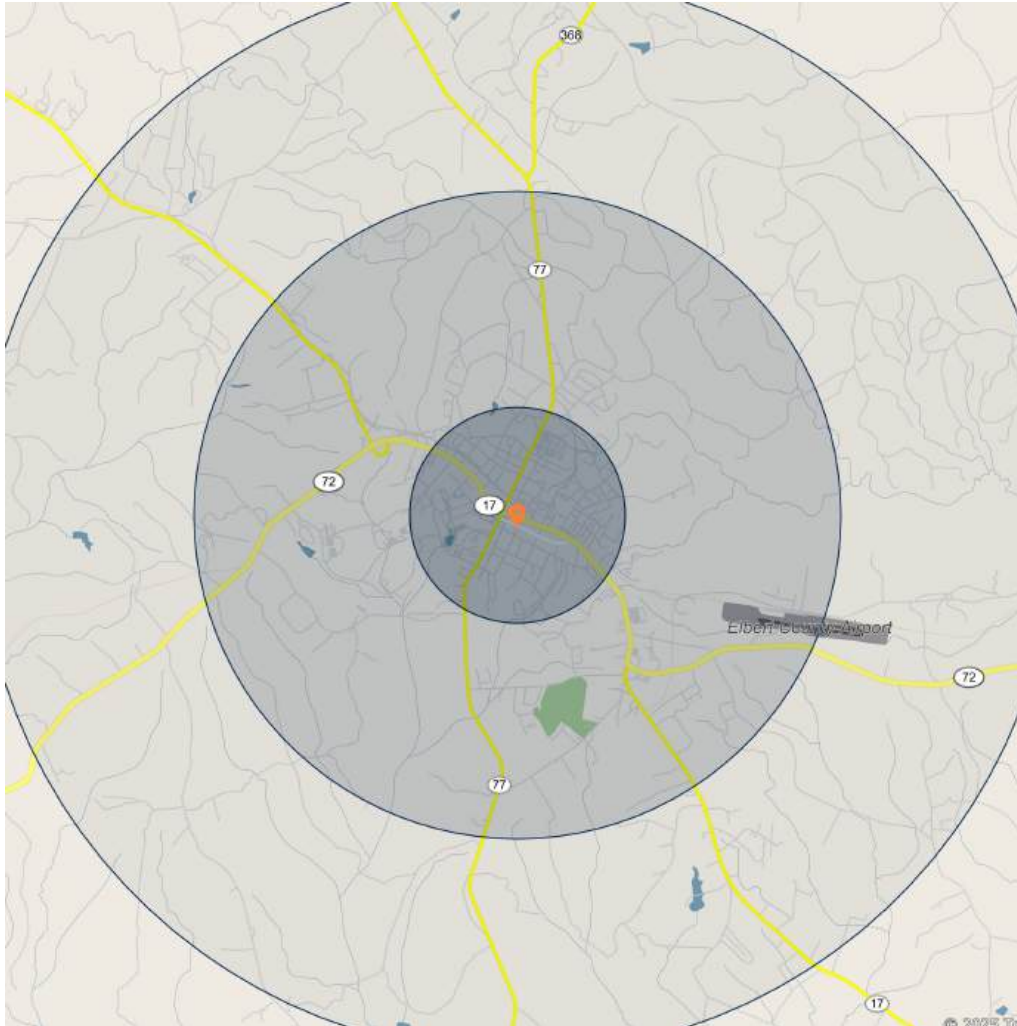


Highlights

- County Seat of Elbert County and Regional Employment Hub
- Population Within a Five-Mile Radius Projected to Grow 1.6 Percent by 2030
- Diverse Economic Base Anchored by Healthcare, Education, and Government Employers
- Strategic Location at the Intersection of State Routes 17 and 72

DEMOGRAPHICS

Dark Captain D's Drive Thru



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	4,436	8,251	11,106
2025 Estimate	4,320	8,092	10,934
2020 Census	4,132	7,842	10,680
2010 Census	4,160	8,016	11,086

HOUSEHOLD INCOME

Average	\$62,410	\$66,048	\$66,436
Median	\$49,158	\$51,738	\$51,662
Per Capita	\$26,249	\$27,492	\$27,963

HOUSEHOLDS

2030 Projection	1,883	3,516	4,785
2025 Estimate	1,823	3,425	4,673
2020 Census	1,708	3,248	4,454
2010 Census	1,768	3,349	4,556

HOUSING

Median Home Value	\$126,210	\$142,813	\$147,834
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EMPLOYMENT

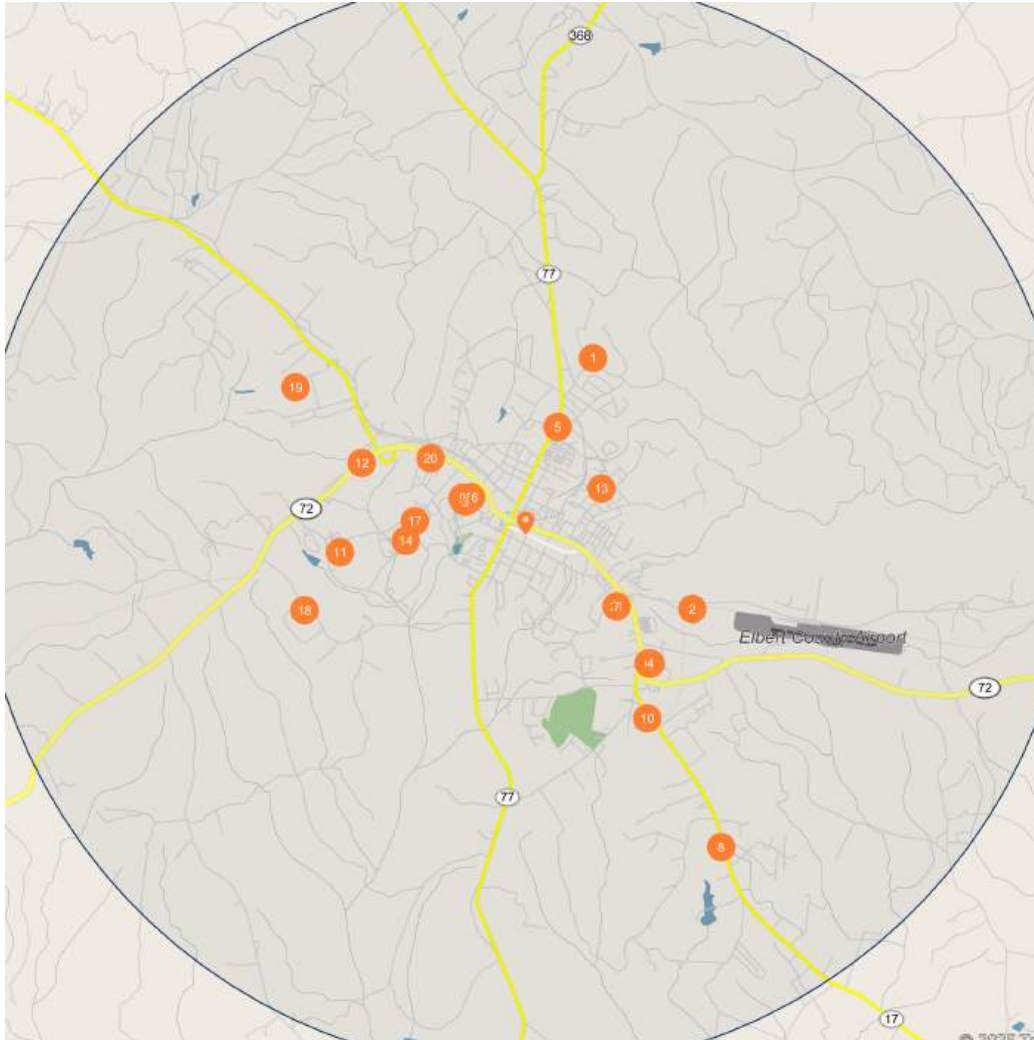
2025 Daytime Population	4,523	10,072	11,779
2025 Unemployment	2.85%	2.49%	2.28%
Average Time Traveled (Minutes)	22	23	24

EDUCATIONAL ATTAINMENT

High School Graduate (12)	5.96%	4.95%	4.35%
Some College (13-15)	45.60%	46.73%	45.35%
Associate Degree Only	19.95%	17.83%	16.49%
Bachelor's Degree Only	5.09%	5.72%	5.83%
Graduate Degree	10.46%	10.54%	12.61%

DEMOGRAPHICS

Dark Captain D's Drive Thru



Major Employers

Employees

1	Elbert County Board Education-Beaverdam Elementary School	245
2	Pilgrims Pride Corporation-	219
3	Elberton-Elbert Cnty Hosp Auth-Elbert Memorial Hospital	170
4	Walmart Inc-Walmart	163
5	Star Granite Co Inc-Star Granite Interiors Div	144
6	Ingles Markets Incorporated-Ingles	130
7	Pinnacle Financial Corporation-	129
8	Keystone Memorials Inc-	116
9	Elbert County Board Education-	105
10	Elbert County School District-Elbert County Primary School	97
11	Elbert County School District-Elbert County Middle School	97
12	Elbert County School District-Elbert County Elementary Schl	97
13	Elbert County School District-Blackwell Elementary	97
14	Elbert County School District-Elbert County High School	97
15	Elbert County School District-Elberton Education Center	97
16	Advantage Bhvoral Hlth Systems-	64
17	Georgia Department Public Hlth-Elbert County Health Dept	61
18	Mollertech South LLC-	60
19	Star Granite Co Inc-Star Granite Interiors Div	50
20	Matthews International Corp-Everlasting Granite Memorial	50
21	Pinnacle Bank-Pinnacle Bank	50



Exclusively Listed By

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