

# BOJANGLES'

6343 JOE FRANK HARRIS PKWY NW., ADAIRSVILLE (ATLANTA MSA), GA 30103



Actual Site



NEW 22-YEAR ABSOLUTE NNN  
LEASE WITH NO LANDLORD  
RESPONSIBILITIES



EXCELLENT ACCESS AND  
VISIBILITY TO 29,900 VPD AT  
SIGNALIZED INTERSECTION



63,618 RESIDENTS IN PRIMARY  
TRADE AREA, STRONG DAYTIME  
POPULATION OF 63,480

TOM B. DAVID AIRPORT  
5.9 MILES



HEADQUARTERS  
200+ EMPLOYEES



84,500 VPD



HomeLegend

AIRMAN

Daiki Corporation

Waffle House

CORPORATE OFFICE  
120 EMPLOYEES



18,300 VPD



Advance Auto Parts

HIGHWAY 140

Advent Health

Jefferson's

SONIC  
America's Drive-In

United Community

MHC

AutoZone

11,600 VPD

JOE FRANK HARRIS PKWY NW

MAPCO



SUBJECT PROPERTY

QUICK FLASH AUTOMOTIVE SERVICE

GEORGE ST E

RESIDENTIAL COMMUNITIES  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA

**ADAIRSVILLE HIGH SCHOOL**  
1,206 STUDENTS



**ADAIRSVILLE ARMS APARTMENTS**  
48 UNITS

**INTERNATIONAL COMMERCE CENTER**  
691,667 SF INDUSTRIAL DISTRIBUTION CENTER

**TRI-STAR AUTO REPAIR**

**ADAIRSVILLE FAMILY DENTISTRY**

**DOLLAR GENERAL**

**MHC**



**11,600 VPD**

**United Community**

**QUICK FLASH AUTOMOTIVE SERVICE**

**SUBJECT PROPERTY**

**JOE FRANK HARRIS PKWY NW**



**MAPCO**

**HIGHWAY 140**

**RESIDENTIAL COMMUNITIES**  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA

THACKER FARM  
64 HOMES

Shaw  
FLOORS

MANUFACTURING PLANT T1  
3,200 EMPLOYEES

ADAIRSVILLE PALLET COMPANY

COBRA AUTOMOTIVE SALES

18,300 VPD

11,600 VPD

FOOD LION  
FAMILY DOLLAR  
SUBWAY

HIGHWAY 140

MAPCO

ADAIRSVILLE COFFEE CO.

United  
Community

QUICK FLASH AUTOMOTIVE SERVICE

SUBJECT  
PROPERTY

AutoZone

JOE FRANK HARRIS PKWY NW

GEORGE ST E

RESIDENTIAL  
COMMUNITIES  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



**\$2,126,000**

PRICE

**6.35%**

CAP RATE

## PROPERTY DETAILS

ADDRESS	6343 Joe Frank Harris Pkwy NW, Adairsville, GA 30103
TENANT TRADE NAME	Bojangles'
TENANT	Cedartown Chicken, LLC (23 Locations)
BUILDING SIZE	1,300 SF
ACREAGE	±0.30
RENT COMMENCEMENT	Close of Escrow
RENT EXPIRATION	1/2/2048
TERM REMAINING	21.5 Years
LEASE TYPE	Absolute NNN
NOI	\$135,000
INCREASES	7.5% Every 5 Years
OPTIONS	4, 5-Year

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$11,250.00	\$135,000.00
YEARS 6-10	\$12,093.75	\$145,215.00
YEAR 11-15	\$13,000.78	\$156,003.36
YEAR 16-20	\$13,975.84	\$167,710.08
YEAR 21-22	\$14,230.02	\$170,760.21
OPTION 1	\$15,297.27	\$183,567.26
OPTION 2	\$16,444.57	\$197,334.78
OPTION 3	\$17,677.91	\$212,134.95
OPTION 4	\$19,003.75	\$228,045.07



## SECURE STREAM OF INCOME

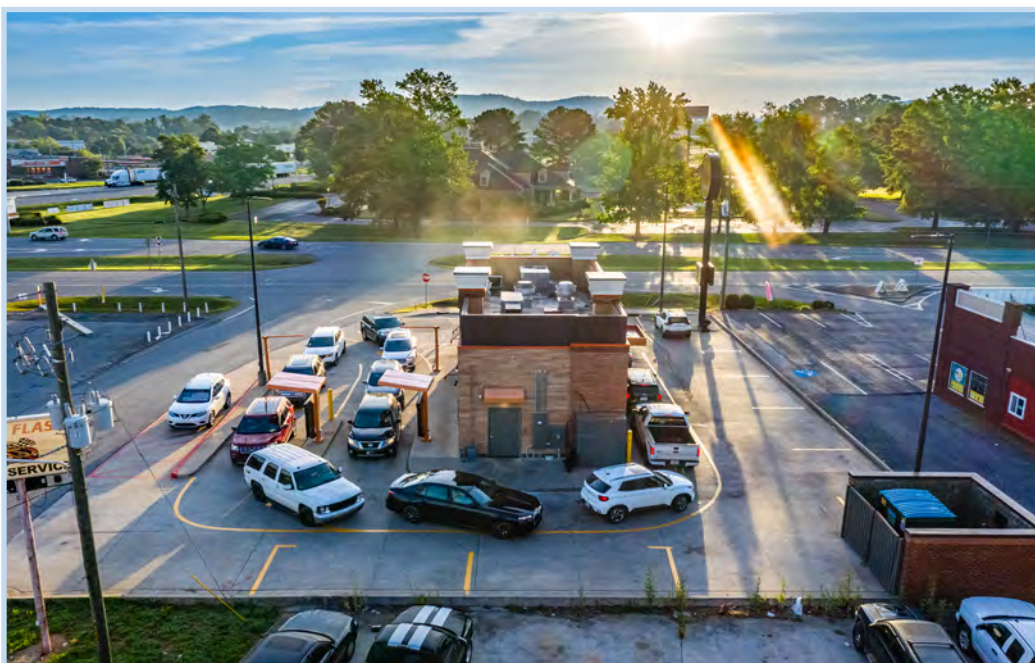
- **New 22-Year Absolute NNN Lease**  
*Zero landlord responsibilities*
- **Established Drive-Thru Only Location with 9 Years of Operating History**  
Upward trending sales over the last few years (contact Broker for details)
- **Strong Regional Fast-Food Brand with 880+ Locations**  
*7.5% rent increases every 5 years and renewal options*
- **Operated by Rapidly Growing Franchisee with Over 20 Restaurants**  
*Cedartown Chicken operates 23 Bojangles' locations*
- **Chicken is the Fastest-Growing Segment in U.S. Fast Food with \$60-\$65 billion in Annual Revenue**  
*Accounting for about 10% of total fast food market*



## PROXIMITY

- **Surrounded by Several Large Industrial Employers**  
*Shaw Industries (3,200 employees), Mohawk Industries (3,200 employees), and Duluth Trading Company (300 employees)*
- **Excellent Access and Visibility to 29,900 VPD at Intersection**  
*63,480 total daytime employees*
- **141,200 Residents within 15 Mile Radius**  
*8% population increase since 2010*
- **Just off I-75 (84,500 VPD) and U.S. Route 41 (11,600 VPD)**  
*Direct Access to Atlanta, the capital and most populous city in Georgia*
- **Close Proximity to Major National Tenants**  
*Food Lion, McDonald's, AutoZone, Advance Auto Parts, Burger King and Family Dollar*

# ADDITIONAL PHOTOS



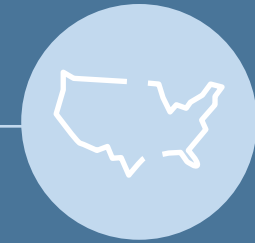
# TENANT OVERVIEW

## ABOUT BOJANGLES

Bojangles, a quick-service restaurant chain specializing in Southern-style fried chicken, buttermilk biscuits, and classic comfort food, has grown into one of the most recognizable regional brands in the United States. Founded in 1977 by Jack Fulk and Richard Thomas in Charlotte, North Carolina, the company has built its identity around bold Cajun flavors, scratch-made biscuits, and a strong emphasis on breakfast offerings. As of early 2024, Bojangles operates more than 800 locations across the U.S., primarily concentrated in the Southeast, with continued expansion into new markets. The brand has experienced steady growth in recent years, driven by franchise development, strategic market entry, and an increasingly loyal customer base seeking differentiated, Southern-inspired cuisine in the quick-service restaurant (QSR) space.

One of the key drivers behind Bojangles' success is its strong per-unit performance, supported by a highly balanced sales mix across breakfast, lunch, and dinner dayparts. Breakfast, in particular, accounts for a significant portion of revenue, setting the concept apart from many competitors. Average unit volumes for Bojangles locations remain competitive within the QSR segment, reflecting consistent customer demand and strong brand affinity. In addition to its operational strengths, Bojangles has invested in digital ordering platforms, drive-thru enhancements, and menu innovation to support future growth. With an expanding franchise pipeline and increasing national visibility, the company is well-positioned to continue its upward trajectory and solidify its place as a leading fast-growing brand in the industry.

[WWW.BOJANGLES.COM](http://WWW.BOJANGLES.COM)



TOTAL LOCATIONS  
**852**



HEADQUARTERS  
**CHARLOTTE**  
NORTH CAROLINA



2024 SYSTEMWIDE SALES  
**\$1.88B**

# DEMOGRAPHICS ADAIRSVILLE

POPULATION	3 MI	5 MI	7 MI	10 MI
<b>2025 Total</b>	<b>9,442</b>	<b>14,330</b>	<b>25,424</b>	<b>63,618</b>
2020 Total	8,279	12,816	23,565	60,144
2010 Total	7,888	12,189	22,778	57,509
Total Daytime Population	8,519	12,364	26,805	63,480
HOUSEHOLDS	3 MI	5 MI	7 MI	10 MI
<b>2025 Total Households</b>	<b>3,506</b>	<b>5,350</b>	<b>9,525</b>	<b>24,035</b>
INCOME	3 MI	5 MI	7 MI	10 MI
2025 Median Household Income	\$77,088	\$77,821	\$69,667	\$70,617
<b>2025 Average Household Income</b>	<b>\$83,079</b>	<b>\$86,646</b>	<b>\$83,498</b>	<b>\$88,148</b>

## HIGHLIGHTS

**63,618** Total Population within 10 Miles

**\$88,148** Average Income within 10 Miles

**24,035** Total Households within 10 Miles



# SITE OVERVIEW

LOT SIZE

**0.30**

ACRES

VPD

**11,600**

ON JOE FRANK HARRIS PKWY

PARKING

**8**

SPACES

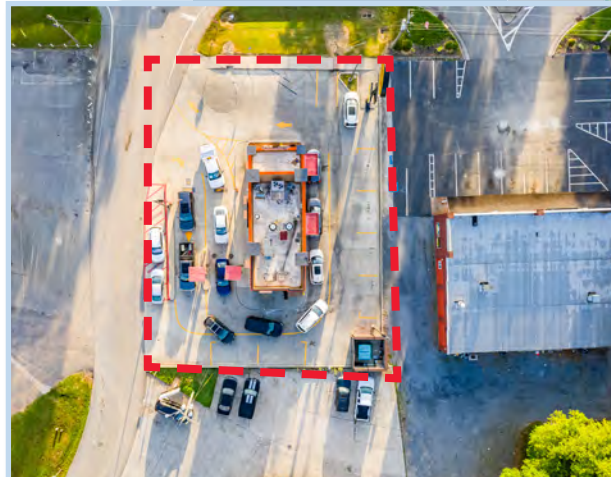
NEARBY TENANTS

FOOD LION, SUBWAY, SONIC,  
ADVANCED AUTO PARTS, AND  
MORE

DAYTIME POPULATION

**63,480**

TOTAL



# ADAIRSVILLE, GEORGIA



Adairsville, Georgia, is a charming small town located in Bartow County, known for its rich Civil War history and welcoming community atmosphere. Situated conveniently along Interstate 75 between Atlanta and Chattanooga, Adairsville offers residents and visitors a blend of small-town living with easy access to larger metropolitan areas. The city features a growing local economy supported by manufacturing, logistics, and small businesses, while maintaining its historic character. Notable attractions include the Adairsville Rail Depot Age of Steam Museum, Barnsley Resort, and scenic countryside ideal for outdoor recreation. With its historic downtown, strong sense of community, and peaceful surroundings, Adairsville provides a balanced and inviting lifestyle in northwest Georgia.



## ATTRACTIONS

Adairsville offers a variety of attractions that reflect its history, charm, and natural surroundings. Visitors can explore the Adairsville Rail Depot Age of Steam Museum, which showcases the town's railroad heritage, or experience local history tied to the Civil War era through nearby historic sites. Nature lovers can enjoy the scenic landscapes at Barnsley Resort, featuring beautifully maintained gardens, walking trails, and outdoor activities like horseback riding and golfing. For those seeking a peaceful outdoor experience, the surrounding countryside provides opportunities for hiking and relaxing in a tranquil setting. The town also features a quaint downtown area with local shops and dining options, giving visitors a taste of small-town Southern hospitality.



## ECONOMY

Adairsville has a diverse and steadily growing economy driven by manufacturing, logistics, and small businesses. Its strategic location along Interstate 75 makes it a key corridor for distribution and warehousing, attracting regional and national companies. Manufacturing plays a significant role, with facilities producing a variety of goods and supporting local employment. Agriculture also contributes to the economy, reflecting the area's rural heritage and ongoing farming activity. In addition, Adairsville benefits from proximity to larger cities like Atlanta and Chattanooga, providing expanded job opportunities and economic connections. The community continues to see growth in commercial development and small enterprises, making it a stable and evolving economic hub in northwest Georgia.



## EDUCATION

Adairsville offers a solid educational environment with Bartow County Schools providing K–12 education through nearby schools, along with access to private options in the surrounding area. The town also benefits from proximity to institutions like Georgia Highlands College and Kennesaw State University, supporting higher education and workforce development.



## TRANSPORTATION

Adairsville offers convenient transportation with Interstate 75 providing easy access to nearby cities like Atlanta and Chattanooga. U.S. Highway 41 also supports regional connectivity and local travel. While public transit options are limited, residents rely on personal vehicles for daily commuting. For air travel, Hartsfield-Jackson Atlanta International Airport, located about an hour away, provides extensive domestic and international flight options.

## CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.





**LADT | PATEL**  
INVESTMENT ADVISORS

**Colliers** Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Colliers Georgia Broker of Record | Thomas F. Davenport III

**Thomas T. Ladt**  
+1 760 930 7931  
Thomas.Ladt@colliers.com  
CA License No. 01803956

**Jay Patel**  
+1 760 930 7927  
JPatel@colliers.com  
CA License No. 01512624

**Nico Lautmann**  
+1 650 575 6219  
Nico.Lautmann@colliers.com  
CA License No. 01915278