




CROWNPOINT
PARTNERS

HARDEES (DARK) · AUGUSTA, GA

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SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Value Add Opportunity to Reposition Asset While Having a Secure Cash Flow Stream as Tenant has Announced Intent to Go Dark
- 12+ Years Remain on Existing Lease with Personal Guarantee
- Situated at Signalized Intersection of Two Multiple Lane Highways, Jimmie Dyess Parkway and Wrightsboro Road
- Combined Traffic Counts at Intersection Exceed 50,100 Vehicles Per Day
- Less than 0.5 Miles from I-20 Exit & On Ramp, which Experiences 81,000 Vehicles Per Day
- Oversized Lot of 1.53 Acres Positioned at Signalized Intersection
- 3,000 SF QSR Building Features a Drive Thru
- New 2017 Construction with Limited to No Deferred Maintenance
- Surrounded by Hospitality Given its Proximity to the Interstate such as La Quinta, Holiday Inn Express & Suites, Hampton Inn & Suites, Baymont, Best Western, Wingate and More
- Absolute Net Lease with Zero Landlord Responsibilities
- 7.5% Increases Every 5 Years with Next Bump to Occur November 2027

INVESTMENT OFFERING

ADDRESS	4305 WRIGHTSBORO ROAD GROVETOWN, GA
PRICE	\$2,400,000
CAP RATE	6.16%
LEASE TYPE	ABSOLUTE NET



PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS



POPULATION	1-MILE	3-MILE	5-MILE
2024 POPULATION	3,649	46,268	121,983
HOUSEHOLDS			
2024 HOUSEHOLDS	1,548	18,545	47,499
INCOME			
AVG HOUSEHOLD INCOME	\$65,201	\$77,629	\$86,563
CONSUMER SPENDING	\$41.1M	\$531M	\$1.42B



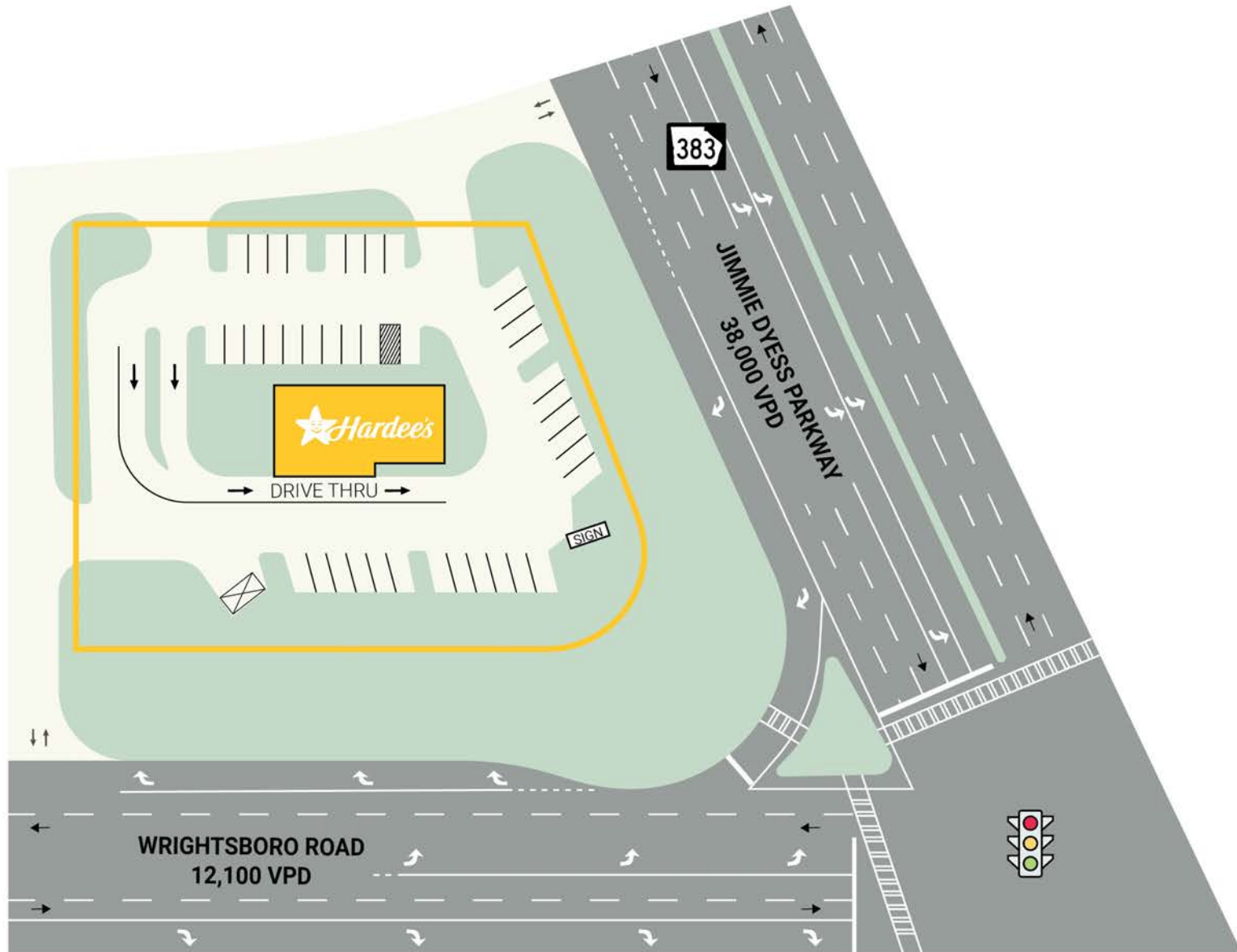
LOCATION HIGHLIGHTS

- Grovetown is Adjacent to Augusta and one of the Fastest Growing Cities of Georgia
- Dense Population with 121,983 People in a 5- Mile Radius
- Approximately 4 Miles to Fort Gordon which has over 30,000 Military and Civilian Employees and Expected to Grow by 4,000 with New Expansions
- Fort Gordon's Estimated \$2.7 Billion Economic Impact with an \$818 Million Budget
- Fort Gordon is the Designated home of US Army Cyber Command and Cyber Center of Excellence, Among other Major Missions and Future Home of Georgia's National Guard's Regional Readiness Center
- Grovetown is Home to Major Employees such as GIW Industries, Serta and John Deere
- 8 Miles to Augusta National Golf Club, Home to the Masters
- The Master Tournament Generates an Annual Income between \$120 and \$140 Million for Augusta with over 200,000 Visitors, Significantly Boosting Hospitality and Retail Sectors
- The Augusta MSA Spans Across Georgia and South Carolina and has experienced an 8.2% Increase in Population in the last Decade

AERIAL OVERVIEW

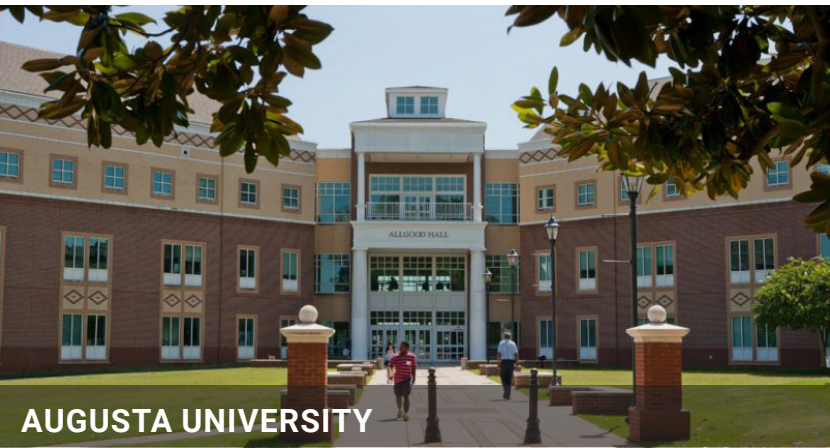


SITE PLAN



AERIAL OVERVIEW





AUGUSTA UNIVERSITY



DOWNTOWN AUGUSTA



FORT GORDON

AUGUSTA, GA

- Augusta Anchors the Augusta–Richmond County MSA, With a Population Exceeding 520,700 Residents
- Encompasses 306 Square Miles Along the Savannah River With Strategic Proximity to Atlanta, Charleston, and Charlotte
- Attracted \$832 Million in Capital Investment in 2023, Underscoring Strong Economic Momentum
- Ongoing \$2 Billion Industrial Expansion Over Five Years, Led in Part by Solvay Specialty Polymers
- Augusta University Serves Approximately 9,000 Students, Acting as a Key Workforce Development Engine
- Supported by a \$100 Million State-Funded Medical Research Facility, Strengthening Healthcare and Life Sciences Employment
- Major Public Investment Includes Redevelopment of James Brown Arena Into a 10,000-Seat Venue, Enhancing Regional Entertainment Appeal
- Located Near Fort Gordon, A Major U.S. Army Cyber And Signal Command Installation Employing Tens Of Thousands And Driving Consistent Healthcare Demand In The Augusta MSA
- Diverse Economic Base Spanning Logistics, Manufacturing, Healthcare, and Technology
- Anchored by U.S. Army Cyber Center of Excellence & Fort Eisenhower, Employing Approximately 29,252 Personnel With a \$2.4 Billion Economic Impact
- Strong Infrastructure and Skilled Workforce Continue to Support Long-Term Commercial and Industrial Growth

GROVETOWN





AUGUSTA MSA

- Augusta MSA has over 629,000 Residents & 3rd Largest City in Georgia
- “Best Places to Live” by Livability
- Medical District of Augusta Employs Over 25,000 People with Economic Impact of \$1.8 Billion
- Numerous Higher Educational Facilities such as Augusta University & Paine College
- Annual Host of the Masters Tournament, Generating \$142 Million per Forbes

FORT GORDON
4 MILES FROM SUBJECT

| 30,000 MILITARY & CIVILIAN EMPLOYEES |
| \$2.7 BILLION IMPACT | \$818 MILLION BUDGET |



PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	4305 WRIGHTSBORO ROAD GROVETOWN, GA 30813
APN	074A035
YEAR BUILT	2017
GLA	3,000 SF
PARCEL SIZE	1.53 ACRES
BUILDING FEATURES	DRIVE THRU
TRAFFIC COUNT	50,100 VPD

LEASE OVERVIEW

TENANT	SADDLE PEAK LLC [1]
GUARANTOR	FRANCHISE & PERSONAL
LEASE TYPE	ABSOLUTE NET
LEASE TERM REMAINING	12+ YEARS
LEASE COMMENCEMENT	MARCH 20, 2017
RENT COMMENCEMENT	NOVEMBER 9, 2017
LEASE EXPIRATION	NOVEMBER 8, 2037
RENTAL INCREASES	7.5% EVERY 5 YEARS
OPTIONS	4X 5 YEAR

PRICING

PRICE	\$2,400,000
NOI	\$147,813
CAP RATE	6.16%

RENT SCHEDULE

YEAR	ANNUAL RENT
CURRENT - 11/8/2027	\$147,812.50
11/9/2027 - 11/8/2032	\$158,898.44
11/9/2032 - 11/8/2037	\$170,815.82

[1] Tenant Intends on Vacating in Early Spring 2026



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