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

REPRESENTATIVE PHOTO

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MARKETED BY

BRITT RAYMOND
SVP & Managing Principal
National Net Lease
britt.raymond@srsre.com
D: 929.229.2614 | M: 704.517.4712
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10491212709

KYLE FANT
SVP & Managing Principal
National Net Lease
kyle.fant@srsre.com
M: 973.632.1386
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10401281546

OFFERING

Price	$1,880,000
Net Operating Income	$110,000
Cap Rate	5.85%
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

		LEASE TERM				RENTAL RATES					
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**PSF**	**Annually**	**PSF**	**Recovery Type**	**Options**
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

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, Elliano'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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Georgia Square Mall
FINISH LINE
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Pep Boys Auto Service & Tires
PPG PAINTS
ZAXBY'S
BURGER KING
Athens Promenade
planet fitness
bealls
BARNES&NOBLE
LUMBER LIQUIDATORS
LENSCRAFTERS
SHOE DEPT. ENCORE
OliveGarden
49,900 VPD
10
BUS 78
10
Athens Pointe
Publix
PAPA JOHNS
CAPTAIN D'S
OUTBACK STEAKHOUSE
CVS pharmacy
Clarke Crossing Shopping Center
Academy SPORTS+OUTDOORS
American Red Cross Blood Services
DOLLAR TREE
Spencer's
COSMO PROF
SALLY
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WELLS FARGO
MITCHELL BRIDGE RD 11,300 VPD
TireDiscounters
ATLANTA HWY 42,600 VPD
TRUIST
SEVEN BREW DRIVE THRU COFFEE
TIMOTHY RD 12,400 VPD
Timothy Road DENTAL CARE
DEPALMA'S ITALIAN CAFE
Athens HEARING AID Factory Outlet


Athens West Shopping Center
Tractor Supply Co
Athens Furniture & Mattress
Anytime Fitness
America's Thrift Stores
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metro by T-Mobile
Domino's Pizza
Taco Bell
Carrabba's Italian Grill
Piedmont Athens Regional
BMW
Toyota
Subaru
Acura
Downtown Athens
Alps Village
Kroger
Burlington
five BELOW
Pet Supplies Plus
University of Georgia
Athens-Ben Epps Airport - AHN
Beechwood Shopping Center
The Fresh Market
T.J.maxx
HomeGoods
REI co-op
Michaels
Crunch
Target
Walmart Neighborhood Market
Office Depot OfficeMax
Popeyes
Whataburger
Tidal Wave Auto Spa
Space Shop Self Storage
Honda
ALDI
BUS 78
10
Panera Bread
Regions
DePalma's Italian Cafe
Timothy Road Dental Care
12,400 VPD
11,300 VPD
Tire Discounters
Mitchell Bridge Rd
Wells Fargo
Chevron
Timothy Rd
CVS pharmacy
Clarke Crossing Shopping Center
Academy Sports + Outdoors
American Red Cross Blood Services
Dollar Tree
Spencer's
Cosmo Prof
Sally
Atlanta Hwy 42,600 VPD
Outback Steakhouse
Seven Brew Drive Thru Coffee
Captain D's

SRS

2025 Estimated Population	
1 Mile	6,877
3 Miles	34,935
5 Miles	95,365
2025 Average Household Income	
1 Mile	$92,452
3 Miles	$102,831
5 Miles	$104,323
2025 Estimated Total Employees	
1 Mile	4,243
3 Miles	21,244
5 Miles	75,932

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Georgia Square Mall
FINISH LINE
HIBBETT
AutoZone
Pep Boys
PPG PAINTS
ZAXBY'S
BURGER KING
SEVEN BREW DRIVE THRU COFFEE
10
49,900 VPD
Walmart Neighborhood Market
ATLANTA HWY
42,600 VPD
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PET SUPPLIES PLUS
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sam's club
Beechwood Shopping Center
THE FRESH MARKET
TJ·maxx
HomeGoods
REI co-op
Michaels
CRUNCH
TARGET
Office DEPOT OfficeMax
20,600 VPD
COSTCO WHOLESALE
HOBBY LOBBY
EPPS BRIDGE PKWY
The Pointe at Epps Bridge
TEXAS
American Deli
KOHL'S
Walmart Supercenter
Epps Bridge Centre
BEST BUY
Marshalls
GTC MOVIES
DICK'S
five BELOW
PETSMART
ROSS DRESS FOR LESS
Hallmark
78
29
316
8
LOWE'S
The Markets at Epps Bridge
43,800 VPD
ASHLEY
TRADER JOE'S
FIVE GUYS
HARBOR FREIGHT
DUNKIN'
MATTRESSFIRM
ZAXBY'S
Epps Village Shopping Center
Kroger
THE HOME DEPOT
Spectrum
SUPERCUTS
AT&T
cricket
WAFFLE HOUSE

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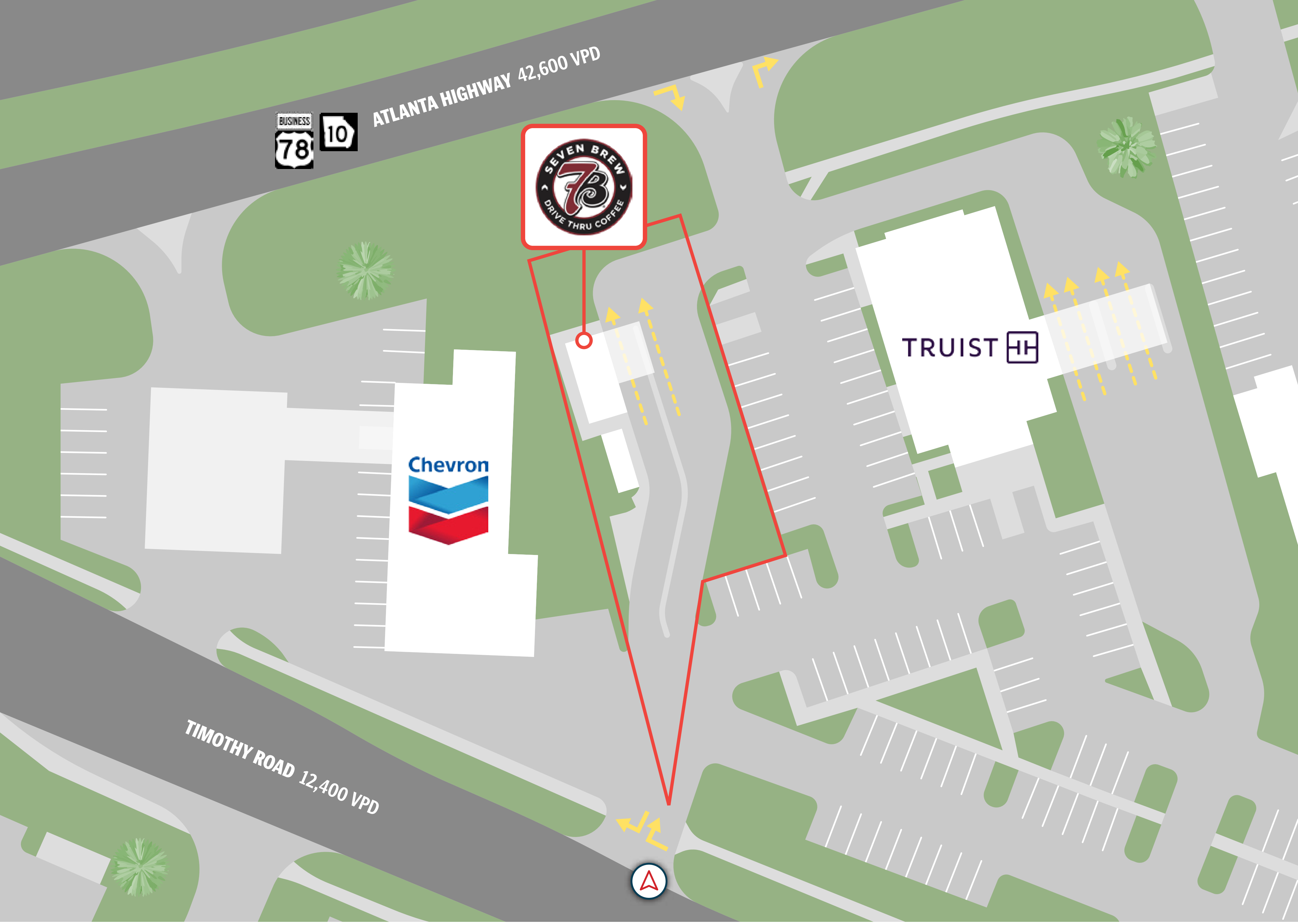

BUSINESS 78
10
ATLANTA HIGHWAY 42,600 VPD
SEVEN BREW 7B DRIVE THRU COFFEE
Chevron
TRUIST
TIMOTHY ROAD 12,400 VPD

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