

INVESTMENT OFFERING



SMALLS SLIDERS
1660 Hudson Bridge Road
Stockbridge (Atlanta), GA 30281



ACTUAL SITE

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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,827,222
DOWN PAYMENT	100% / \$2,872,222
RENTABLE SQUARE FEET	800 SF
CAP RATE	6.75%
YEAR BUILT	2025
LOT SIZE	32,670 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Smalls Sliders
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15-Years
RENT COMMENCEMENT DATE	02/10/2025
LEASE EXPIRATION DATE	02/09/2040
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$193,875.00	\$16,156.25
Years 6-10	\$213,262.50	\$17,771.88
Years 11-15	\$234,588.75	\$19,549.10
Years 16-20 (Option 1)	\$258,047.63	\$21,503.97
Years 21-25 (Option 2)	\$283,852.39	\$23,654.37
Years 26-30 (Option 3)	\$312,237.63	\$26,019.80
Years 31-35 (Option 4)	\$343,461.39	\$28,621.78
BASE RENT		\$193,875.00
NET OPERATING INCOME		\$193,875.00
TOTAL RETURN YR-1	6.75%	\$193,875.00

TENANT OVERVIEW



SMALLS SLIDERS

Smalls Sliders is one of the fastest-growing brands in the restaurant industry, specializing exclusively in fresh, cooked-to-order cheese-burger sliders. Equipped with a streamlined drive-thru, walk-up window and unique modular buildout, the Atlanta-based brand is headed towards nationwide growth with locations opening across the Southeast, Southwest, Midwest, and West Coast. Smalls Sliders is the brainchild of restaurateur visionary Brandon Landry, led by industry veteran Maria Rivera, CEO, and is backed by 10 Point Capital and former NFL star Drew Brees. With average unit volumes exceeding \$2 million, Smalls Sliders has disrupted the QSR industry with its stacked leadership team and robust development pipeline, furthering its rapid growth trajectory with more than 350 locations open or under development across 30 states.

ABOUT THE TENANT

The operator and lease guarantor, Purple Square Management, a very experienced and successful franchisee of Smalls Sliders, Popeyes, Take 5 Oil Change, American Family Care, Content Recovery Specialist, and Dunkin' Donuts/Baskin Robbins, currently operates over 350 locations throughout AL, AZ, FL, GA, IN, KY, LA, MS, NC, OH, SC, TN, NY, PA and VA. One of the largest and fastest growing operators in the country, Purple Square Management has earned many awards including the "National Rising Star Award" (2008), "Franchisee of the Year Award" (2014), and "Philanthropist of the Year Award" (2015).



PROPERTY NAME	Smalls Sliders
PROPERTY ADDRESS	1660 Hudson Bridge Road Stockbridge (Atlanta), GA 30281
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
OPTIONS TO RENEW INCREASES	(4) 5-Year Options 10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$193,875.00
NO. OF LOCATIONS	350+ (Open & Under Development)
HEADQUARTERED	Atlanta, Georgia
WEBSITE	www.smallssliders.com
YEARS IN THE BUSINESS	Since 2019

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Smalls Sliders drive-thru located in Stockbridge (Atlanta), Georgia. It is secured by a brand new 15-year absolute NNN lease guaranteed by Purple Square Management (325+ locations) and features 10% rental increases every five years throughout both the primary term and the four (4) five-year option periods. Smalls Sliders is one of the fastest-growing QSR brands in the United States, with average unit volumes exceeding \$2 million and more than 350 locations open or under development. This is a very strong location for Smalls with the drive-thru constantly packed, reflecting the brand's rapid rise and local consumer demand. Its success underscores the strength of Smalls Sliders' unique QSR model and the growing appetite for innovative, fast-casual dining in the metro Atlanta area.

This site is located just one mile from Piedmont Henry Hospital—a 259-bed facility with over 1,800 employees, currently undergoing a \$215 million expansion to add a new patient tower and 95 additional inpatient rooms. The property benefits from convenient access off Interstate 75 and Hudson Bridge Road, with combined traffic counts exceeding 213,000 vehicles per day. It shares a signalized intersection with Peachtree Immediate Care and Caliber Car Wash at Willis Drive and Hudson Bridge Road. Within a 5-mile radius, the population exceeds 102,000 residents, with an expected 5.0% growth over the next five years. Additionally, the average household income surpasses \$93,000 within both the three and five-mile trade areas. National retailers in the immediate vicinity include Taco Bell, Kroger, QuikTrip, Bank of America, Zaxby's, Arby's, Chipotle, AT&T, Dollar Tree, Walmart, Popeyes, McDonald's, AutoZone, Bojangles, Verizon, Walgreens, O'Reilly Auto, Dunkin' Donuts, Wells Fargo, Chick-Fil-A, Outback, Wendy's, KFC, Starbucks, Chase Bank, Publix, Take 5 Oil Change, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction
- New 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Yrs Guaranteed by Purple Square Management (325+ Locations)
- Strong Location w/ Drive-Thru Constantly Packed - Smalls Sliders is one of the Fastest Growing QSR Concepts in the United States with Average Unit Volumes Exceeding \$2 Million & 350+ Locations Open or Under Development
- One Mile from Piedmont Henry Hospital (259 Beds & 1,800 Employees) - In the Process of a New \$215M Expansion to Add New Patient Tower & 95 New/Additional Inpatient Rooms
- Excellent Access & Visibility Right Off Hudson Bridge Rd with Traffic Counts Exceeding 29,000 Vehicles Per Day
- Dense Retail Trade Area with Over 102,000 Residents and Average Household Income Exceeding \$93,000 in 5-Miles



AERIAL PHOTO



**PLACER AI STATS
NEARBY RETAILER RAKINGS
(STATE OF GEORGIA)**

Chick-Fil-A	82%	(28/199)
Taco Bell	93%	(15/205)
Popeyes	90%	(14/141)
Zaxby's	85%	(35/241)
McDonald's	81%	(80/424)
Dunkin'	80%	(35/170)
Arby's	71%	(40/138)
Walmart	82%	(27/152) 2.1M Visits

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



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smalls
SLIDERS®

PEACHTREE
IMMEDIATE CARE

Kroger
Great Clips®

State Farm

CALIBER
CAR WASH

TACO BELL

CHIPOTLE
Spectrum

QT

Bank of America

Arby's

DQ Quality INN

ZAXBY'S

SHOE SHOW MEGA
AT&T
DOLLAR TREE
BatteriesPlus Manage Easy

Piedmont
Piedmont Henry Hospital
259 Beds & 1,800 Employees
Planned \$215M Expansion

Walmart
Supercenter

DISCOUNT TIRE

mellow MUSHROOM

Hilton Garden Express
AN IHG HOTEL

Chick-fil-A
Waffle House

OUTBACK STEAKHOUSE

metro verizon
FIREHOUSE SUBS

ExtraSpace Storage

Super 8

AutoZone

McDonald's

EXPRESS OIL CHANGE
12 MAINT. SERVICES

DUNKIN'

Bojangles

O'Reilly AUTO PARTS



Hudson Bridge Rd



29,000 VPD

Rock Quarry Rd 24,000 VPD

Interstate-75 184,000 VPD

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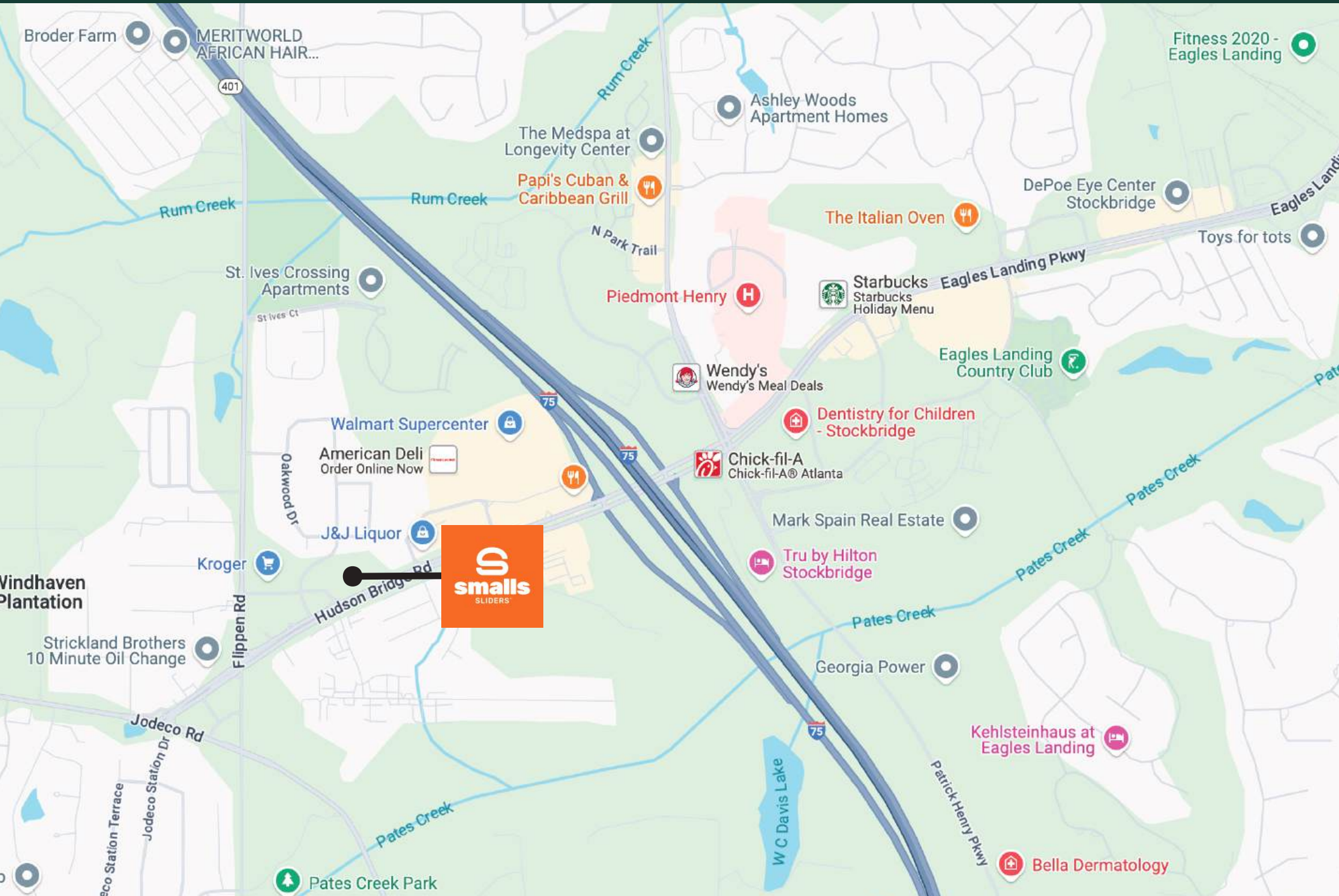
SUBJECT PROPERTY



ACTUAL SITE

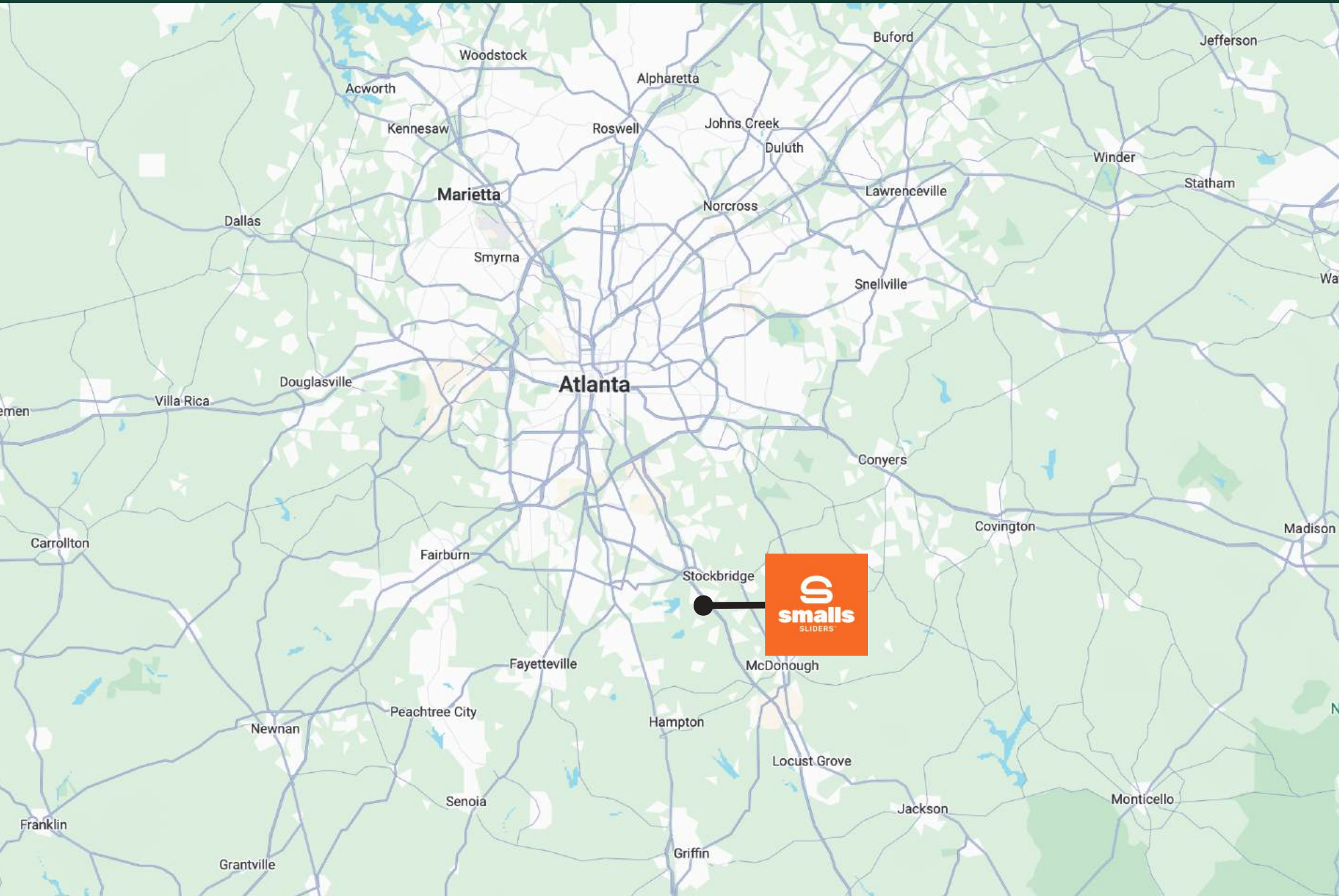
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formerly Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



3rd Largest Metropolitan

Region After Greater Washington
and South Florida



Ranked # 10

in the Nation with a Gross Domestic
Product of \$320 Billion



Home to the Largest

Concentration of Colleges and
Universities in the Southeastern U.S.



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	38,340	106,812	417,803
2024 Estimate	37,325	102,477	402,944
2020 Census	36,285	98,572	391,173
Percent Change 2020-2024	2.87%	3.96%	3.01%
Percent Change 2024-2029	2.72%	4.23%	3.69%
Median Age	40.12	39.05	37.39

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$93,467	\$93,532	\$85,522
2029 Projection	13,963	38,374	417,803
2024 Est. Households	13,568	36,743	402,944
2020 Census	13,142	35,245	391,173
Percent Change 2020-2024	3.24%	4.25%	3.01%
Percent Change 2024-2029	2.91%	4.44%	3.69%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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Carlsbad, CA 92008
Tel: (619) 218-6427
www.wertzrealestate.com

Listed with Georgia broker
DZ Net Lease Realty, LLC
Lic. No. h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

(Please put an X below in front of what is applicable)

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

Seller/landlord Date _____ _____
Buyer/tenant Date