

BURGER KING

TOCCOA, GEORGIA



ASKING PRICE: \$2,148,000

CAP RATE: 6.00%



20 YEAR
ABSOLUTE NNN LEASE



SIGNALIZED
ACCESS POINT



24,000+ VPD
ON BIG A ROAD



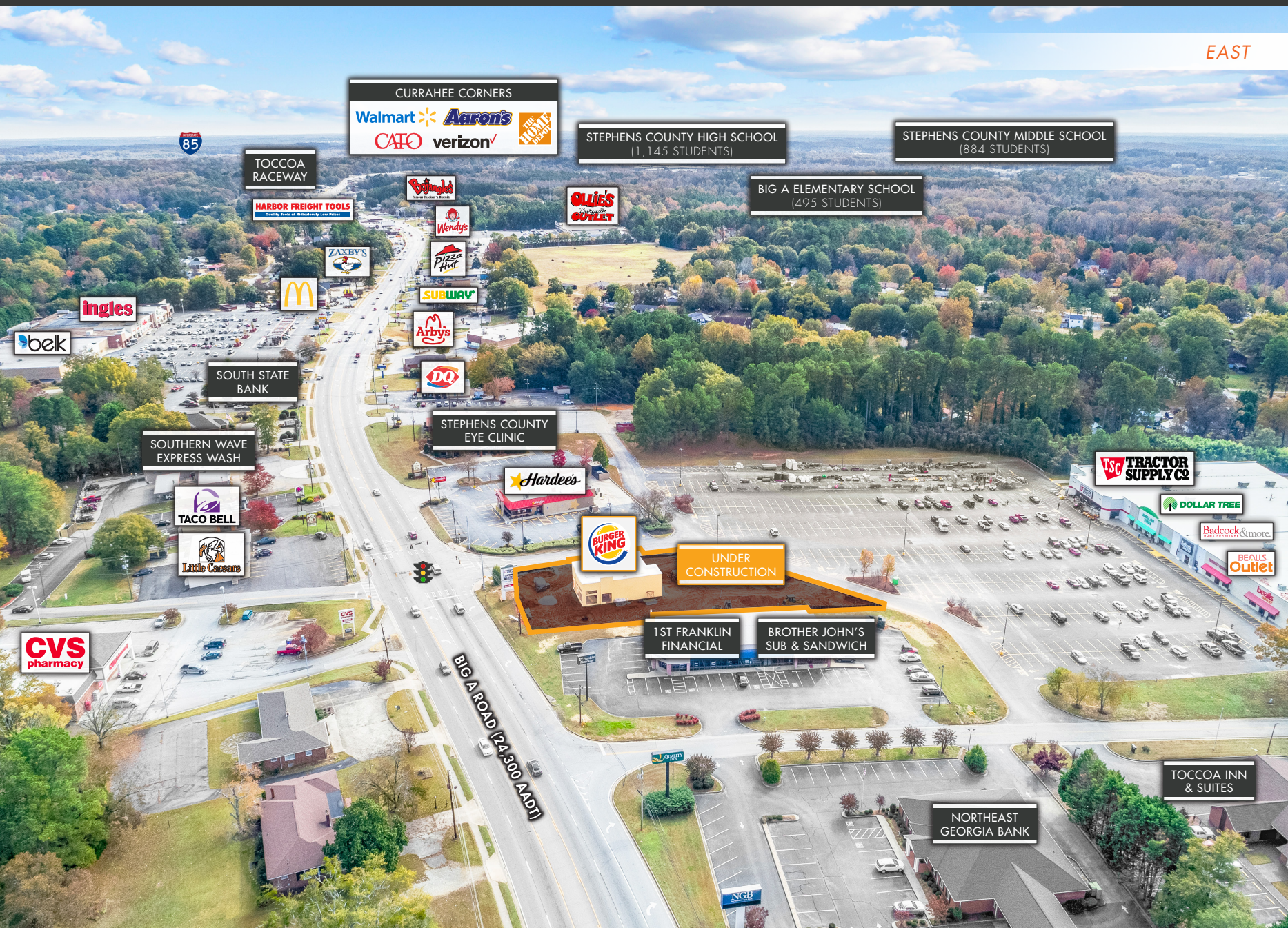
EXPERIENCED FRANCHISEE
WITH MANY LOCATIONS



4,500+ STUDENTS &
9,300+ WORKERS
(5 MILES)

SELECT INVESTMENT HIGHLIGHTS

- » Brand new 20-year Absolute NNN lease
- » Hedge against inflation with 10% rent increases every 5 years
- » Brand new 2019 construction
- » Signalized access on an outparcel to Tractor Supply, Bealls Outlet, Dollar Tree and Badcock Home Furniture
- » 24,000+ VPD in front of the property
- » Close proximity to major retailers: Walmart, Home Depot, Ingles, Belk, Save-A-Lot and Ollie's
- » 15 miles north of Interstate 85
- » Over 4,500 students and 9,300 workers within 5-mile radius



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