

HOOTERS

ABSOLUTE NNN \$3,360,000  
10355 CANAL CROSSING , BRUNSWICK, GEORGIA

# Hooters

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# HOOTERS

01	Executive Summary
	Offering Summary
	Location Summary



## OFFERING SUMMARY

ADDRESS	10355 Canal Crossing Brunswick GA 31525
COUNTY	Glynn
LEASE TYPE	Absolute NNN
CAP RATE	6.25%
BUILDING SQUARE FEET	±6,500 and ±1,500 Sq Ft Patio
LAND SQUARE FEET	±71,874
LAND ACRES	±1.65
TENANT	Hooter's
OWNERSHIP TYPE	Fee Simple
YEAR BUILT	March 2019
# OF SEATS	260
LEASE TERM	20 Years

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,360,000
PRICE PSF	\$516.92
OCCUPANCY	100 %
NOI (CURRENT)	\$210,000
CAP RATE (CURRENT)	6.25 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	1,457	24,293	42,111
2017 Median HH Income	\$72,399	\$44,605	\$46,431
2017 Average HH Income	\$82,529	\$60,521	\$64,088

- New 20 year Absolute NNN Lease Commences at COE
- 4 x 5 Year Options
- 8.5% Increases every 5 Years
- High Nearby Traffic Counts with 17,500+ Vehicles Per Day on Golden Isles Parkway and 48,000+ Vehicles Per Day on I-95
- Numerous supporting retailers including Academy Sports, HomeGoods, Hobby Lobby, and Sam's Club.
- Area Generators including Brunswick Golden Isles Airport, Coastal Pines Technical College, and The Federal Law Enforcement Training Center

Retail Investment Group is pleased to present Hooter's located in Brunswick, Georgia. This property is ±6,500 square feet with a patio and is on ±1.65 acres of land. The building will have 260 seats and has an expected completion date of March 2019.

This property is located in Canal Crossing Shopping Plaza, which had its grand opening in 2016, with surrounding retailers including Academy Sports and Outdoors, a ±63,000 square feet sporting goods store built in 2016, Sam's Club, Hobby Lobby, HomeGoods, Panda Express, and Panera Bread.

Surrounding hotels include Microtel Inn and Suites by Wyndham, Holiday Inn Brunswick, Country Inn and Suites by Radisson, and Fairfield Inn and Suites by Marriott Brunswick.

It is also located ±2.0 miles from Brunswick Golden Isles Airport, ±2.5 miles from Coastal Pines Technical College, ±3 miles from The Federal Law Enforcement Training Center with 32,000+ students, ±4 miles from College of Coastal Georgia with 3,400+ students, and ±4 miles from Brunswick High School with 1,700+ students.

About Hooters:

With restaurants in 39 states and 31 countries, Hooters is a 34-year-old iconic brand serving its world famous chicken wings, as well as other quality food products such as sandwiches, hamburgers, chicken, salads, and full bar in a fun, high energy environment. The quality of food is matched with superior service.

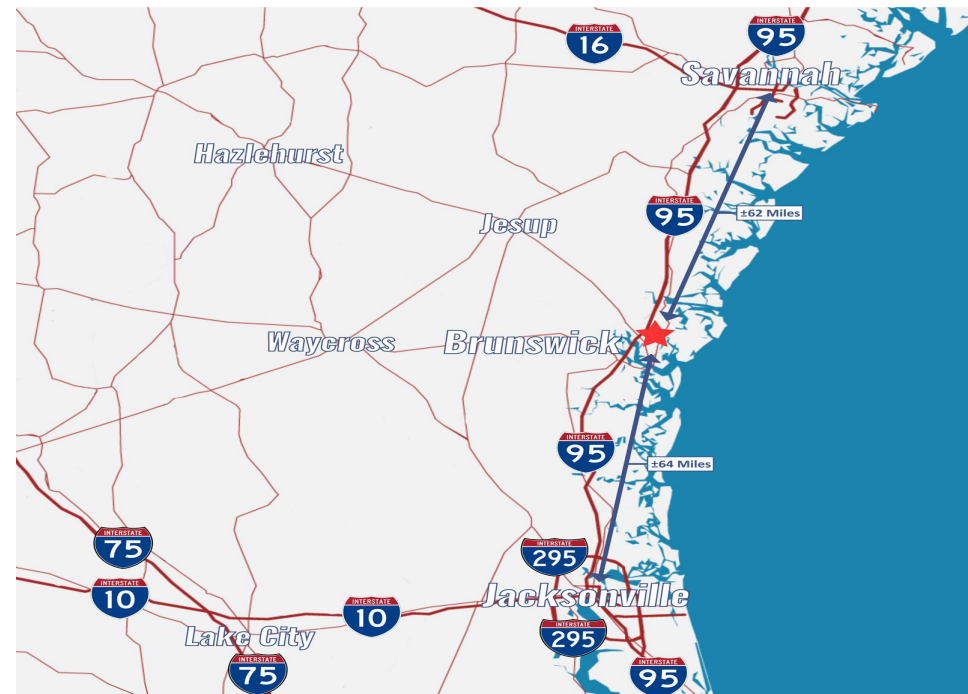
Brunswick, Georgia is the county seat of Glynn County, Georgia and is a major economic center of the state's lower southeast. Brunswick is located  $\pm 7$  miles South of Savannah, Georgia and  $\pm 70$  miles North of Jacksonville, Florida. Brunswick supports a progressive economy largely based on tourism and logistics.

The Port of Brunswick is a vital part of the city's economy and is recognized as one of the most productive ports on the East Coast. The Port of Brunswick handles approximately 10 percent of all U. S roll-on/roll-off trade - third in the U.S., behind the ports of Los Angeles and Newark. It is ranked the sixth-busiest automobile port in the United States. The Federal Law Enforcement Training Center, a large agency of the United States Department of Homeland Security. A study conducted by Georgia Tech identified FLETC as the largest employer in Glynn County; it was further determined that FLETC's annual localized economic impact is more than \$600 million.

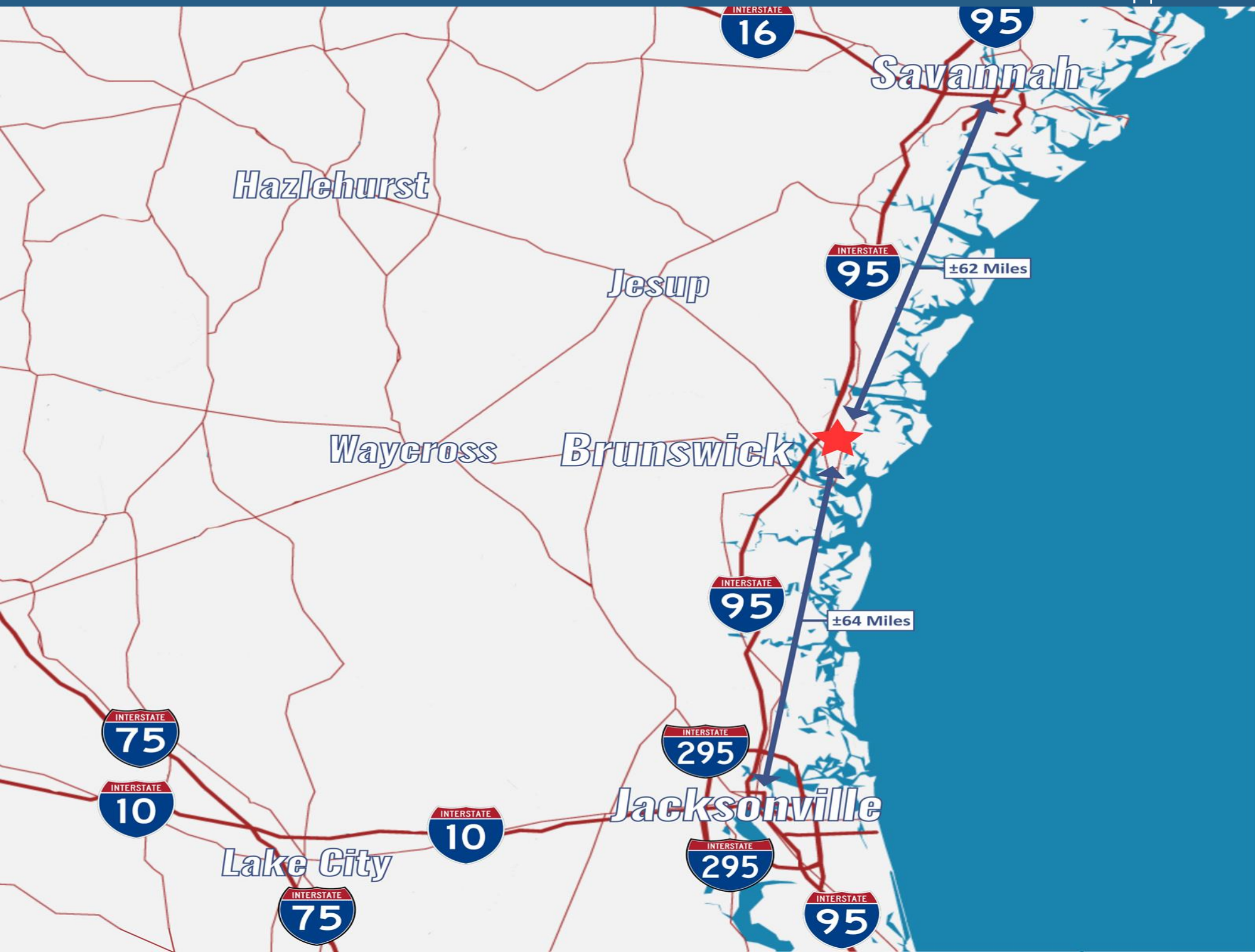
Southeast Georgia Health System is the largest private employer in Brunswick with 2,700+ employees. Other major employers in Brunswick include King & Prince Seafood, GSI Commerce, Pinova and Gulfstream Aerospace.

Tourism is the single largest industry in the city and the county. Brunswick and the Golden Isles are a year-round resort community. The islands' beaches, resorts, shops, and historic sites annually attract visitors from around the world. President George W. Bush hosted the G8 summit in 2004 on Sea Island.

Main Street Brunswick and the Brunswick Downtown Development Authority work as two organizations in one. The town is committed to the economic development, historic preservation, and beautification of Brunswick's core commercial areas.











GOLDEN ISLES PKWY 17,850+ VPD

COASTAL PLACE APARTMENTS

Marshland  
Credit Union

COUNTRY  
INNS & SUITES  
BY CARLSON

FRESNIUS  
MEDICAL CARE

AspenDental

McDonald's

Cheddar's  
SCRATCH KITCHEN

CANAL RD

RaceTrac

Panera  
BREAD

PANDA EXPRESS  
GOURMET CHINESE FOOD

HOOTERS  
SUBJECT  
PROPERTY

Sam's  
CLUB

HOBBY  
LOBBY

Academy  
SPORTS+OUTDOORS

HomeGoods







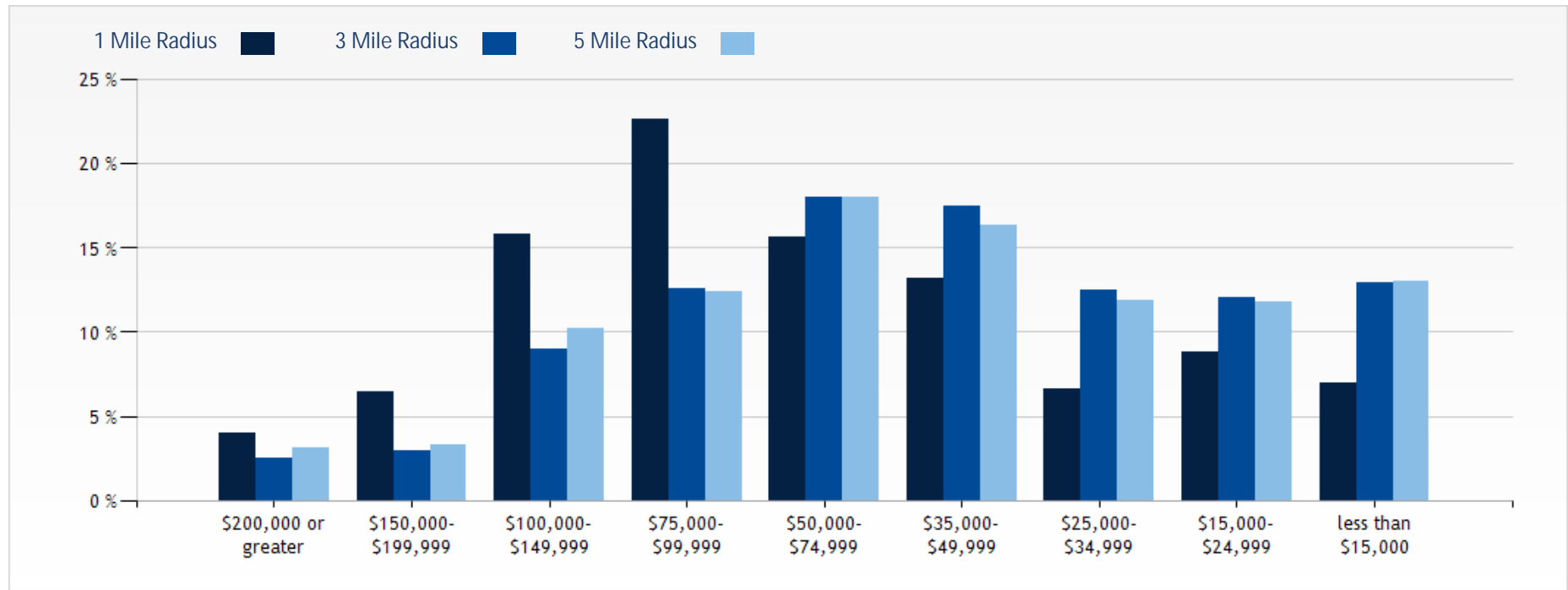
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	732	16,996	32,267
2010 Population	1,356	22,846	40,030
2017 Population	1,457	24,293	42,111
2022 Population	1,557	25,646	44,237
2017 African American	302	7,084	12,663
2017 American Indian	6	66	137
2017 Asian	74	678	1,001
2017 Hispanic	109	1,875	3,424
2017 White	1,005	14,879	25,508
2017 Other Race	24	821	1,574
2017 Multiracial	42	708	1,141
2017-2022: Population: Growth Rate	6.70 %	5.45 %	4.95 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	38	1,213	2,108
\$15,000-\$24,999	48	1,134	1,914
\$25,000-\$34,999	36	1,175	1,922
\$35,000-\$49,999	72	1,643	2,640
\$50,000-\$74,999	85	1,691	2,914
\$75,000-\$99,999	123	1,181	2,000
\$100,000-\$149,999	86	840	1,652
\$150,000-\$199,999	35	278	541
\$200,000 or greater	22	238	506
Median HH Income	\$72,399	\$44,605	\$46,431
Average HH Income	\$82,529	\$60,521	\$64,088

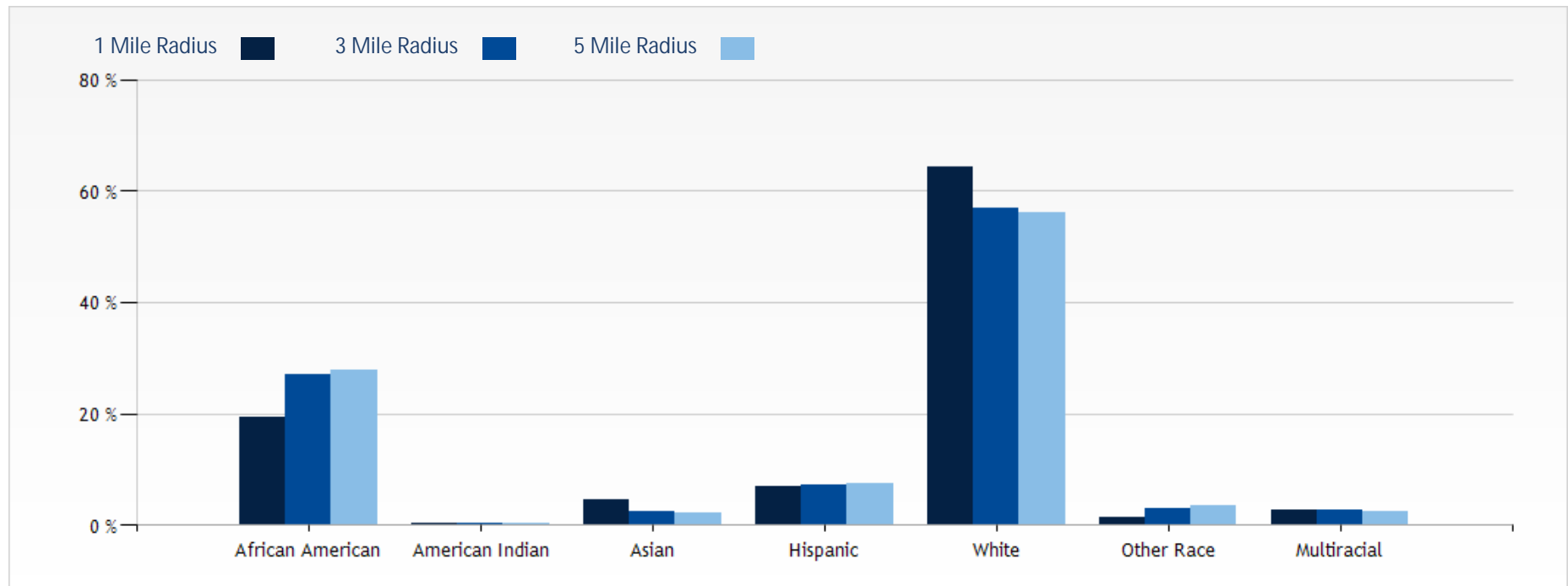
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	264	7,208	13,639
2010 Total Households	504	8,825	15,389
2017 Total Households	545	9,393	16,197
2022 Total Households	584	9,911	17,010
2017 Average Household Size	2.52	2.56	2.56
2000 Owner Occupied Housing	167	3,997	7,910
2000 Renter Occupied Housing	73	2,583	4,480
2017 Owner Occupied Housing	369	4,916	8,977
2017 Renter Occupied Housing	176	4,477	7,220
2017 Vacant Housing	21	1,236	2,354
2017 Total Housing	566	10,629	18,551
2022 Owner Occupied Housing	401	5,195	9,432
2022 Renter Occupied Housing	183	4,716	7,579
2022 Vacant Housing	0	1,173	2,269
2022 Total Housing	572	11,084	19,279
2017-2022: Households: Growth Rate	6.95 %	5.40 %	4.90 %



## 2017 Household Income



## 2017 Population by Race



# Hooters



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