

SECURE  
NET LEASE

File Photo



## QuikTrip Ground Lease

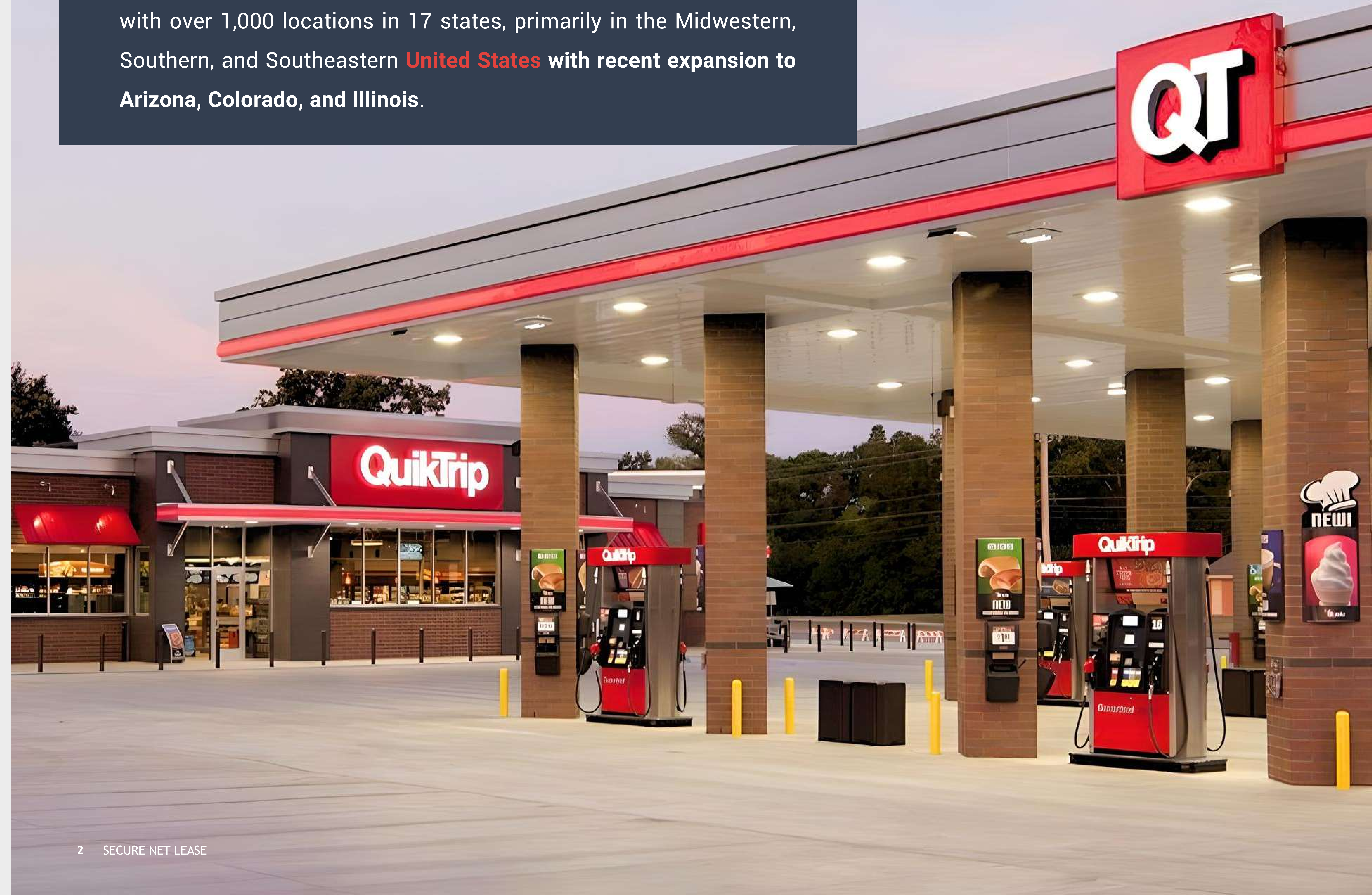
**\$3,300,000 | 4.25% CAP**

NWQ Poplar Rd & Newnan Crossing Bypass, Newnan, GA (Atlanta)

- ✓ **Rare New 15-Year Corporate Ground Lease** | 7% Increases Every 5
- ✓ **Opportunity to Purchase Incredibly Low Price Point QT**
- ✓ **QT: 1,000+ Locations** | 7th Largest C-Store Chain in the U.S.
- ✓ **Along I-85 Corridor (62K VPD), SE Atlanta's Top Retail Destination** Including Ashley Park (716K SF) - 5.4M Visitors/Year & DR Horton 225-Acre, 596-Home Planned Community. New 600k SF Georgia Outlets at Newnan Coming Fall 2026 Caddy-Corner to Site.
- ✓ **At Poplar Road and New I-85 Interchange, Across from Piedmont Newnan Hospital (217 Beds/1000+ Employees) & New Mercedes-Benz Service Center**



The QuikTrip Corporation, more commonly known as **QuikTrip**, is an **American chain of convenience stores** based in Tulsa, Oklahoma with over 1,000 locations in 17 states, primarily in the Midwestern, Southern, and Southeastern **United States** with recent expansion to **Arizona, Colorado, and Illinois**.





# INVESTMENT OVERVIEW

— **QUIKTRIP** NEWNAN, GA (ATLANTA)

File Photo

# \$3,300,000

## 4.25% CAP

NOI

\$140,000

Building Area

±5,312 SF

Land Area

±2.24 AC

Year Built

2024

Lease Type

Corporate Ground Lease

Occupancy

100%

- ✓ **Rare QuikTrip Ground Lease Opportunity**
- ✓ **2024 Construction on a 15 Year Corporate Ground Lease** with 7% Rental Increases and (7) 5-Year Options to Renew
- ✓ **Strategically Located Just Off Poplar Road (17,520+ VPD) and Newnan Crossing Bypass (18,801+ VPD)**, just east of Interstate 85 (62,355+ VPD). There are 71,089+ residents living within a 5-mile radius of the property that have an average household income of \$102,353+.
- ✓ **Subject Property is only 30 Minutes from Downtown Atlanta, just down I-85**, 25 miles from Hartsfield-Jackson Atlanta International Airport (725,500+ flights/year), and 30 miles from the Georgia-Alabama border.
- ✓ **Located Adjacent to New Mercedes-Benz Service Center & Piedmont Newnan Hospital**, a 217-bed, acute-care facility. They offer 24-hour emergency, woman's, surgical, and diagnostic services.
- ✓ **Newnan, Georgia is located in the Atlanta-Sandy Springs-Roswell MSA**, the 6th largest in the U.S. by population. This metro area recently passed Washington D.C. and Philadelphia in size, growing over 1% last year.
- ✓ **QuikTrip is the 7th Largest Convenience Store Chain in the Country.** QuikTrip was recently ranked by Forbes as the 28th largest private company with over \$11 Billion in Revenue across their 1,000+ stores

### CONTACT FOR DETAILS

#### Joe Caputo

Managing Partner  
(424) 220-6432

joe@securenetlease.com

#### Anthony Pucciarello

Executive Vice President  
(214) 915-8896

apucciarello@securenetlease.com

#### Thomas House

Associate  
(214) 295-7848

thouse@securenetlease.com

**GA Broker of Record: Pamela Atwater**

**License #: 173905**

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**SECURE**  
NET LEASE



# TENANT OVERVIEW

QUIKTRIP NEWNAN, GA (ATLANTA)

## QuikTrip

**Lessee:** QuikTrip Corporation

**Guarantor:** QuikTrip Corporation

REVENUE

**\$11 B**

CREDIT RATING

**BBB**

LOCATIONS

**1000+**



[quiktrip.com](http://quiktrip.com)

**QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.**

Founded in 1958, QuikTrip has **grown** to a **more than \$11 billion** company with **1000+ stores**. Those revenues place QuikTrip high on the Forbes listing of **largest privately** held companies. QuikTrip Corp. currently holds an NAIC 2 Rating which is the equivalent of a **"BBB" rating** by Standard & Poor's. QuikTrip locations feature the company's own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT's own Quik'n Tasty and Hotzi lines of sandwiches.

With **over 20,000 employees**, QuikTrip has made **Fortune Magazine's list** of **"Best Companies to Work For"** every year for the last 15 years and received the **38th spot** in People Magazine's **"50 Companies That Care."** QuikTrip is consistently ranked as **one of the top convenience store** marketers in product **quality** and friendly service, including a top spot on GasBuddy's Top Rated C-Store list for 2017, and **Top Rated Convenience Store** Brand in the state of Missouri. It is also ranked 68th on Fortunes **100 best companies** to work for in 2017 and 33rd on Forbes List of Private Companies. QuikTrip also gives back to the communities it serves, donating 5% of net profits to qualified **501c3** non-profit agencies, which includes United Way campaign match, support for **National Safe Place agencies**, Folds of Honor scholarships and many other agencies that support at-risk youth and early **childhood education**



File Photo



File Photo



## IN THE NEWS

QUIKTRIP NEWNAN, GA (ATLANTA)

# Major Milestone: QuikTrip Opens 1000th Store Nationwide

ARIF ISLAM, FEBRUARY 22, 2024 (SPORTS PROMEDIA)

**QuikTrip (QT), one of the nation's leading convenience and gasoline retailers, will celebrate a major company milestone with the opening of its 1,000th store nationwide. QT's 1,000th store is located in the San Antonio metro area at 933 S. Seguin Rd., Converse, Texas 78109. The store will open for business on Thursday, April 27 at 9:00 a.m.**

"Our team at QT is honored to reach this significant milestone and we are excited to celebrate this achievement with our customers in the San Antonio area," said Aisha Jefferson-Smith, QuikTrip's Corporate Communications Manager. "We have a number of fun things planned for the whole family as part of our grand opening celebration. We want to show our gratitude to our customers for their longtime support, which made this store opening possible."

In 1958, Chester Cadieux and Burt Holmes invested their life savings to open the very first QuikTrip, which was a small grocery store serving their hometown of Tulsa, Okla. Now in its 65th year, QuikTrip has grown to a more than \$11 billion privately held company, with stores and travel centers located across 17 states. Chester's son, Chet Cadieux III, has served as QuikTrip's CEO since 2002 and added the role of Chairman to his responsibilities in 2006.

**For more than six decades, people have looked to QT for an on-the-go snack or sandwich. The stores offer a full-service kitchen with fresh, made-to-order snackles, as well as fresh food delivered daily through its bakeries and commissaries.**

QT is also known for its impact on the communities it serves – with each store generating on average \$1.3 million in annual local and state taxes. The company donates 5% of its annual net profits to charitable organizations. Among the organizations QT supports are: United Way, Safe Place, local food banks, schools and Folds of Honor, a non-profit whose mission is to provide educational scholarships to the military and first responder families of those who have been killed or disabled while on active duty.

EXPLORE ARTICLE





# LEASE OVERVIEW

**QUIKTRIP** NEWNAN, GA (ATLANTA)

Initial Lease Term	15-Year, Plus (7), 5-Year Options to Renew
Rent Commencement	Jun-24
Lease Expiration	Jun-39
Lease Type	Corporate Ground Lease
Rent Increases	7% Every 5 Years, In Primary Terms & Options
Annual Rent YRS 1-5	\$140,000.00 *
Annual Rent YRS 6-10	\$149,800.08
Annual Rent YRS 11-15	\$160,286.04
Option 1	\$171,506.04
Option 2	\$183,511.44
Option 3	\$196,357.20
Option 4	\$210,102.24
Option 5	\$224,809.44
Option 6	\$240,546.12
Option 7	\$257,384.40

\* Tenant is paying interim rent starting June 2024 in the amount of \$10,000/month until store opens. Seller to credit buyer any difference in rent between closing of sale and store opening.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





34

MILLARD FARMER INDUSTRIAL BOULEVARD  
±40,178 VPD

70

CVS pharmacy

BIG LOTS  
Habitat for Humanity  
DOLLAR GENERAL  
TACO BELL  
Crystal

Publix  
ups  
KFC

TOYOTA

HYUNDAI

LES LIES  
Marco's Pizza

DQ

Academy  
Kohl's  
JOANN  
five BELOW  
CONN'S  
HomePlus  
PET SMART  
ROSS  
DRESS FOR LESS  
DUNKIN'  
Waffle House  
Longhorn Steakhouse  
Starbucks  
Wendy's

Walmart  
Supercenter  
HOBBY LOBBY  
LOWE'S  
CATO  
edible arrangements  
Applebees

Food Depot  
Bargain Hunt

Ford

GMC  
CHEVROLET  
BUICK

Starbucks  
Zaxby's

CUBE SMART  
self storage

FARMERS HOME FURNITURE

34

CITITRENDS  
Kroger  
OLIE'S OUTLET  
Aaron's  
Little Caesars  
McDonald's

HOME 2  
SUITES BY HILTON

HONDA

JCPenney  
LANE BRYANT  
BARNES & NOBLE  
AMERICAN EAGLE  
MEN'S WEARHOUSE  
Dillard's  
The Style of Your Life.  
claire's  
DOLLAR TREE  
Party City  
OLD NAVY  
at home

Office DEPOT  
OfficeMax  
Ashley  
HOMESTORE  
TJ-maxx  
Michaels  
Where Creativity Happens.  
LOFT  
Culver's  
BJ's  
Tanera  
BREAD

TARGET  
BEST BUY  
Red Robin  
Bath & Body Works  
golden corral  
BUFFALO WILD WINGS  
FIVE GUYS  
BURGER KING  
Olive Garden  
HAVERTY'S  
FURNITURE · EST 1885  
rue 21  
DICK'S  
SPORTING GOODS  
DSW  
DESIGNED SPACE WARD CLOSET  
belk  
KAY  
JEWELERS

UNIVERSITY OF WEST GEORGIA NEWNAN

Arby's

HOME 2

ACURA

Freddy's  
STEAKBURGERS

Kroger  
Orangetheory  
SUBWAY  
Edward Jones  
McDonald's

SHERWIN WILLIAMS  
Domino's

COLUMBIA WOOD TOWNHOMES (120 UNITS)  
HIGHLAND APARTMENTS (100 UNITS)

ASHLYNN RIDGE 55+ APARTMENTS (202 UNITS)

Shell

TACO BELL

Publix  
SUPERCUTS  
State Farm  
AutoZone

GOODYEAR

ATKINSON ELEMENTARY SCHOOL (342 STUDENTS)

DOLLAR GENERAL

bp

Public Storage  
±62,356 VPD

REHABILITATION HOSPITAL OF NEWNAN (50 BEDS)

DUNKIN'

BURGER KING

WELCH ELEMENTARY SCHOOL (849 STUDENTS)

**QT** SUBJECT PROPERTY  
QuikTrip  
NWQ POPLAR RD. & NEWNAN CROSSING BYPASS

PIEDMONT NEWNAN (167 BEDS)

Chick-fil-A

POPLAR VILLAGE - HOMES FOR RENT (212 UNITS)

POPLAR ROAD  
±17,520 VPD

16

1,000+ ACRE INDUSTRIAL PARK INCLUDING AMAZON, SHOPIFY, AND THE CUBES

ALTERNATE 27

29

NEWNAN CROSSING BYPASS  
±18,801 VPD

INTERSTATE 85

GOODYEAR



WEST GEORGIA  
TECHNICAL COLLEGE

KELLOGG'S  
WAREHOUSE  
*Kellogg's*  
• 1.4M SF

NEWNAN COWETA  
COUNTY  
AIRPORT

AMAZON DISTRIBUTION  
CENTER  
**amazon**  
• 1M SF  
• 500+ EMPLOYEES

**DOLLAR GENERAL**

CRESSWIND AT SPRING  
HAVEN  
• NEW 700-HOME MASTER  
PLANNED COMMUNITY



(62,355 VPD)

GOODYEAR LOGISTICS  
CENTER  
**GOODYEAR**  
• 1.5M SF



**PROPOSED GEORGIA OUTLETS AT NEWNAN**  
• NEW 600K SF MIXED-USE DEVELOPMENT  
• COMING FALL 2026  
• INCLUDES AN OUTLET MALL, A HOTEL, A GAS STATION/C-STORE, A CAR WASH, ASSORTED OUTPARCELS, LARGE ANCHOR TENANTS, A POSSIBLE TOP GOLF, AND MUCH MORE



POPLAR ROAD  
(17,520 VPD)

NEWNAN CROSSING BYPASS  
(18,801 VPD)





**NEWMAN CROSSING**

**STILLWOOD FARMS APARTMENTS (298 UNITS)**

**POPLAR PLACE**

- PROPOSED MIXED-USE DEVELOPMENT
- 42.2 ACRES
- 505 MULTI-FAMILY UNITS
- 175-ROOM HOTEL
- 101 TOWNHOMES
- 31,500 SF OF RETAIL
- 300,000 SF OF OFFICE

**WELCH ELEMENTARY SCHOOL (849 STUDENTS)**



**PIEDMONT NEWMAN HOSPITAL**

- \$215 MILLION EXPANSION COMING SOON
- NEW FIVE-STORY TOWER
- ADDING 96 MORE BEDS, MAKING 355 TOTAL
- ADDING 3 MORE OPERATING ROOMS, MAKING 17 TOTAL
- THE ONLY TRAUMA CENTER BETWEEN ATLANTA AND MACON

**REHABILITATION HOSPITAL OF NEWMAN (60 BEDS)**



(62,355 VPD)

**ASHLEY PARK**

Mercedes-Benz UNDER CONSTRUCTION

**PROPOSED GEORGIA OUTLETS AT NEWMAN**

- NEW 600K SF MIXED-USE DEVELOPMENT
- COMING FALL 2026
- INCLUDES AN OUTLET MALL, A HOTEL, A GAS STATION/C-STORE, A CAR WASH, ASSORTED OUTPARCELS, LARGE ANCHOR TENANTS, A POSSIBLE TOP GOLF, AND MUCH MORE

POPLAR ROAD (17,520 VPD)






NEWMAN CROSSING BYPASS (18,801 VPD)





# SITE OVERVIEW

**QUIKTRIP** NEWNAN, GA (ATLANTA)

	Year Built		2024
	Building Area		±5,312 SF
	Land Area		±2.24 AC
	Pumps		8
	Fueling Positions		16



## NEIGHBORING RETAILERS

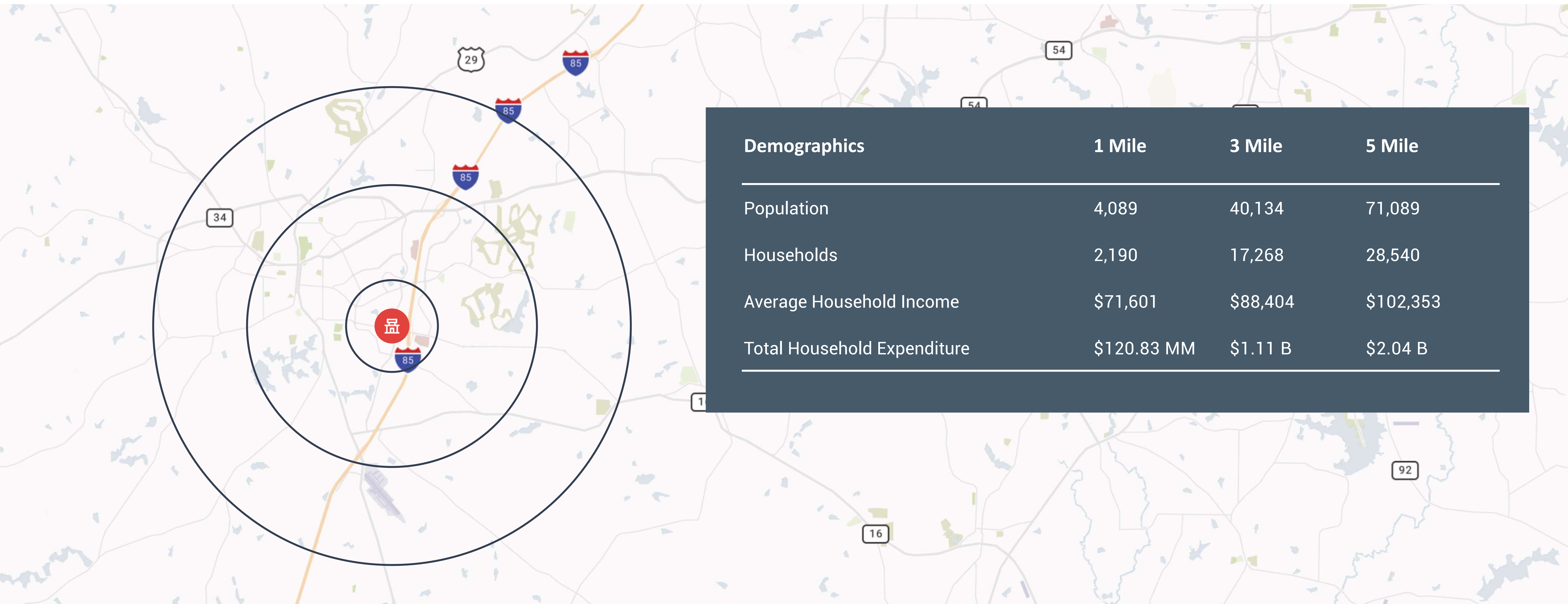
- Walmart Supercenter
- Target
- Hobby Lobby
- Best Buy
- Lowe's
- Kohl's
- JOANN
- The Home Depot
- PetSmart
- Conn's Home Plus





# LOCATION OVERVIEW

QUIKTRIP NEWNAN, GA (ATLANTA)



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Coweta County School System (3,310)
2. Amazon (2,400)
3. Piedmont Newnan Hospital (1,450)
4. Yamaha Motor Manufacturing (1,300)
5. Cancer Treatment Centers of America (978)
6. Coweta County, Georgia (887)
7. Pet Smart Distribution Center (560)
8. Bon-L Manufacturing (460)
9. Cargill Meat Solutions (417)
10. Elite Comfort Solution (400)



# LOCATION OVERVIEW

— QUIKTRIP NEWNAN, GA (ATLANTA)

## Newnan

Georgia

 **46,115**  
Population

 **\$74,606**  
Median Household Income



The Atlanta MSA is the  
6th Largest in the U.S.

**6TH LARGEST  
MSA**

Newnan is Just 30  
Minutes from Downtown  
Atlanta

**30 MINUTES**

**Newnan, county seat of Coweta County, is located in the west central part of Georgia, approximately thirty-five miles southwest of Atlanta, with Interstate 85 running through the eastern part of the city.**

Coweta County is the 18th most populous county in the state, out of 159 counties.

**Newnan, GA is located in the Atlanta Metro Area, only 35 miles from downtown.**

The County is bordered by Fulton, Fayette, Meriwether, Spalding, Troup, Heard and Carroll counties. The City of Newnan had a population of 46,115 as of January 2024.

Newnan features safe and friendly neighborhoods, tree-lined streets, a diverse economy, and high-quality schools. Film and television production crews have set up shop for years, boosting the local economy with big-screen movies like "Fried Green Tomatoes," "Sweet Home Alabama" and "Zombieland," as well as TV hits like "The Walking Dead."

Over the last one hundred years, the local economy has changed from textiles to a diverse manufacturing center. Farmland and rural southern villages in west central Georgia are being transformed into a business hub as international and national corporations expand and move into the area. Giants such as Yokogawa Corporation of America, Kia, Amazon Distribution, William L. Bonnell, Pet Smart Distribution, and Yamaha Motor Manufacturing Corporation have all established in and around Newnan. Attractions in Newnan are Caswell House, Oak Grove Plantation and Gardens, Male Academy Museum, Newnan Country Club, Summergrove Country Club, and Canongate on White Oak.

The State University of West Georgia, Clayton College and State University and Atlanta Technical College provide facilities for higher education. William B. Hartsfield Atlanta International is the nearest major airport. Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies. In fiscal year 2019, these 30 companies generated an aggregate revenue of \$438 billion.



## IN THE NEWS

QUIKTRIP NEWNAN, GA (ATLANTA)

## Amazon's New Georgia Fulfillment Center To Create 500 Jobs

JANUARY 21, 2020 (BUSINESS FACILITIES)

The new fulfillment center will be located in a more than 1-million-square-foot facility at The Cubes at Bridgeport in Newnan, GA.

Amazon will expand its Georgia presence by launching a new fulfillment center in Newnan. Starting on day one, the **e-commerce retail company** will create **500 new**, full-time jobs at the new facility. Amazon employees at the **new facility** will pick, pack, and ship customer orders.

Amazon will lease a more than 1-million-square-foot facility at The Cubes at Bridgeport in Coweta County. The company considered multiple locations before settling on the site in Newnan.

"Amazon is proud to serve customers across Georgia and throughout the southeast region of the U.S.," said Alicia Boler Davis, vice president of global customer fulfillment, Amazon. "Georgia has been integral to Amazon's ability to provide the great selection, competitive prices, and **super-fast Prime shipping** speeds we know our customers love. We are excited to add an additional **500 full-time jobs**, industry-leading pay, and benefits starting for employees on day one, to the **3,500 Georgians** already working for the company across the state."

"Georgia has become a magnet for investment from top brands like Amazon, and we are thrilled they continue to **grow and create jobs** in our state," said GDECD Commissioner Pat Wilson. "We are proud to work with our incredible economic development partners in Coweta County and throughout the state to continue churning out exciting announcements like this one as we begin the new year."

EXPLORE ARTICLE



## Norway's Freyr to Build \$2.6B Battery Plant in Newnan

NOVEMBER 11, 2022 (GLOBAL ATLANTA)

Freyr, a publicly traded company with Norwegian roots, is set to build a nearly \$2.6 billion battery plant in Newnan to meet an anticipated spike in demand for energy-storage systems in North America.

The company plans to spend **\$1.7 billion** on the first phase of its so-called "Giga America" factory, with later expansions that could include solar parks with storage modules and materials processing **bringing the total to \$2.57 billion**.

The factory will focus first on battery energy storage solutions, which are seen as key to the growth of wind and solar energy in the United States, but executives say Freyr is also receiving **consistent inquiries** from electric vehicle manufacturers.

Freyr has committed to hiring 723 people in Coweta County, as Georgia continues to notch wins in the ascendant new-energy and electric-vehicle sector. Freyr's announcement comes on the heels of the Hyundai EV and battery plant groundbreaking near Savannah, as well as the success of SK Battery in Commerce and a planned Rivian truck and SUV facility in Covington.

"They are a perfect example on the **leading edge of technology**, innovation and caring about their people," said John Daviston, chair of the Coweta County Industrial Development Authority.

After weeding out contenders from an initial pool of more than 150 locations, **Freyr picked Coweta County** from five finalist sites in the U.S., waiting to announce the location until the passage of the Inflation Reduction Act, the federal energy and health spending package under which it plans to qualify for production tax credits.

A **368-acre site** in Newnan's Bridgeport Industrial Park has been purchased for the 34 gigawatt-hour plant. This is one node in a broader global plan to build **200 gigawatt hours of capacity by 2030** as Freyr seeks to fulfill its mission of "accelerating the decarbonization of global transportation and energy storage systems."

Freyr's U.S. plans are to be carried out through a \$70 million joint venture with Koch Strategic Platforms, in which the venture arm of the Koch conglomerate has invested \$50 million, with **Freyr kicking in \$20 million**.

EXPLORE ARTICLE





## IN THE NEWS

QUIKTRIP NEWNAN, GA (ATLANTA)

# Massive resort-style project breaks ground southwest of Atlanta

DECEMBER 27, 2022 (URBANIZE ATLANTA)

### Newnan's Cresswind at Spring Haven will see in the ballpark of 700 homes

As further proof that homebuilders remain bullish on Atlanta's southern suburbs, a new active-adult community has **broken ground in Newnan** that's expected to cover nearly twice the acreage of Piedmont Park.

Florida-based Kolter Homes is moving forward with **its fourth metro Atlanta community** under the Cresswind brand at a wooded site spanning more than 350 acres, located along the Newnan Crossing Bypass just east of downtown Newnan and west of Interstate 85. That's about 38 miles from downtown Atlanta.

Kolter Homes officials say the master-planned project—Cresswind at Spring Haven—will bring roughly 700 new homes when fully built. It'll join other Cresswind projects in the region at Peachtree City, Hoschton, and near Lake Lanier, where the concept debuted more than a decade ago.

In earlier presentations to Newnan and Coweta County officials, Cresswind reps described the project as being **resort-level living** for active residents near or beyond retirement age—adding that residents would never have to leave to find social options any day of the week. One county commissioner, Paul Poole, was quoted by The Newnan Times-Herald in 2021 as saying, **"This is so big. We haven't seen anything like this."**

"Atlanta is where the Cresswind brand debuted over a decade ago at Lake Lanier," Andrew Hitch, Kolter Homes' community director for Cresswind at Spring Haven, said in an announcement this week. "With each new introduction, we focus on **further elevating** the lifestyle and new home experience based on the feedback received from local residents."

EXPLORE ARTICLE



# Gov. Kemp: Hyundai, Kia Supplier to Invest in Manufacturing Facility in Coweta

NOVEMBER 1, 2023 (OFFICE OF THE GOVERNOR)

Governor Brian P. Kemp today announced that Hyundai Industrial Co., Ltd., a global auto parts supplier, will create 100 new jobs and invest more than \$24 million in a new manufacturing facility near Newnan in Coweta County.

"Partners like **Kia and Hyundai** are attracting a large network of suppliers, creating jobs and opportunity for hardworking Georgians across the entire state," said Governor Brian Kemp. "These suppliers have now committed to **bringing nearly 6,000 jobs** to Georgia, mostly to communities outside of large urban areas, since last year's Hyundai Metaplant announcement. We're excited to welcome this latest addition to that growing list."

Hyundai Industrial has purchased an existing building at 83 Amlajack Way in Coweta County. The building will be **retrofitted** to produce arm and head rests for OEMs, including Hyundai Motor Group Metaplant America.

"We are thrilled to welcome Hyundai Industrial Co., Ltd. to Coweta County," said Coweta County Board of Commissioners Chairman John Reidelbach. "Hyundai joins our thriving manufacturing industries and will have close proximity to I-85, making transport to nearby automobile plants effortless. We are excited for the opportunities Hyundai will bring our citizens as workforce opportunities continue to increase within the community."

"With Kia in West Georgia and Hyundai on the eastern coast, suppliers like Hyundai Industrial can locate almost anywhere in the state and still be center of at least two **major manufacturers**," said GDEcD Commissioner Pat Wilson. "With a variety of options available, companies are able to select a community that's the right fit for them, and vice versa. This relationship between **Coweta County and Hyundai Industrial** is another classic example of Georgia's partnership approach to economic development, matching a community with an existing asset and plan to a company whose **goals aligned**."

EXPLORE ARTICLE





# IN THE NEWS

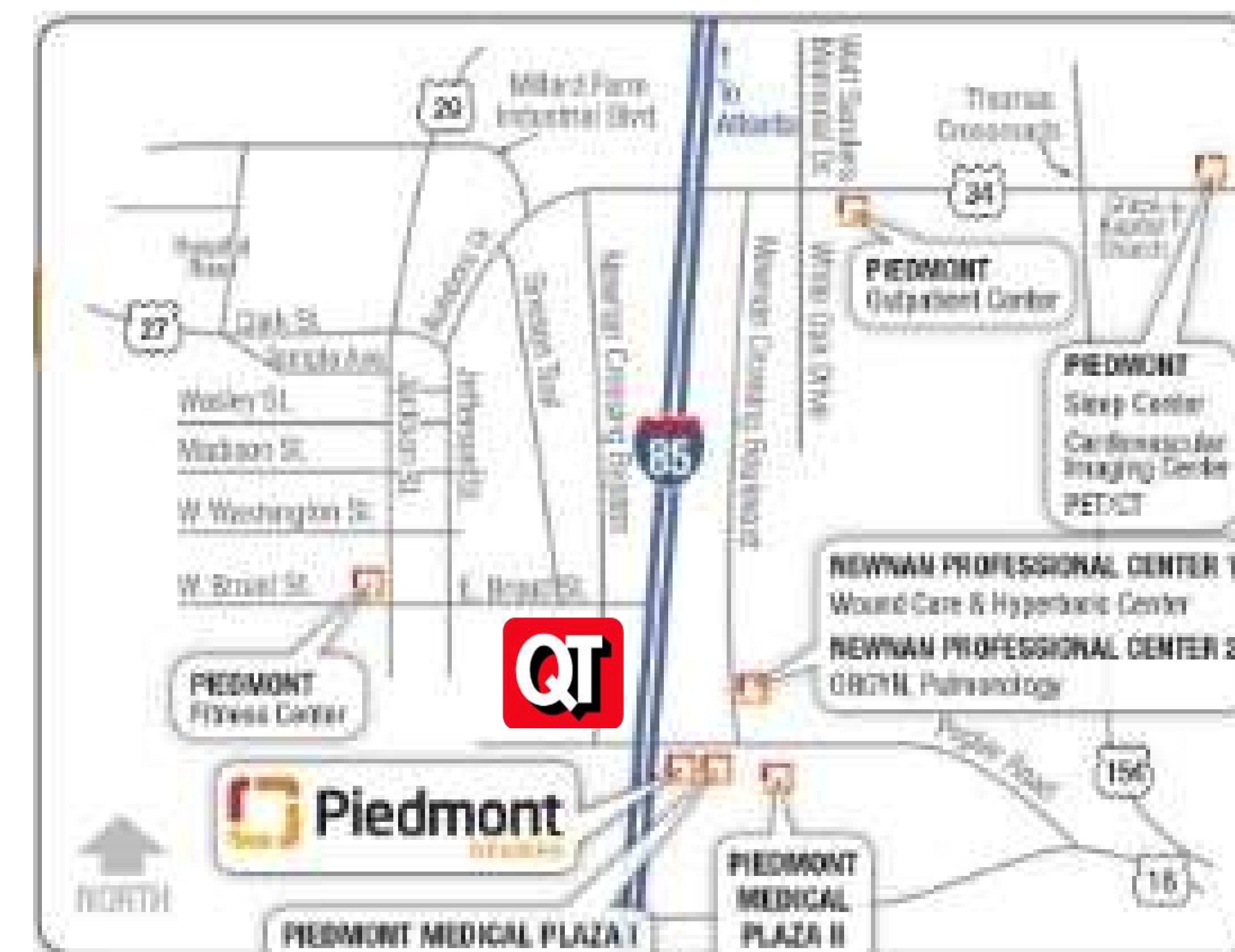
QUIKTRIP NEWNAN, GA (ATLANTA)

## Piedmont Henry Hospital to break ground soon on five-story tower

OCTOBER 17, 2023 (FOX 5 ATLANTA)

Piedmont Henry Hospital will break ground soon on a five-story tower that will add 96 inpatient beds, bringing the total number to 355.

"This hospital has just grown exponentially over the last five or six years. We are at a point now that we really need those extra beds to continue to serve this community. Not just Henry County, but the surrounding counties as well. We see a lot of patients from surrounding counties," said David Kent, the CEO of Piedmont Henry. [EXPLORE ARTICLE](#)



The new construction will also add three additional operating rooms for a total of 17. The hospital expects the \$215 million dollar expansion to improve patient care by decreasing wait times for surgeries as well as wait times in the emergency department, which is one of the busiest in the Piedmont system.





## IN THE NEWS

— **QUIKTRIP** NEWNAN, GA (ATLANTA)

# Ben Carter Enterprises Planning New Outlet Center in Newnan

JULY 18, 2024 (ATLANTA TOMORROW'S NEWS TODAY)

**Atlanta developer Ben Carter Enterprises is looking to build something that has not been built in the area in more than a decade: a new outlet mall!**

Plans reviewed by ToNeTo Atlanta confirm that Ben Carter Enterprises (BCE), the firm originally behind the project today known as Buckhead Village District, is looking to build a new outdoor outlet mall just off I-85, along Poplar Road and Newnan Crossing Bypass in Newnan in Coweta County.

The outlet mall - "Georgia Outlets Newnan" - would come to a heavily wooded 60+ acre property on the opposite side of 85 to where Piedmont Newnan opened a new 217 bed hospital in 2012. The property is also about three miles from Ashley Park, a large mixed-use lifestyle center that includes a Dillard's, DSW, Best Buy, a 14 screen Regal Cinemas, Dick's Sporting Goods, and Barnes & Noble, among other tenants. The project opened in 2006, was followed soon after by a second phase, with a third phase currently under construction by original developer Stan Thomas.



**According to planning materials, the Newnan outlet center is described as a "600,000 square-foot, mixed-use development project, encompassing lifestyle entertainment and outlet development and featuring best-in-class restaurants, shops and entertainment."**

A site plan for the project indicates there will be a 5 story, 116-key hotel, roughly 6,000 square foot gas station and convenience store, car wash, and small shop space in assorted outparcels along Poplar Road. The outlet mall will include more than 430,000 square feet of retail space plus an 80,000 square foot "anchor tenant" and a 50,000 square foot anchor property that looks a heck of a lot like a Topgolf.

For all that the center will offer, the project will also include roughly 2,800 surface level parking spaces.

The new outlet center would be the eighth large format, brand name outlet center in Georgia, but the first in the greater metro Atlanta area since the July 2013 opening of "The Outlet Shoppes at Atlanta" in Woodstock. The 50 acre, 370,000 square foot Outlet Shoppes at Atlanta was a joint-venture development between CBL Properties and Horizon Group Properties.

Outlets like their retail sibling, traditional malls, are both facing increased competition from the likes of Amazon, Shein, and other e-commerce retailers. To combat this threat and to create more of a compelling reason to visit (and hopefully frequent) outlet centers (and malls) are adding new entertainment uses - like Topgolf - to lure customers to their properties in ways that online retailers can't match. The addition of things like gas stations, car washes, and assorted food options provides a variety of reasons for customers to find themselves coming to the property.

Marketing materials for the Newnan project indicate that there is a population of more than 1.5 million within a 30 minute drive with an average household income of \$107,000. The center's "regional trade area" serves over 3 million, with an average household income of \$125,000.

If all goes according to plan, Ben Carter Enterprises plans to open Georgia Outlets Newnan in Fall 2026.

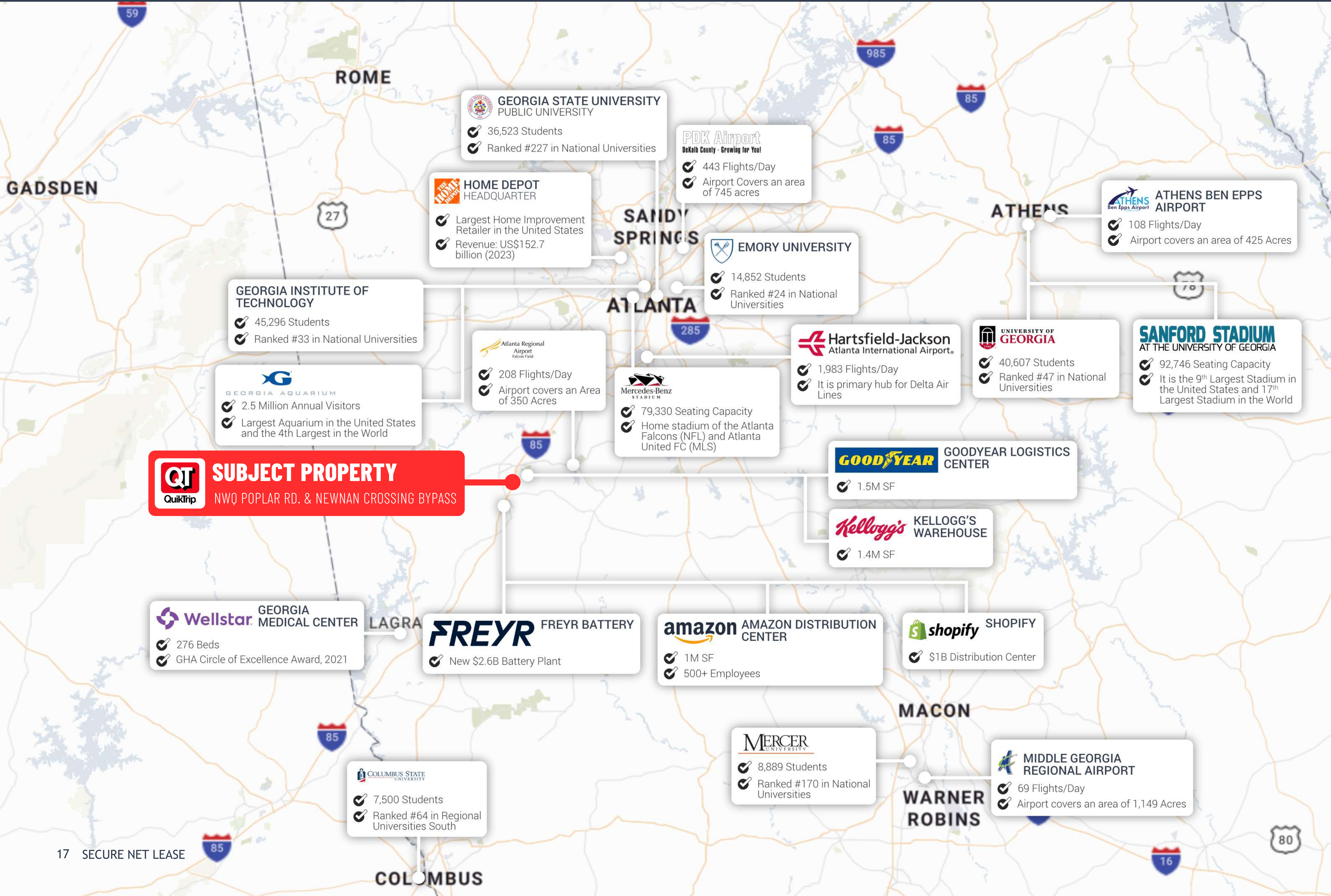
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# ATLANTA METRO

QUIKTRIP NEWNAN, GA (ATLANTA)

**QT** **QUIKTRIP** **SUBJECT PROPERTY**  
NWQ POPLAR RD. & NEWNAN CROSSING BYPASS



**GEORGIA STATE UNIVERSITY**  
PUBLIC UNIVERSITY  
✓ 36,523 Students  
✓ Ranked #227 in National Universities

**PDK Airport**  
DeKalb County - Growing for You!  
✓ 443 Flights/Day  
✓ Airport Covers an area of 745 acres

**HOME DEPOT**  
HEADQUARTER  
✓ Largest Home Improvement Retailer in the United States  
✓ Revenue: US\$152.7 billion (2023)

**EMORY UNIVERSITY**  
✓ 14,852 Students  
✓ Ranked #24 in National Universities

**ATHENS BEN EPPS AIRPORT**  
✓ 108 Flights/Day  
✓ Airport covers an area of 425 Acres

**GEORGIA INSTITUTE OF TECHNOLOGY**  
✓ 45,296 Students  
✓ Ranked #33 in National Universities

**Atlanta Regional Airport**  
Falcon Field  
✓ 208 Flights/Day  
✓ Airport covers an Area of 350 Acres

**Hartsfield-Jackson**  
Atlanta International Airport.  
✓ 1,983 Flights/Day  
✓ It is primary hub for Delta Air Lines

**UNIVERSITY OF GEORGIA**  
✓ 40,607 Students  
✓ Ranked #47 in National Universities

**SANFORD STADIUM**  
AT THE UNIVERSITY OF GEORGIA  
✓ 92,746 Seating Capacity  
✓ It is the 9<sup>th</sup> Largest Stadium in the United States and 17<sup>th</sup> Largest Stadium in the World

**GEORGIA AQUARIUM**  
✓ 2.5 Million Annual Visitors  
✓ Largest Aquarium in the United States and the 4<sup>th</sup> Largest in the World

**Mercedes-Benz STADIUM**  
✓ 79,330 Seating Capacity  
✓ Home stadium of the Atlanta Falcons (NFL) and Atlanta United FC (MLS)

**GOODYEAR** **GOODYEAR LOGISTICS CENTER**  
✓ 1.5M SF

**Kellogg's** **KELLOGG'S WAREHOUSE**  
✓ 1.4M SF

**Wellstar** **GEORGIA MEDICAL CENTER**  
✓ 276 Beds  
✓ GHA Circle of Excellence Award, 2021

**FREYR** **FREYR BATTERY**  
✓ New \$2.6B Battery Plant

**amazon** **AMAZON DISTRIBUTION CENTER**  
✓ 1M SF  
✓ 500+ Employees

**shopify** **SHOPIFY**  
✓ \$1B Distribution Center

**COLUMBUS STATE UNIVERSITY**  
✓ 7,500 Students  
✓ Ranked #64 in Regional Universities South

**MERCER UNIVERSITY**  
✓ 8,889 Students  
✓ Ranked #170 in National Universities

**MIDDLE GEORGIA REGIONAL AIRPORT**  
✓ 69 Flights/Day  
✓ Airport covers an area of 1,149 Acres



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[apucciarello@securenetlease.com](mailto:apucciarello@securenetlease.com)

### Thomas House

Associate  
(214) 295-7848

[thouse@securenetlease.com](mailto:thouse@securenetlease.com)