

# SECURE

## NET LEASE

Subject Property –  
Taken February 2025



# Liberty Village

(Chipotle, Tropical Smoothie, Papa Johns, Chicken Salad Chick, etc.)

**\$9,538,250 | 6.50% CAP**

3705 Village Way, Braselton, GA 30517

- ✓ Fully Occupied, 6-Tenant Shopping Center
- ✓ Nationally Recognized Tenants: Chicken Salad Chick, Tropical Smoothie Cafe, Chipotle, Papa John's, and Others
- ✓ Located on the Corner of Georgia Highway 211 (29,431+ VPD) & Liberty Church Road (12,050+ VPD)
- ✓ Across the Street from Arcadia 347, a New Commercial District Spanning Across 108 Acres
- ✓ Across the Street from The Château Élan Golf Club & Sports Club, Château Élan's Resort and Winery, & Northeast Georgia Medical Center Campus



# CONSTRUCTION PROGRESS AS OF JANUARY 2025

LIBERTY VILLAGE BRASELTON, GA





# INVESTMENT OVERVIEW

LIBERTY VILLAGE    BRASELTON, GA



Subject Property –  
Taken February 2025

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# \$9,538,250

## 6.50% CAP

NOI

\$619,986

Building Area

±13,844 SF

Land Area

2.54 AC

Year Built

2025

Lease Type

NNN

Occupancy

100%

- ✓ **Fully Occupied, 6-Tenant Shopping Center.** 13,844 SF Building Under Construction with a 2025 Completion.
- ✓ **Property Will be Occupied by Nationally Recognized Tenants:** Chicken Salad Chick, Tropical Smoothie Cafe, Chipotle, Papa John's, and others such as Sage Dental and Tin Drum.
- ✓ **Subject Property is Located on the Corner of Georgia Highway 211 (29,431+ VPD) & Liberty Church Road (12,050+ VPD).** Site is just north of Interstate 85 (79,480+ VPD), a major commercial route, particularly between Atlanta and Charlotte, that merges with I-75 for a short stretch, creating a heavily trafficked corridor known as the "Downtown Connector" in Atlanta.
- ✓ **Located Across the Street from Arcadia 347, a new Commercial District Spanning Across 108 Acres** - This development will include 1,540 residential units (a mix of condos, townhomes, apartments, and senior-living units), a 200-room hotel, and more than 783,000 square feet of commercial space. The project is planned to be completed in 2028.
- ✓ **Located Across the Street from The Château Élan Golf Club & Sports Club** - 45 holes of championship golf including two 18-hole courses and an Executive Par 3 course. The Sports Club is an exclusive 12,000 square foot club that includes an indoor basketball court and walking track, a large fitness and aerobics rooms, and a full-size kitchen and grill.
- ✓ **The Property is Also Next to Château Élan's Resort and Winery**, an award-winning winery and culinary destination resort, and a Northeast Georgia Medical Center Campus, a 188-bed hospital on 119-acres.
- ✓ **Atlanta Is Georgia's Capital and Most Populous City, As Well as the Economic and Cultural Hub of the Atlanta Metropolitan Area (the 6th Largest in the U.S.).** The rapidly growing city contains the country's third-largest concentration of Fortune 500 companies and is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

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.

**SECURE**  
NET LEASE



MULTI-RENT ROLL

LIBERTY VILLAGE    BRASELTON, GA

All Tenants have 10% Rent Increases Every 5 Years in their Primary Term

Tenant	GLA		Lease Term Begin	Lease Term End	Monthly	Base Rent PSF	Base Rent Annually	PSF	Lease Type	Escalations	Options
Chicken Salad Chick	2,730	19.72%	5/1/2025	5/1/2035	\$8,872.50	\$3.25	\$106,470	\$39.00	NNN	10%	3
Tropical Smoothie	1,452	10.49%	5/1/2025	5/1/2035	\$4,658.50	\$3.21	\$55,902	\$38.50	NNN	10%	2
Sage Dental	3,012	21.76%	5/1/2025	5/1/2035	\$9,802.00	\$3.25	\$117,624	\$39.00	NNN	10%	2
Chipotle	2,450	17.70%	5/1/2025	5/1/2040	\$13,270.83	\$5.42	\$159,250	\$65.00	NNN	10%	4
Papa John's	1,295	9.35%	5/1/2025	5/1/2035	\$4,410.00	\$3.50	\$52,920	\$42.00	NNN	10%	3
Tin Drum	2,905	20.98%	5/1/2025	5/1/2035	\$10,651.67	\$3.75	\$127,820	\$44.00	NNN	10%	2
6	13,844	100.00%			\$51,665.50	\$3.73	\$619,986				
OCCUPIED	13,844	100.00%									
AVAILABLE	0.00	0.00%									



# MULTI-INCOME EXPENSE

LIBERTY VILLAGE

BRASELTON, GA

INCOME & EXPENSE PROFORMA

Sale Price	\$9,538,250
Capitalization Rate	6.50%
Total Rentable (Square Feet)	± 13,844
Scheduled Base Rental Revenue	\$619,986
CAM Reimbursement Revenue	Net
Real Estate Tax Reimbursement Revenue	Net
Insurance Reimbursement Revenue	Net
Effective Gross Revenue	\$619,986
OPERATING EXPENSES	
CAM Expenses	Net
Real Estate Taxes	Net
Insurance	Net
Vacancy / Management	\$0
Net Operating Income	\$619,986





# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Chipotle Mexican Grill

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives.

REVENUE  
**US\$9.9 B**

STOCK TICKER  
**NYSE: CMG**

LOCATIONS  
**3,400+**



[chipotle.com](https://chipotle.com)

Chipotle had **over 3,250 restaurants** as of June 30, 2023, in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe.

Chipotle is **ranked** on the **Fortune 500** and is **recognized on the 2023** list for Fortune's Most Admired Companies and Time Magazine's Most Influential Companies. With over **110,000 employees** passionate about providing a great guest experience, Chipotle is a **longtime leader** and **innovator** in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a **brand** with a demonstrated purpose as it leads the way in digital, technology and sustainable **business practices**.

### Chipotle Ranking & Awards

- Fortune 500 Company
- 2023 List of Fortune's Most Admired Companies
- Time Magazine's Most Influential Companies
- Top 300 on America's Most Innovative Companies
- Top 50 on Change the World



File Photo



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# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Tropical Smoothie Cafe

REVENUE  
**\$500 M**

LOCATIONS  
**1,400+**

**tropicalCAFE**  
SMOOTHIE

[tropicalsmoothiecafe.com](https://tropicalsmoothiecafe.com)

Known for its menu featuring a variety of smoothies, wraps, sandwiches, and salads, the cafe caters to health-conscious consumers seeking convenient and nutritious food choices.

Tropical Smoothie Cafe is a **popular franchise** that operates as a quick-service restaurant chain, **specializing in fresh** and healthy options. As a tenant, Tropical Smoothie Cafe typically leases commercial spaces in high-traffic areas, such as shopping centers and busy urban locations. Known for its menu featuring a variety of smoothies, wraps, sandwiches, and salads, the cafe caters to **health-conscious consumers** seeking convenient and nutritious food choices. The tenant's business model often involves a vibrant and inviting atmosphere, with a focus on providing a fast and enjoyable dining experience. With a commitment to using fresh ingredients and promoting a **balanced lifestyle**, Tropical Smoothie Cafe aims to attract a diverse customer base looking for tasty and health-conscious options in the **quick-service restaurant** industry. Tropical Smoothie Cafe's annual revenue is approximately \$1.3B annually.

DYNE Hospitality Group:

DYNE Hospitality Group is the **largest Tropical Smoothie Café franchisee** in the system with **107 locations**. Named the brand's "Franchisee of the Year" and "Developer of the Year" by TSC, DYNE's focus is on creating opportunities through growth. By the end of 2024, DYNE expects to **grow to 120+ units** and aims to **develop 15+** Tropical Smoothie Cafes annually moving forward.



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# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Papa Johns

REVENUE  
**\$2.14 B**

LOCATIONS  
**5,400+**



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

Papa John's has been voted "Best Pizza" in more than 100 United States markets during the last several years, including in Los Angeles, Washington, D.C., Atlanta, Dallas, Indianapolis, Orlando, Knoxville and Phoenix

In 1984, Papa Johns opened its doors with one goal in mind: **Better Ingredients. Better Pizza.** We knew that with quality ingredients we would create superior quality pizzas. That goal and the promise of Better Ingredients. Better Pizza. remain true to this day. Papa John's franchises over **4,700** establishments around the world, including around 3,500 in the United States and over 1,200 spread amongst **37** other countries and territories. In September 2012, the 4,000th Papa John's Pizza restaurant opened, in New Hyde Park, New York. The company celebrated the event by giving away 4,000 free pizzas to customers throughout New York City. As of December 2016, PMQ Pizza Magazine said that the company was the third-largest take-out and pizza delivery restaurant chain in the United States. Company headquarters are in Jeffersontown, Kentucky, a community within the merged government of Louisville. In 2017, Papa John's ranked number one in customer satisfaction among QSRpizza brands American Customer Satisfaction Index (ACSI) for the 16th time in the last 18 years, and Nation's Restaurant News selected our Buffalo Chicken Pizza a "best limited offer" based on menu innovation and consumer appeal. Papa John's has been voted "**Best Pizza**" in more than 100 United States markets during the last several years, including in Los Angeles, Washington, D.C., Atlanta, Dallas, Indianapolis, Orlando, Knoxville and Phoenix. Papa John's commitment to quality has never wavered—nor has the recipe for success—**Better Ingredients + Better People = Better Pizza.**



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# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Chicken Salad Chick

Chicken Salad Chick is a fast-casual restaurant chain and franchise of chicken salad restaurants based in Auburn, Alabama.

REVENUE  
**\$306.8 M**

LOCATIONS  
**225+**



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

Founded by **Stacy Brown and her husband, Kevin, in 2008**, the business began as a **door-to-door operation**. When the health department informed Stacy that the **sale of foods** cooked in **one's home** was prohibited by **Alabama law, Stacy and Kevin** opened their first location which was take-out only.

The restaurant serves **fifteen styles** of chicken salad, along with pimento cheese, egg, broccoli, pasta, and grape salads, macaroni and cheese, and soups. **In 2016**, Chicken Salad Chick was **ranked S37** on the Inc. **500 list** of **fastest-growing companies** in the U.S. **Since 2008**, Chicken Salad Chick has **grown** to over **225 locations in 19 states**, with plans to grow to **250 - 280 locations in more states in 2023**. It is partially owned by private equity firm Brentwood Associates, which also has investments in **Blaze Pizza and Lazy Dog Restaurant & Bar**.



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# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Sage Dental

REVENUE  
**\$750 M**

LOCATIONS  
**125+**

**SAGE  
DENTAL**

[mysagedental.com](https://mysagedental.com)

Sage Dental created a modern, family-friendly approach to dentistry with one thing in mind – you. From pediatric dentistry and orthodontics to teeth cleanings and oral surgery, they are developing the latest clinical technology to provide you and your family the best dental care all in one place.

Sage Dental Group of Florida, PLLC, and Sage Dental Group of Georgia, PLLC have provided dental care to **over one million patients** through its broad practice network, which offers general, specialty, and cosmetic dental care, including restorative, prosthodontic, endodontic, oral surgery, periodontics, pediatric, and orthodontic treatment. Sage Dental participates in most dental plans and offers payment and financing options. Sage Dental Management, LLC is a **leading dental service** organization based in Boca Raton, Florida, that provides comprehensive non-clinical business and administrative support services to **more than 100** affiliated Sage Dental practices in Florida and Georgia.

Sage Dental ranks **No. 4394 on the 2023 Inc. 5000**, its annual list of the fastest-growing private companies in America. The prestigious ranking provides a data-driven look at the most successful companies within the economy's most dynamic segment—its **independent, entrepreneurial** businesses.



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# TENANT OVERVIEW

LIBERTY VILLAGE BRASELTON, GA

## Tin Drum

Tin Drum Asian Kitchen is a fast-casual restaurant concept inspired by the vibrant and diverse street food culture of Asia. With a menu spanning multiple Asian cuisines, Tin Drum offers a unique culinary journey with dishes that are both approachable and authentic.

REVENUE  
**\$96.0M**

LOCATIONS  
**12+**

**TIN DRUM**  
ASIAN KITCHEN

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

From stir-fries and curries to noodle bowls and **street-inspired snacks**, the brand delivers high-quality, flavorful meals in a fast and friendly setting. Founded in 2003 in Atlanta, Georgia, by Steven Chan, Tin Drum draws inspiration from his childhood memories of Asian street markets. The brand has built **a loyal customer base** with locations across the southeastern United States. Tin Drum distinguishes itself with a fusion of popular Asian flavors, catering to a wide range of tastes and dietary preferences. Known for its modern and **welcoming atmosphere**, Tin Drum prioritizes quick service and exceptional customer satisfaction. The company's commitment to fresh ingredients and bold flavors ensures a memorable dining experience. Tin Drum continuously evolves its menu to reflect **contemporary food trends** while focusing on sustainability and operational efficiency, aligning with modern consumer values. Its ability to innovate while staying true to its roots in Asian street food makes Tin Drum a standout in the fast-casual dining space. With a proven track record and broad appeal, Tin Drum has become a leader in its industry. Its dedication to **customer satisfaction and operational excellence** ensures long-term success and loyalty from patrons.



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# CONSTRUCTION PROGRESS AS OF JANUARY 2025

LIBERTY VILLAGE BRASELTON, GA





# CONSTRUCTION PROGRESS AS OF JANUARY 2025

LIBERTY VILLAGE BRASELTON, GA





# CONSTRUCTION PROGRESS AS OF JANUARY 2025

LIBERTY VILLAGE BRASELTON, GA





# SITE OVERVIEW

LIBERTY VILLAGE BRASELTON, GA



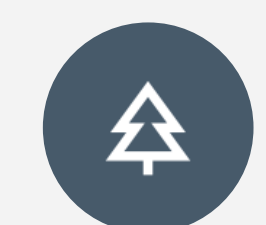
Year Built

2025



Building Area

±13,844 SF



Land Area

±2.54 AC

## NEIGHBORING RETAILERS

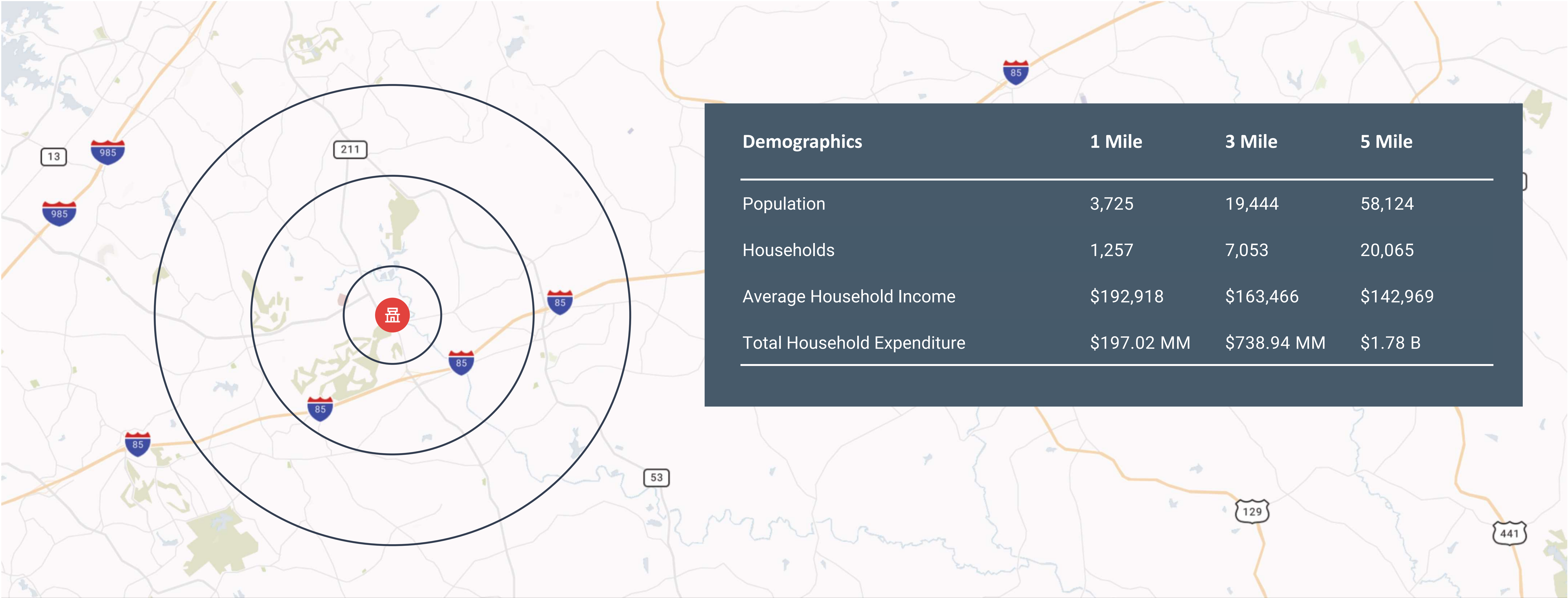
- Publix
- Bojangles
- Whole Foods
- ALDI
- Petco
- Anytime Fitness
- Dollar General
- AutoZone Auto Parts
- Advance Auto Parts
- Kroger





# LOCATION OVERVIEW

LIBERTY VILLAGE    BRASELTON, GA



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

SK Battery America (3,300)
2.

HomeGoods (1,500)
3.

Jackson County School District (1,352)
4.

Kubota Industrial Equipment Corp. (1,200)
5.

Amazon.com Inc (1,100)
6.

Carter's Inc./Distribution Center (900)
7.

Jackson County Board of Education (800)
8.

TD Automotive Compressor Georgia LLC (800)
9.

Wayne Farms LLC (800)
10.

Amazon.com Inc - Other Location (600)



# LOCATION OVERVIEW

LIBERTY VILLAGE    BRASELTON, GA

## Braselton (Atlanta)

Georgia



6.19M

MSA Population



\$106,600

MSA Median Household Income



Atlanta MSA is the 6<sup>th</sup>  
Largest MSA in the U.S.

6th

Atlanta is Home to 16  
Fortune 500 Companies

16

**Braselton, Georgia, is a small town located in the northeastern part of the state, about 40 miles northeast of Atlanta.**

It spans across four counties: Jackson, Barrow, Gwinnett, and Hall. Known for its charm and Southern hospitality, Braselton has a rich history and a growing community, making it a popular destination for both residents and visitors alike.

**Atlanta is the cultural and economic center of the Atlanta metropolitan area, home to 6,193,000 people and the sixth largest metropolitan area in the United States.**

Although it's a small town, Braselton has been experiencing growth due to its proximity to Atlanta and its appeal as a family-friendly community. It has various neighborhoods, parks, and recreational areas that contribute to a high quality of life for residents. Braselton has been expanding its economy, particularly with the presence of distribution centers and industrial parks that support local employment. Additionally, the town has a mix of shopping centers, restaurants, and small businesses that cater to residents and tourists.

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, with an estimated 2024 population of 514,465. Atlanta is the cultural and economic center of the Atlanta metropolitan area, home to 6,193,000 people and the ninth largest metropolitan area in the United States.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and the 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third-largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company. The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A. UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



IN THE NEWS

LIBERTY VILLAGE    BRASELTON, GA

This once-rural Georgia county northeast of metro Atlanta is one of the fastest-growing in the country

JOE RIPLEY, MARCH 15, 2024 (11 ALIVE)

The population growth comes with growing pains for a county widely known as a small, rural community

Business is **booming** for Charlene Bennett at Bennett's Athletic Wear, a screen print and embroidery shop located in **downtown Jefferson**. Her **hometown of Commerce** is also booming.

In fact, according to the U.S. Census Bureau, Jackson County is one of the top four fastest growing counties in the country.

"We have a lot of people who have moved in from Gwinnett County," Bennett said. "That side of the county has just absolutely exploded. We've had people from California, New York, Michigan, Missouri, Florida, quite a few move in."

Bennett used to work for Jackson County government as a **911 operator** for 20 years. She also worked with the sheriff's office for another **10 years**. She noted the rise in the number of **911 calls for service** over the years. Ricky Sanders, another Jackson County lifer, runs the county's Parks and Recreation department and sits on the Jackson County school board. Sanders said several warehouses, the SK Battery plant in Commerce, and a strong school system have helped the population and **landscape grow** form a small, farming community into a bustling and growing one.

"The **growth has accelerated** past the point of being able to keep up with it in a lot areas," Sanders said. "Nothing stays the same forever. You want to maintain the feel of the county, but the county has changed a lot in the last five to **10 years**. It's difficult."

EXPLORE ARTICLE

Metro Atlanta moves up to sixth-largest in US, counties outside city see major increases

KENDALL MURRY, MARCH 14, 2024 (WABE)

The metropolitan Atlanta area has reached a new milestone this week, with the U.S. Census Bureau naming it the sixth largest — and third fastest growing — region in the country.

The city grew by approximately **68,585 new residents in 2023**, roughly 1% of the area's population, according to the U.S. Census Bureau.

The fastest growth hasn't been in counties like Fulton, DeKalb or Cobb, but in exurban communities farther from the city.

Two Georgia counties landed in the Census Bureau's list of top 10 fastest-growing counties with over 20,000 residents.

Jackson County, located near Athens, was fourth at 5.5%. A primary factor was the growth of its city Jefferson, the **second fastest-growing micro area** — one with 10,000-50,000 residents — in the U.S. Jefferson added 4,606 residents in 2023, according to the Census Bureau. That made the **city the fastest-growing micro area** by percentage in the U.S. at 5.5%

The new data follows a report released in December that listed Georgia as being one of eight states nationwide with a **population of over 11 million**.

Both Georgia and Atlanta have caught the eye of potential residents in recent years, due in part to the **bustling film, technology and real estate** industries.

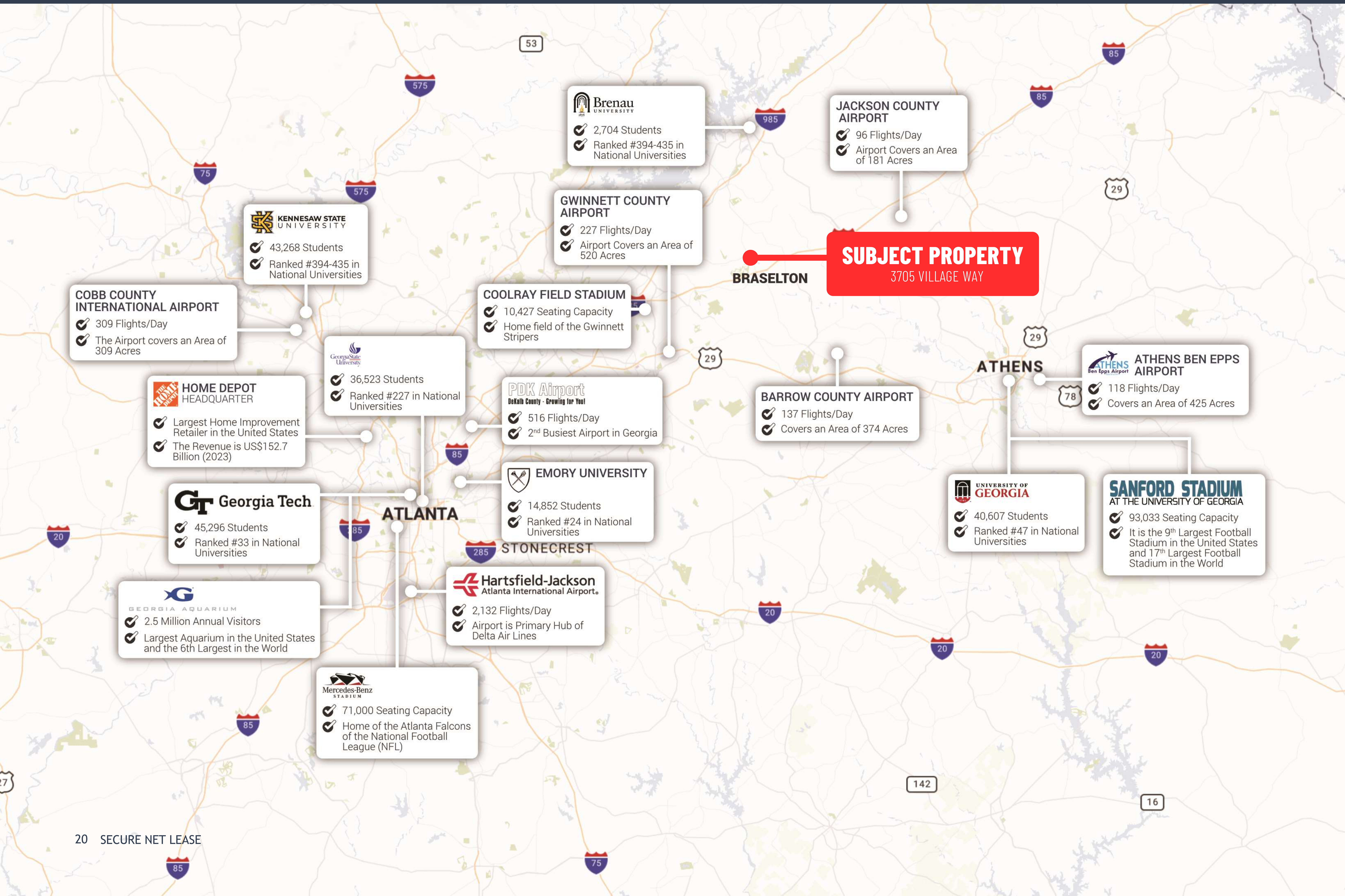
Time will tell how these **population trends** affect the culture, infrastructure and, of course, the politics of Atlanta.

EXPLORE ARTICLE



# METRO AREA

LIBERTY VILLAGE BRASELTON, GA





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