



**FIVE GUYS**  
**MATTRESS**  
**Warehouse**

Northside Dr E & Peg-Wen Blvd,  
Statesboro, GA

**OFFERED  
FOR SALE**  
\$3,276,000 | 6.75% CAP

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Multi-Tenant Strip Center in Statesboro, GA. This 7,200 SF building is a 100% occupied by two corporate guaranteed tenants: Mattress Warehouse & Five Guys. The asset is well positioned along a highly trafficked commuter corridor and main retail hub.



**LOCATED ACROSS FROM A TOP PERFORMING LOWES**



**10 YEARS REMAINING ON NNN LEASE**



**LOCATED WITHIN A BRAND NEW STRIP OF QUALITY TENANTS**



### ASSET SNAPSHOT

Address	Northside Drive & Peg-Wen Blvd, Statesboro, GA
Building Size (GLA)	7,200 SF
Land Size	0.9 Acres
Year Built/Renovated	2024
Tenants	Mattress Warehouse/Five Guys (Both Corporate)
Lease Type(s)	NNN
Occupancy	100%
Current NOI	\$221,160



**95,379**  
 PEOPLE IN  
 5 MILE RADIUS



**\$83,162**  
 AHHI  
 5 MILE RADIUS



**24,600**  
 VPD ON  
 US HWY 80

## INVESTMENT HIGHLIGHTS



### ATTRACTIVE LEASE FUNDAMENTALS

Each Tenant has rental increases through out the base term and option periods | Each lease is structured NNN, providing minimal landlord responsibility



### LOCATED IN A COMMERCIAL CORRIDOR

Across the street from a top 5% performing Lowes Home Improvement in the Country. Over 1.6MSF of Retail Space in a 1-mile radius | Tenants include: Walmart Supercenter, Lowes, Panera Bread, Chick-Fil-A, & Starbucks | Under half mile to Statesboro Mall (321K SF)



### HIGHLY ACCESSIBLE LOCATION

Adjacent to US-301 Bypass (25.7K AADT) exit | Full turn accessibility on Northside Dr. East | Cross access with adjacent tenants



### HYUNDAI EV PLANT REGION ALTERING DEVELOPMENT

New \$5.5B, 16M SF EV assembly plant on 2,900 acres. Statesboro is poised to become a major hub for workers and their families



### RECENTLY CONSTRUCTED

Newer construction should limit a new owner's exposure to capital repairs during the hold period | Warranties will be assigned to the new Owner



### CLOSE PROXIMITY TO GEORGIA SOUTHERN UNIVERSITY

Less than 2.2 miles from Georgia Southern University | GSU has a total student population of over 25,506 and over 2K faculty and staff | GSU economic impact on the region exceeds \$1.1B

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**TEXAS**  
ROADHOUSE

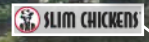
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**AutoZone**





Statesboro High School  
1,797 Students



Cosmic Cowboy  
BBQ

Ole Times  
Country Buffet



HARBOR FREIGHT TOOLS

JIM'N NICK'S  
COMMUNITY  
BAR-B-Q



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PEG-WEN BLVD



25,700 VPD

24,600 VPD

**LOWE'S**  
One of the Top  
Performing Locations  
Nationwide



**GEORGIA SOUTHERN UNIVERSITY**  
20,517 Students



**Krystal**

25,700 VPD



**Goodwill**

**LOWE'S**  
One of the Top Performing Locations Nationwide

Ole Times Country Buffet

Cosmic Cowboy BBQ



24,600 VPD



**AutoZone**

**TEXAS RANCHHOUSE**

**JIM N NICK'S COMMUNITY BAR-B-Q**

PEG-WEN BLVD

**FIVE GUYS MATTRESS Warehouse**



**FIVE GUYS  
MATTRESS  
Warehouse**

Macon, GA  
115 Miles | 1:55 Drive

**FIVE GUYS  
MATTRESS  
Warehouse**

Statesboro

Charleston, SC  
108 Miles | 2:40 Drive

Savannah, GA  
46 Miles | 1:05 Drive

Jacksonville, FL  
145 Miles | 2:40 Drive

Statesboro, is a charming city located in the southeastern part of Georgia. Home to Georgia Southern University, Statesboro has a lively and youthful atmosphere with a mix of college students and long-time residents. The city is known for its rich cultural heritage and it's historic downtown district, which features a variety of shops, restaurants, and entertainment venues. The Ogeechee River runs near the city, providing opportunities for outdoor activities, and the local parks and green spaces add to the town's recreational appeal. Statesboro strikes a balance between a vibrant college town and a welcoming community with a strong sense of Southern hospitality.

**2023 Demographics**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	2,528	37,798	51,219
Total Households	1,163	14,111	19,424
Average Household Income	\$82,561	\$61,664	\$72,406
Annual Budget Expenditures	\$84M	\$771M	\$1.24B





**FIVE GUYS QUICK FACTS**

FOUNDED	1986
OWNERSHIP	PRIVATE
# OF LOCATIONS	1,700+
HEADQUARTERS	WASHINGTON, DC
GUARANTY	CORPORATE

Five Guys Operations LLC is a corporate entity of Five Guys Burgers and Fries. Five Guys has been a staple of the Washington, DC area since opening in 1986. They are known for cooking up and serving hand-formed burgers made from fresh ground beef and fresh-cut fries cooked in pure peanut oil. Their menu allows customers to customize toppings for over 250,000 combinations. In 2021, Five Guys landed in Australia and was named to Forbes Best Large Employers List for the first time. After approximately 35 years in business, the business has grown to almost 1,700 units with another 1,500 units in development. They operate in locations across the United States, Canada, United Kingdom, Europe, Asia, and the Middle East. Most recently in June of 2023, Five Guys opened their first location in Seoul, South Korea.



**MATTRESS WAREHOUSE QUICK FACTS**

FOUNDED	1989
OWNERSHIP	PRIVATE
# OF LOCATIONS	300+
HEADQUARTERS	FREDERICK, MD
GUARANTY	CORPORATE

Mattress Warehouse opened its first store in November 1989 in Frederick, Maryland. For the past thirty years, Mattress Warehouse has made it their mission to improve the lives of their customers through quality sleep. Offering the largest selection of quality brand bedding, Mattress Warehouse carries quality names including TEMPUR-Pedic, Casper, Serta, Sealy, Stearns, & Foster, and more. In addition to mattresses, they carry a wide variety of pillows, sheets, mattress protectors, to help their customers get the best sleep possible.





## ECONOMIC SUMMARY

Tenants	SQ FT	LEASE START	LEASE END	PSF	Rent		Reimbursements			TOTAL RECOVERIES	TOTAL ANNUAL
					MONTHLY	ANNUALLY	CAM	INS	TAX		
Mattress Warehouse	4,800	7/1/2024	6/30/2034	\$30.00	\$12,000	\$144,000	\$16,800	\$3,600	\$8,400	\$28,800	\$172,800
Five Guys	2,400	10/1/2024	9/30/2034	\$35.00	\$7,000	\$84,000	\$8,400	\$1,800	\$4,200	\$14,400	\$98,400
<b>Property Total</b>	<b>7,200</b>				<b>\$19,000</b>	<b>\$228,000</b>	<b>\$25,200</b>	<b>\$5,400</b>	<b>\$12,600</b>	<b>\$43,200</b>	<b>\$271,200</b>

### PROFORMA

INCOME	TOTAL
Base Rent	\$228,000
Expense Recovery	\$43,200
Gross Potential Income	\$271,200
Effective Gross Revenue	\$271,200
<b>EXPENSES</b>	
Repairs & Maintenance	\$25,200
Insurance	\$5,400
Property Taxes	\$12,600
3% Management Fee (non-recoverable)	\$6,840
Total Operating Expenses	\$50,040
<b>NET OPERATING INCOME</b>	<b>\$221,160</b>

### UNDERWRITING ASSUMPTIONS

- 1) CAM, Insurance, and Taxes are based on the estimates provided in the leases
- 2) Analysis captures 12 months of rent from all tenants
- 3) Analysis captures all contractual rent escalations which occur during the analysis period
- 4) Assuming a 3% non-recoverable management fee



# RENT ROLL

Tenants	SQ FT	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Mattress Warehouse	4,800	7/1/2024	6/30/2034	\$30.00	\$144,000	7/1/2029	\$33.00	TICAM PRS	Three (3) Five (5) Year Options	
									Option 1	\$36.30
									Option 2	\$39.93
									Option 3	\$44.92
Five Guys	2,400	10/1/2024	9/30/2034	\$35.00	\$84,000	10/1/2029	\$38.50	TICAM PRS	Two (2), Five (5) Year Options	
								\$5.00 Yr 1 TICAM Cap	Option 1	\$42.35
								5% Controllable Op-Ex Cap	Option 2	\$46.58



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Exclusively Offered By

 **Atlantic**  
CAPITAL PARTNERS™

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