



# the HUMAN & BEAN<sup>®</sup>

735 BATTLEFIELD PKWY | FORT OGLETHORPE, GA

25% RENTAL GROWTH BY YEAR 6



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

**OFFERED FOR SALE**  
\$785,000 | 6.50% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of The Human Bean Coffee located at 729 Battlefield Parkway in Fort Oglethorpe, GA. The property is strategically located along Fort Oglethorpe's primary retail corridor with prominent visibility and full access and features a new 20 year ground lease with excellent rental growth through the lease term and options.



**LONG-TERM**  
NNN LEASE



**DRIVE-THRU**  
RESTAURANT



**PRIMARY**  
RETAIL CORRIDOR

LEASE YEARS	ANNUAL RENT	% INCREASE
1 - 3	\$51,000	--
4 - 5	\$57,996	13.7%
6 - 10	\$63,792	10%
11 - 15	\$70,176	10%
16 - 20	\$77,196	10%

**CURRENT NOI - \$51,000**

**CAP - 6.50%**

**PRICE - \$785,000**

### ASSET SNAPSHOT

<b>GUARANTEE</b>	Personal from Franchisee
<b>ADDRESS</b>	735 Battlefield Pkwy, Fort Oglethorpe, GA
<b>BUILDING SIZE (GLA)</b>	600 SF
<b>LAND SIZE</b>	0.43 AC
<b>YEAR BUILT</b>	2024
<b>LEASE TYPE</b>	Ground Lease
<b>CURRENT ANNUAL RENT</b>	\$51,000
<b>RENT INCREASES</b>	25% By Year 6 (See Rent Schedule)
<b>LANDLORD RESPONSIBILITIES</b>	None
<b>RENT COMMENCEMENT DATE</b>	June 15, 2023
<b>LEASE EXPIRATION</b>	August 31, 2043
<b>REMAINING TERM</b>	19.5 years
<b>RENEWAL OPTIONS</b>	None



**39,411** PEOPLE  
IN 3 MILE RADIUS

**\$65,543** AHHI  
IN 3 MILE RADIUS

**34,930** VPD ON  
BATTLEFIELD PKWY





**INVESTMENT HIGHLIGHTS**



**HIGH PROFILE REAL ESTATE**

Excellent real estate fundamentals and strategic location along Fort Oglethorpe's primary retail corridor



**QUICK SERVICE WITH DRIVE-THRU**

Free-standing building equipped with drive-thru which boosts sales and increases residual value



**PROVEN CONCEPT**

Human Bean Coffee has grown to over 300 locations across the US with plans for continued expansion



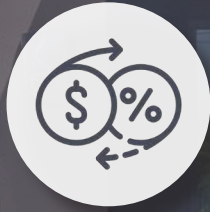
**PASSIVE INCOME**

Absolute NNN lease provides passive ownership and stable cash flow



**LONG-TERM COMMITMENT & STRONG SPONSORSHIP**

Human Bean franchisee self-funded development of the improvements and signed a 20 year lease



**INFLATION HEDGE**

25% rent increase by year 6 provides excellent hedge against inflation



**EXCELLENT BUSINESS MODEL**

The US is the largest coffee market in the World at \$15 billion in annual retail sales and 62% of Americans drink coffee daily



**NEW CONSTRUCTION**

Brand new construction with roof warranty



SITE PLAN



CROSS PARKING EASEMENT

Gabes  
FAMILY DOLLAR  
Office DEPOT

the HUMAN BEAN<sup>®</sup>

petro's  
chili & chips

BATTLEFIELD PKWY (34,930 VPD)





FORT OGLETHORPE PLAZA  
**BIG LOTS** **DOLLAR GENERAL** **market** **CORE ONE FITNESS**

**Wendy's**

**Advance Auto Parts**

**FOOD CITY**

**Little Caesars**

**DUNKIN'**

**CADENCE Bank**

**Gabe's**  
**FAMILY DOLLAR**  
**Office DEPOT**

**KFC**

**petro's**  
*Oil & Change*

the HUMAN BEAN<sup>®</sup>





Walmart  
Neighborhood Market

AMC

McDonald's

Walgreens

Gabe's  
FAMILY DOLLAR  
Office DEPOT

O'Reilly  
AUTO PARTS

CVS

BURGER KING

Hardee's

SMOOTHIE KING  
FIREHOUSE SUBS  
RAK OUTFITTERS

Builtwell  
BANK

REGIONS

WELLS FARGO

golden corral

BATTLEFIELD PKWY (34.930 VPD)

the HUMAN BEAN®

petro's  
chill & crisp



Battlefield Parkway in Georgia boasts a vibrant retail market that caters to a diverse range of consumer needs. The retail market along this strip thrives thanks to its strategic location, convenient access, and diverse offerings. Lined with an array of shops, boutiques, restaurants, and entertainment venues, this bustling thoroughfare attracts both locals and visitors throughout the year.

**AutoZone**  
BEVERAGE WORLD

the HUMAN & BEAN

**Walmart**  
Neighborhood Market

**AMC**

BATTLEFIELD CENTRE  
**TSC** TRACTOR SUPPLY CO  
**Hamrick's**  
SELECT SHOP  
planet fitness

THE HOME DEPOT

**ALDI** **Michael's** **petsense**  
DOLLAR TREE

**LOWE'S**

CLOUD SPRINGS RD (17,400 VPD)

FORT OGLETHORPE PLAZA  
**BIG LOTS** **DOLLAR GENERAL** **market**  
**URBAN 428** **CORE ONE**  
ADVENTURE PARK FITNESS

**HOBBY LOBBY**  
**ROSS** **Marshall's**  
DRESS FOR LESS **petco**

BATTLEFIELD PKWY (34,930 VPD)

LAKEVIEW-FORT OGLETHORPE HIGH SCHOOL  
1,100 STUDENTS

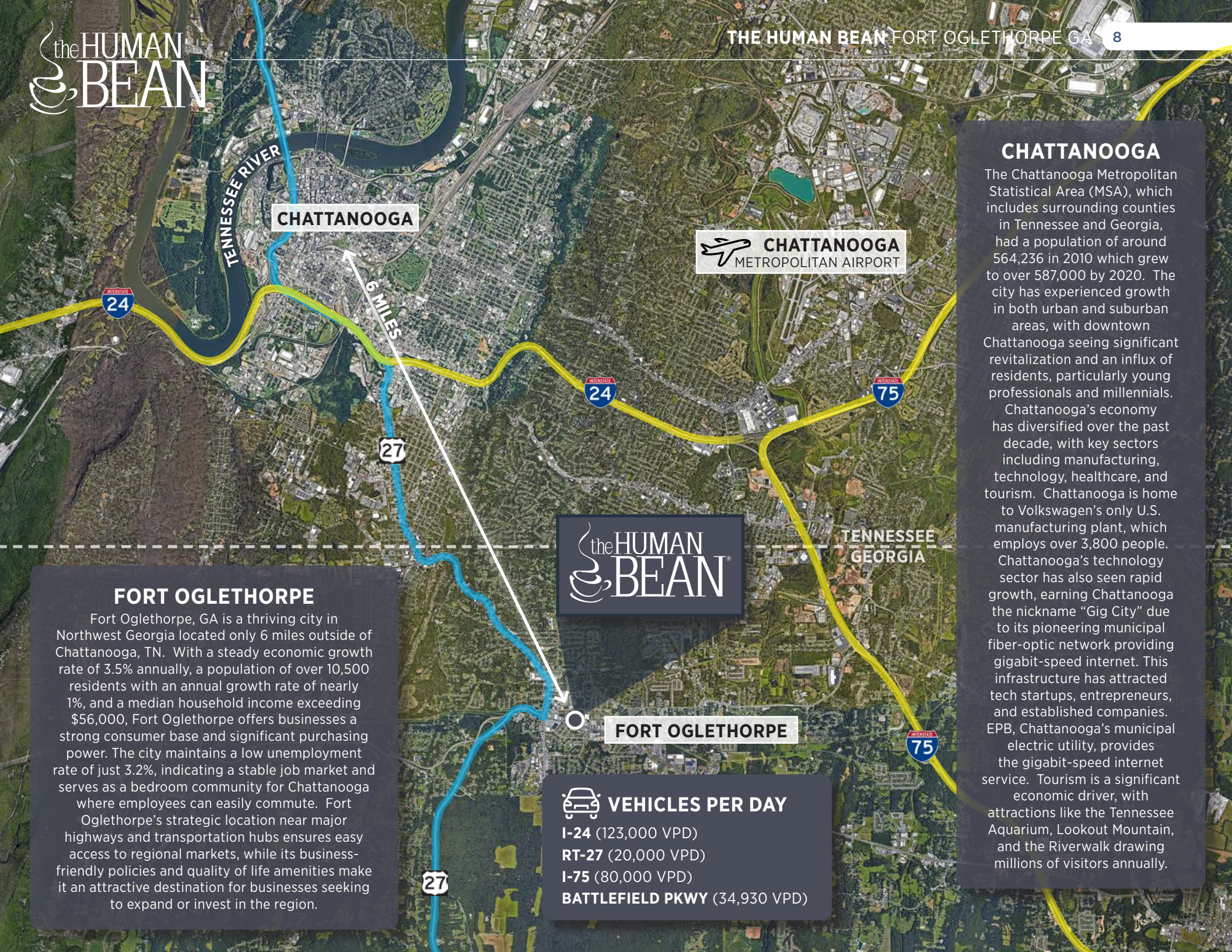
**Walmart**

BOYNTON RIDGE PLAZA  
**Publix** **Jersey Mike's**  
Great Clips **SUBS**

LAFAYETTE RD (8,140 VPD)







**CHATTANOOGA**

 **CHATTANOOGA**  
METROPOLITAN AIRPORT

6 MILES

the HUMAN BEAN

TENNESSEE  
GEORGIA

**CHATTANOOGA**


The Chattanooga Metropolitan Statistical Area (MSA), which includes surrounding counties in Tennessee and Georgia, had a population of around 564,236 in 2010 which grew to over 587,000 by 2020. The city has experienced growth in both urban and suburban areas, with downtown Chattanooga seeing significant revitalization and an influx of residents, particularly young professionals and millennials.

Chattanooga's economy has diversified over the past decade, with key sectors including manufacturing, technology, healthcare, and tourism. Chattanooga is home to Volkswagen's only U.S. manufacturing plant, which employs over 3,800 people. Chattanooga's technology sector has also seen rapid growth, earning Chattanooga the nickname "Gig City" due to its pioneering municipal fiber-optic network providing gigabit-speed internet. This infrastructure has attracted tech startups, entrepreneurs, and established companies. EPB, Chattanooga's municipal electric utility, provides the gigabit-speed internet service. Tourism is a significant economic driver, with attractions like the Tennessee Aquarium, Lookout Mountain, and the Riverwalk drawing millions of visitors annually.

**FORT OGLETHORPE**

Fort Oglethorpe, GA is a thriving city in Northwest Georgia located only 6 miles outside of Chattanooga, TN. With a steady economic growth rate of 3.5% annually, a population of over 10,500 residents with an annual growth rate of nearly 1%, and a median household income exceeding \$56,000, Fort Oglethorpe offers businesses a strong consumer base and significant purchasing power. The city maintains a low unemployment rate of just 3.2%, indicating a stable job market and serves as a bedroom community for Chattanooga where employees can easily commute. Fort Oglethorpe's strategic location near major highways and transportation hubs ensures easy access to regional markets, while its business-friendly policies and quality of life amenities make it an attractive destination for businesses seeking to expand or invest in the region.

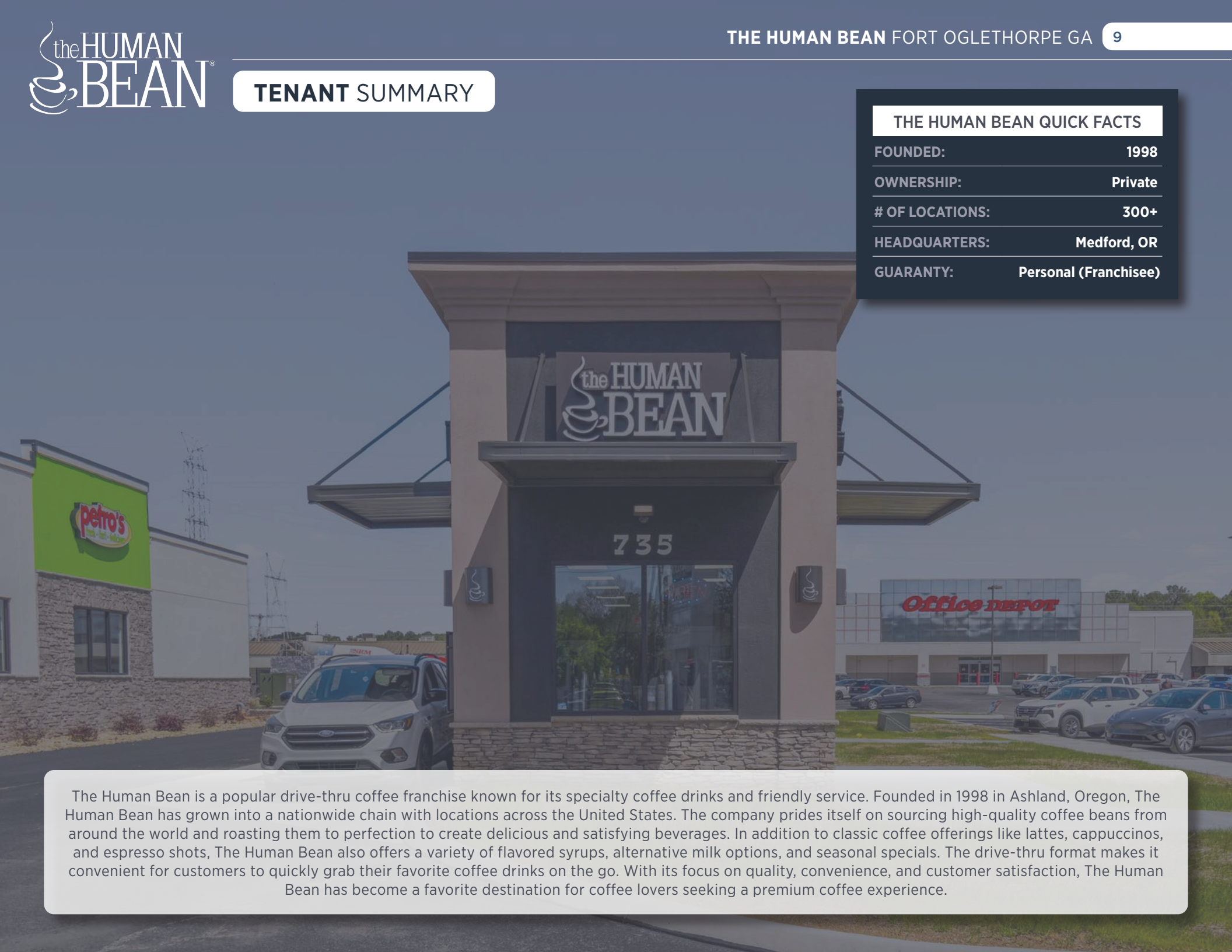
**FORT OGLETHORPE**

 **VEHICLES PER DAY**  
**I-24** (123,000 VPD)  
**RT-27** (20,000 VPD)  
**I-75** (80,000 VPD)  
**BATTLEFIELD PKWY** (34,930 VPD)



**TENANT SUMMARY**

THE HUMAN BEAN QUICK FACTS	
FOUNDED:	1998
OWNERSHIP:	Private
# OF LOCATIONS:	300+
HEADQUARTERS:	Medford, OR
GUARANTY:	Personal (Franchisee)



The Human Bean is a popular drive-thru coffee franchise known for its specialty coffee drinks and friendly service. Founded in 1998 in Ashland, Oregon, The Human Bean has grown into a nationwide chain with locations across the United States. The company prides itself on sourcing high-quality coffee beans from around the world and roasting them to perfection to create delicious and satisfying beverages. In addition to classic coffee offerings like lattes, cappuccinos, and espresso shots, The Human Bean also offers a variety of flavored syrups, alternative milk options, and seasonal specials. The drive-thru format makes it convenient for customers to quickly grab their favorite coffee drinks on the go. With its focus on quality, convenience, and customer satisfaction, The Human Bean has become a favorite destination for coffee lovers seeking a premium coffee experience.



**THE HUMAN BEAN COFFEE (300+ LOCATIONS)**



**OFFERED FOR SALE**  
**\$785,000 | 6.50% CAP**

Exclusively Offered By



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