LONGHORN STEAKHOUSE

1519 TALLAHASSEE HWY | BAINBRIDGE, GA

OFFERED FOR SALE
$2,804,000
5.35% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale LongHorn Steakhouse | Bainbridge, GA, an absolute NNN ground lease investment corporately guaranteed by LongHorn Steakhouse, a wholly owned subsidiary of Darden Restaurants, Inc. (S&P: BBB), the largest full-service restaurant company in the United States. The newly constructed ±5,780 SF restaurant sits on ±2.07 acres and generates $150,000 in annual NOI. It is offered at $2,804,000 (5.35% cap rate), providing investors with passive, long-term income and zero landlord responsibilities.

LongHorn operates 618 restaurants and generated $3.4 billion in fiscal 2026 sales, with same-restaurant sales up 7.2%. Rent commenced October 19, 2026 under a new 10-year ground lease running through October 31, 2036, with a 10% rent increase in year six. The tenant retains four (4) five-year renewal options, each with a 10% increase, providing long-term optionality through 2056.

The offering presents the opportunity to acquire a new-construction casual dining asset fronting Tallahassee Highway (7,520 VPD), Bainbridge's primary hotel and retail corridor, approximately 38.5 miles north of Tallahassee. Nearby retailers include The Home Depot, Walmart Supercenter and Holiday Inn Express. Bainbridge is the Decatur County seat and Georgia's first inland port, its population grew 13.9% from 2010 to 2020, and the 3-mile trade area includes 17,034 residents. The combination of an absolute NNN ground lease, investment grade credit, and scheduled rent growth positions the asset as a durable, low-management income investment.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$150,000	$25.95
Rent Escalation	6-10	$165,000	$28.55
1st Extension Term	11-15	$181,500	$31.40
2nd Extension Term	16-20	$199,650	$34.54
3rd Extension Term	21-25	$219,615	$38.00
4th Extension Term	26-30	$241,577	$41.80

NOI	$150,000
CAP RATE	5.35%
LISTING PRICE	$2,804,000

ASSET SNAPSHOT

Tenant Name	Longhorn Steakhouse
Address	1519 Tallahassee Hwy, Bainbridge, GA 39819
Building Size (GLA)	5,780 SF
Land Size	2.07 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/19/2026
Lease Expiration Date	10/31/2036
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	$150,000



19,681
PEOPLE
IN 5 MILE RADIUS

$78,357
AHHI IN
1 MILE RADIUS

16,000
VPD ON
US HWY 84

INVESTMENT HIGHLIGHTS

LONGHORN: 7.2% SAME-RESTAURANT SALES GROWTH IN FISCAL 2026

618 restaurants, $3.4B in sales | 9.5% growth in the fourth quarter, 800+ bps above the industry benchmark (FSR) | About $5.6M average unit volume

NEW 10-YEAR ABSOLUTE NNN GROUND LEASE

Zero landlord responsibilities | Rent commenced 10/19/2026, primary term through 10/31/2036, four five-year options through 2056 | 10% increases every five years, growing NOI from $150,000 to $241,577

INVESTMENT GRADE TENANT BACKED BY DARDEN RESTAURANTS

BBB (S&P) and Baa2 (Moody's) | 2,202 restaurants and $13.2B in fiscal 2026 sales | Corporate guaranty from LongHorn Steakhouse, a wholly owned Darden subsidiary

GROWING DECATUR COUNTY SEAT WITH 19K+ RESIDENTS WITHIN 5 MILES

Bainbridge grew 13.9% from 2010 to 2020 | 19,391 residents within 5 miles and 17,034 within 3 miles | $71,838 average household income within 3 miles

TALLAHASSEE HIGHWAY FRONTAGE ACROSS FROM THE HOME DEPOT

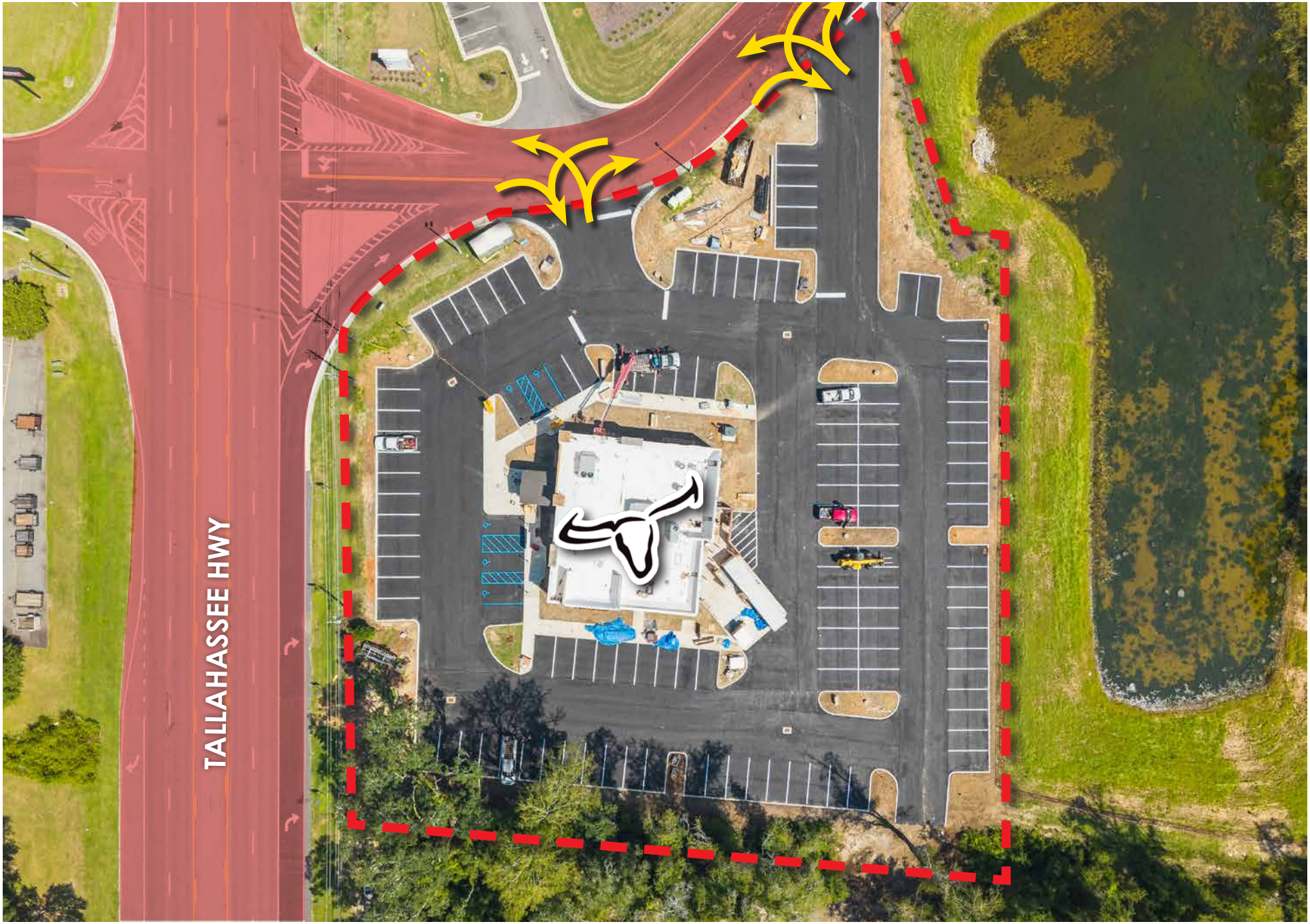
7,520 VPD | About half a mile from Walmart Supercenter | Holiday Inn Express, Hampton Inn, Quality Inn and Days Inn nearby

GEORGIA'S FIRST INLAND PORT IN THE TALLAHASSEE-BAINBRIDGE CSA

Port Bainbridge, run by the Georgia Ports Authority | Taurus USA's $22.5M, 200,000 SF headquarters with 300+ jobs | 426,874 residents in the combined statistical area (2025)

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SITE PLAN



NORTH AERIAL



LOCATION OVERVIEW

Bainbridge serves as the county seat and principal city of Decatur County, Georgia, anchoring the Bainbridge Micropolitan Statistical Area in the state's southwest corner near the Florida border. Decatur County spans 623 square miles and recorded a 2020 population of 29,367, with a 2025 estimate of 29,432, while the city of Bainbridge itself is home to roughly 14,468 residents as of the 2020 census, up from 12,697 in 2010, reflecting steady population growth over the past decade. The Bainbridge micropolitan area is also included within the broader Tallahassee–Bainbridge, FL-GA Combined Statistical Area, linking the local economy to the larger Tallahassee, Florida market roughly 40 miles to the south and supporting regional commuting and retail draw between the two states. Known historically as "Georgia's First Inland Port," Bainbridge sits along the Flint River and functions as a regional hub for southwest Georgia's agricultural economy, government services, and healthcare, with an affordable cost of living and stable population base that continue to support demand for essential retail and dining concepts serving both local residents and regional pass-through traffic.

1 MILES
3,927 PEOPLE
$78,357 AHHI
954 TOTAL EMPLOYEES

3 MILES
15,875 PEOPLE
$70,105 AHHI
6,781 TOTAL EMPLOYEES

5 MILES
19,681 PEOPLE
$68,485 AHHI
7,615 TOTAL EMPLOYEES

ATLANTA
198 MILES
3:45 DRIVE

SAVANNAH
221 MILES
4:45 DRIVE

BAINBRIDGE

TALLAHASSEE
35 MILES
0:50 DRIVE

JACKSONVILLE
176 MILES
3:00 DRIVE

TENANT SUMMARY

LongHorn Steakhouse is one of America's leading casual dining steakhouse brands, founded in 1981 on Peachtree Street in Atlanta, Georgia. Acquired by Darden Restaurants in 2007, the brand has grown to approximately 622 locations across 42 states and Puerto Rico. LongHorn consistently ranks among Darden's top-performing concepts by same-restaurant sales, posting 9.5% same-restaurant sales growth in the most recent quarter.

The parent company and corporate guarantor, Darden Restaurants (NYSE: DRI), is the nation's largest full-service restaurant operator with 2,202 locations across 11 brands including Olive Garden, LongHorn Steakhouse, Ruth's Chris Steak House, The Capital Grille, Yard House, and Cheddar's Scratch Kitchen. Darden generated $13.2 billion in total revenues in fiscal year 2026 and carries investment-grade ratings of S&P BBB and Moody's Baa2.



LONGHORN STEAKHOUSE QUICK FACTS	
Founded:	1981
Ownership:	Public, NYSE: DRI
# of Locations:	~622 LongHorn; 2,202 Darden Total
Headquarters:	Orlando, FL
Guaranty:	Corporate (Darden)

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Exclusively Offered By

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