

# Chipotle

Ellijay, GA



This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

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- 15-Year Absolute NNN Corporate Lease to Chipotle (NYSE: CMG)
  - Scheduled 10% Rental Escalations Throughout Primary Term & Options
  - Zero Landlord Responsibilities
- Strong Corporate Guarantee from Investment Grade, Publicly Traded Company
  - 2024 Reported Revenue of \$11.314 Billion – 14.6% YoY Increase
  - Ranked #399 on Fortune 500 List, One of their "Most Admired Companies"
- Renovation Completed in 2024 with Chipotlane Drive-Thru & Outdoor Patio
- Excellent Access & Visibility with Pylon Signage on State Route 515
- "Apple Capital of Georgia" – Georgia Apple Festival Attracts Over 55,000 Visitors Annually
- Prominent Location along East Ellijay's Primary Retail Corridor
  - Adjacent to Walmart Supercenter, Lowe's, McDonald's, Starbucks, IHOP, Taco Bell, Popeyes, Waffle House, LongHorn Steakhouse, Comfort Inn & Suites, Springhill Suites, Mountain Cinemas & More
- Ellijay Attracts Tourists, Vacationers, and Second-Home Buyers with its Accessible Outdoor Recreation
  - Chattahoochee-Oconee National Forest (~3.3M Visitors per Year), State Parks, Mountains, Hiking & Mountain Biking Trails, Lakes, Waterfalls, Campsites, Multiple Rivers for Rafting, and More



## Limited Competition

Only Chipotle within 40-Mile Radius



## Chipotlane Drive-Thru

& Outdoor Patio



## Situated Along East Ellijay's Primary Retail Corridor



## Excellent Access & Visibility from SR 515

19,500 AADT



## 2.5 Miles from Piedmont Hospital

Recent \$13.6M Expansion



## 8,000+ Students

within 3.5 Miles





\$3,182,000

5.50% CAP RATE

[View on Map ↗](#)

📍	LOCATION	124 Highland Crossing, East Ellijay, GA
📏	LOT SIZE	±1.07 acres or ±46,609 square feet
🔧	IMPROVEMENTS	A 2,000 square-foot retail building for <b>Chipotle</b> featuring a Chipotlane drive-thru and outdoor patio.
🏠	LEASE	Leased to <b>Chipotle Mexican Grill of Colorado, LLC</b> , and guaranteed by <b>Chipotle Mexican Grill, Inc.</b> , for 15 years from December 11, 2024 through December 31, 2039 at an initial annual rent of \$175,000. There are four (4) five-year options to renew the lease. Rent is to increase by 10% every five years throughout the primary term and at the start of each option period. The lease is absolute NNN with tenant responsible for all taxes, insurance, and maintenance; including roof, structure, and parking lot.
💰	FINANCING	The property will be delivered free and clear of permanent financing.

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5	(Current)	\$175,000	5.50%
Years 6–10		\$192,500	6.05%
Years 11–15		\$211,750	6.65%
Years 16–20	(Option 1)	\$232,925	7.32%
Years 21–25	(Option 2)	\$256,218	8.05%
Years 26–30	(Option 3)	\$281,839	8.86%
Years 31–35	(Option 4)	\$310,023	9.74%



# Chipotle



Fortune 500 company with over 3,700+ locations worldwide

Revenue of \$11.3B in 2024, up 14.6% YoY, with comparable restaurant sales rising 7.4%

Chipotle Mexican Grill, Inc. (NYSE: CMG), headquartered in Newport Beach, California, was founded in 1993. It operates a chain of fast-casual Mexican restaurants, serving responsibly sourced, classically cooked foods without artificial colors, flavors, or preservatives. The company prepares the majority of its ingredients on site and is set apart by its use of high-quality natural ingredients and fresh produce. As of December 2024, Chipotle had over 3,726 restaurants in the United States, Canada, the United Kingdom, France, Germany, and Kuwait; and is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. Chipotle is ranked 399 on the Fortune 500.

In 2019, Chipotle introduced their new "Chipotlane" drive-thru concept, allowing customers to place orders via the Chipotle app or website to be picked up at the "Chipotlane" without leaving their cars. In 2024, Chipotle opened 304 new restaurants, with 257 locations including a Chipotlane. There are currently more than 1,000 Chipotlane locations.

For the year 2024, Chipotle reported revenue of \$11.314 billion (14.6% YoY increase), net income of \$1.534 billion, and total stockholder equity of \$3.656 billion. The operating margin was 16.9%, an increase from 15.8% in 2023. The restaurant level operating margin was 26.7%, an increase from 26.2% in 2023. The increase in total revenue was driven by an 7.4% increase in comparable restaurant sales and 304 new restaurant openings.













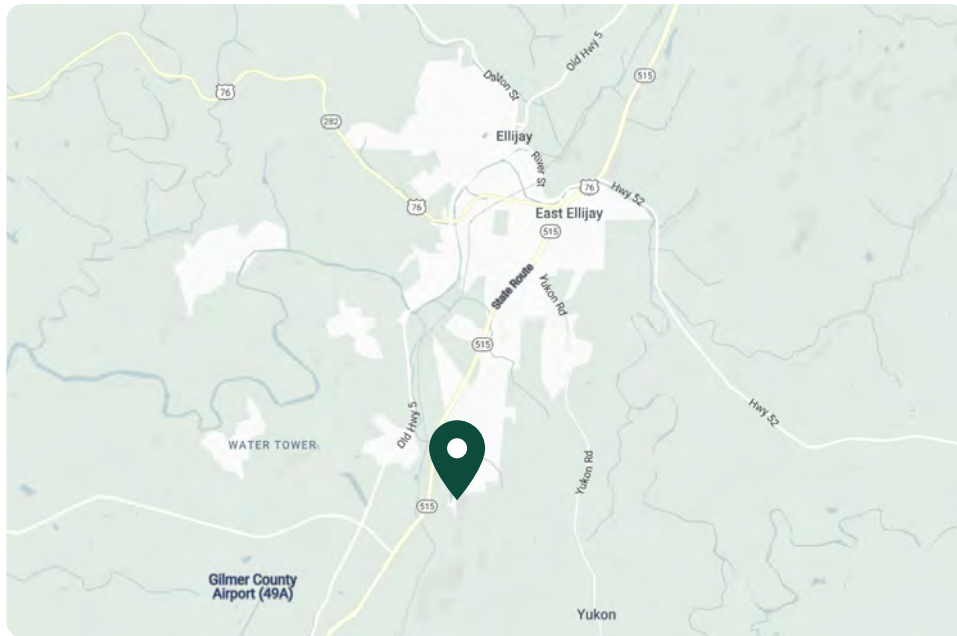












The subject property is prominently located with excellent access and visibility on Highland Crossing with frontage and pylon signage on State Route 515 (19,500 AADT). The site benefits from robust and growing demographics in the surrounding area, with a population of 31,777 and average household income of \$93,177 with a 10-mile radius. In addition, the site is experiencing an annual population growth of 1.01% within a 3-mile radius. The property includes a Chipotle drive-thru, which averages 10% to 15% higher sales than Chipotles without a drive-thru.

The site benefits from a prominent retail location along Ellijay's primary retail corridor. It is adjacent to Highlands at East Ellijay, anchored by Walmart Supercenter and Lowe's; as well as Taco Bell, Starbucks, IHOP, Popeyes, Taco Bell, Waffle House, LongHorn Steakhouse, Mountain Cinemas, Springhill Suites and Comfort Inn & Suites. Other nearby retailers include Aldi, CVS, Bealls, Dollar Tree, Ruby Tuesday, Dunkin', Zaxby's, Subway, and more.

The site is also in close proximity to other major employers and schools. Numerous schools are located within 3.5 miles of the site, driving traffic to the property via students, parents, and teachers; including Dalton State College (5,140 students), Gilmer High School (1,238 students), and Crossroads Alternative School (1,202 students). Piedmont Hospital is located 2.5 miles from the site. The hospital recently completed a \$13.6 million 11,000 square-foot expansion, which added a new ICU wing and increased its overall bed count from 62 to 76. 4 miles from the site is Gilmer County Airport, which connects to major airports on the East Coast has an annual economic impact of \$1.24 million.

Major traffic generators nearby, including extensive outdoor recreation areas, local apple orchards, and downtown Ellijay, making it a prime destination for year-round tourism.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Highlands at East Ellijay	4.2M annual visits
Walmart Supercenter	2.1M annual visits
Lowe's	623,000 annual visits
Bealls	#4 in GA
Wendy's	Top 10% location nationally, #10 in GA
Mountain Cinemas	259,700 annual visits; Most visited location within the chain
Old Orchard Square	1.4M annual visits
East Towne Center	743,000 annual visits
Food Lion	417,000 annual visits
Dairy Queen	Top 9% location nationally
LongHorn Steakhouse	Top 20% location nationally
Taco Bell	Top 25% location in GA
Arby's	Top 9% location nationally, #8 in GA



31,777



2024 Total Population

\$363,737



Average Home Value

\$93,177



Average Household Income

📍 124 Highland Crossing | East Ellijay, GA



Population Summary	3 Mile	5 Miles	10 Miles
2020 Total Population	7,817	16,896	30,006
2024 Total Population	8,697	18,150	31,777
2029 Total Population	9,143	18,905	33,043
2024-2029 Annual Growth Rate	1.01%	0.82%	0.78%
2024 Total Daytime Population	12,503	19,113	28,593
Average Household Income			
2024	\$92,803	\$89,940	\$93,177
2029	\$104,417	\$101,557	\$105,126
Average Home Value			
2024	\$317,696	\$331,356	\$363,737
2029	\$337,206	\$350,410	\$386,028

Top Industries in Gilmer County

Manufacturing
Retail Trade
Educational Services
Construction
Administrative & Support & Waste Management
Accommodation & Food Services
Public Administration
Other Services, Except Public Administration
Professional, Scientific, & Technical Services
Transportation & Warehousing



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