

1530 DOGWOOD DRIVE SE
CONYERS, GA

OUTPARCEL TO TOP-PERFORMING
POWER CENTER!



**CHUCK E.
CHEESE**



 **Atlantic**
CAPITAL PARTNERS

CONFIDENTIAL
OFFERING MEMORANDUM

**OFFERED
FOR SALE**

\$2,731,000 | 8.00% CAP



CHUCK E. CHEESE®

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chuck E Cheese in Conyers, GA. Chuck E Cheese has operated at this site for more than 8 years with 12 years and four (4) Five (5) year extensions remaining. The Asset is well positioned in a dense retail artery outside of Atlanta, GA.



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
ATLANTA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	7/1/20-4/30/26	\$218,500
Rent Escalation	5/1/26-4/30/31	\$239,850
Rent Escalation	5/1/31-4/30/37	\$263,335
First Option	5/1/37-4/30/42	\$399,478
Second Option	5/1/42-4/30/47	\$439,426
Third Option	5/1/47-4/30/52	\$483,369
Fourth Option	5/1/52-4/30/57	\$531,706

NOI \$218,500

CAP 8.00%

PRICE \$2,731,000

ASSET SNAPSHOT

Tenant Name	Chuck E Cheese
Address	1530 Dogwood Drive SE, Conyers, GA 30013
Building Size (GLA)	11,700 SF
Land Size	1.60 Acres
Year Built/Renovated	2000/2012
Signatory/Guarantor	Chuck E Cheese (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	4/25/2017
Lease Expiration Date	4/30/2037
Remaining Term	12 Years
ROFR	Yes, 10 Days
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	\$218,500



94,032 PEOPLE
IN 5 MILE RADIUS



\$98,207 AHHI
IN 5 MILE RADIUS



92,500 VPD
ON I-20



STRONG LEASE FUNDAMENTALS

Abs. NNN Lease providing zero landlord responsibilities | 4 x 5 year extensions remaining with 10% rental increases each option



PUBLICLY TRADED TENANT

Chuck E. Cheese Entertainment Inc (CEC) has over 465 locations with 96+ locations nationwide that are franchised | With a market cap of \$916M and annual revenue of \$1.2 Billion in 2023



GREAT VISIBILITY ON HIGH TRAFFICKED CORRIDOR

Site is located off of I-20 which sees more than 92.5K vehicles per day | The corridor the site is located on has Conyers Plaza, Conyers Crossroads, and millions of Sqft of retail along I-20 providing a built in customer base



RETAIL DENSE STRIP

More than 1.7M SF of retail space located within a 1-mile radius of the subject site | Nearby National Retail Tenants Include: Walmart Supercenter, The Home Depot, Target, Lowe's Home Improvement and much more



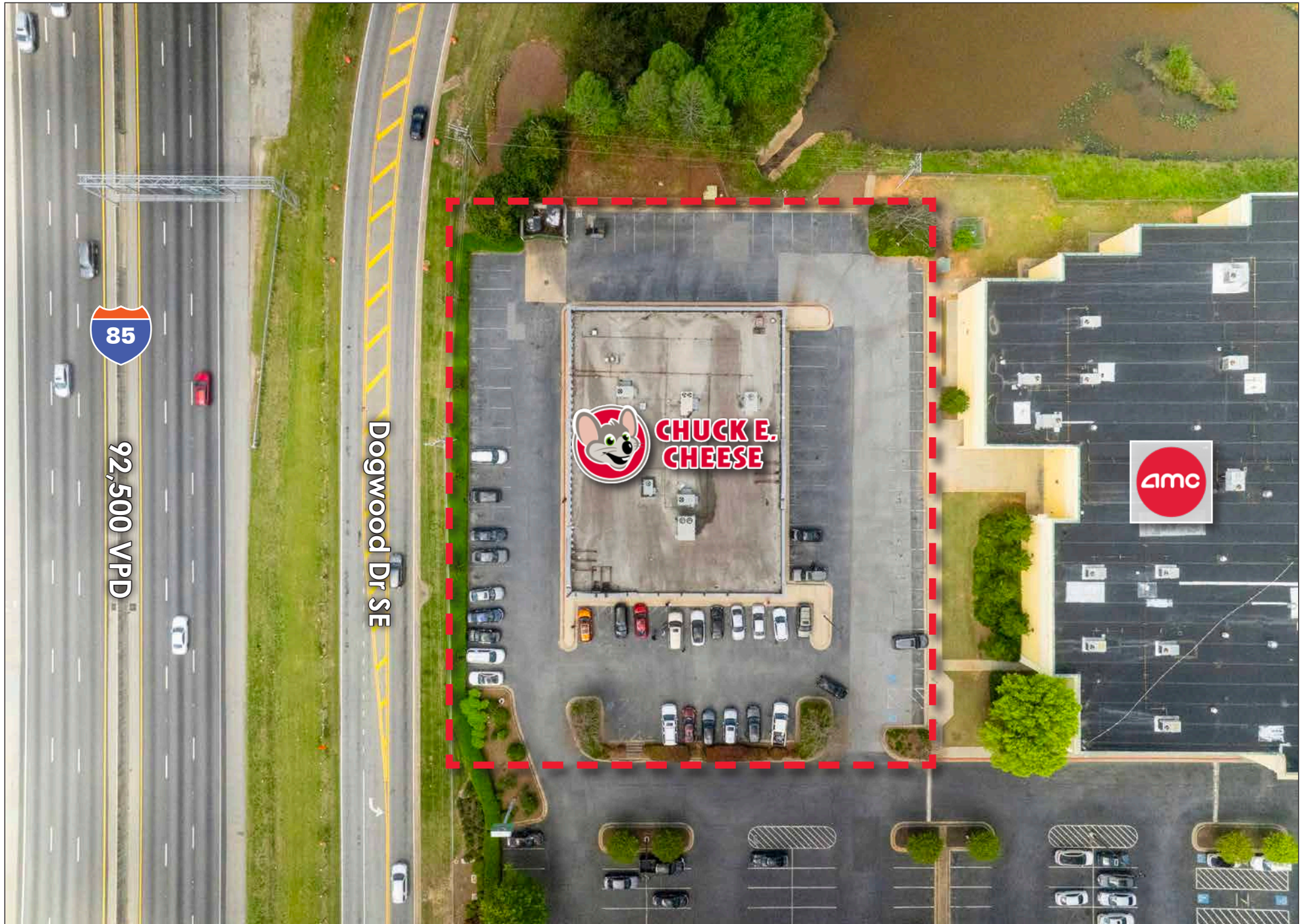
POSITIONED IN CONYERS CROSSROADS POWER CENTER

Conyers Crossroads is 400K SF power center anchored by Belk, Old Navy, and more | According to Costar the center is 100% occupied and was renovated in 2012 | According to placer.ai the center ranks in the top 78% of Shopping centers in terms of visits in the country



ATLANTA, GA MSA

The Chuck E. Cheese is located in the Atlanta, GA MSA, as the 8th largest U.S. metro, Atlanta has over 6.2 million residents and continues to expand | Home to 13+ Fortune 500 companies, the region's economic strength drives demand for retail





IHOP

THE HOME DEPOT

PET SMART

JOANN

savers

Walmart

CSC Atlanta

Pratt Industries

Office DEPOT

Applebee's
GRILL + BAR

belk

RACK ROOM SHOES

LANE BRYANT

HIBBETT
SPORTS

The Corwyn
300 Apartments

five
BEL'W

rue21

BEST BUY

amc

CHUCK E.
CHEESE

85

92,500 VPD

Dogwood Dr SE



Hillphoenix Inc

Conyers Consolidation

Peaks Landing 260 Apartments

The Corwyn 300 Apartments

BEST BUY

OLD NAVY

TJ-MAXX

MUSIC & ARTS

SHOE CARNIVAL

KOHL'S

five BELOW

HIBBETT SPORTS

HomeGoods

Michaels
Where Creativity Happens

RED LOBSTER
STEAK • SEAFOOD • LOBBERS

CHILI'S

rue21

RACK ROOM SHOES

belk

amc

CHUCK E. CHEESE

Dogwood Dr SE

85

92,500 VPD



**CHUCK E.
CHEESE.**

CHUCK E. CHEESE CONYERS, GA **7**

CHATTANOOGA

120 MILES
2:27 DRIVE

CHARLOTTE

210 MILES
4:05 DRIVE

GREENVILLE

120 MILES
2:35 DRIVE

COLUMBIA

170 MILES
2:45 DRIVE

ATLANTA

22 MILES
0:35 DRIVE

CONYERS



AUGUSTA

Atlanta, GA

Atlanta, Georgia, is a vibrant city known for its rich history, diverse culture, and thriving economy. Founded in 1837, it played key roles in the Civil War and Civil Rights Movement, notably as the home of Dr. Martin Luther King Jr.

Today, Atlanta is a hub for major industries, hosting companies like Coca-Cola and Delta Air Lines. Key attractions include the Georgia Aquarium, Centennial Olympic Park, and the Atlanta BeltLine. Known as the "City in a Forest," it offers abundant green spaces and tree-lined streets.

With a dynamic arts, music, and food scene, Atlanta blends Southern charm with cosmopolitan energy, making it a city full of opportunities and experiences.

1 MILES

4,509
PEOPLE
\$82,479
AHHI
8,011
TOTAL
EMPLOYEES

3 MILES

42,991
PEOPLE
\$90,968
AHHI
30,653
TOTAL
EMPLOYEES

5 MILES

94,032
PEOPLE
\$98,207
AHHI
39,366
TOTAL
EMPLOYEES

Chuck E. Cheese, operated by CEC Entertainment and headquartered in Irving, Texas, has undergone a substantial revitalization following its Chapter 11 bankruptcy filing in 2020. The restructuring allowed the company to reduce its debt by approximately \$705 million, creating a foundation for a broad modernization initiative. Under the direction of CEO Dave McKillips, CEC Entertainment invested over \$300 million to update its family entertainment centers. These upgrades included removing legacy animatronics, introducing digital and interactive entertainment features, adding new play zones such as trampolines, and enhancing its food offerings, including fresh, scratch-made pizzas. The company also introduced a tiered membership program starting at \$7.99 per month, offering families unlimited visits and discounts, which has driven growth in its customer base. These efforts have translated into strong financial performance, with CEC's annual revenue increasing from \$912 million in 2019 to roughly \$1.2 billion in 2023, despite operating fewer locations. The brand has reported eight consecutive months of same-store sales growth, signaling a consistent upward trend. As a result of this financial recovery, CEC Entertainment is currently exploring a potential sale and has retained Goldman Sachs to oversee the process. Projections for 2025 place the company's EBITDA at approximately \$195 million, with a potential valuation exceeding \$1 billion. Today, the company and its franchisees operate nearly 600 Chuck E. Cheese locations and over 120 Peter Piper Pizza outlets globally. CEC also owns and operates the virtual kitchen brand Pasqually's Pizza & Wings, expanding its presence within the restaurant and entertainment market.

CHUCK E. CHEESE QUICK FACTS

Founded:	1977
Ownership:	Public - Ticker: CEC
Market Cap:	\$916M
# of Locations:	450+
Headquarters:	Irving, TX
Guaranty:	CEC Entertainment, INC

OFFERED FOR SALE

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CHUCK E. CHEESE®

1530 DOGWOOD DRIVE SE
CONYERS, GA

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:

Shelley Jordan Bell
Atlantic Capital Partners
Atlanta, GA

ZACK HILGENDORF

Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate
847.414.4749
nhilgendorf@atlanticretail.com

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