



**CHIPOTLE**

**3530 SUGARLOAF PKWY**  
Lawrenceville GA (Atlanta MSA)

**OFFERED FOR SALE**  
**\$3,777,000 | 4.75% CAP**



 **Atlantic**  
CAPITAL PARTNERS™

**CONFIDENTIAL**  
**OFFERING MEMORANDUM**



# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Lawrenceville, GA. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned in a dense retail artery outside of Atlanta, GA.



**15-YR LEASE**



**POSITIONED IN RETAIL NODE**



**HIGH GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$179,420
Rent Escalation	6-10	\$197,362
Rent Escalation	11-15	\$217,099
1st Option Term	16-20	\$238,808
2nd Option Term	21-25	\$262,689
3rd Option Term	26-30	\$288,958
4th Option Term	31-35	\$317,854

<b>NOI</b>	<b>\$179,420</b>
<b>CAP</b>	<b>4.75%</b>
<b>PRICE</b>	<b>\$3,777,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Chipotle Mexican Grill
<b>Address</b>	3530 Sugarloaf Pkwy, Lawrenceville GA, 30044
<b>Building Size (GLA)</b>	2,325 SF
<b>Land Size</b>	1.22 Acres
<b>Year Built/Renovated</b>	2026
<b>Signator/Guarantor</b>	Corporate
<b>Rent Type</b>	ABS NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	7/3/2026
<b>Lease Expiration Date</b>	7/3/2041
<b>Remaining Term</b>	15 Years
<b>Rent Escalations</b>	10% Every 5 Years and in Options
<b>Current Annual Rent</b>	\$179,420



**239,277** PEOPLE  
IN 5 MILE RADIUS

**\$109,973** AHHI  
IN 3 MILE RADIUS

**44,100** VPD  
ON SUGARLOAF PKWY





# PROPERTY PHOTOS





## STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,750+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



## HIGH-TRAFFIC, SIGNALIZED CORNER LOCATION

Site sits directly on Sugarloaf Pkwy, which carries 44,100 VPD | Immediate area hosts over 36,000 daytime employees within a 3-mile radius | Connectivity to SR-124 and GA-316 enhances exposure to regional commuter traffic exceeding 100,000 VPD combined



## EXPANDING INFRASTRUCTURE INVESTMENT

Sugarloaf Pkwy has undergone over \$200 million in transportation and infrastructure upgrades since 2018 | Within a 2-mile radius, more than 350,000 SF of new retail and mixed use projects are under construction | City of Lawrenceville has committed to \$45 million in downtown revitalization initiatives | these investments have yielded accelerated land appreciation rates of 8-10% annually



## ESTABLISHED RETAIL CORRIDOR

Publix, Kroger, Chick-fil-A, Starbucks, Dunkin, McDonald's and Walgreens are all within 3-mile radius of the site | Retail Occupancy in Lawrenceville averages 96% with limited supply of new pad sites | Surrounding developments include new multifamily projects and townhome communities adding over 800 new residential units within 2-miles

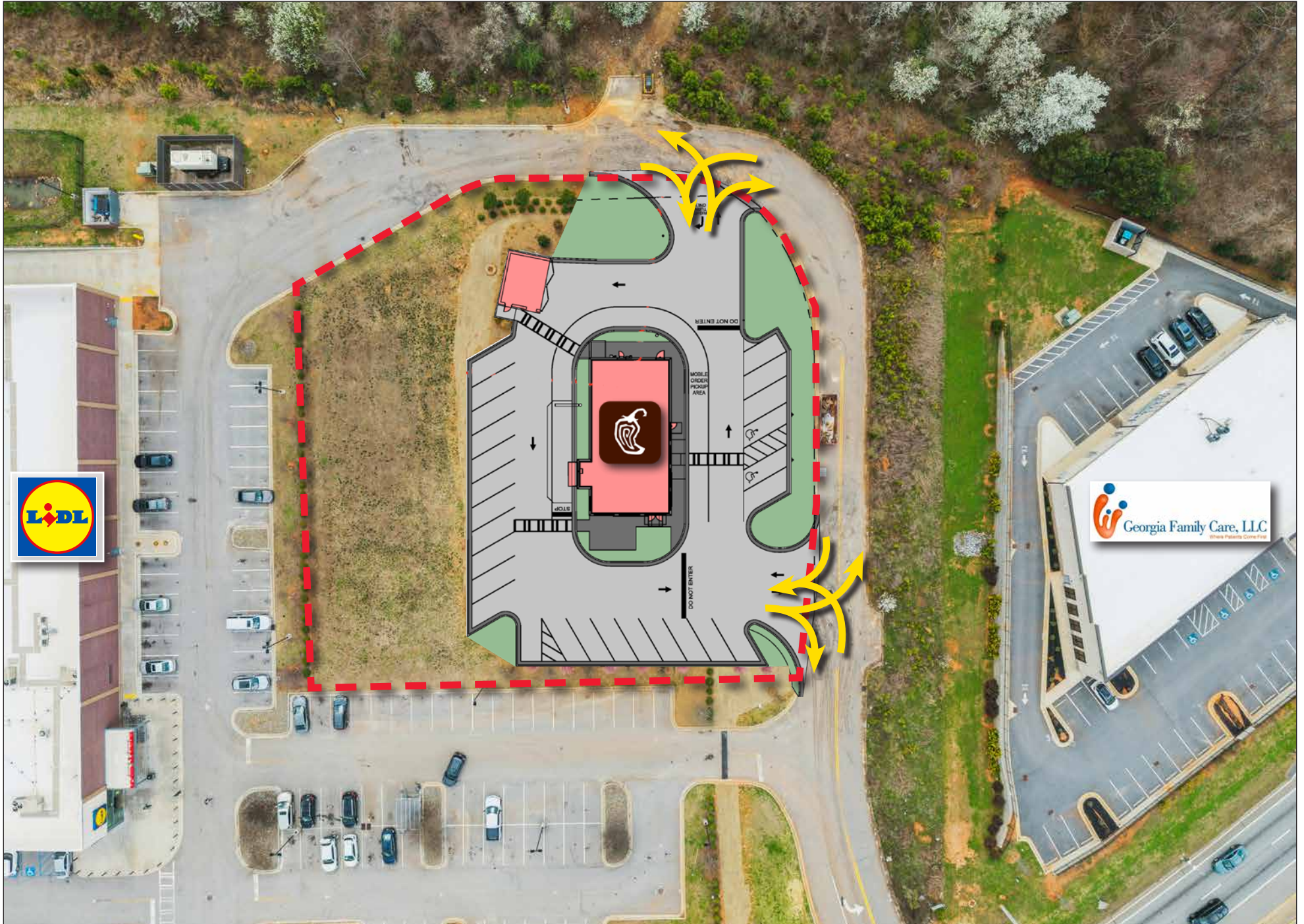


## GWINNETT COUNTY - ONE OF THE FASTEST GROWING IN US

Gwinnett County is one of the fastest-growing and most populous counties in the Atlanta metropolitan area, now exceeding 1 million residents with continued in-migration driving steady expansion. The county benefits from a diverse economic base and strong job growth, supporting rising household incomes and sustained demand for housing and retail..



# SITE PLAN





SHERWIN WILLIAMS  
SMOOTHIE KING  
FIREHOUSE SUBS  
FOUNDED BY FIREMEN™

AutoZone

MARCO'S PIZZA

Piedmont UrgentCare

WING SUITE

McDonald's

RaceTrac

BRU•STER'S real ice cream

ZAXBY'S

Publix

Wendy's

The UPS Store

Sugarloaf Landing  
114 Homes  
Mid-\$300,000s

LIDL

CHIPOTLE MEXICAN GRILL

Sugarloaf Pkwy (44,100 VPD)



**316** SR 316 (108,000 VPD)  
8 Min DT | 3 Miles

**Walmart**

Cedar Hill Elem.  
896 Students

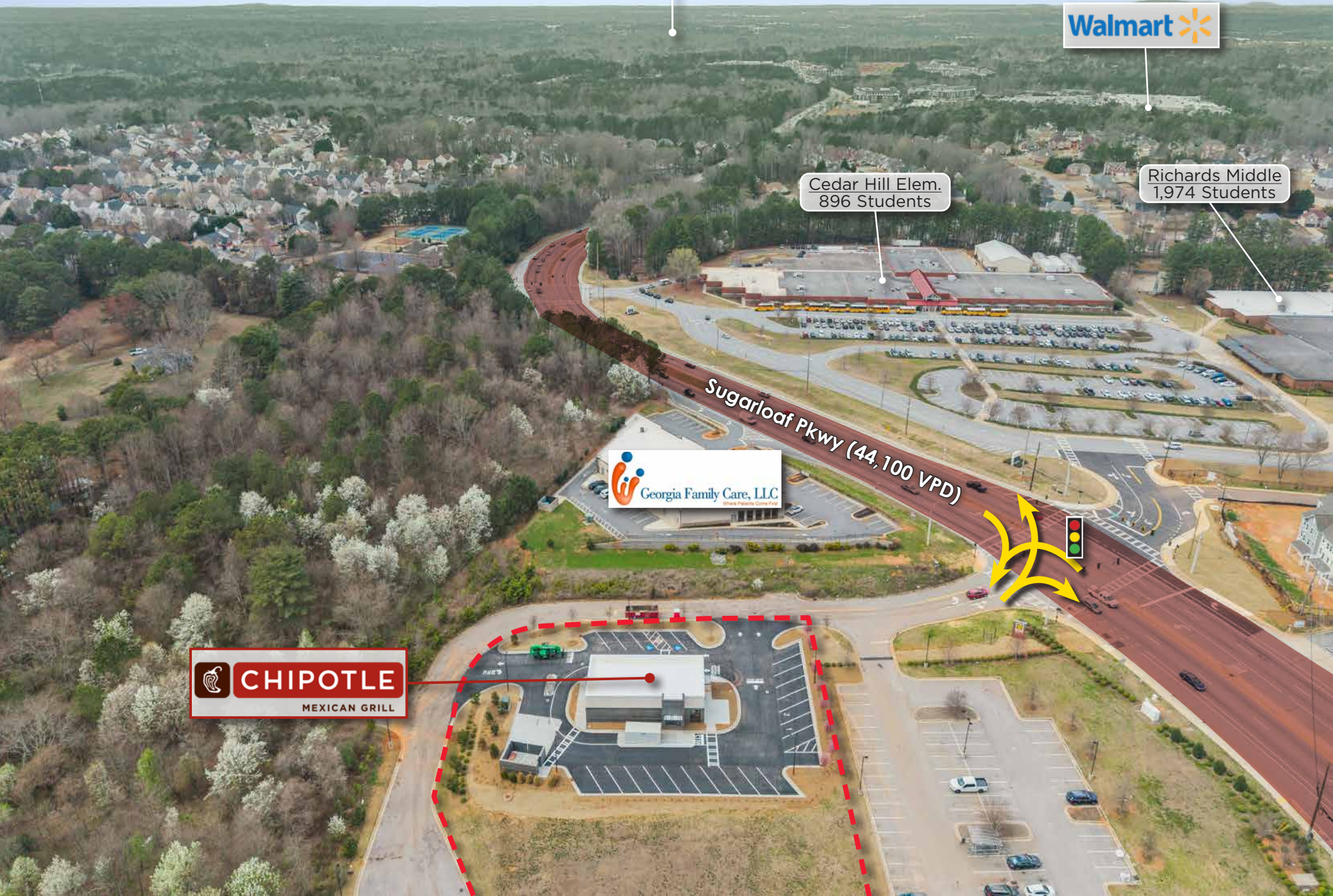
Richards Middle  
1,974 Students

 Georgia Family Care, LLC  
Whole Family. Complete Care.

Sugarloaf Pkwy (44,100 VPD)



 **CHIPOTLE**  
MEXICAN GRILL





**CHATTANOOGA**  
106 MILES  
2:25 DRIVE

**CHARLOTTE**  
200 MILES  
3:35 DRIVE

**GREENVILLE**  
113 MILES  
2:05 DRIVE

**COLUMBIA**  
170 MILES  
3:20 DRIVE

**ATLANTA**  
24 MILES  
0:45 DRIVE



**LAWRENCEVILLE**

**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**

**10,471**  
PEOPLE

**\$108,743**  
AHHI

**2,171**  
TOTAL  
EMPLOYEES

**3 MILES**

**84,392**  
PEOPLE

**\$109,973**  
AHHI

**36,321**  
TOTAL  
EMPLOYEES

**5 MILES**

**239,277**  
PEOPLE

**\$107,835**  
AHHI

**76,437**  
TOTAL  
EMPLOYEES



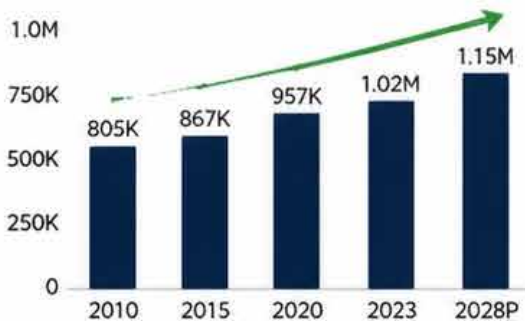
## GWINNETT COUNTY

Gwinnett County, Georgia—located within the Atlanta metropolitan area—is one of the most dynamic and fastest-growing counties in the Southeast, driven by sustained population gains, economic diversification, and strong infrastructure connectivity. Home to more than 950,000 residents, Gwinnett has transformed into a major employment hub anchored by advanced manufacturing, healthcare, logistics, and a rapidly expanding technology presence. The county benefits from proximity to Hartsfield-Jackson Atlanta International Airport, the world’s busiest airport, along with direct access to key transportation corridors including I-85 and I-985, supporting both regional and global commerce. Continued residential development, a highly educated and diverse workforce, and pro-business policies have fueled consistent job creation and corporate investment, positioning Gwinnett as a leading growth engine within the broader Atlanta MSA.



### POPULATION GROWTH

Gwinnett County continues to be one of the fastest-growing counties in the U.S.



Source: U.S. Census Bureau, Atlanta Regional Commission (2023)

### GWINNETT BY THE NUMBERS

- 1.02M+** Population (2023)
- 1.15M+** Projected Population by 2028
- 490,000+** Daytime Employees
- 42%** Bachelor's Degree or Higher
- \$101,000+** Median Household Income

### MAJOR INDUSTRIES

- ADVANCED MANUFACTURING**  
A growing hub for innovation and production
- HEALTHCARE**  
Home to leading health systems and life sciences
- LOGISTICS & DISTRIBUTION**  
Strategic location for efficient supply chain access
- TECHNOLOGY**  
Expanding presence of tech companies and talent

### KEY ADVANTAGES

- STRATEGIC LOCATION**  
20 miles from Hartsfield-Jackson Atlanta International Airport
- SUPERIOR CONNECTIVITY**  
Direct access to I-85, I-985, GA-400 and major rail routes
- TALENT PIPELINE**  
Highly educated, diverse, and growing workforce
- PRO-BUSINESS ENVIRONMENT**  
Low property taxes, strong support for business growth and investment



**GWINNETT COUNTY, GEORGIA**  
*A premier location to live, work and invest.*

**STRONG COMMUNITY**

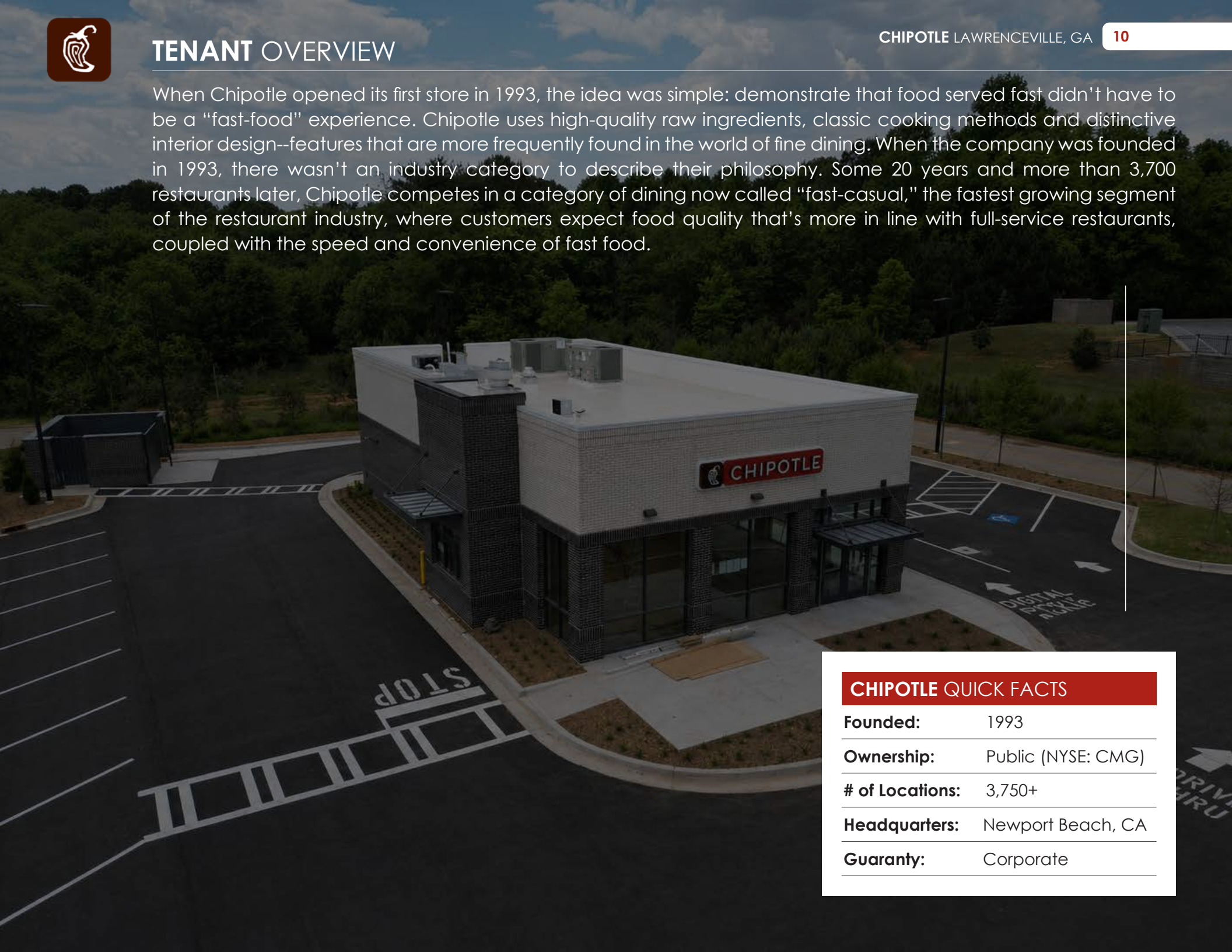
**SUSTAINED GROWTH**

**GLOBAL CONNECTIONS**



## TENANT OVERVIEW

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



### CHIPOTLE QUICK FACTS

<b>Founded:</b>	1993
<b>Ownership:</b>	Public (NYSE: CMG)
<b># of Locations:</b>	3,750+
<b>Headquarters:</b>	Newport Beach, CA
<b>Guaranty:</b>	Corporate



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Lawrenceville GA (Atlanta MSA)

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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