

**OFFERED
FOR SALE**

\$2,960,000 | 6.25% CAP

**City
BARBECUE™**

**2210 GEORGETOWN RD
LEXINGTON, KY**



REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  **BANG**
CAPITAL PARTNERS™ REALTY



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a City BBQ in Lexington, KY. The Premises is leased to City BBQ for a 15 year initial term, with three (3) - five (5) year options. The Asset is well positioned directly off of busy Georgetown Way (26K VPD) and located in a new Publix-anchored shopping center in Lexington, KY.



**15-YR
LEASE**



**LOCATED IN
INDUSTRIAL NODE**



**HIGH GROWTH
LEXINGTON MSA**

| LEASE YEARS | TERM | ANNUAL RENT |
|-------------------|-------|-------------|
| Current Term | 1-5 | \$185,000 |
| Rent Escalation | 6-10 | \$203,500 |
| Rent Escalation | 11-15 | \$223,850 |
| 1st Option Period | 16-20 | \$246,235 |
| 2nd Option Period | 21-25 | \$270,859 |
| 3rd Option Period | 26-30 | \$297,944 |

| | |
|--------------|--------------------|
| NOI | \$185,000 |
| CAP | 6.25% |
| PRICE | \$2,960,000 |



ASSET SNAPSHOT

| | |
|---------------------------|---|
| Tenant Name | City BBQ |
| Address | 2210 Georgetown Rd, Lexington, KY 40511 |
| Building Size (GLA) | 4,870 SF |
| Land Size | 0.92 Acres |
| Year Built | 2025 |
| Signator/Guarantor | Corporate |
| Rent Type | Abs. NNN - Ground Lease |
| Landlord Responsibilities | None |
| Rent Commencement Date | 9/1/2025 (Estimated) |
| Remaining Term | 15 Years |
| Rental Increases | 10% Every 5 Years and in Option Periods |
| Current Annual Rent | \$185,000 |



REPRESENTATIVE PHOTO



124,688 PEOPLE
IN 5 MILE RADIUS



\$99,367 AHHI
IN 1 MILE RADIUS



26,403 VPD
ON GEORGETOWN RD



NEW CONSTRUCTION ON OUTPARCEL OF NEW PUBLIX CENTER

Newly built City BBQ with drive thru | Site is an outparcel to a new Publix Anchored center with other outparcels such as: Fifth Third Bank, Wendy's, Chipotle, Heartland Dental, and more



FAST GROWING BRAND W/ HIGH SALES

Corporate Guarantee by City BBQ which currently has over 70 locations | Expected growth of 100+ stores by 2025 | City BBQ AUV is \$3.7M



SURROUNDED BY PREMIER SCHOOLING

Located Northwest of the site is Sandersville Elementary School - 721 students PK-5 | Positioned north of the property is Rise STEM Academy for Girls and Coventry Oak Elementary School - Over 1,000 students combined at the two schools | Just south of the City BBQ is STEAM High School with over 400 students



NEAR THE INTERSECTION OF TWO MAIN INTERSTATES

Two-thirds of the U.S. population lives within a day drive of Lexington, KY | Site is positioned in Lexington, KY right near the crossroads of I-64 (35K VPD) and I-75 (93K VPD)



STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN - Ground Lease | 10% rental increases every 5 years including options | Three (3) - five (5) year options | Zero Landlord responsibilities



NEARBY INDUSTRIAL EMPLOYERS

More than 2.9MSF of Industrial Space located within a mile of the site | Overall vacancy rate for these industrial sites in a mile radius is 1.3% | Nearby Industrial Employers include: Caterpillar, Amazon Fulfillment Center, UPS, Schneider Electric, FedEx Ground, Old Dominion Freight Line, Georgia-Pacific Corporation, and more



Webasto Sunroofs

Big Ass Fans

Birtley Industrial

Kentucky Eagle, Inc

Harbor Steel & Supply Corp

Rise STEM Academy
269 Students

Kearny Ridge
252 Apartments

Coventry Oak Elem.
679 Students

God's Pantry
Food Bank

FIFTH THIRD BANK

TIDAL WAVE
RESTAURANT

SEVEN 73 BREW
DRIVE THRU COFFEE

Wendy's

PANDA
EXPRESS

CHIPOTLE
MEXICAN GRILL

City
BARBELLUE

HEARTLAND
DENTAL

Publix

EST 1974
HUCK'S
MARKET

Downtown Lexington
5 Miles | 15 Min DT

University of Kentucky
25,000 Students

STEAM Academy
444 Students



Advance
Auto Parts
Warehouse



FIFTH THIRD BANK



Publix

HUCK'S
MARKET

HEARTLAND
DENTAL

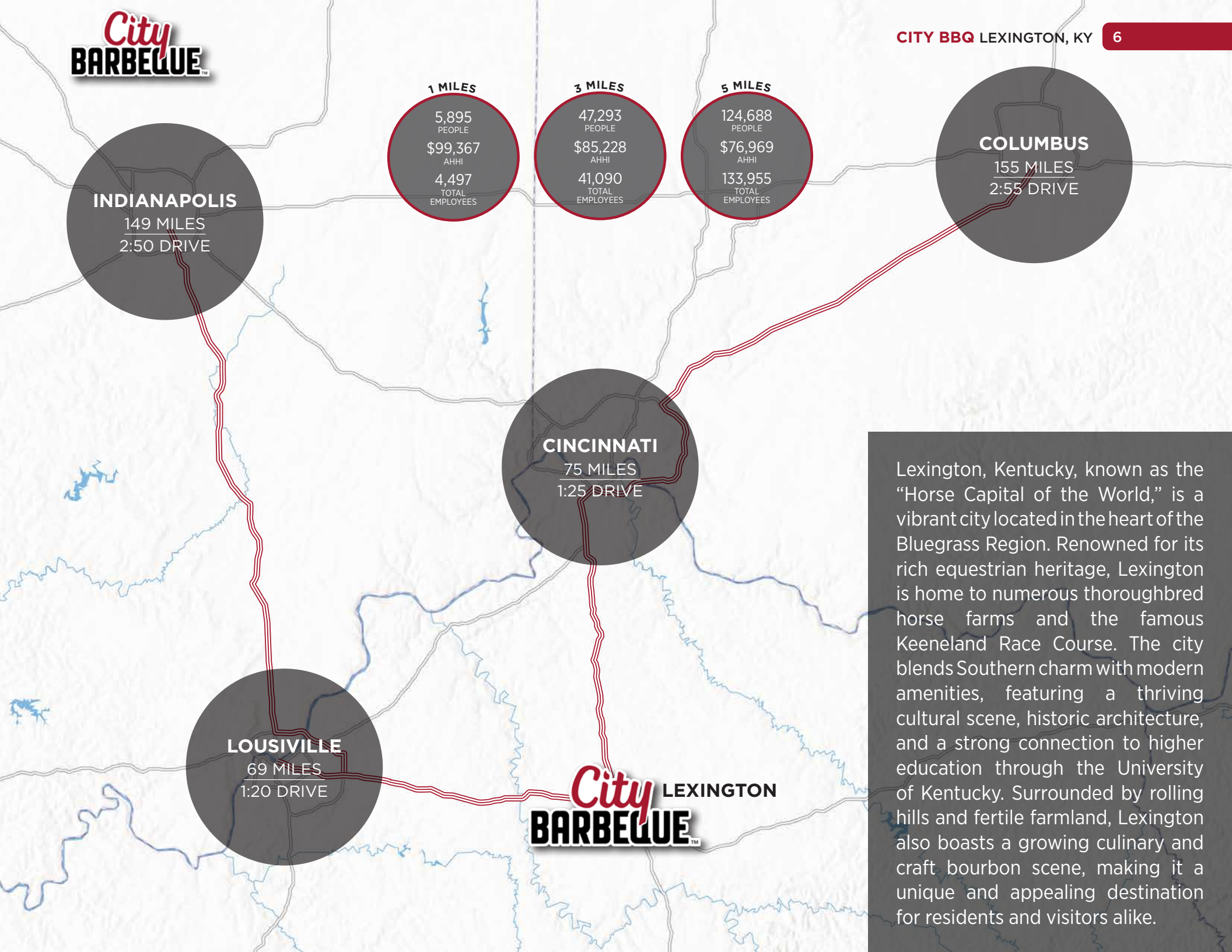
CHIPOTLE
MEXICAN GRILL

PANDA
EXPRESS

City
BARBEQUE

Wendy's

SEVEN 73 BREW
DRIVE THRU COFFEE 999



CINCINNATI

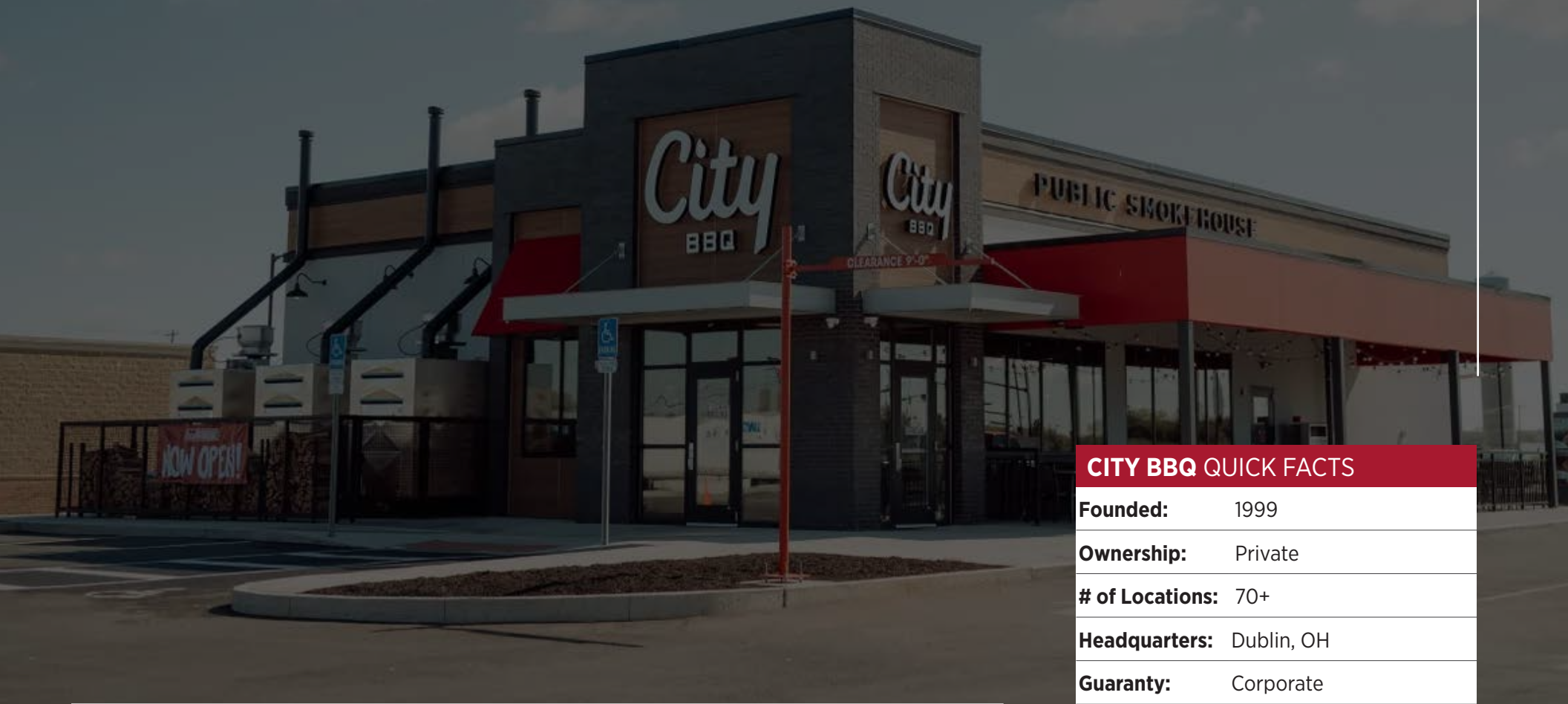
75 MILES
1:25 DRIVE

LOUISVILLE

69 MILES
1:20 DRIVE

Lexington, Kentucky, known as the “Horse Capital of the World,” is a vibrant city located in the heart of the Bluegrass Region. Renowned for its rich equestrian heritage, Lexington is home to numerous thoroughbred horse farms and the famous Keeneland Race Course. The city blends Southern charm with modern amenities, featuring a thriving cultural scene, historic architecture, and a strong connection to higher education through the University of Kentucky. Surrounded by rolling hills and fertile farmland, Lexington also boasts a growing culinary and craft bourbon scene, making it a unique and appealing destination for residents and visitors alike.

City BBQ is a culinary haven for barbecue enthusiasts, offering a mouthwatering journey through the smoky and savory realms of slow-cooked meats. With its roots deeply embedded in the rich tradition of American barbecue, City BBQ elevates the dining experience by crafting a menu that celebrates the art of pit-smoking. From succulent pulled pork and tender brisket to flavor-packed ribs, each dish is a testament to the expert craftsmanship of their pitmasters. The restaurant's inviting ambiance and friendly staff create a warm and communal atmosphere, making it an ideal spot for both casual gatherings and serious barbecue connoisseurs. Whether you're savoring their signature sauces, indulging in classic sides like mac 'n' cheese and baked beans, or relishing the smoky aroma that fills the air, City BBQ promises a delicious immersion into the world of authentic, slow-cooked barbecue.



| CITY BBQ QUICK FACTS | |
|------------------------|------------|
| Founded: | 1999 |
| Ownership: | Private |
| # of Locations: | 70+ |
| Headquarters: | Dublin, OH |
| Guaranty: | Corporate |

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City BARBECUE™

2210 GEORGETOWN RD
LEXINGTON, KY

Exclusively Offered By



BANG
REALTY

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