



Fisher
James
Capital

OFFERING MEMORANDUM



Chick-fil-A

Americus, GA

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

fisherjamescapital.com



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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS

- New 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- High Quality 2022 Construction Featuring Double Drive-Thru Component
- Chick-fil-A Generated 2023 Sales of \$21.58 Billion (14.7% YoY Increase)
 - Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.3 Million
- Chick-fil-A has Highest Average Unit Volume Among QSR Users
 - 470,000 Annual Visits to this Location per Placer.ai
- Limited Competition – Only Chick-fil-A in 30+ Mile Radius
- Approximately 60 Miles from Columbus & 125 Miles from Tallahassee

**DRIVE
THRU**

**2022 CONSTRUCTION
WITH DOUBLE
DRIVE THRU**



**PROMINENT LOCATION
ALONG PRIMARY
RETAIL CORRIDOR**
12,800 AADT



**23,807 TOTAL
DAYTIME
POPULATION**
within 5 Miles of Site



**CHICK-FIL-A HAS
HIGHEST AUV AMONG
QSR USERS**
\$9.3 Million AUV



LIMITED COMPETITION
Only Chick-fil-A in a 30+
Mile Radius



**~1 MILE FROM GEORGIA
SOUTHWESTERN STATE
UNIVERSITY**
Student Body of 3,000+



PROPERTY OVERVIEW



PRICE

\$5,056,000

4.75% CAP RATE

LOCATION

The property is located at [736 East Forsyth Street in Americus, Georgia](#).

LOT SIZE

Approximately 1.869 acres or 81,414 square feet.

IMPROVEMENTS

Construction completed in 2022 of a 4,526 square foot building with a double drive-thru component for **Chick-fil-A**.

LEASE

Leased to **Chick-fil-A, Inc.** for fifteen (15) years from November 17, 2022 through November 30, 2037 at a current annual rent of \$240,141. There are thirteen (13) five-year options to renew the lease. Rent is to increase by 10% every 5 years and at the start of each option period. The lease is absolute net with tenant responsible for all taxes, insurance, and maintenance.

FINANCING

The property will be delivered free and clear of permanent financing.

ANNUAL RENT

Year	Annual Rent	Return
Year 1 – 5	\$240,141	4.75%
Years 6 – 10	\$264,155	5.22%
Year 11 – 15	\$290,571	5.75%
Years 16 – 20 (Option 1)	\$319,628	6.32%
Years 21 – 25 (Option 2)	\$351,591	6.95%
Years 26 – 30 (Option 3)	\$386,750	7.65%
Years 31 – 35 (Option 4)	\$425,425	8.41%
Years 36 – 40 (Option 5)	\$467,967	9.26%
Years 41 – 45 (Option 6)	\$514,764	10.18%
Years 46 – 50 (Option 7)	\$566,240	11.20%
Years 51 – 55 (Option 8)	\$622,864	12.32%
Years 56 – 60 (Option 9)	\$685,151	13.55%
Years 61 – 65 (Option 10)	\$753,666	14.91%
Years 66 – 70 (Option 11)	\$829,032	16.40%
Years 71 – 75 (Option 12)	\$911,935	18.04%
Years 76 – 80 (Option 13)	\$1,003,129	19.84%

TENANT INFORMATION



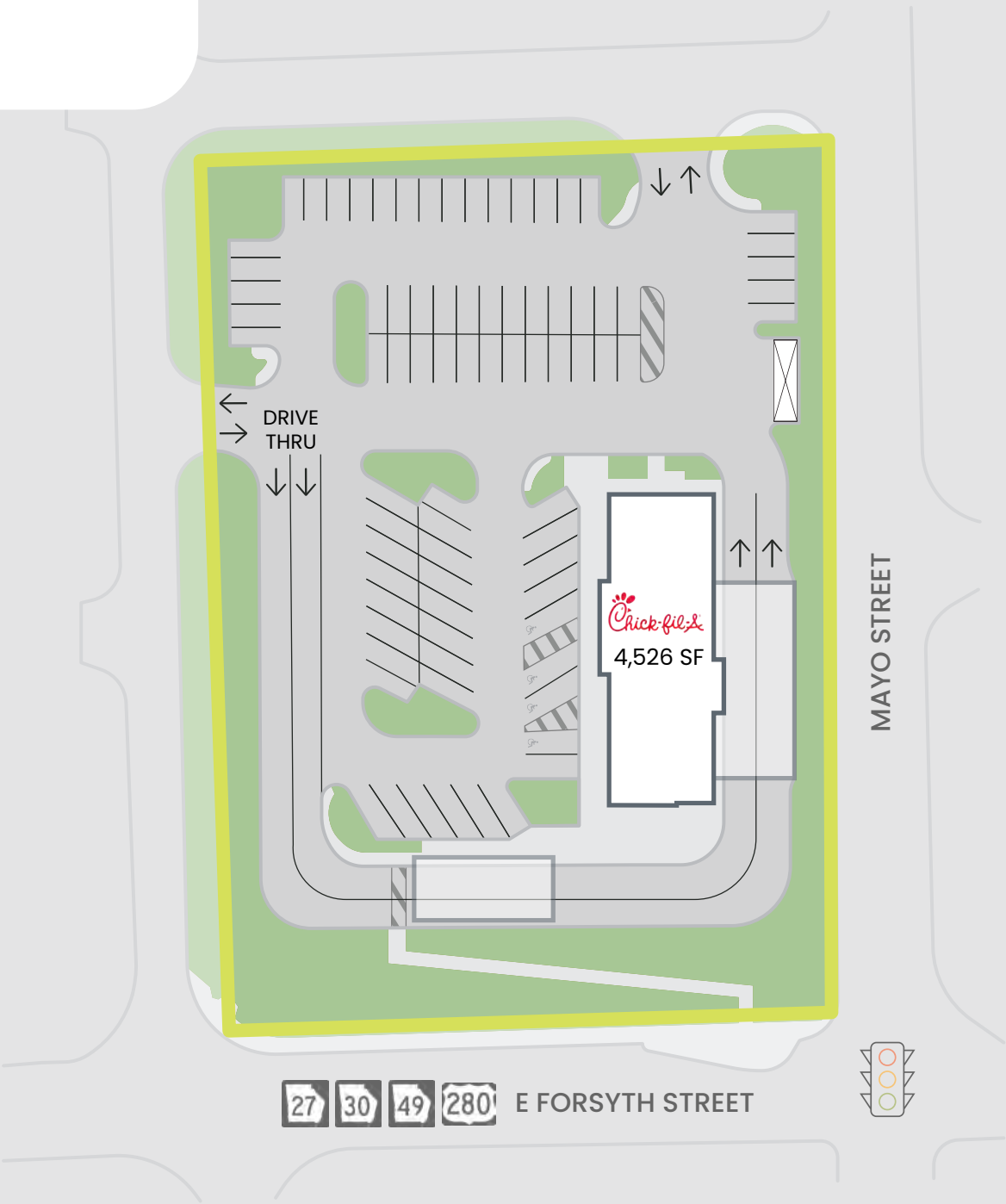
Chick-fil-A, Inc., headquartered in College Park, GA, is one of the most successful and largest fast-food chains in America. The company has more than 3,059 restaurants, primarily in the United States, the majority of which are franchised. While credited with the invention of the boneless chicken sandwich, their special waffle potato fries are a top seller in all six regions. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states and Canada.

Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeye's, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 8th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

According to Restaurant Business, Chick-fil-A's sales in 2023 were estimated to be \$21.58 billion, up 14.7% over 2022. Standalone locations outside of malls generated a record \$9.3 million in average unit volume (AUV) in 2023.

SITE PLAN



WEST AERIAL VIEW

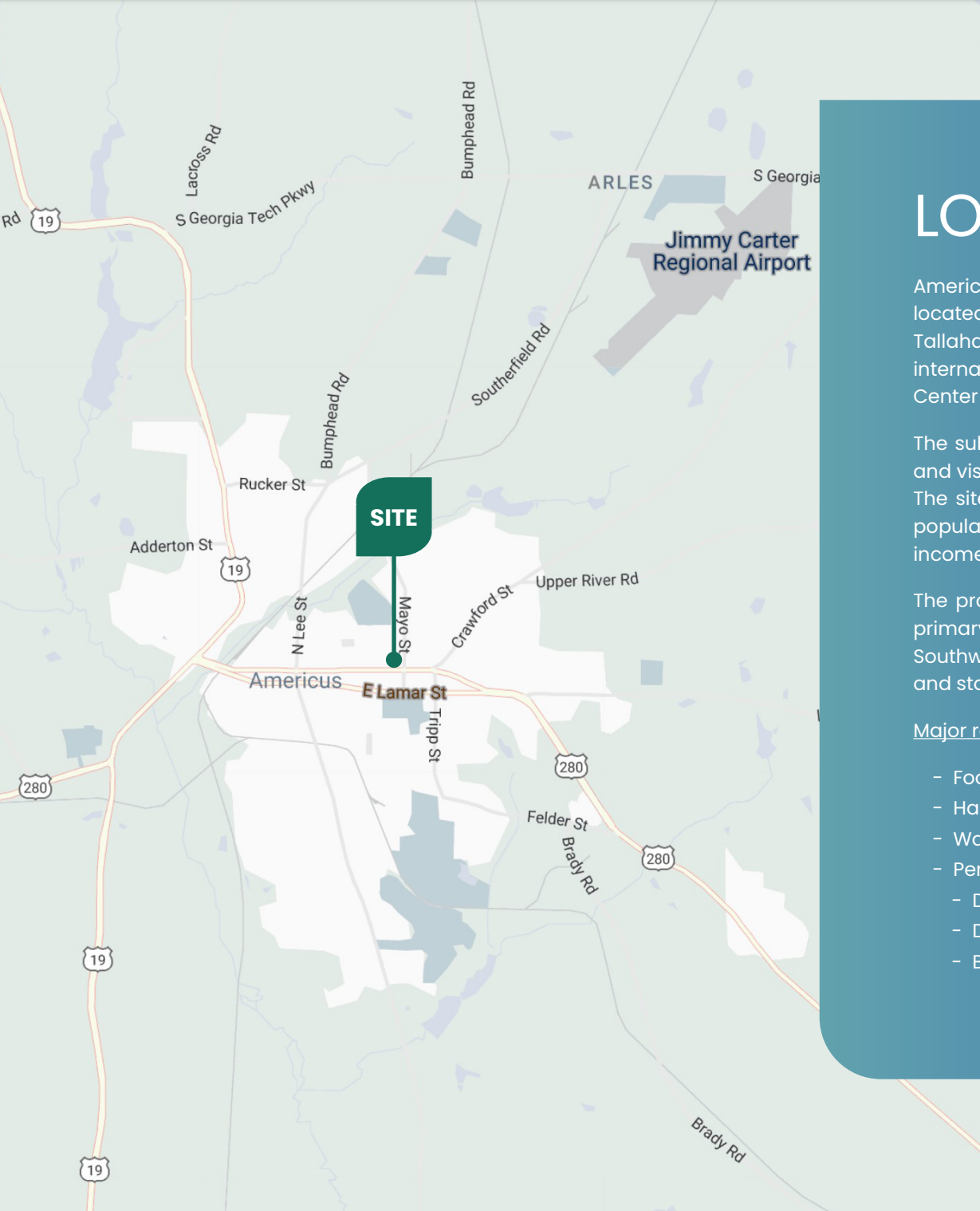


SOUTHWEST VIEW



SOUTH AERIAL VIEW





LOCATION OVERVIEW

Americus (population 16,230) is the county seat of Sumter count, located approximately 60 miles from Columbus, 125 miles from Tallahassee, and 137 miles from Atlanta. The city is home to the international headquarters of Habitat for Humanity and The Fuller Center for Housing.

The subject property is prominently located with excellent access and visibility along the E Forsyth Street retail corridor (12,800 AADT). The site benefits from robust demographics with a total daytime population of 23,807 within a five mile radius. Average household income within 5 miles of the site is \$68,809.

The property benefits from a strategic location within Americus's primary retail corridor. The site is approximately 1 mile from Georgia Southwestern State University, with a student body of over 3,000 and staff of 280.

Major retail tenants in the surrounding area include:

- Food Lion: 575,900 annual visits per Placer.AI
- Harvey's Supermarket: 486,600 annual visits
- Walmart Supercenter: 2.4 million
- Perlis Plaza
 - Dollar Tree: 195,900 annual visits
 - Dollar General: 97,300 annual visits
 - Belk: 119,100 annual visits

DEMOGRAPHICS



2024 DAYTIME POPULATION
23,807



AVG. HOME VALUE
\$204,637



AVG. HOUSEHOLD INCOME
\$68,809

736 E Forsyth St | Americus, GA 31709

Population Summary	10 Mile	20 Miles	30 Miles
2025 Total Population	26,347	47,019	108,197
2030 Total Population	25,104	45,218	105,027
2025 Total Daytime Population	27,815	45,943	101,748
Average Household Income			
2025	\$65,968	\$66,450	\$70,915
2030	\$71,816	\$73,124	\$78,185
Average Home Value			
2025	\$225,298	\$214,162	\$215,757
2030	\$267,404	\$256,379	\$272,374

Top Employers in Sumter County

Sumter County School System
Cooper Lighting
Habitat for Humanity
Walmart Supercenter
Magnolia Manor
Phoebe Sumter Medical Center
CE Minerals/Mulcoa
Georgia Southwestern State University
Sumter County Board of Commissioners
Middle Flint Behavioral Health



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