



729 BATTLEFIELD PKWY FORT OGLETHORPE, GA



**CONFIDENTIAL
OFFERING MEMORANDUM**



OFFERED FOR SALE
\$1,477,000 | 6.50% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this free-standing Swig with drive-thru located at 729 Battlefield Parkway in Fort Oglethorpe, GA. The property is strategically located along Fort Oglethorpe’s primary retail corridor with prominent visibility and full access and features a new 15-year Absolute Net lease with excellent rental growth through the lease term and options.

ASSET SNAPSHOT

TENANT NAME	Swig
GUARANTEE	Personal from franchisee
ADDRESS	729 Battlefield Parkway, Fort Oglethorpe, GA
BUILDING SIZE (GLA)	1,410 SF + Covered Patio
LAND SIZE	0.59 AC
YEAR BUILT	2024
LEASE TYPE	Absolute Net
OWNERSHIP	Fee Simple (Land & Building)
CURRENT ANNUAL RENT	\$96,000
RENT INCREASES	10% Every 5 Years
LANDLORD RESPONSIBILITIES	None
RENT COMMENCEMENT DATE	December 1, 2024
LEASE EXPIRATION	November 31, 2039
REMAINING TERM	15 Years
RENEWAL OPTIONS	2 X 5 Years

LEASE YEARS	ANNUAL RENT	RETURN
1 - 5	\$96,000	6.50%
6 - 10	\$105,600	7.15%
11 - 15	\$116,160	7.87%
16 - 20 (Option 1)	\$127,776	8.65%
21 - 25 (Option 2)	\$140,554	9.52%

NOI	\$96,000
CAP	6.50%
PRICE	\$1,477,000



39,911 PEOPLE IN 3 MILE RADIUS	\$69,978 AHHI IN 3 MILE RADIUS	34,930 VPD ON BATTLEFIELD PKWY
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HIGH PROFILE REAL ESTATE

Excellent real estate fundamentals and strategic location along Fort Oglethorpe's primary retail corridor



QUICK SERVICE WITH DRIVE-THRU

Free-standing building equipped with drive-thru which boosts sales and increases residual value



PROVEN CONCEPT

Swig has grown to over 80 locations across seven states with 500+ stores committed within their franchise network



PASSIVE INCOME

Absolute NNN lease provides passive ownership and stable cash flow



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after-tax returns



INFLATION HEDGE

10% rent increases every 5 years provide hedge against inflation



LARRY H. MILLER CO.

In 2022 the former owner of the Utah Jazz purchased a 75% stake in Swig in a \$100+ Million deal



NEW CONSTRUCTION

Brand new construction with roof warranty





Walmart
Neighborhood Market

AMC



Walgreens

CVS

Hardee's

SMOOTHIE KING
RAKI
FIREHOUSE
SUBS

O'Reilly
AUTO PARTS

BURGER
KING

Builtwell
BANK

REGIONS

Gabe's
FAMILY DOLLAR
Office
DEPOT

WELLS
FARGO

golden
corral

the HUMAN
& BEAN

BATTLEFIELD PKWY 34,930 VPD



Battlefield Parkway in Georgia boasts a vibrant retail market that caters to a diverse range of consumer needs. The retail market along this strip thrives thanks to its strategic location, convenient access, and diverse offerings. Lined with an array of shops, boutiques, restaurants, and entertainment venues, this bustling thoroughfare attracts both locals and visitors throughout the year.



AutoZone
BEVERAGE WORLD



Walmart
Neighborhood Market

AMC

BATTLEFIELD CENTRE
TRACTOR SUPPLY CO
Hamrick's
planet fitness
SELECT SHOP

CLOUD SPRINGS RD 17,400 VPD

ALDI **Michaels**
petsense
DOLLAR TREE

FORT OGLETHORPE PLAZA
BIG LOTS **DOLLAR GENERAL**
market
URBAN AIR **CORE ONE**
ADVENTURE PARK FITNESS

BATTLEFIELD PKWY 34,930 VPD

THE HOME DEPOT

LOWE'S

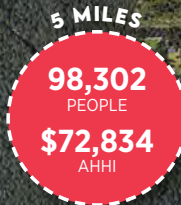
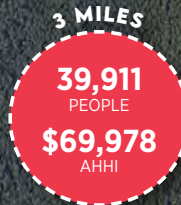
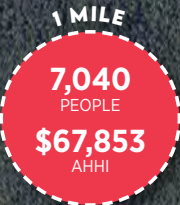
LAKEVIEW-FORT OGLETHORPE
HIGH SCHOOL
1,100 STUDENTS

HOBBY LOBBY
ROSS **Marshalls**
DRESS FOR LESS
petco

BOYNTON RIDGE PLAZA
Publix **Jersey Mike's**
Great Clips

Walmart

LAFAYETTE RD 8,140 VPD



TENNESSEE RIVER

CHATTANOOGA

6 MILES

CHATTANOOGA METROPOLITAN AIRPORT



FORT OGLETHORPE

Fort Oglethorpe, GA is a thriving city in Northwest Georgia located only 6 miles outside of Chattanooga, TN. With a steady economic growth rate of 3.5% annually, a population of over 10,500 residents with an annual growth rate of nearly 1%, and a median household income exceeding \$56,000, Fort Oglethorpe offers businesses a strong consumer base and significant purchasing power. The city maintains a low unemployment rate of just 3.2%, indicating a stable job market and serves as a bedroom community for Chattanooga where employees can easily commute. Fort Oglethorpe's strategic location near major highways and transportation hubs ensures easy access to regional markets, while its business-friendly policies and quality of life amenities make it an attractive destination for businesses seeking to expand or invest in the region.



FORT OGLETHORPE

TENNESSEE GEORGIA

CHATTANOOGA

The Chattanooga Metropolitan Statistical Area (MSA), which includes surrounding counties in Tennessee and Georgia, had a population of around 564,236 in 2010 which grew to over 587,000 by 2020. The city has experienced growth in both urban and suburban areas, with downtown Chattanooga seeing significant revitalization and an influx of residents, particularly young professionals and millennials. Chattanooga's economy has diversified over the past decade, with key sectors including manufacturing, technology, healthcare, and tourism. Chattanooga is home to Volkswagen's only U.S. manufacturing plant, which employs over 3,800 people. Chattanooga's technology sector has also seen rapid growth, earning Chattanooga the nickname "Gig City" due to its pioneering municipal fiber-optic network providing gigabit-speed internet. This infrastructure has attracted tech startups, entrepreneurs, and established companies. EPB, Chattanooga's municipal electric utility, provides the gigabit-speed internet service. Tourism is a significant economic driver, with attractions like the Tennessee Aquarium, Lookout Mountain, and the Riverwalk drawing millions of visitors annually.

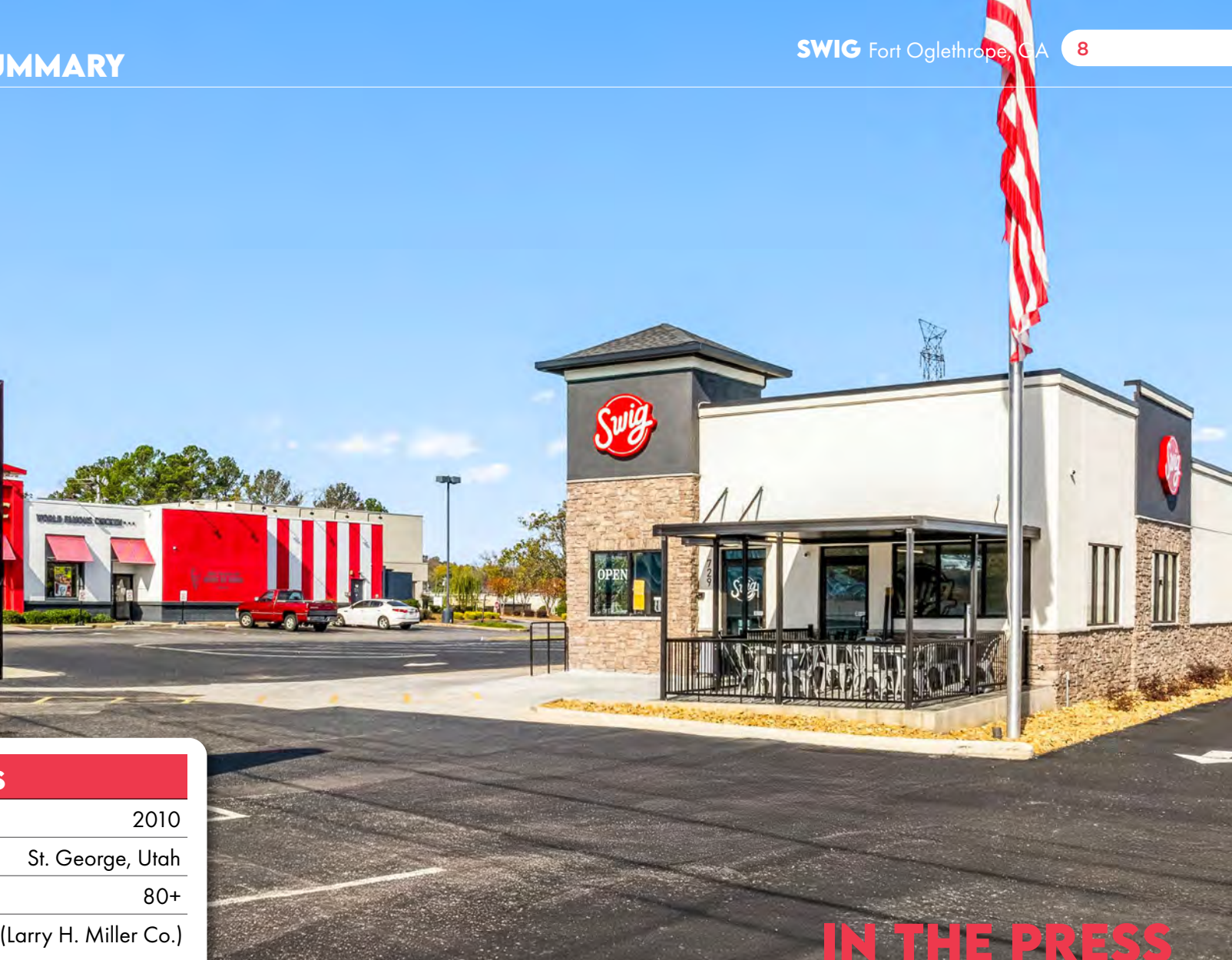
123,000 VPD

80,000 VPD

20,000 VPD

BATTLEFIELD PKWY 34,930 VPD





SWIG QUICK FACTS	
Founded:	2010
HEADQUARTERS:	St. George, Utah
# OF LOCATIONS:	80+
OWNERSHIP:	Private (Larry H. Miller Co.)

IN THE PRESS

Swig Drinks is the leading purveyor of the “dirty soda” and serves specialty sodas, blended drinks, pretzel bites, cookies, and hot chocolates. Founded in Utah in 2010 by Nicole Tanner, Swig’s popularity took off in 2013 and by 2018 Swig operated 17 stores. In 2022 The Larry H. Miller Co. purchased a 75% stake in Swig and has since signed commitments to open over 500 stores with its franchisees. Swig stores reportedly average \$1 million in annual sales with some stores reporting up to \$2 million in annual sales. Swig plans to have 1,400 stores open by 2028 and recently hired former Dutch Bros executive Daniel Batty as their Chief Development Officer. Batty has more than 20 years of experience in the QSR industry and has been involved in more than 2,000 development projects.

SWIG INVESTMENT BY LARRY H. MILLER CO. NAMED DEAL OF THE YEAR

FORMER DUTCH BROS EXEC NAMED CHIEF DEVELOPMENT OFFICER AT SWIG



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Exclusively Offered By



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