



BURGER KING

303 S Morris Avenue - Donalsonville, GA 39845

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer a 2,900 SF Burger King at 303 S Morris Avenue in Donalsonville, GA. The property features 18+ years remaining on a Triple Net (NNN) Lease with zero landlord responsibilities and 10% rent increases every 5 years, providing strong, stable returns and a solid hedge against inflation.

Sale Price	\$2,240,000
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OFFERING SUMMARY

Cap Rate:	6.25%
NOI:	\$140,000
Price / SF:	\$772.41
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	303 S Morris Ave
City, State, Zip:	Donalsonville, GA 39845
County:	Seminole
Building Size:	2,900 SF
Lot Size:	1.00 Acres
Year Built:	2024



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Over 18 years remaining on a Triple Net (NNN) Lease with zero landlord responsibilities.
- 10% rent increases every 5 years, providing for a healthy hedge against inflation.
- Brand new 2024 construction.
- Consolidated Burger Company is a 13-unit franchisee company consisting of high-performing Burger Kings in the Southeast (inquire with broker for more details).
- Strategically placed on S Morris Avenue, with daily traffic counts over 13,000 VPD.
- With limited fast food competition nearby and being surrounded by multiple hotels and lodging, this site benefits from out-of-town visitors.
- Located on Hwy 84, a major East-West U.S. Highway that runs 258 miles through the entire state of Georgia.
- Nearby national retailers include: Dairy Queen, Pizza Hut, O'Reilly Auto Parts, NAPA Auto Parts, Little Caesars Pizza, Hardee's, Family Dollar, and more!



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

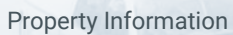
LEASE ABSTRACT

Tenant:	Burger King
Premises:	2,900 SF
Base Rent:	\$140,000
Rent Per SF:	\$48.28
Lease Commencement:	04/01/2024
Rent Commencement:	04/01/2024
Lease Expiration:	03/31/2044
Lease Term:	18+ Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



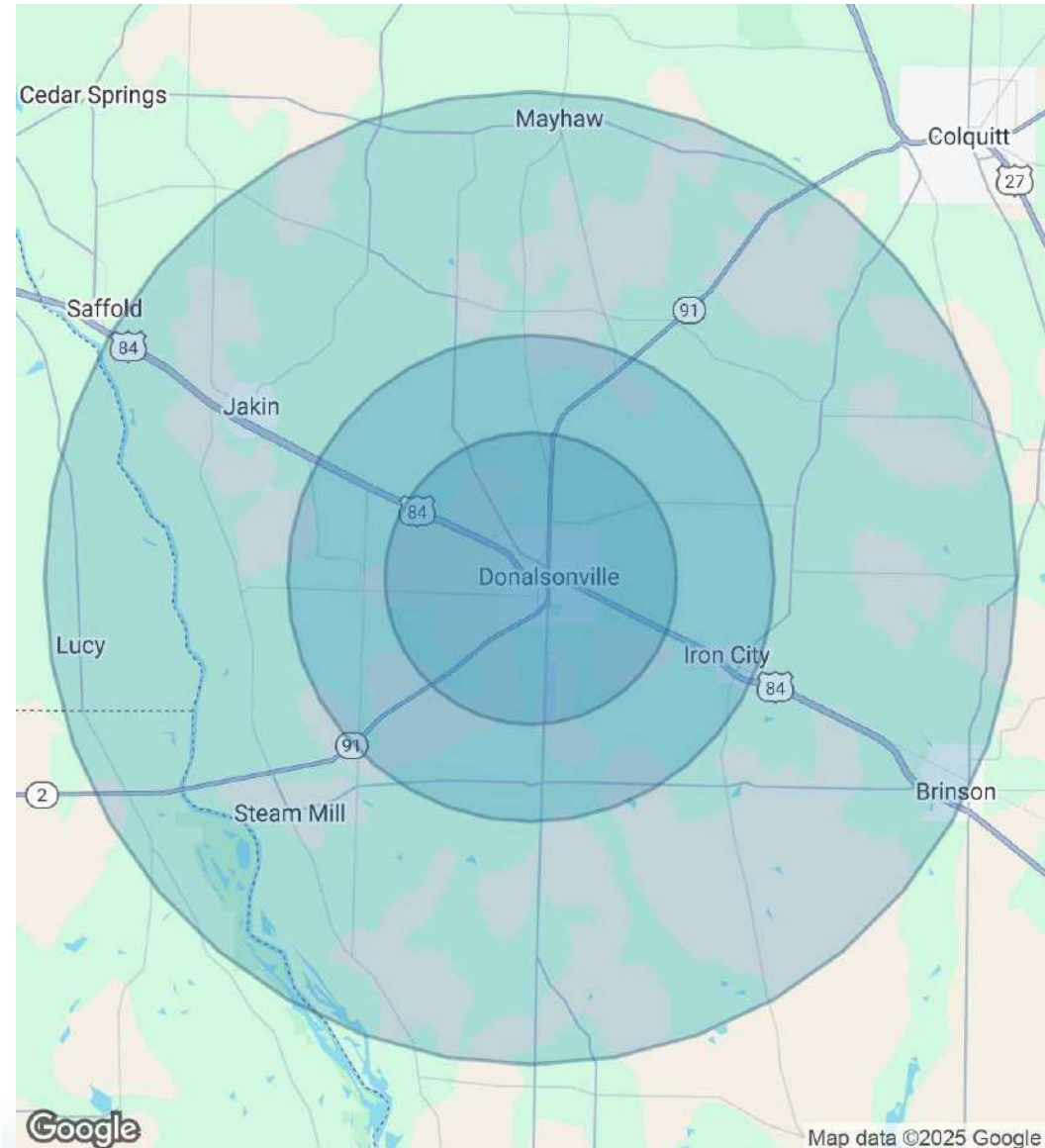
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,784	5,391	8,700
Average Age	41	42	43
Average Age (Male)	39	40	41
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,486	2,163	3,573
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$59,041	\$63,110	\$66,984
Average House Value	\$144,905	\$147,839	\$154,880

TRAFFIC COUNTS

East 3rd St	13,391 VPD
South Tennile Ave	7,639 VPD
West Crawford St	1,927 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Tallahassee, FL



Donalsonville Hospital Inc.

DONALSONVILLE, GA

Donalsonville, GA, located in Seminole County, is a charming small town in southwest Georgia known for its warm community atmosphere and rich agricultural heritage. Serving as the county seat, Donalsonville plays a key role as a regional hub for commerce, healthcare, and education. His small, close-knit community proudly identifies as the "Peanut Capital of the World," a title that speaks to its deep roots in farming and its significant role in the region's agricultural economy. The town's character is defined by its quiet, tree-lined streets, a historic downtown square that serves as a focal point for community life, and a pace that reflects its rural setting. The nearest major city to Donalsonville, GA, is Tallahassee, Florida, which is located approximately 45 miles south. Donalsonville has a 2025 population of 2,818.

The economy of Donalsonville, GA, is primarily driven by agriculture, manufacturing, and small businesses, with farming playing a vital role in the region's growth. Key agricultural products include peanuts, cotton, corn, and livestock, supporting both local farmers and agribusiness operations. The city also benefits from its strategic location along U.S. Highway 84, which connects it to larger trade and distribution networks across Georgia and neighboring states. In addition to agriculture, Donalsonville's economy is supported by healthcare, education, and retail services, making it a regional hub for surrounding rural communities. Donalsonville Hospital Inc. (a member of LifePoint Health) is a critical anchor institution and a leading provider of healthcare services and employment for the county and surrounding area.

Donalsonville, GA, offers a variety of attractions that highlight its rich history, outdoor recreation, and small-town charm. The city is located near Lake Seminole, a popular destination for fishing, boating, camping, and wildlife viewing, drawing outdoor enthusiasts from across the region. History lovers can visit the Seminole County Historical Society and Museum, which showcases the area's cultural heritage and agricultural roots. Downtown Donalsonville features historic buildings, local shops, and dining, creating a welcoming atmosphere for residents and visitors. The city also hosts annual community events and festivals, such as Harvest Festival Week, which celebrate local traditions and bring the community together. With its scenic landscapes and vibrant community spirit, Donalsonville offers a blend of relaxation, history, and recreation.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1953
Locations:	19,000+
Headquarters:	Miami-Dade County, FL
Website:	bk.com

BURGER KING

Founded in 1954, the Burger King® brand is a global quick-service hamburger chain known for food quality and value and as the only place guests can get the iconic flame-grilled Whopper® sandwich. The Burger King system operates more than 19,000 locations in more than 120 countries and U.S. territories. Nearly all Burger King® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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