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**3980 HWY 17 ALT**

**EASTANOLLEE, GA 30538**

# TABLE OF CONTENTS



- INVESTMENT HIGHLIGHTS ..... 3
- FINANCIAL OVERVIEW ..... 4
- TENANT OVERVIEW ..... 6
- MARKET OVERVIEW ..... 8

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# INVESTMENT HIGHLIGHTS



**±1,688 SF\***  
GLA



**±0.84 AC\***  
LOT SIZE



**2007/2016**  
YEAR BUILT/RENOVATED

\*Buyer to verify GLA and Lot Size with a new survey

- **ABSOLUTE NNN LEASE** – This lease provides zero landlord responsibilities, providing an investor with 100% passive income.
- **STRONG BRAND RECOGNITION** – With ±3,500 locations across 47 states and U.S. territories, an investor would benefit from Sonic’s national customer base, marketing, and advertising campaigns leading to increased performance.
- **RECENTLY UPGRADED WALMART SUPERCENTER** – The subject property is a direct outparcel to a Walmart Supercenter, which recently finalized a store renovation in 2024. Walmart Supercenter as the anchor tenant of the center the property is located in helps to provide stabilized traffic counts, lower vacancy risk, and higher property values.
- **ATTRACTIVE ANNUAL RENTAL INCREASES** – The subject property benefits by having rare annual rental increases, which benefit an investor by owning a property that has a stronger than market inflation hedge.



# FINANCIAL OVERVIEW



**\$1,365,691**  
LIST PRICE



**8.00%**  
CAP RATE

LEASE SUMMARY	
Tenant Trade Name	Sonic Drive-In
Type of Ownership	Fee Simple
Tenant	Soar Restaurants VI, LLC
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	7 Years
Lease Commencement Date	3/22/2024
Lease Expiration Date	3/15/2031
Term Remaining on Lease	±5.8 Years
Rent Increases	2% Annual
Options	Two, 5-Year Options
ROFR	Yes (10 Business Days)

YEAR	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 3/21/2027	\$109,255.26	\$9,104.61	8.00%
3/22/2027 - 3/21/2028	\$111,440.37	\$9,286.70	8.16%
3/22/2028 - 3/21/2029	\$113,669.17	\$9,472.43	8.32%
3/22/2029 - 3/21/2030	\$115,942.56	\$9,661.88	8.49%
3/22/2030 - 3/15/2031	\$118,261.41	\$9,855.12	8.66%



 **BIG A ELEMENTARY SCHOOL**  
450 STUDENTS

 **STEPHENS COUNTY HIGH SCHOOL**  
1,125 STUDENTS



**CARESOUTH HEALTH SYSTEM, INC.**  
HOME HEALTH CARE SERVICE



**SUBJECT PROPERTY**

**16**

**± 16,700 VPD**

# TENANT OVERVIEW



Sonic Drive-In is a fast-food restaurant chain known for its unique drive-in format, where customers can order and eat in their cars. It offers a diverse menu including burgers, hot dogs, milkshakes, and its signature slush drinks. The brand emphasizes nostalgic Americana with carhop service and retro-style branding. With thousands of locations across the United States, Sonic continues to attract customers with limited-time offers, customizable menu items, and its distinctive blend of convenience and entertainment.

#### HEADQUARTERS

Oklahoma City, OK

#### NUMBER OF LOCATIONS

3,400+

#### YEAR FOUNDED

1953

#### WEBSITE

[sonicdrivein.com](http://sonicdrivein.com)



Soar QSR is a premier franchise owner-operator of SONIC® Drive-In restaurants, managing locations across more than 20 U.S. states. Headquartered in Plano, Texas, the company is one of the largest Sonic franchisees, operating over 190 units, making it the third-largest in the system. Soar QSR emphasizes delivering exceptional quick-service restaurant experiences and offers exciting career opportunities with competitive employee benefits.

#### HEADQUARTERS

Plano, TX

#### NUMBER OF LOCATIONS

190+

#### YEAR FOUNDED

2023

#### WEBSITE

[soarqsr.com](http://soarqsr.com)

# SONIC IN THE NEWS



## INSIDE SONIC DRIVE-IN'S NEW BRAND PLATFORM AND 'CRAZY FUN' CAMPAIGN

06/03/2024 SOURCE: RESTAURANT DIVE

Sonic Drive-In has launched a new brand platform called “Live Free Eat Sonic”, which reintroduces a fun, narrative-driven approach to advertising through a fictional “Department of Research and Deliciousment” led by quirky characters, aiming to differentiate the brand from conventional fast-food campaigns. This comprehensive relaunch spans ads, packaging, uniforms, and a revamped menu, designed to offer consumers moments of joy and brand connection amid daily stresses, while showcasing Sonic’s diverse offerings and creative spirit within the Inspire Brands portfolio.



## SONIC DRIVE-IN ENTERS FAST-FOOD VALUE MEAL WARS WITH \$1.99 MENU TO LURE IN INFLATION-ROCKED CUSTOMERS

07/01/2024 SOURCE: NEW YORK POST

Sonic Drive-In has launched a permanent \$1.99 “Fun.99” value menu featuring items like a double cheeseburger, Chili Cheese Coney, tater tots, shakes, and two new wraps, aiming to appeal to budget-conscious customers amid ongoing inflation. This move places Sonic alongside competitors like McDonald’s, Burger King, and Taco Bell, who have recently introduced similar limited-time value deals in response to declining fast-food traffic and increased price sensitivity.

# MARKET OVERVIEW

## EASTANOLLEE, GA

Eastanollee, Georgia, is an unincorporated community in Stephens County, located in the scenic northeastern corner of the state. Surrounded by wooded hills and open farmland, the area reflects a deep-rooted connection to both agricultural heritage and regional history. Eastanollee provides a peaceful living environment with **convenient access to everyday needs through nearby Toccoa**, which offers shopping, schools, and medical services. Outdoor recreation is readily available, with Lake Hartwell and the Chattahoochee National Forest nearby, offering opportunities for fishing, hiking, and boating.

The community enjoys a location that connects residents to larger urban centers without sacrificing the slower pace of rural life. Eastanollee is about **45 miles from Athens**, home to the University of Georgia and a range of cultural, educational, and economic resources. It is also roughly 90 miles northeast of Atlanta, placing it within reach of the city's extensive business network, international airport, and entertainment options. **This proximity supports both commuter lifestyles and access to broader markets** while allowing residents to maintain a strong connection to northeastern Georgia's natural and community-oriented setting.



## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	9,671	19,400	34,835
2030 Population Projection	9,859	19,825	36,220
2020 Population	10,107	20,019	34,163

  

AVG HOUSEHOLD INCOME	3-MILE	5-MILE	10-MILE
2025 Households	\$60,792	\$61,384	\$65,409

# ATHENS, GA MSA

Athens, Georgia, is a city known for its rich blend of education, culture, and history. Home to the University of Georgia, the state's flagship public university, Athens has developed a strong identity centered around academics, research, and youthful energy. The city's historic downtown features a mix of 19th-century architecture, independent shops, live music venues, and a nationally recognized food scene. With deep roots in the American music movement—serving as the launching pad for bands like R.E.M. and the B-52s—Athens continues to support a creative atmosphere that draws artists, students, and professionals alike.

Beyond its university influence, Athens offers a range of parks, public spaces, and community events that reflect a strong commitment to quality of life. The local economy is supported by education, healthcare, and a growing number of tech and service-based companies, providing opportunities for both long-term residents and newcomers. The city is situated about 70 miles northeast of Atlanta, giving it the advantage of access to a major metropolitan area while maintaining a distinct identity. Whether through its walkable neighborhoods, engaged civic life, or expanding arts and innovation sectors, Athens remains an appealing place to live, work, and explore.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3980 Hwy 17 Alt, Eastanollee, GA 30538**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

**MATTHEWS™**



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