



1107 NORTH 3RD AVENUE
Chatsworth, GA 30705



**Retail
Investment Opportunity**
Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY



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N 3rd Avenue ±14,766 VPD



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PROPERTY OVERVIEW

Arby's

1107 North 3rd Avenue Chatsworth, GA 30705



INVESTMENT HIGHLIGHTS

Property Highlights

- **Absolute NNN Lease** – ±2 years remaining and 7.5% rent increase in the next option period, which would effectively increase the cap rate to 6.88% at list price!
- **Strong Franchisee** – Restaurant Management, Inc. (established 1966) operates ± 70 Arby's locations throughout OH, KY, TN, IN, NC, AL, and GA.
- **Three 5-Year Options** – Each 5-year option period includes 7.5% rent increases.
- **20-Year Operating History** – Constructed in 2006 and continuously operated by Restaurant Management, Inc.
- **Strong location** and just **\$26.68 PSF** in rent! Provides the tenant with a platform for long-term success and profitability.

Property Highlights

- Combined **32,250+ vehicles per day** serving the property on North 3rd Ave and Jackson Lake Rd bringing a significant consumer base by the store daily.
- **Chatsworth, GA is the County seat of Murray County** (~40,000 residents), concentrating government, legal, and commercial activity that drives consistent weekday traffic and daily dining demand.
- Located along **US-76 serving as the primary east-west connector** between Dalton, Ellijay, and regional commuter flows.
- Positioned within the **Dalton MSA, home to 100,000+ residents** and a nationally significant manufacturing base supporting stable employment and repeat consumer spending.
- Acts as a **regional hub** for surrounding rural communities, capturing dining demand from residents traveling 15–30 miles for retail and national food service options.
- **Gateway to North Georgia outdoor tourism**, benefiting from **seasonal traffic** tied to hiking, camping, and recreation in the Cohutta Wilderness and Blue Ridge Mountains. Property sits at the entrance to the Fort Mountain State Park.
- **Surrounding National Tenants** include McDonald's, Taco Bell, Burger King, Wendy's, Hardee's, Zaxby's, Bojangles, Captain D's, Krystal, Little Caesars, Walgreens, Dollar Tree, Food City Grocer, O'Reilly Auto Parts, Napa Auto Parts, Dollar General, Regions Bank, Title Max, and Key West Inn



UNITED GROCERY OUTLET

Advance Auto Parts

Chatsworth
±2 Miles Away

ZAXBY'S

KFC

Little Caesars

FOOD CITY

Wendy's

McDonald's

TACO BELL

RAC
APPLIANCES • ELECTRONICS • COMPUTERS

FARMERS home FURNITURE
your hometown store

Meco Builders, Inc.

KEY WEST
INNS • HOTELS • RESORTS

Hardee's

W

Jackson Lake Rd ± 17,500 VPD

Arby's
Subject Property

CIMBAR
PERFORMANCE MINERALS

BURGER KING

N 3rd Ave ± 14,766 VPD

DUNKIN'



1107 North 3rd Avenue
Chatsworth, GA 30705

±2,996 SF
GLA

2006
Year Built

±32,250
Vehicles Per Day

Absolute NNN
Lease Type



FINANCIAL OVERVIEW

Arby's

1107 North 3rd Avenue Chatsworth, GA 30705



FINANCIAL SUMMARY

\$1,250,000

List Price

6.40%

Cap Rate

\$79,942

NOI

±0.80 AC

Lot Size

Property Details

Tenant Trade Name	Arby's
Type of Ownership	Fee Simple
Lease Guarantor	Restaurant Management, Inc. (±70 Units)
Lease Type	Absolute NNN
Roof, Structure, & Parking Lot	Tenant Responsibility
Lease Expiration Date	4/30/2028
Term Remaining on Lease	±2 Years
Increases	7.50% Every 5-Years
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Rent PSF
Current - 4/30/2028	\$6,662	\$79,942	-	\$26.68
Option 1 - 4/30/2033	\$7,161	\$85,938	7.50%	\$28.68
Option 2 - 4/30/2038	\$7,699	\$92,383	7.50%	\$30.84
Option 3 - 4/30/2043	\$8,276	\$99,312	7.50%	\$33.15



TENANT SUMMARY



Year Founded
1964

Headquarters
Sandy Springs, GA

Ownership Status
Private

Employees
80,000+

Locations
3,600+

Present in
48 U.S. States

U.S. Domestic Sales (2024)
\$32.6B+

Franchisee Overview - Restaurant Management, Inc.

Restaurant Management Inc. (RMI) is a privately held restaurant operator and long-standing franchisee of Arby's, with a regional presence across ±70 stores throughout the Midwest and Southeast. Headquartered in Cincinnati, Ohio, RMI has been operating since 1965, focusing on high-performing quick-service restaurant management. The company leverages Arby's national brand strength while maintaining local market agility, operating multiple locations across Ohio, Kentucky, Tennessee, Indiana, North Carolina, Alabama, and Georgia. Though not publicly traded, RMI benefits from its affiliation with one of the nation's top QSR brands and a consistent focus on operational excellence.

Franchisor Overview - Arby's Restaurant Group (Inspire Brands)

Arby's is a well-established, nationally recognized quick-service restaurant brand with thousands of locations across the United States and internationally. Headquartered in Sandy Springs, Georgia, the brand is known for its signature roast beef sandwiches, diverse menu offerings, and commitment to providing quality, flavorful meals. With a strong presence in both suburban and urban markets, Arby's combines accessibility with brand loyalty, serving everyday diners, families, and communities alike.

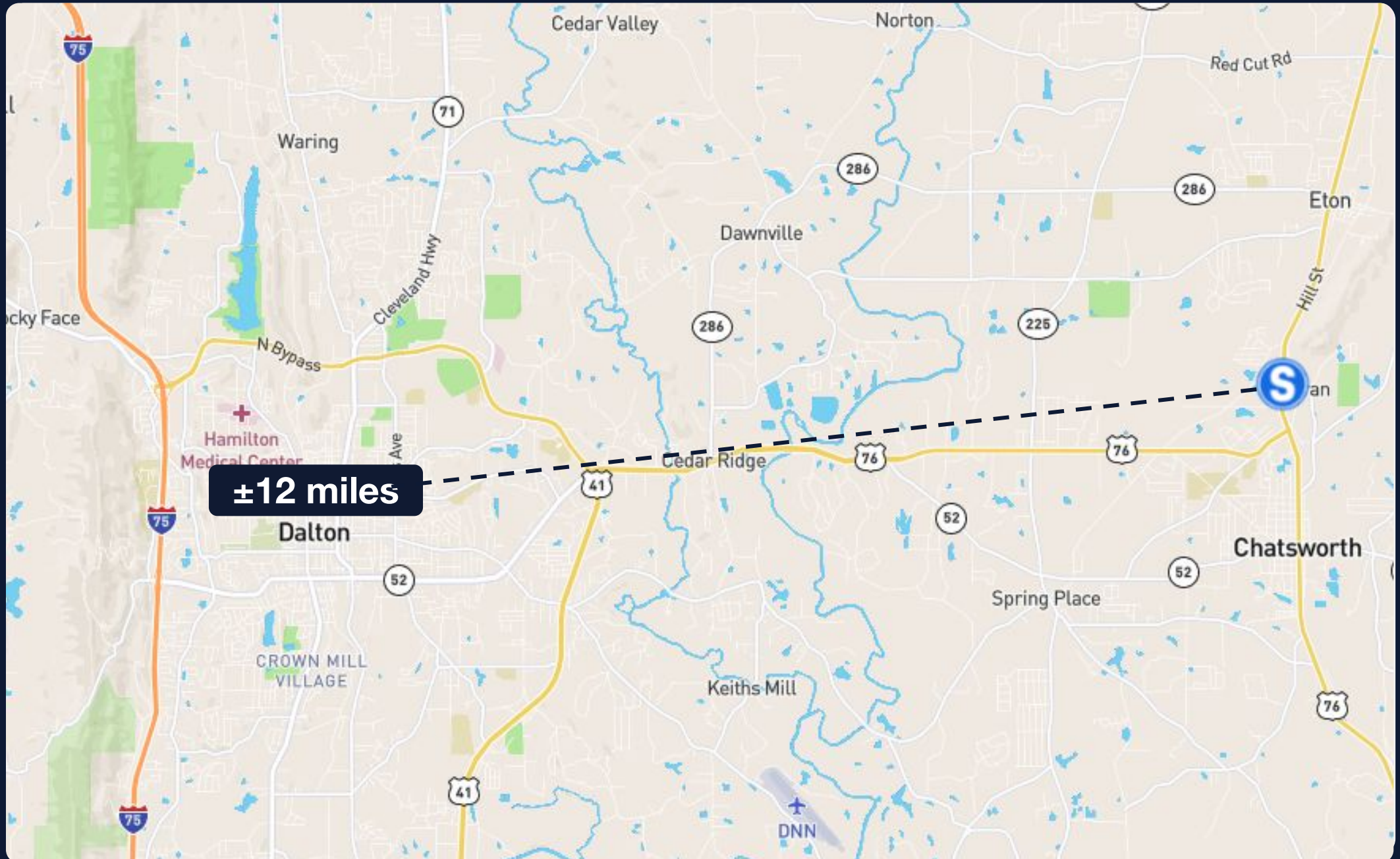
Why Invest in Arby's?

- **Financial Resilience:** Under Inspire Brands, Arby's benefits from consistent systemwide sales, stable royalty-driven revenue, and a primarily franchise model that supports healthy margins and long-term stability.
- **Operational Scale:** With over 3,600+ restaurants in the U.S. and abroad, Arby's leverages its broad footprint for efficiency and strong market coverage.
- **Credit Stability & Upside:** Backed by Inspire Brands' financial strength and steady recurring cash flows, Arby's delivers reliable performance with a positive long-term outlook.
- **Growth & Expansion:** The brand continues to grow through new openings, remodels, digital platforms, and international development, alongside delivery and third-party partnerships.
- **Brand Strength:** As one of America's most recognized quick-service chains, Arby's maintains strong loyalty and broad appeal, reinforcing its nationwide presence.

MARKET OVERVIEW

Arby's

1107 North 3rd Avenue Chatsworth, GA 30705



CHATSWORTH, GA

Local Market Overview

Chatsworth serves as the county seat of Murray County and functions as a localized commercial and civic hub within Northwest Georgia. The city benefits from a stable economic base supported by government services, manufacturing, construction, and retail employment, which together generate consistent daily traffic and recurring consumer demand. Its role as an administrative center anchors year-round visitation from residents across the county, reinforcing the importance of neighborhood-serving retail and service-oriented tenants. The surrounding residential base exhibits steady growth characteristics typical of secondary Georgia markets, supporting reliable demand for essential goods, dining, and personal services rather than discretionary or destination retail.

The retail investment environment in Chatsworth is best positioned for convenience-based formats, small-format strip centers, and service-anchored uses that cater to everyday needs. The market's proximity to Dalton enhances its broader trade area appeal, allowing retailers to benefit from spillover traffic and regional connectivity while maintaining lower occupancy and operating costs than primary retail corridors. This combination of localized demand stability, regional access, and limited competitive supply creates a favorable backdrop for retail investors seeking durable cash flow, defensive tenant profiles, and long-term relevance within a growing Northwest Georgia economic corridor.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	11,021	26,044	62,889
Current Year Estimate	10,702	25,411	61,962
2020 Census	9,931	24,167	59,977
Growth Current Year-Five-Year	2.98%	2.49%	1.50%
Growth 2020-Current Year	7.77%	5.15%	3.31%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	4,234	10,064	23,529
Current Year Estimate	4,039	9,636	22,737
2020 Census	3,706	8,882	21,224
Growth Current Year-Five-Year	4.82%	4.44%	3.48%
Growth 2020-Current Year	9.00%	8.49%	7.13%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$80,351	\$86,338	\$87,044

CHATSWORTH, GA | THE ENTRANCE TO FORT MOUNTAIN STATE PARK

Overview

Chatsworth, Georgia proudly stands as the gateway to Fort Mountain State Park, welcoming visitors to one of North Georgia's most scenic and historically rich destinations. Nestled in the foothills of the Blue Ridge Mountains, Chatsworth offers a charming small-town atmosphere that serves as the perfect starting point for outdoor adventure. Its close proximity to the park makes it a natural hub for hikers, campers, and travelers seeking panoramic mountain views, winding trails, and a connection to the region's Native American and Appalachian heritage.

As the entrance to Fort Mountain State Park, Chatsworth blends natural beauty with accessibility and hospitality. Visitors passing through the city find convenient lodging, local dining, and community warmth before ascending to the park's stone tower, waterfalls, and expansive overlooks. This strategic location not only enhances tourism but also reinforces Chatsworth's identity as a place where nature, history, and Southern charm converge—making it an essential stop for anyone exploring North Georgia's outdoor treasures.



Outdoor Recreation

Outdoor recreation is at the heart of life in and around Chatsworth, making the city a destination for adventure seekers and nature lovers alike. Fort Mountain State Park offers miles of hiking and mountain biking trails, scenic overlooks, and peaceful picnic areas, while its backcountry paths attract experienced hikers looking to explore the rugged beauty of the Cohutta Mountains. The park's lake provides opportunities for fishing and paddling, and its campgrounds and cabins allow visitors to fully immerse themselves in the natural surroundings.

Beyond Fort Mountain, Chatsworth is surrounded by abundant outdoor amenities that support an active lifestyle year-round. The nearby Cohutta Wilderness—Georgia's largest wilderness area—features extensive trails for hiking, horseback riding, and wildlife viewing. Rivers and streams in the region offer kayaking and trout fishing, while rolling hills and forested landscapes create ideal conditions for cycling and scenic drives. Together, these outdoor recreation opportunities reinforce Chatsworth's reputation as a true mountain gateway, where exploration and adventure begin.

DALTON, GA MSA

Market Demographics



100,000
Total Population

\$61,236
Median HH Income

11,300
of Households

40%
Homeownership Rate

20,000
Employed Population

20%
% Bachelor's Degree

33.6
Median Age

\$248,540
Median Property Value

Local Market Overview

The Dalton area continues to exhibit stable population trends and improving household incomes, supporting consistent demand for retail goods and services across the market. As the commercial and employment center of Whitfield County, Dalton draws a daily consumer base fueled by manufacturing, healthcare, logistics, and regional services employment. Income growth has strengthened discretionary spending capacity while reinforcing demand for necessity-based and service-oriented retail formats. Retail space absorption has remained steady as new development is introduced selectively, with retailers drawn to the area's established consumer base and limited overbuilding relative to comparable secondary markets.

Dalton's strategic location along Interstate 75 enhances its role as a regional retail hub, providing direct connectivity to Chattanooga and broader Southeast trade routes. High daily traffic volumes along primary corridors support strong visibility and accessibility for retail centers, particularly those positioned near highway interchanges and major arterials. This infrastructure connectivity, combined with Dalton's function as a regional shopping and services destination for surrounding communities, reinforces long-term retail demand. Collectively, income growth, stable population patterns, and strong transportation fundamentals position the Dalton market as a supportive environment for retail investment, particularly for convenience, service, and value-oriented retail concepts.

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