2460 Jonesboro Rd
Hampton, GA 30228

Retail
Investment Opportunity
Offering Memorandum

New “Modern Farmhouse” Prototype | Absolute NNN Lease | Location Ranks 84th Percentile Nationally (per AlphaMap)

Exclusively Listed By

Conrad Sarreal
First Vice President & Director
(214) 692-2847
conrad.sarreal@matthews.com
License No. 01982875 (CA)

Maxx Bauman
Broker of Record
Broker Lic. No.: 451849 (GA)
Firm Lic. No.: 80041 (GA)

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Property Overview

Property Highlights

- **Recent 20-year Lease** – The lease was signed in 2025, leaving 18.5 years remaining through February 2045 and is structured as absolute NNN, offering a completely passive investment. The lease also features 10% rent increases every five years throughout the base term and options, providing meaningful long-term income growth.
- **Experienced Multi-Unit Zaxbys Operator** – The property is operated by 1796 Chicken, LLC, an experienced 23-unit Zaxbys franchisee, with the lease guaranteed by 1788 Chicken, LLC who owns and operates 44 locations. The same operator/guarantor structure has been utilized across a growing portfolio of Zaxbys restaurants, providing experienced sponsorship behind the lease.
- **Above the National AUV –** The store has consistently generated sales above the Zaxbys national average unit volume (AUV), reinforcing the operator's capabilities.
- **New "Modern Farmhouse" Formats –** Built in 2023, the property features one of Zaxbys six "Modern Farmhouse" formats with an attractive brick and siding exterior. The modern construction complements the surrounding recently developed Publix-anchored shopping center and retail pads, creating a cohesive, high-quality retail shopping experience.
- **Strong and Improving Profitability –** Zaxbys profitability has increased approximately 40% since 2021, supported by a company-wide operational strategy that reduced cost of goods sold by roughly 7 percentage points while improving speed of service and order accuracy. The improvement in unit-level economics provides a strong foundation for continued franchisee investment and long-term store operations.
- **Established $2.75 Billion Restaurant System –** Zaxbys surpassed 1,000 U.S. restaurants for the first time in its 36-year history and generated approximately $2.75 billion in U.S. systemwide sales in 2025. The brand ranks among the largest chicken concepts in the country, providing significant operating scale, brand recognition, and a diversified national restaurant base.
- **Accelerating Growth and Significant Development Pipeline** – Zaxbys continues to accelerate new unit development, growing from 20 openings in 2023 to 36 net new restaurants in 2025, with approximately 69 additional openings projected for 2026. The company also has 149 signed franchise agreements for locations not yet opened, demonstrating continued franchisee demand and confidence in the brand's long-term growth prospects.

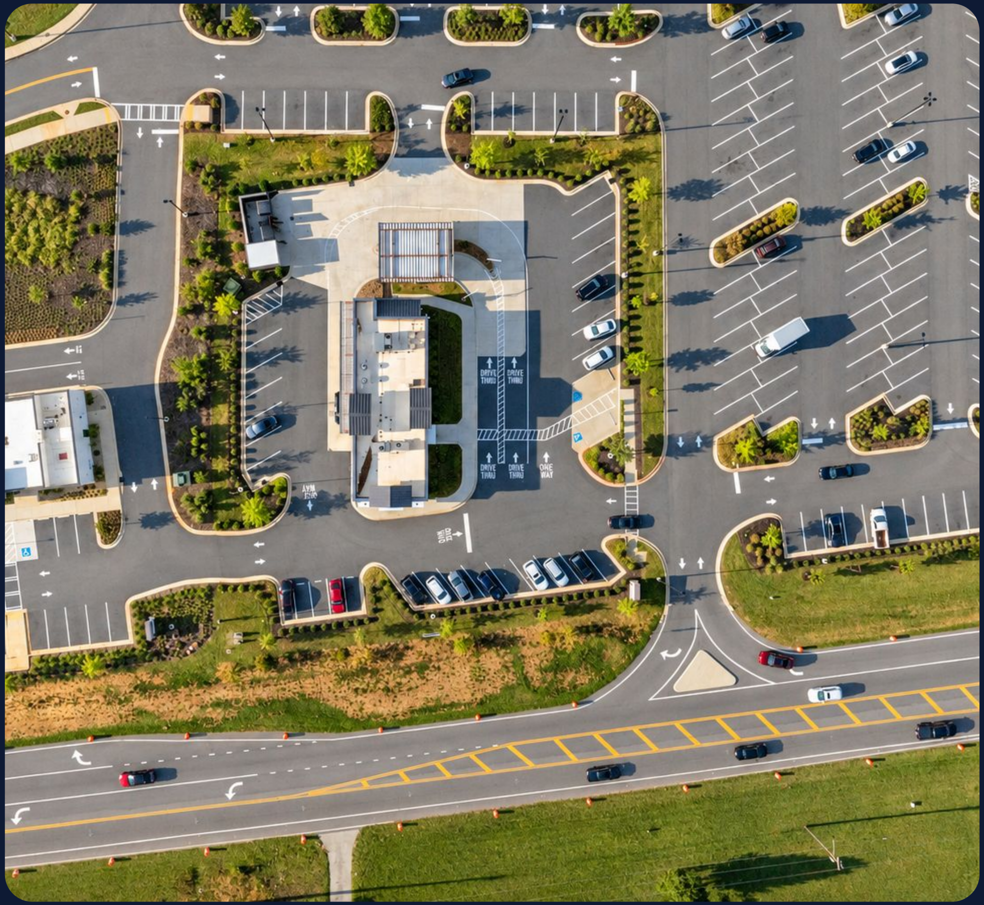
Location Highlights

ZAXBYS

- **Outparcel to New Publix Shopping Center** – Publix is one of the Southeast's top grocery chains and serves as a major traffic driver for the surrounding trade area. Its presence helped anchor the recent wave of development surrounding the property, including new construction: Chase Bank, Fifth Third Bank, Jamba Juice/Shell station, and Advance Auto Parts.
- **Atlanta MSA** – Hampton is positioned within Henry County and the southern Atlanta MSA, approximately 30 miles from Downtown Atlanta with connectivity to I-75 and Hartsfield-Jackson Atlanta International Airport. The surrounding market continues to attract residential, commercial, and industrial investment as Metro Atlanta expands southward.
- **Strong Population Growth & Demographics** – Nearly 105,000 residents live within five miles of the property with average household incomes of approximately $113,000. That population is projected to grow another 11.23% by 2030, while the three-mile population is projected to grow by an astounding 19.20%, laying the foundation for a long-term customer base.
- **Regional Destination Draw** – Hampton is home to Echo Park Speedway, a major regional entertainment destination hosting NASCAR races and other large-scale events throughout the year, generating an estimated $250 million in annual economic impact.
- **New Target Distribution Center** - Target recently opened its latest supply chain facility in Hampton, the company's fourth full-service flow center and seventh supply chain facility in Georgia. The facility has created 400+ local jobs while supporting faster store replenishment and direct shipping throughout Georgia and the Southeast.
- **Minutes from Major Retail Hub & I-75 –** Just one mile east, a major retail hub features Target, Home Depot, Sam's Club, Old Navy, Ross, LA Fitness, and numerous other national retailers. Jonesboro Rd also offers immediate access to I-75, which carries about 155,000 vehicles per day.

Property Photos

ZAXBYS




Walmart Supercenter
Arby's
McDonald's
FIREHOUSE SUBS FOUNDED BY FIREMEN
MURPHY USA
CHIPOTLE MEXICAN GRILL
75
± 155,000 VPD
COSTCO WHOLESALE
SPROUTS FARMERS MARKET
CHIPOTLE MEXICAN GRILL
First Watch
Chick-fil-A
WHATABURGER
Valvoline
NE
Shops at Walnut Creek
Jeremiah's Italian Ice
Two EGGS! Breakfast & Lunch
Great Clips
CLUB PILATES
ALLURE NAIL BAR
Osaka HIBACHI & SUSHI
The Levi Luxury Apartments
±324 Units
Argento at the Bridges Apartments
±324 Units
THE LEARNING EXPERIENCE Academy of Early Education
±165 Students
RIVER & ROOST
TACO BELL
bp
Holly Ridge
Single-family residential community
±22 Units
New Construction
Publix
Chambers Rd
ZAXBYS
Subject Property
Dutchtown Elementary
±2 Miles Away | ±953 Students
Dutchtown Middle School
±2 Miles Away | ±1,113 Students
Dutchtown High School
±2 Miles Away | ±1,772 Students
jamba
FROZEN ROOSTER
DOLLAR GENERAL
Marco's
JJ FISH & CHICKEN
ANNA'S HAIR SALON
DOMINICAN STYLE
Supreme Cuts
New Construction
Jonesboro Rd ± 16,600 VPD
Crystal Lake Golf & Country Club
±1.8 Miles Away
EchoPark SPEEDWAY
Nascar Racing Venue
±9.7 Miles Away
New Construction
Advance Auto Parts
New Construction
FIFTH THIRD BANK
Thorne Berry Dr

Oak Grove Vista Apartments
±132 Units
Walmart Supercenter
goodwill
Lowe's
Kroger
McDonald's
E
Henry Town Center
TARGET
Marshalls
HomeGoods
Michaels
PetSmart
ROSS DRESS FOR LESS
Chili's
Raising Cane's
75
± 155,000 VPD
Henry Marketplace
sam's club
FLOOR & DECOR
DICK'S SPORTING GOODS
McDonald's
Arby's
Yuki
Chick-fil-A
SKY ZONE
BEST BUY
ups
Peachtree Peddlers
Olive Garden
RIVER & ROOST
bp
TACO BELL
COURTYARD Marriott
LA QUINTA INNS & SUITES
Fairfield BY MARRIOTT
HOME2 SUITES BY HILTON
THE LEARNING EXPERIENCE
Academy of Early Education
±165 Students
CVS pharmacy
Mandalay Villas Apartments
±300 Units
Chambers Rd
New Construction
Publix
jamba
FROZEN ROOSTER
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Shops at Walnut Creek
ITALIAN ICE
Two EGGS
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Osaka HIBACHI & SUSHI
New Construction
Thorne Berry Dr
New Construction
FIFTH THIRD BANK
Holly Ridge
Single-family residential community
±22 Units
Jonesboro Rd ± 16,600 VPD
New Construction
Advance Auto Parts


N
ZAXBYS
Subject Property
DRIVE THRU
DRIVE THRU
DRIVE THRU
DRIVE THRU
ONE WAY

2460 Jonesboro Rd
Hampton, GA 30228

±3,043 SF
GLA

2023
Year Built

±16,600
Vehicles Per Day

Absolute NNN
Lease Type

±1.066 AC
Lot Size

Financial Overview

ZAXBYS

Financial Overview

$4,045,600	6.25%	±18.51 Yrs	Abs NNN
List Price	Cap Rate	Term Remaining	Lease Type

Tenant Summary

Tenant Trade Name	1796 Chicken, LLC
Type of Ownership	Fee Simple
Lease Guarantor	1788 Chicken, LLC (44 Units)
Lease Type	Absolute NNN
Lease Commencement Date	2/10/2025
Lease Expiration Date	2/28/2045
Term Remaining	±18.51 Years
Increases	10% Every 5 Years
Options Remaining	Four, 5-Year Options
Landlord Responsibilities	None
Tenant Responsibilities	Structure, Roof, CAM, Taxes, Insurance

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Cap Rate
Current - 2/28/30	**$21,071**	**$252,850**	**6.25%**
3/1/2030 - 2/28/2035	$23,178	$278,135	6.88%
3/1/2035 - 2/29/2040	$25,496	$305,949	7.56%
3/1/2040 - 2/28/2045	$28,045	$336,543	8.32%
Option 1	$30,850	$370,198	9.15%
Option 2	$33,935	$407,217	10.07%
Option 3	$37,328	$447,939	11.07%
Option 4	$41,061	$492,733	12.18%

Tenant Overview

ZAXBYS

Guarantor & Tenant Overview

Year Founded
1990

Headquarters
Athens, Georgia

Ownership Status
Private

Employees
5,400+

Locations
1,005+

US Systemwide Sales
$2.75 Billion

Tenant Overview

Headquartered in Atlanta, Georgia, Zaxbys is a popular American fast-food restaurant chain known for its chicken-focused menu. Founded in 1990, Zaxbys offers a variety of dishes, including chicken fingers, wings, and sandwiches, often served with a range of flavorful sauces. Zaxbys generated $2.75 billion in U.S. systemwide sales in 2025 and ended the year with 1,005 restaurants, surpassing the 1,000-location milestone for the first time in its 36-year history. The brand continues to expand beyond its southeastern roots, with 62 new franchised locations projected for 2026 and 149 additional franchise agreements signed for future development. Franchisee profitability has also increased approximately 40% since 2021, further supporting the brand's continued expansion.

In late 2024, Zaxbys ranked 44th on the Franchise Times Top 400 list, an annual ranking of the largest U.S.-based franchise systems by global systemwide sales.

Guarantor Overview

1788 Chicken, LLC (Guarantor) is a leading multi-unit Zaxbys franchisee with stores in Alabama, Arkansas, Georgia, Kentucky, Mississippi, Oklahoma & Tennessee. They're an independent owner and operator of Zaxbys restaurants pursuant to a license agreement with Zaxbys SPE Franchisor LLC.

Zaxbys: A Bold Brand Built for Scalable Growth

A TRANSFORMATIONAL FRANCHISE BRAND

Named QSR's Transformational Brand of 2025, Zaxbys has accelerated growth through its "Grow to Win" strategy, centered on franchisee profitability, operational efficiency, digital engagement, brand differentiation, and new-unit development. Since 2021, franchisee profitability has increased 40%, while speed of service has improved by more than 20% and order accuracy has increased 12%.

PROVEN GROWTH AT SCALE

Zaxbys surpassed the 1,000-location milestone in 2025, ending the year with 1,005 restaurants, including 865 franchised and 140 affiliate-owned locations. The brand added 36 net new restaurants in 2025, up from 26 in 2024 and 20 in 2023. U.S. systemwide sales reached approximately $2.75 billion in 2025, positioning Zaxbys among the nation's largest chicken concepts.

STRATEGIC EXPANSION ACROSS THE U.S.

Zaxbys is continuing its expansion beyond its Southeastern base, with 62 new franchised restaurants and seven company locations projected for 2026. The brand also has 149 signed franchise agreements for locations not yet opened, creating a substantial development pipeline across markets including Florida, Arizona, Maryland, Texas, Virginia, Ohio, New York, Pennsylvania, and Illinois.

BUILT FOR FRANCHISEE SUCCESS

Zaxbys continues to strengthen unit economics through operational improvements and a more flexible development model. Its six-format Modern Farmhouse platform includes traditional, drive-thru-only, dual-lane, and non-traditional concepts designed to accommodate a wider range of sites and markets.

The new formats are designed to cost 30%–75% less than the brand's previous prototype, with Zaxbys targeting 20%–25% unlevered cash-on-cash returns for operators. Zax Rewards has grown to more than 7 million members, with loyalty members spending approximately 5% more and visiting three times as often as non-members. Digital sales also exceeded 20% of total sales in 2025.*

Source: QSR Magazine

1,000+ LOCATIONS NATIONWIDE

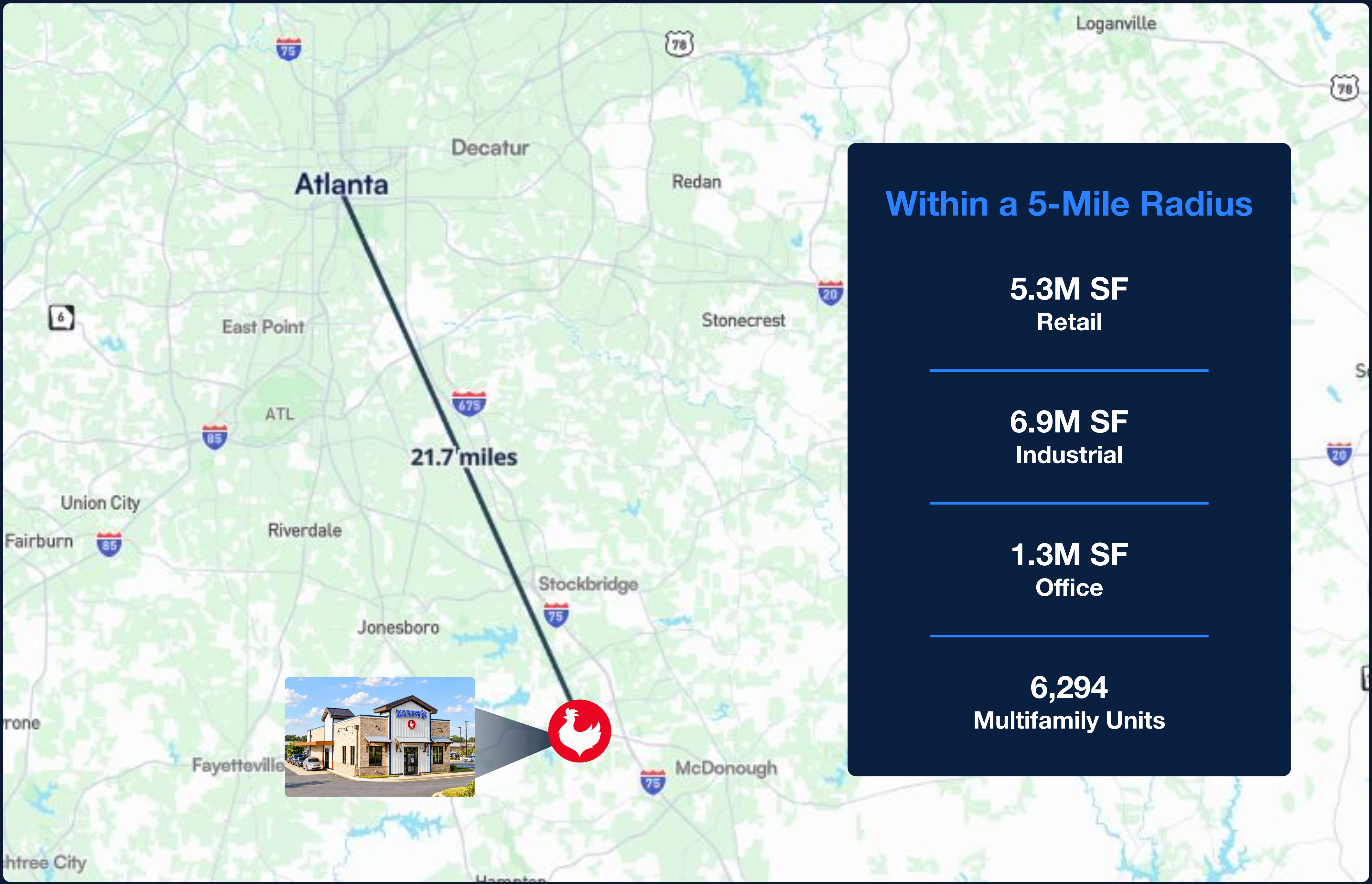
40% INCREASE IN FRANCHISEE PROFITABILITY

149 SIGNED FRANCHISE AGREEMENTS IN PIPELINE

1,000+ locations nationwide with 69 new restaurants projected for 2026 — Zaxbys is expanding flavor nationwide

Market Overview

ZAXBYS



Within a 5-Mile Radius

5.3M SF
Retail

6.9M SF
Industrial

1.3M SF
Office

6,294
Multifamily Units

Hampton, GA

105,487
5-Mile Population

$113,648
5-Mile Avg. HH Income

$117.5M
5-Mile Food Away From Home Spending (Costar)

1.9%
Retail Vacancy

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,093	38,001	116,227
Current Year Estimate	4,807	31,881	104,497
2020 Census	3,543	25,671	91,283
Growth Current Year-Five-Year	26.74%	19.20%	11.23%
Growth 2020-Current Year	35.69%	24.19%	14.48%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,306	13,918	42,821
Current Year Estimate	1,788	11,489	37,853
2020 Census	1,126	8,707	32,131
Growth Current Year-Five-Year	28.98%	21.14%	13.12%
Growth 2020-Current Year	58.79%	31.95%	17.81%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$133,038	$137,414	$113,648

Local Market Overview

Hampton is an emerging growth market in southern Henry County, approximately 21 miles south of Downtown Atlanta. The community is anchored by Echo Park Speedway, Henry County's leading tourism attraction, which hosts two annual NASCAR Cup Series races and generates an estimated $250 million in annual economic impact. Hampton has also attracted meaningful corporate investment, highlighted by Target's recently opened full-service "flow" center, only the fourth of its kind in Target's nationwide supply chain network and its seventh supply chain facility in Georgia. The facility supports distribution throughout Georgia and the Southeast and is expected to create more than 400 jobs.

Hampton also benefits from the broader growth occurring throughout Henry County and the I-75 corridor. Nearby McDonough has developed into a major logistics and commercial hub, supported by employers including Home Depot, Luxottica, Piedmont Henry Hospital, and other distribution and manufacturing operations. Hampton's accessibility to McDonough, Stockbridge, Fayetteville, Hartsfield-Jackson Atlanta International Airport, and Atlanta's broader employment base positions the community to capture continued residential and commercial expansion across the southern Atlanta MSA.

Atlanta, GA

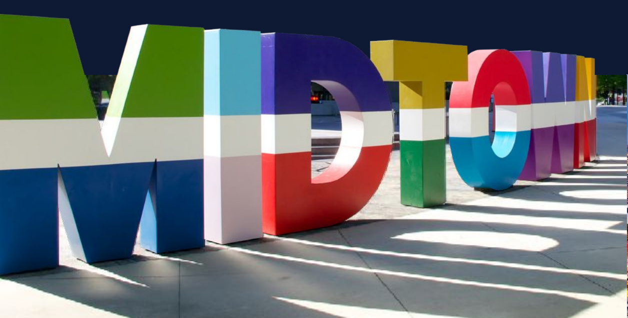
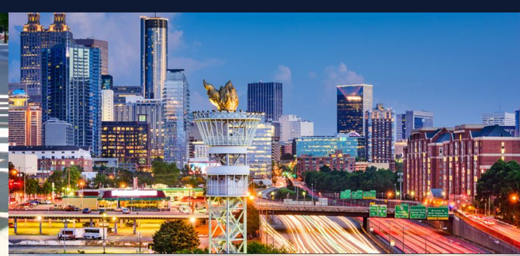
Atlanta ranks as the nation's seventh-largest metro area and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued in-migration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

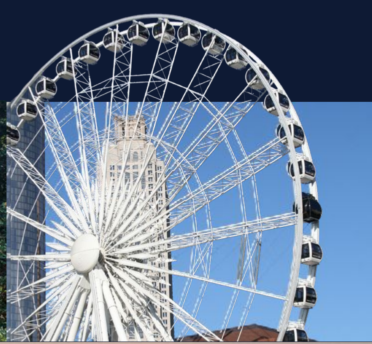
#1 Busiest Airport in the World
100M+ Annual Air Passengers

7th Largest U.S. Metro
6.44M+ Total Population

$92.6K
Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | **2025 Dataset**




Atlanta Retail Performance

$3B+
Sales Volume

4.5%
Vacancy Rate

7.2%
Market Cap Rate

373M+
Square Feet of Retail Inventory

$228
Market Sale Price Per Square Foot

$24.42
Market Asking Rent Per Square Feet

Atlanta's retail market ranks among the strongest and most active in the Southeast, supported by one of the nation's largest consumer and employment bases. The metro continues to demonstrate strong retail fundamentals through healthy occupancy levels, sustained leasing activity, and significant investment volume across institutional and private capital groups. Atlanta's expansive retail inventory, rapid population growth, and affluent suburban trade areas continue driving retailer expansion and long-term consumer demand.

Source: CoStar Group | **2025 Dataset**

Atlanta Sports





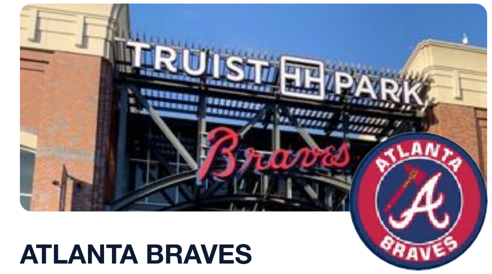
Atlanta is known for its NFL team the Falcons, its NBA team the Atlanta Hawks, and its baseball team the Atlanta Braves. Newly constructed, the Falcons play at the Mercedes Benz Stadium which is equipped with a retractable roof. The new stadium allowed for an increase in local GDP and created 4,560 additional jobs.

Atlanta Braves: The team is the only existing major league franchise to have played every season since professional baseball came into existence. They have won four World Series titles (1914, 1957, 1995, and 2021) and 18 National League (NL) pennants.

Atlanta Hawks: The Hawks were one of the original franchises of the National Basketball Association (NBA) when the league was established in 1949. The team won its only championship in 1958. The team had a breakthrough season in 2014–15, winning a franchise-record 60 games and advancing to the Eastern Conference finals for the first time since relocating to Atlanta.

Atlanta Falcons: American professional gridiron football team based in Atlanta that plays in the National Football Conference (NFC) of the National Football League (NFL). The Falcons have won two NFC championships (1999 and 2017).

Atlanta United FC: Competes in the Major League Soccer (MLS) and play in the Eastern Conference. They were founded on April 16, 2014 and were the 22nd MLS Franchise Club. Atlanta play their home games at the Mercedes-Benz Stadium, which they share with NFL side, the Atlanta Falcons. Atlanta United have one of the largest fan bases in the entire MLS. They have set numerous attendance records in the three full seasons as a club. They hold the highest season average with 53,002 for the 2018 season.
The highest All-Star game attendance record with 72,317. They broke the highest U.S. Open Cup Final attendance record in 2019, with 35,709 fans. Atlanta also hold the highest single MLS game record with 72,548 fans against LA Galaxy on August 3, 2019.



ATLANTA BRAVES
(Major League Baseball)

ATLANTA HAWKS
(National Basketball Association)

ATLANTA FALCONS
(National Football League)

ATLANTA UNITED FC
(Major League Soccer)

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