

# BOJANGLES'

6343 JOE FRANK HARRIS PKWY NW., ADAIRSVILLE (ATLANTA MSA), GA 30103



Actual Site



NEW 22-YEAR ABSOLUTE NNN  
LEASE WITH NO LANDLORD  
RESPONSIBILITIES



EXCELLENT ACCESS AND  
VISIBILITY TO 29,900 VPD AT  
SIGNALIZED INTERSECTION



63,618 RESIDENTS IN PRIMARY  
TRADE AREA, STRONG DAYTIME  
POPULATION OF 63,480



TOM B. DAVID AIRPORT  
5.9 MILES



HEADQUARTERS  
200+ EMPLOYEES



FAMILY DOLLAR  
my family, my family dollar.  
SUBWAY

HomeLegend

CORPORATE OFFICE  
120 EMPLOYEES

Advance  
Auto Parts

SONIC  
America's Drive-In

Jefferson's

AutoZone



84,500 VPD

AIRMAN

Daiki Corporation



Waffle House



18,300 VPD

Advent Health

United  
Community

MHC

HIGHWAY 140

JOE FRANK HARRIS PKWY NW

11,600 VPD

SUBJECT  
PROPERTY

QUICK FLASH AUTOMOTIVE SERVICE



MAPCO

GEORGE ST E



RESIDENTIAL  
COMMUNITIES  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA



 **ADAIRSVILLE HIGH SCHOOL**  
1,206 STUDENTS

 **ADAIRSVILLE ARMS APARTMENTS**  
48 UNITS

**INTERNATIONAL COMMERCE CENTER**  
691,667 SF INDUSTRIAL DISTRIBUTION CENTER

**TRI-STAR AUTO REPAIR**

 **ADAIRSVILLE FAMILY DENTISTRY**

**DOLLAR GENERAL**

  
UNITED STATES POSTAL SERVICE®

  
**MHC**

  
**United Community**

 **11,600 VPD**

**SUBJECT PROPERTY**

**QUICK FLASH AUTOMOTIVE SERVICE**

  
**ADAIRSVILLE COFFEE CO.**

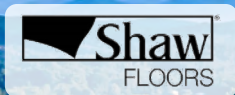
  
**MAPCO**

**JOE FRANK HARRIS PKWY NW**

**HIGHWAY 140**

 **RESIDENTIAL COMMUNITIES**  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA

 **THACKER FARM**  
64 HOMES

 **Shaw**  
FLOORS

**MANUFACTURING PLANT T1**  
3,200 EMPLOYEES

**ADAIRSVILLE PALLET COMPANY**

**COBRA AUTOMOTIVE SALES**

 **18,300 VPD**

 **11,600 VPD**

 **FAMILY DOLLAR**  
my family, my family dollar.  
**SUBWAY**

**HIGHWAY 140**

 **MAPCO**

 **MAPCO COFFEE CO.**

**QUICK FLASH AUTOMOTIVE SERVICE**

 **United**  
Community

**SUBJECT  
PROPERTY**

**JOE FRANK HARRIS PKWY NW**

 **AutoZone**

**GEORGE ST E**

 **RESIDENTIAL  
COMMUNITIES**  
63,618 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



**\$2,030,000**

PRICE

**6.65%**

CAP RATE

## PROPERTY DETAILS

|                   |                                                      |
|-------------------|------------------------------------------------------|
| ADDRESS           | 6343 Joe Frank Harris Pkwy NW, Adairsville, GA 30103 |
| TENANT TRADE NAME | Bojangles'                                           |
| TENANT            | Cedartown Chicken, LLC (23 Locations)                |
| BUILDING SIZE     | 1,300 SF                                             |
| ACREAGE           | ±0.30                                                |
| RENT COMMENCEMENT | Close of Escrow                                      |
| RENT EXPIRATION   | 1/2/2048                                             |
| TERM REMAINING    | 21.5 Years                                           |
| LEASE TYPE        | Absolute NNN                                         |
| NOI               | \$135,000                                            |
| INCREASES         | 7.5% Every 5 Years                                   |
| OPTIONS           | 4, 5-Year                                            |

## RENT SUMMARY

| TERM       | MONTHLY     | ANNUAL       |
|------------|-------------|--------------|
| YEARS 1-5  | \$11,250.00 | \$135,000.00 |
| YEARS 6-10 | \$12,093.75 | \$145,215.00 |
| YEAR 11-15 | \$13,000.78 | \$156,003.36 |
| YEAR 16-20 | \$13,975.84 | \$167,710.08 |
| YEAR 21-22 | \$14,230.02 | \$170,760.21 |
| OPTION 1   | \$15,297.27 | \$183,567.26 |
| OPTION 2   | \$16,444.57 | \$197,334.78 |
| OPTION 3   | \$17,677.91 | \$212,134.95 |
| OPTION 4   | \$19,003.75 | \$228,045.07 |



## SECURE STREAM OF INCOME

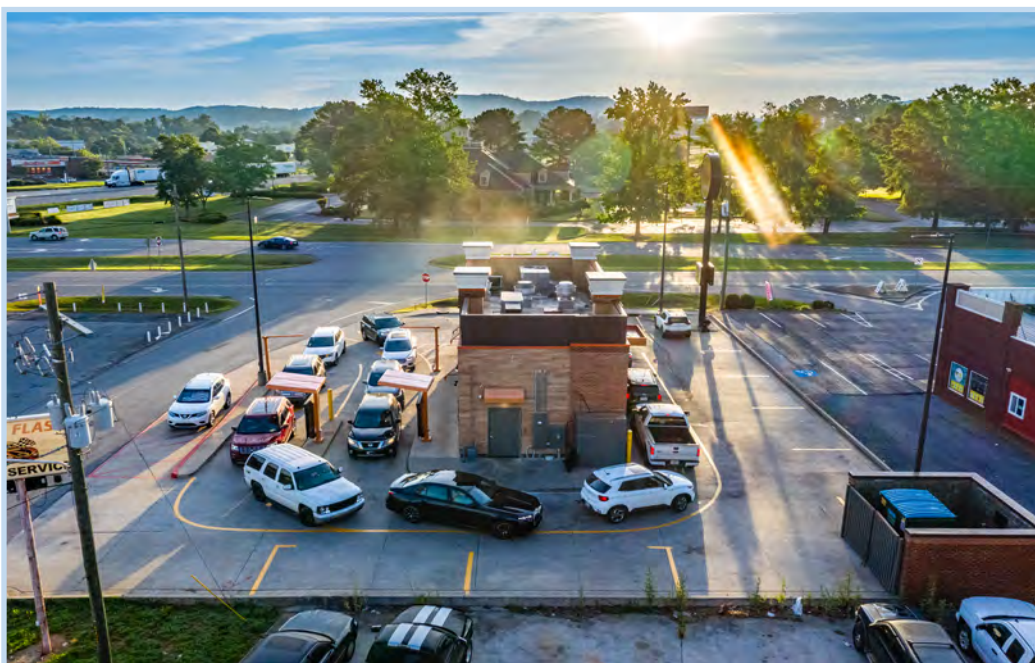
- **New 22-Year Absolute NNN Lease**  
*Zero landlord responsibilities*
- **Established Drive-Thru Only Location with 9 Years of Operating History**  
Upward trending sales over the last few years (contact Broker for details)
- **Strong Regional Fast-Food Brand with 880+ Locations**  
*7.5% rent increases every 5 years and renewal options*
- **Operated by Rapidly Growing Franchisee with Over 20 Restaurants**  
*Cedartown Chicken operates 23 Bojangles' locations*
- **Chicken is the Fastest-Growing Segment in U.S. Fast Food with \$60-\$65 billion in Annual Revenue**  
*Accounting for about 10% of total fast food market*



## PROXIMITY

- **Surrounded by Several Large Industrial Employers**  
*Shaw Industries (3,200 employees), Mohawk Industries (3,200 employees), and Duluth Trading Company (300 employees)*
- **Excellent Access and Visibility to 29,900 VPD at Intersection**  
*63,480 total daytime employees*
- **141,200 Residents within 15 Mile Radius**  
*8% population increase since 2010*
- **Just off I-75 (84,500 VPD) and U.S. Route 41 (11,600 VPD)**  
*Direct Access to Atlanta, the capital and most populous city in Georgia*
- **Close Proximity to Major National Tenants**  
*Food Lion, McDonald's, AutoZone, Advance Auto Parts, Burger King and Family Dollar*

# ADDITIONAL PHOTOS



# TENANT OVERVIEW

## BOJANGLES'

Bojangles has established itself as one of the most recognizable quick-service restaurant brands in the Southeast, known for its Southern-style fried chicken, scratch-made buttermilk biscuits, and bold Cajun-inspired flavors. Founded in 1977 in Charlotte, North Carolina, the brand has grown to more than 800 locations across the United States, supported by franchise expansion and entry into new markets. Its strong regional identity and loyal customer base have helped drive consistent growth and increasing brand recognition within the competitive QSR industry.

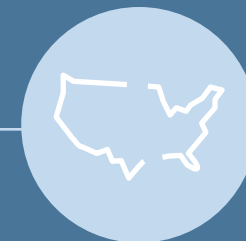
A key differentiator for Bojangles is its balanced sales mix across breakfast, lunch, and dinner, with breakfast representing a particularly strong revenue driver. The brand continues to deliver competitive unit-level performance while investing in digital ordering, drive-thru improvements, and menu innovation to enhance the guest experience. With a growing franchise pipeline and expanding national presence, Bojangles is well positioned to continue its growth trajectory and strengthen its position as a leading fast-growing restaurant brand.

[WWW.BOJANGLES.COM](http://WWW.BOJANGLES.COM)

## CEDARTOWN FOODS

Cedartown Foods is a fast-growing quick-service restaurant franchise operator focused on building and managing high-performing restaurant brands across the Southeast. Through strategic acquisitions and new store development, the company has expanded from seven Bojangles locations in 2021 to a portfolio of 54 restaurants, including 41 Bojangles and 13 Jersey Mike's locations. The company emphasizes a "quick meets quality" approach, investing in premier franchise operations while fostering strong community connections and a welcoming workplace culture. Cedartown Foods' mission is to serve delicious food, create opportunities for team members, and become a premier operator in the restaurant industry. With continued expansion plans and a focus on operational excellence, the company is well positioned for sustained growth across both brands.

[WWW.CEDARTOWNFOODS.COM](http://WWW.CEDARTOWNFOODS.COM)



TOTAL LOCATIONS  
**852**



HEADQUARTERS  
**CHARLOTTE**  
NORTH CAROLINA



2024 SYSTEMWIDE SALES  
**\$1.88B**

# DEMOGRAPHICS ADAIRSVILLE

| POPULATION                    | 3 MI     | 5 MI     | 7 MI     | 10 MI    |
|-------------------------------|----------|----------|----------|----------|
| 2025 Total                    | 9,442    | 14,330   | 25,424   | 63,618   |
| 2020 Total                    | 8,279    | 12,816   | 23,565   | 60,144   |
| 2010 Total                    | 7,888    | 12,189   | 22,778   | 57,509   |
| Total Daytime Population      | 8,519    | 12,364   | 26,805   | 63,480   |
|                               |          |          |          |          |
| HOUSEHOLDS                    | 3 MI     | 5 MI     | 7 MI     | 10 MI    |
| 2025 Total Households         | 3,506    | 5,350    | 9,525    | 24,035   |
|                               |          |          |          |          |
| INCOME                        | 3 MI     | 5 MI     | 7 MI     | 10 MI    |
| 2025 Median Household Income  | \$77,088 | \$77,821 | \$69,667 | \$70,617 |
| 2025 Average Household Income | \$83,079 | \$86,646 | \$83,498 | \$88,148 |

## HIGHLIGHTS

**63,618** Total Population within 10 Miles

**\$88,148** Average Income within 10 Miles

**24,035** Total Households within 10 Miles



# SITE OVERVIEW

LOT SIZE

0.30

ACRES

VPD

11,600

ON JOE FRANK HARRIS PKWY

PARKING

8

SPACES

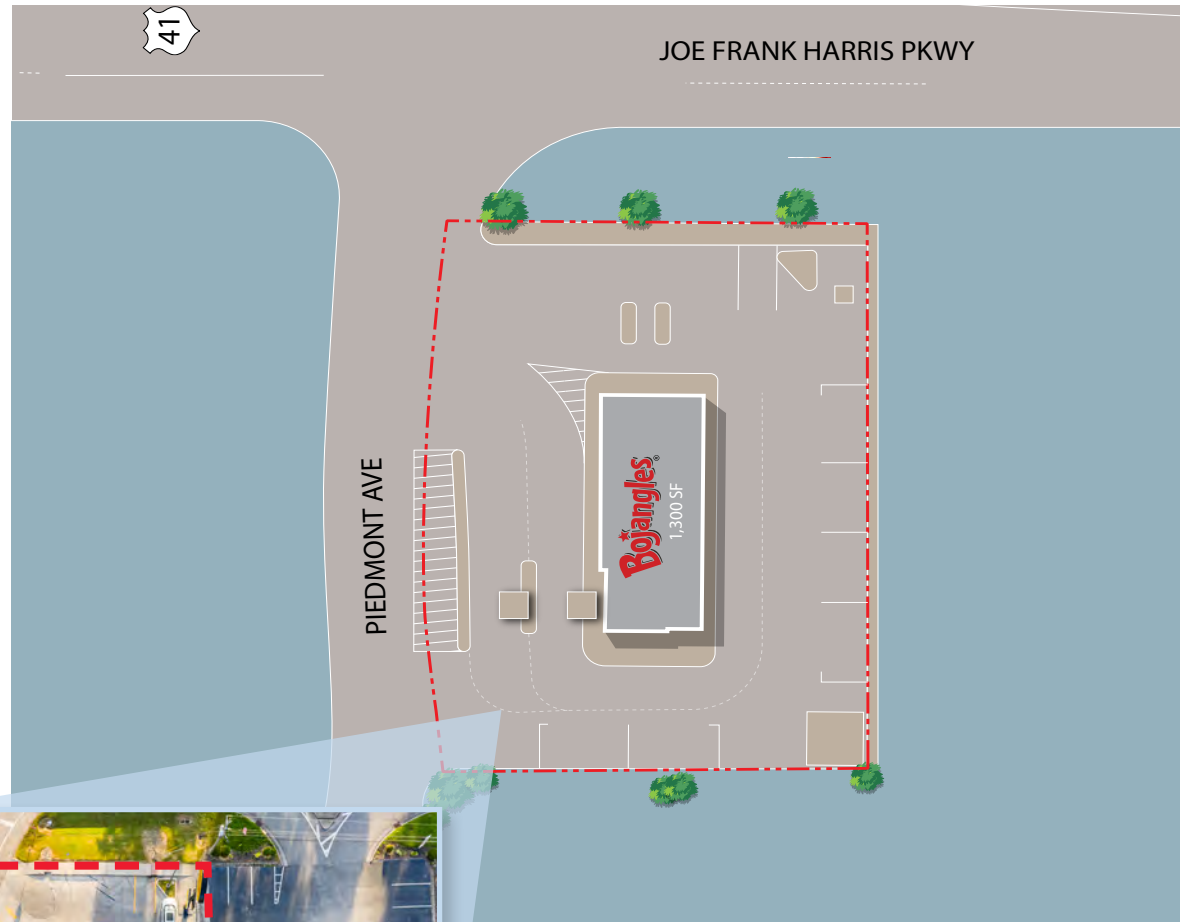
NEARBY TENANTS

FOOD LION, SUBWAY, SONIC,  
ADVANCED AUTO PARTS, AND  
MORE

DAYTIME POPULATION

63,480

TOTAL



# ADAIRSVILLE, GEORGIA



Adairsville, Georgia, is a charming small town located in Bartow County, known for its rich Civil War history and welcoming community atmosphere. Situated conveniently along Interstate 75 between Atlanta and Chattanooga, Adairsville offers residents and visitors a blend of small-town living with easy access to larger metropolitan areas. The city features a growing local economy supported by manufacturing, logistics, and small businesses, while maintaining its historic character. Notable attractions include the Adairsville Rail Depot Age of Steam Museum, Barnsley Resort, and scenic countryside ideal for outdoor recreation. With its historic downtown, strong sense of community, and peaceful surroundings, Adairsville provides a balanced and inviting lifestyle in northwest Georgia.



## ATTRACTIONS

Adairsville offers a variety of attractions that reflect its history, charm, and natural surroundings. Visitors can explore the Adairsville Rail Depot Age of Steam Museum, which showcases the town's railroad heritage, or experience local history tied to the Civil War era through nearby historic sites. Nature lovers can enjoy the scenic landscapes at Barnsley Resort, featuring beautifully maintained gardens, walking trails, and outdoor activities like horseback riding and golfing. For those seeking a peaceful outdoor experience, the surrounding countryside provides opportunities for hiking and relaxing in a tranquil setting. The town also features a quaint downtown area with local shops and dining options, giving visitors a taste of small-town Southern hospitality.



## ECONOMY

Adairsville has a diverse and steadily growing economy driven by manufacturing, logistics, and small businesses. Its strategic location along Interstate 75 makes it a key corridor for distribution and warehousing, attracting regional and national companies. Manufacturing plays a significant role, with facilities producing a variety of goods and supporting local employment. Agriculture also contributes to the economy, reflecting the area's rural heritage and ongoing farming activity. In addition, Adairsville benefits from proximity to larger cities like Atlanta and Chattanooga, providing expanded job opportunities and economic connections. The community continues to see growth in commercial development and small enterprises, making it a stable and evolving economic hub in northwest Georgia.



## EDUCATION

Adairsville offers a solid educational environment with Bartow County Schools providing K–12 education through nearby schools, along with access to private options in the surrounding area. The town also benefits from proximity to institutions like Georgia Highlands College and Kennesaw State University, supporting higher education and workforce development.



## TRANSPORTATION

Adairsville offers convenient transportation with Interstate 75 providing easy access to nearby cities like Atlanta and Chattanooga. U.S. Highway 41 also supports regional connectivity and local travel. While public transit options are limited, residents rely on personal vehicles for daily commuting. For air travel, Hartsfield-Jackson Atlanta International Airport, located about an hour away, provides extensive domestic and international flight options.

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Actual Site



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