

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



84,500 VPD



CORPORATE OFFICE
120 EMPLOYEES



Daiki Corporation



18,300 VPD



JOE FRANK HARRIS PKWY NW

11,600 VPD



SUBJECT
PROPERTY



QUICK FLASH AUTOMOTIVE SERVICE

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

 **MHC**

 **UNITED STATES POSTAL SERVICE®**

 **United Community**

 **11,600 VPD**

SUBJECT PROPERTY

QUICK FLASH AUTOMOTIVE SERVICE

 **ADAIRSVILLE COFFEE CO.**

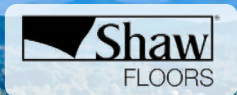
 **MAPCO**

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

JOE FRANK HARRIS PKWY NW

HIGHWAY 140

 **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



\$2,126,000

PRICE

6.35%

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

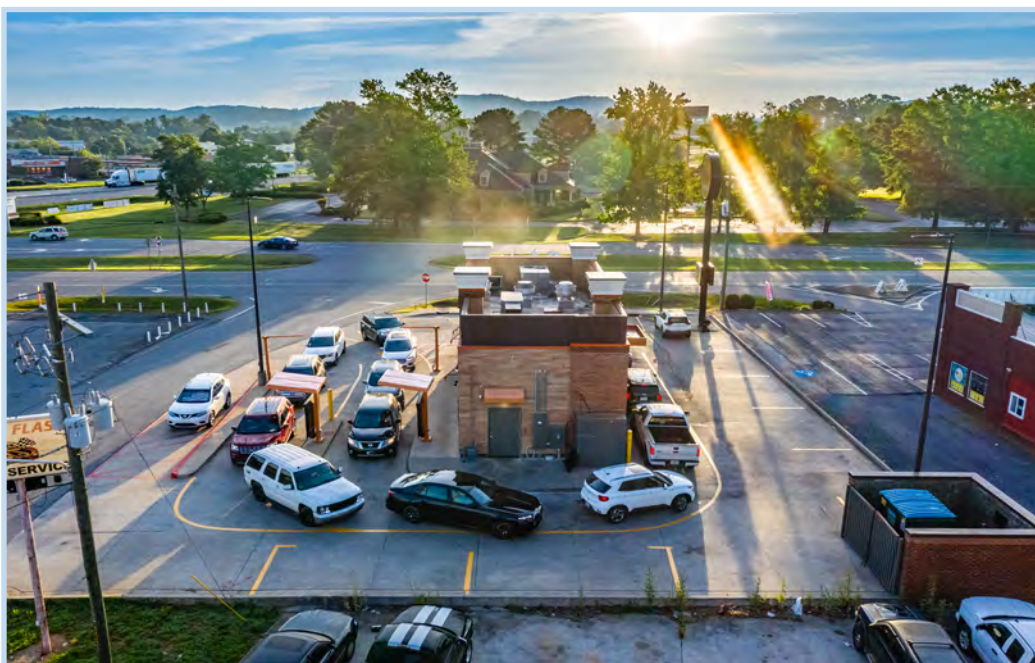


Actual Site

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



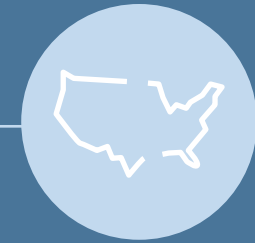
TENANT OVERVIEW

ABOUT BOJANGLES

Bojangles, a quick-service restaurant chain specializing in Southern-style fried chicken, buttermilk biscuits, and classic comfort food, has grown into one of the most recognizable regional brands in the United States. Founded in 1977 by Jack Fulk and Richard Thomas in Charlotte, North Carolina, the company has built its identity around bold Cajun flavors, scratch-made biscuits, and a strong emphasis on breakfast offerings. As of early 2024, Bojangles operates more than 800 locations across the U.S., primarily concentrated in the Southeast, with continued expansion into new markets. The brand has experienced steady growth in recent years, driven by franchise development, strategic market entry, and an increasingly loyal customer base seeking differentiated, Southern-inspired cuisine in the quick-service restaurant (QSR) space.

One of the key drivers behind Bojangles' success is its strong per-unit performance, supported by a highly balanced sales mix across breakfast, lunch, and dinner dayparts. Breakfast, in particular, accounts for a significant portion of revenue, setting the concept apart from many competitors. Average unit volumes for Bojangles locations remain competitive within the QSR segment, reflecting consistent customer demand and strong brand affinity. In addition to its operational strengths, Bojangles has invested in digital ordering platforms, drive-thru enhancements, and menu innovation to support future growth. With an expanding franchise pipeline and increasing national visibility, the company is well-positioned to continue its upward trajectory and solidify its place as a leading fast-growing brand in the industry.

WWW.BOJANGLES.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

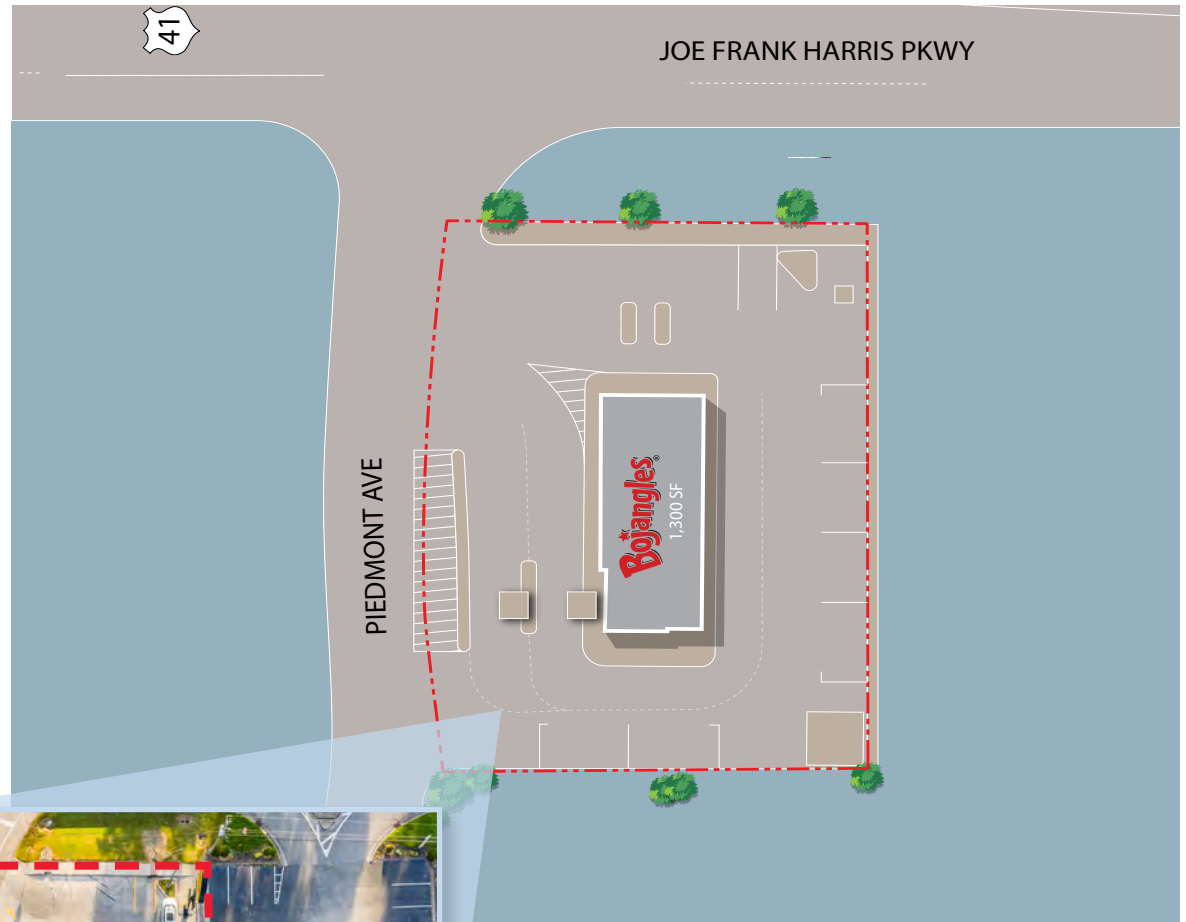
NEARBY TENANTS

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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