

PRICE REDUCED

INVESTMENT OPPORTUNITY BURGER KING

PROPERTY VIDEO: HTTPS://YOUTU.BE/80IQTR2QP24



4105 HIGHWAY 20
BUFORD, GWINNETT COUNTY, GEORGIA 30518

Stephanie Folsom, CCIM Associate Broker / Partner

478.361.8259 CELL stephanie@cbcgeorgia.com cbcmacon.com

990 Riverside Drive Macon, GA 31201 478.746.8171 OFFICE REDUCED SALES PRICE: \$2,900,000 \$2,090,000

CAP RATE: 6.2%



©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

INVESTMENT SUMMARY







STEPHANIE FOLSOM, CCIM 478.361.8259 CELL STEPHANIE@CBCGEORGIA.COM CBCMACON.COM

PRICE REDUCED

\$2,900,000 \$2,090,000

CAP RATE

6.2%

NOI

\$129,791

PRICE SF

\$658.06

BUILDING SF

3,176 SF



INVESTMENT HIGHLIGHTS

Reduced Sales Price	\$2,900,000 \$2,090,000
Price/SF	\$658.06
NOI	\$129,791
Cap Rate	6.2%
Tenant	Burger King • 62 Year old brand
	• 14,000+ Restaurants in the US and around the world
	Second largest burger chain
Franchisee	GPS Hospitality
Lease Type	Absolute NNN
Lease Term	• 20 Year Lease
	Commenced 2015Lease expiration 09/30/2035
Annual Rent	• 10/1/2020 - 9/30/2025: \$120,736
	10/1/2025 - 9/30/2030: \$129,79110/1/2030 - 9/30/2035: \$139,525
Renewal Option	Four 5-year renewal options with 7.5% rent escalations









478.361.8259 CELL STEPHANIE@CBCGEORGIA.COM CBCMACON.COM



PROPERTY VIDEO: HTTPS://YOUTU.BE/80IQTR2QP24

PROPERTY HIGHLIGHTS

- High traffic location 68,100± AVG VPD (2023 GDOT)
- Outparcel to a shopping center anchored by Big Lots, Northern Tool & Equipment and Planet Fitness; across from Home Depot
- · One mile from the Mall of Georgia
- · Located less than 1/2 mile of I-985, Exit 4
- · Zoned C-2, General Business District



BUILDING INFORMATION

Building Size	• 3,176± SF Restaurant Building
	 Drive-thru with ordering station and pick-up window
Lot Size	• 0.981 Acres
	 Access via shopping center; does not have direct access from roadway
Parcel	R7229-106
Built	2015
Parking	51± Spaces
Roof	Flat / TPO
HVAC	Central heat and air conditioning
Electrical	Single meter; 3Phase / 4Wire



PHOTOS











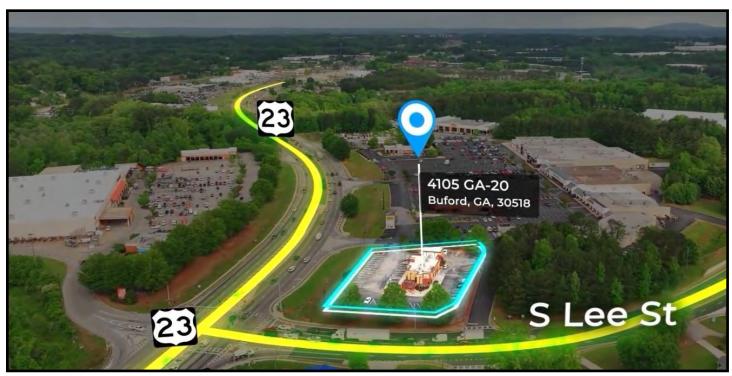


STEPHANIE FOLSOM, CCIM 478.361.8259 CELL STEPHANIE@CBCGEORGIA.COM CBCMACON.COM



AERIAL VIEWS



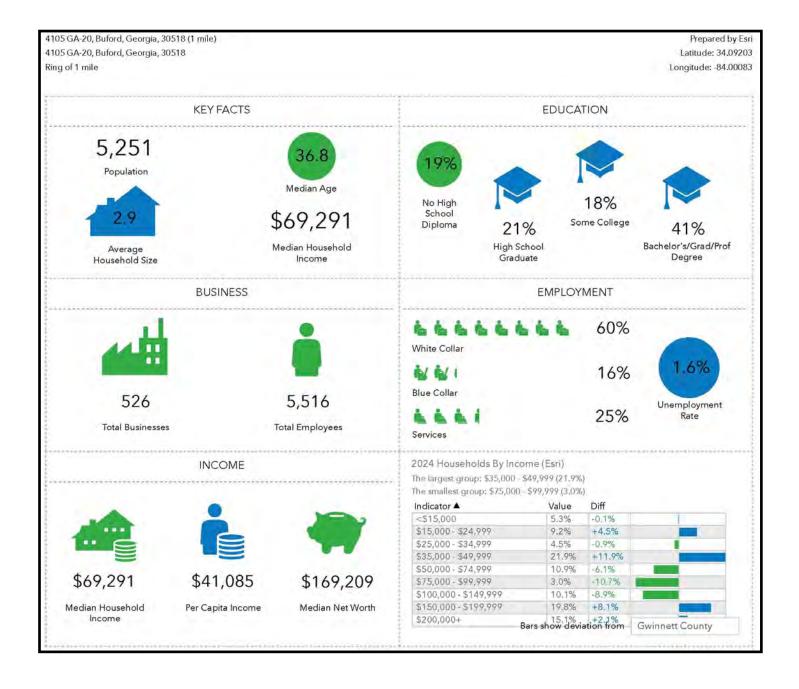






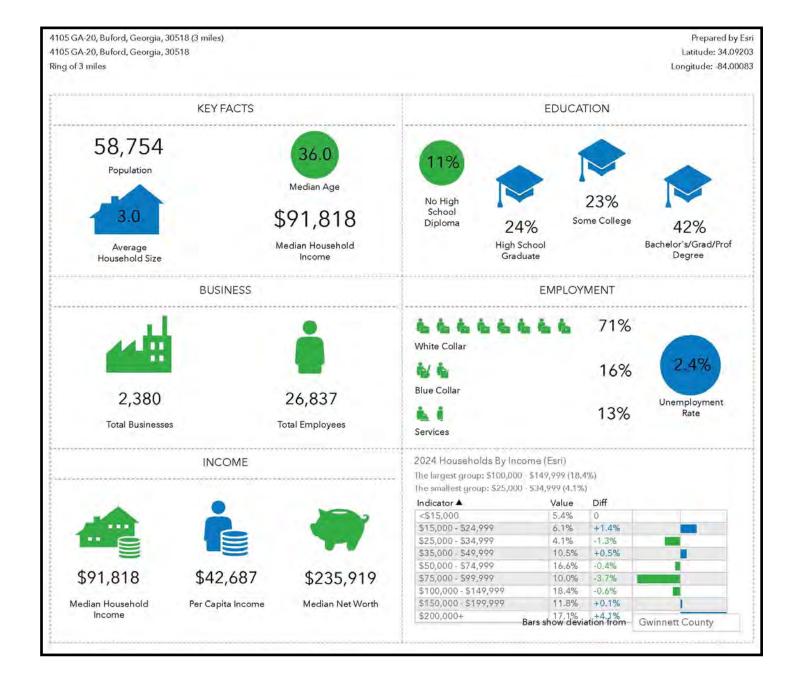


DEMOGRAPHICS - 1 MILE





DEMOGRAPHICS - 3 MILE





DEMOGRAPHICS - 5 MILE

