



INVESTMENT OPPORTUNITY

POPEYES LOUISIANA KITCHEN

PROPERTY VIDEO: [HTTPS://YOUTU.BE/DEY4BHPTT-E](https://youtu.be/DEY4BHPTT-E)



638 HIGHWAY 53

CALHOUN, GORDON COUNTY, GEORGIA 30701

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SALES PRICE: \$1,350,000

CAP RATE: 7%



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Created 7/11/25

INVESTMENT SUMMARY

638 HIGHWAY 53
CALHOUN, GORDON COUNTY, GA 30701



PRICE

\$1,350,000

CAP RATE

7%



NOI

\$94,380



PRICE SF

\$562.50

BUILDING SF

2,400 SF

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INVESTMENT HIGHLIGHTS

638 HIGHWAY 53
CALHOUN, GORDON COUNTY, GA 30701

INVESTMENT HIGHLIGHTS

Sales Price \$1,350,000

Price/SF \$562.50

NOI \$94,380

Cap Rate 7%

Tenant Popeyes**
• 53 Year old brand
• 2,700+ Restaurants in the US and around the world

Franchisee GPS Hospitality

Lease Type Absolute NNN

Lease Term • 20 Year Lease
• Commenced 2015
• Lease expiration 06/30/2035

Annual Rent • 7/1/2025 - 6/30/2030: \$94,380
• 7/1/2030 - 6/30/2035: \$103,812

Renewal Option One Five (5) Year Option with
10% rent escalations

****Currently not in operation.**



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PROPERTY HIGHLIGHTS

638 HIGHWAY 53
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PROPERTY HIGHLIGHTS

- High traffic location - 27,600± AVG VPD (2023 GDOT)
- Located in major retail corridor less than 1/4 mile from Interstate 75, Exit 312
- Same exit as Calhoun Premium Outlets consisting of 50+ stores
- 70 Miles north of Atlanta
- Zoned C-2, General Business District



BUILDING INFORMATION

Building Size	2,400± SF Restaurant Building
	• Drive-thru with two ordering stations and pick-up window
Lot Size	• 1.35 Acres
	• 210' Frontage on SR 53
	• One curb-cut near the center of site
Parcel	C71-080
Built	2014
Parking	32± Spaces
Roof	Flat / TPO
HVAC	Central heat and air conditioning
Electrical	Single meter; 3Phase / 4Wire



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AERIAL MAP

638 HIGHWAY 53
CALHOUN, GORDON COUNTY, GA 30701



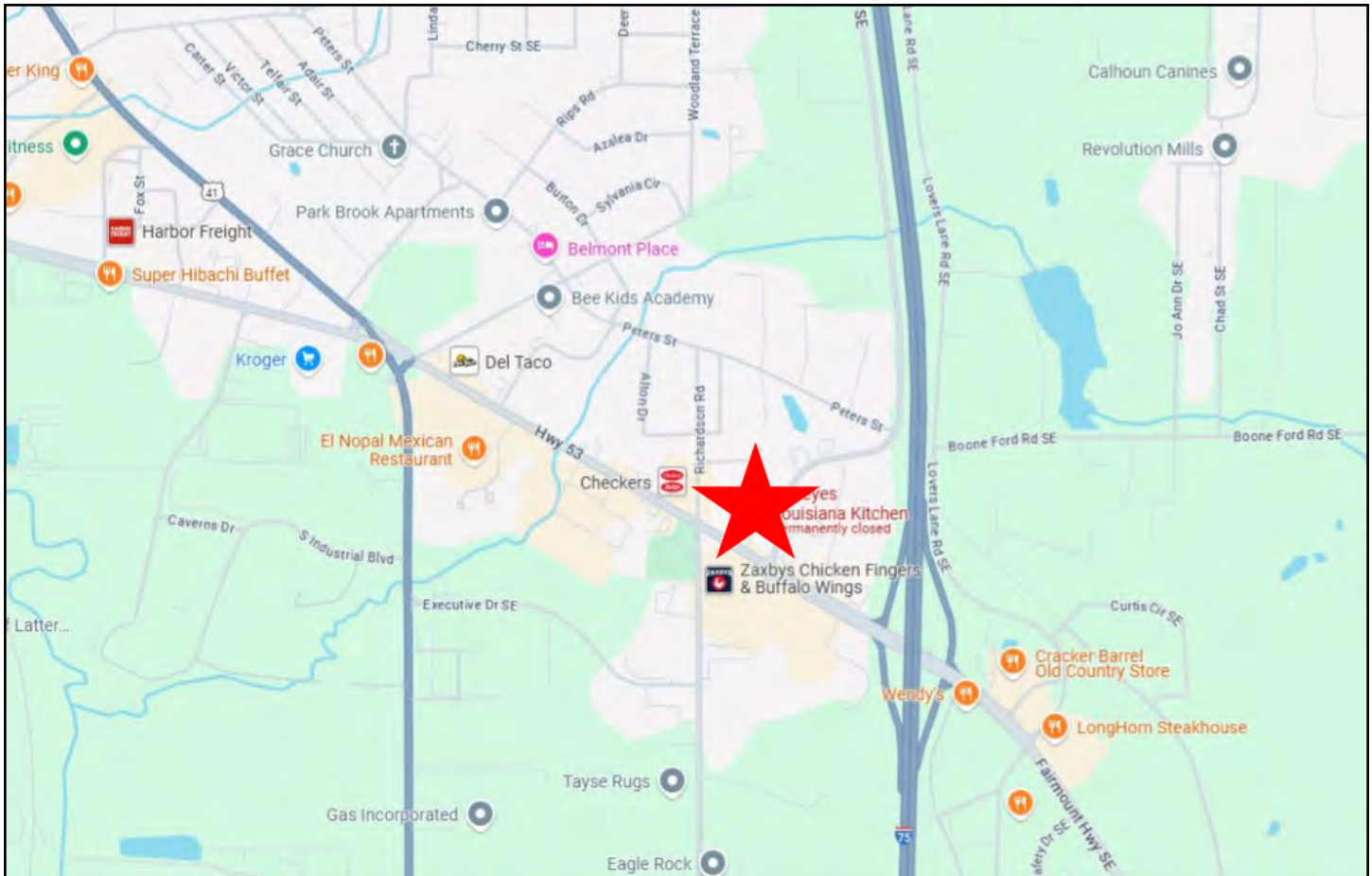
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LOCATION MAP

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DEMOGRAPHICS - 3 MILE

638 GA-53, Adairsville, Georgia, 30103 (3 miles)
638 GA-53, Adairsville, Georgia, 30103
Ring of 3 miles

Prepared by Esri
Latitude: 34.44233
Longitude: -84.91440

KEY FACTS

5,837

Population



2.5
Average Household Size

41.0

Median Age

\$48,155

Median Household Income

BUSINESS



495

Total Businesses



7,766

Total Employees

INCOME



\$48,155

Median Household Income



\$27,725

Per Capita Income



\$127,838

Median Net Worth

EDUCATION

19%

No High School Diploma



35%

High School Graduate



28%

Some College



17%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



52%

White Collar



41%

Blue Collar



7%

Services

4.4%

Unemployment Rate

2024 Households By Income (Esri)

The largest group: \$35,000 - \$49,999 (20.5%)

The smallest group: \$150,000 - \$199,999 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	11.6%	+1.4%	
\$15,000 - \$24,999	8.8%	+0.3%	
\$25,000 - \$34,999	10.9%	+0.4%	
\$35,000 - \$49,999	20.5%	+6.5%	
\$50,000 - \$74,999	13.9%	-4.1%	
\$75,000 - \$99,999	11.3%	-1.1%	
\$100,000 - \$149,999	15.1%	0	
\$150,000 - \$199,999	3.8%	-1.4%	
\$200,000+	4.1%	-1.5%	

Bars show deviation from

Gordon County

DEMOGRAPHICS - 5 MILE

638 GA-53, Adairsville, Georgia, 30103 (5 miles)
638 GA-53, Adairsville, Georgia, 30103
Ring of 5 miles

Prepared by Esri
Latitude: 34.44233
Longitude: -84.91440

KEY FACTS

27,365

Population



2.7

Average
Household Size

38.6

Median Age

\$57,139

Median Household
Income

EDUCATION

18%

No High
School
Diploma



35%

High School
Graduate



28%

Some College



20%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,538

Total Businesses



17,799

Total Employees

EMPLOYMENT



51%

White Collar



38%

Blue Collar



12%

Services



3.4%

Unemployment
Rate

INCOME



\$57,139

Median Household
Income



\$30,016

Per Capita Income



\$147,820

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$35,000 - \$49,999 (15.9%)

The smallest group: \$200,000+ (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	9.0%	-1.2%	
\$15,000 - \$24,999	9.8%	+0.7%	
\$25,000 - \$34,999	9.6%	-0.9%	
\$35,000 - \$49,999	15.9%	+1.9%	
\$50,000 - \$74,999	15.7%	-2.3%	
\$75,000 - \$99,999	13.7%	+1.3%	
\$100,000 - \$149,999	15.6%	+0.5%	
\$150,000 - \$199,999	5.7%	+0.5%	
\$200,000+	5.0%	-0.6%	

Bars show deviation from

Gordon County

DEMOGRAPHICS - 10 MILE

638 GA-53, Adairsville, Georgia, 30103 3 (10 miles)
638 GA-53, Adairsville, Georgia, 30103
Ring of 10 miles

Prepared by Esri
Latitude: 34.44233
Longitude: -84.91440

KEY FACTS

65,000

Population



Average
Household Size

38.7

Median Age

\$61,223

Median Household
Income

EDUCATION

16%

No High
School
Diploma



37%

High School
Graduate



27%

Some College



19%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,203

Total Businesses



26,847

Total Employees

EMPLOYMENT



White Collar

50%



Blue Collar

36%



Services

14%



Unemployment
Rate

INCOME



\$61,223

Median Household
Income



\$30,862

Per Capita Income



\$166,685

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.8%)

The smallest group: \$200,000+ (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	9.4%	-0.8%	
\$15,000 - \$24,999	9.0%	-0.1%	
\$25,000 - \$34,999	9.6%	-0.9%	
\$35,000 - \$49,999	13.2%	-0.8%	
\$50,000 - \$74,999	16.2%	-1.8%	
\$75,000 - \$99,999	13.7%	+1.3%	
\$100,000 - \$149,999	17.8%	+2.7%	
\$150,000 - \$199,999	5.6%	+0.4%	
\$200,000+	5.5%	-0.1%	

Bars show deviation from

Gordon County