

15.2 Years Remaining on Absolute Net Lease with 10% Increases Every 5 Years
Property in Great Retail Corridor Adjacent to Lowe's, Publix and Valdosta Mall

SUBJECT PROPERTY



BURGER KING

1164 St. Augustine Rd · Valdosta, GA 31601

Marcus & Millichap
THE DELTONDO GROUP

BURGER KING

1164 St. Augustine Rd
Valdosta, GA 31601

\$2,153,000
PRICE

6.10%
CAP

\$131,340
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibilities	None
Year Built / Renovated	1997/2020
Building Area	2,859 SF
Land Area	0.5 AC

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES

The property is secured by a 20-year absolute NNN lease with 15.2 years remaining.

ATTRACTIVE RENTAL GROWTH & RENEWAL OPTIONS

10% rent increases every 5 years, with four (4) five-year renewal options.

MAJOR RETAIL CORRIDOR · ADJACENT TO LOWES, PUBLIX & VALDOSTA MALL

Adjacent to Lowe's, Publix, TJ Maxx, and Valdosta Mall, Burger King is situated in the heart of a major commercial corridor in Valdosta.

HIGH TRAFFIC · EXIT QSR ON HIGH-TRAFFIC I-75

The property is situated off Exit 18 on the I-75 corridor (61,900 VPD) on high-traffic St. Augustine Rd. (28,500 VPD)

VALDOSTA, GA

Valdosta is the 16th largest city in Georgia and is the center of the growing four-county Valdosta MSA along the I-75 Corridor.



TARGET



KOHL'S

HOBBY LOBBY

CATO



KIRKLAND'S GOODWILL

COOK OUT

AspenDental

DISCOUNT TIRE

Chick-fil-A

ZAXBY'S

LONGHORN STEAKHOUSE



LOWE'S

BURGER KING

OYO HOTEL

Walmart

sam's club



Academy SPORTS+OUTDOORS

75 58,200 VPD



Lowndes HS 3,201 students

COMPETE 32,952 CAPACITY

TJ-maxx

Michaels

OLLIE'S Bargain OUTLET



Saint Augustine Rd 28,500 VPD

CIRCLE K



EXIT 18



61,900 VPD

VALDOSTA MALL

JCPenney belk ROSS
BED BATH & BEYOND OLD NAVY HomeGoods PETSMART
HOT TOPIC five BELOW Buckle

Publix

Gornto Rd
13,300 VPD

QUALITY INN & SUITES

Cracker Barrel

Ole Times
COUNTRY BUFFET & BAR-B-QUE

Saint Augustine Rd
28,500 VPD

BURGER KING

LOWE'S



Holiday Inn

Denny's Mobil

TEXAS ROADHOUSE

COUNTRY INN & SUITES

Waffle House



Arby's

Applebee's

Krystal

CIRCLE K



Exit LIQUORS

OYO HOTEL

TJ-maxx
Michael's
OLLIE'S Bargain OUTLET



VALDOSTA

A City Without Limits



Save
a lot



MCDONALD'S



VALDOSTA STATE
UNIVERSITY

10,209 STUDENTS



COMPOSITES ONE®

31



VALDOSTA
REGIONAL AIRPORT
73,500 YEARLY FLIGHT OPS



75

41

41

75

133

BURGER
KING



John W. Saunders
Memorial Park



Saint Augustine Rd
28,500 VPD

75

61,900 VPD



Lowndes HS
3,201 students



BURGER KING

Burger King is a global fast-food chain renowned for its flame-grilled burgers and delicious sandwiches. Founded in 1954, the company has expanded its reach across more than 100 countries, operating over 19,250 restaurants worldwide. With its headquarters in Miami, Florida, Burger King is a subsidiary of Restaurant Brands International (RBI), a multinational corporation that owns other well-known fast-food brands. The brand's commitment to quality ingredients, convenient service, and affordable prices has solidified its position as one of the industry leaders. Burger King offers franchisees a globally recognized brand, a proven business model, and comprehensive support in areas like training, marketing, and operations. With continuous innovation in menu development and digital engagement, the brand stays competitive and appealing worldwide.



PARENT COMPANY

Restaurant Brands International (RBI), the parent company of Burger King, Tim Hortons, Popeyes, and Firehouse Subs, reported \$44.5 billion in global system-wide sales for 2024, a 5.4% increase. The company saw strong growth in comparable sales and operational income, returning approximately \$1 billion to shareholders.



CORPORATE PHOTO

\$1.45 B
REVENUE (2024)

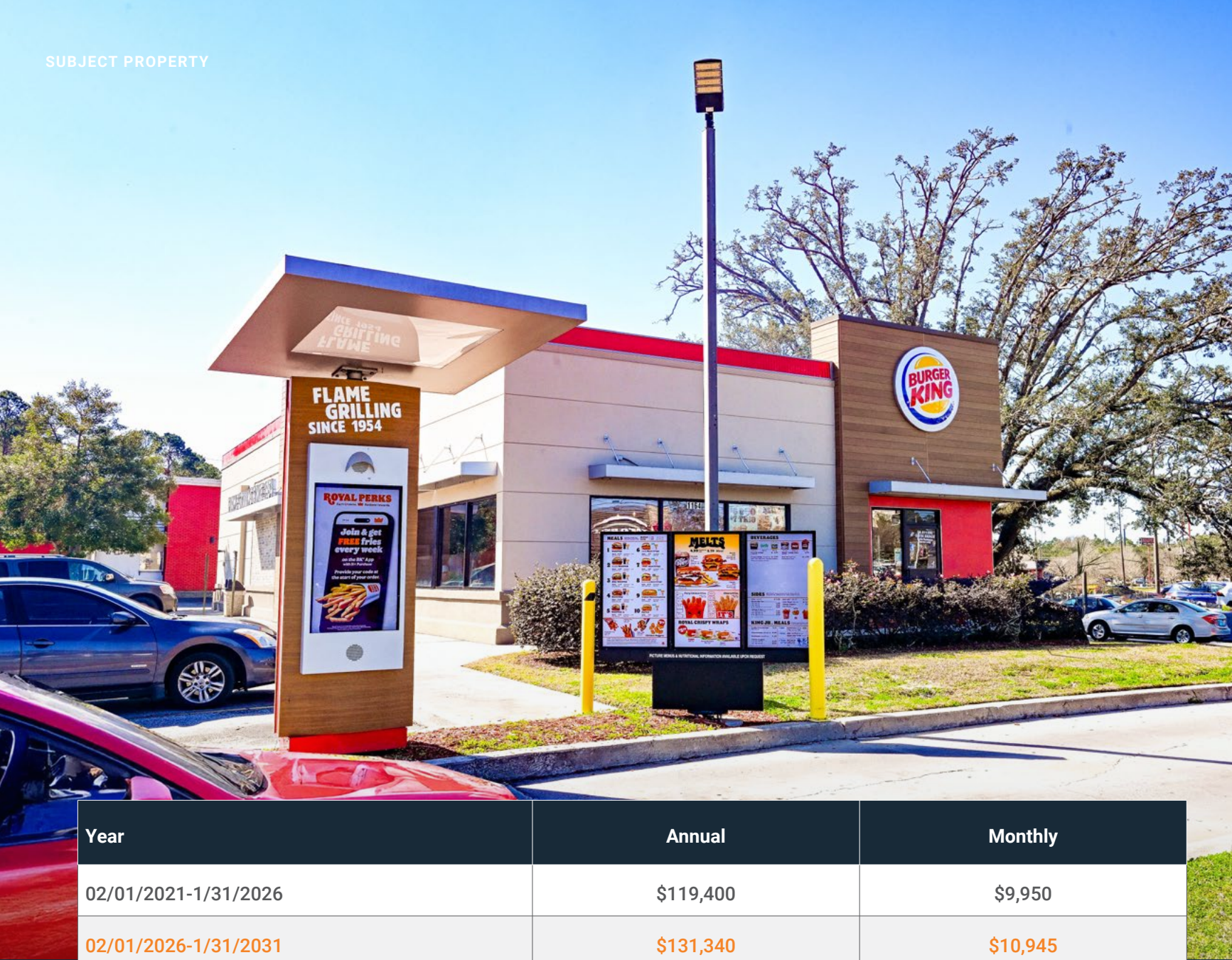
19,250+
STORES

70
YEARS IN BUSINESS

BB-
S&P CREDIT RANKING



CORPORATE PHOTO



Year	Annual	Monthly
02/01/2021-1/31/2026	\$119,400	\$9,950
02/01/2026-1/31/2031	\$131,340	\$10,945
02/01/2031-1/31/2036	\$144,474	\$12,039
02/01/2036-1/31/2041	\$158,921	\$13,243

Pricing is Based on Rent as of 2/1/2026. Difference in Rent to be Credited to Buyer at COE.

TENANT SUMMARY

Tenant	Burger King
Guaranty	6 Units
Type of Ownership	Fee Simple
Lease Type	Absolute-Net
Landlord Responsibilities	None
Rent Commencement	Feb 1, 2021
Lease Expiration	Jan 31, 2041
Term Remaining	15.2 Years
Increases	10% Every 5 Years
Options	4, 5 Year
Financial Reporting	Yes
ROFR	Yes - 10 days

VALDOSTA, GA

Valdosta, Georgia, serves as a dynamic hub in the southeastern region of the state, anchoring the four-county Valdosta Metropolitan Statistical Area (MSA) along the vital I-75 corridor. As of 2023, the Valdosta MSA boasts a population of approximately 151,118 residents, reflecting steady growth in recent years. The city itself encompasses an area of about 36.43 square miles, with a population of 55,378 as of the 2020 census. Valdosta’s strategic location and robust infrastructure have established it as a prominent center for retail, industry, healthcare, and education in the region.

Valdosta State University, one of four comprehensive universities in the University System of Georgia, serves over 12,000 undergraduate and graduate students. The city is known as the “Naval Stores Capital of the World,” supplying 80% of the global demand for naval stores, pine, and turpentine. The Valdosta Regional Airport supports over 73,500 aircraft operations per year. Walmart’s new \$350 million milk-processing facility, opening in 2025, will create 390 jobs and further strengthen the local economy.

MAJOR ECONOMIC DRIVERS



**SUPPORTS 5,500
PERSONNEL &
FAMILIES**



**DISTRIBUTION CENTER
1,000 EMPLOYEES**



151,118
MSA POPULATION

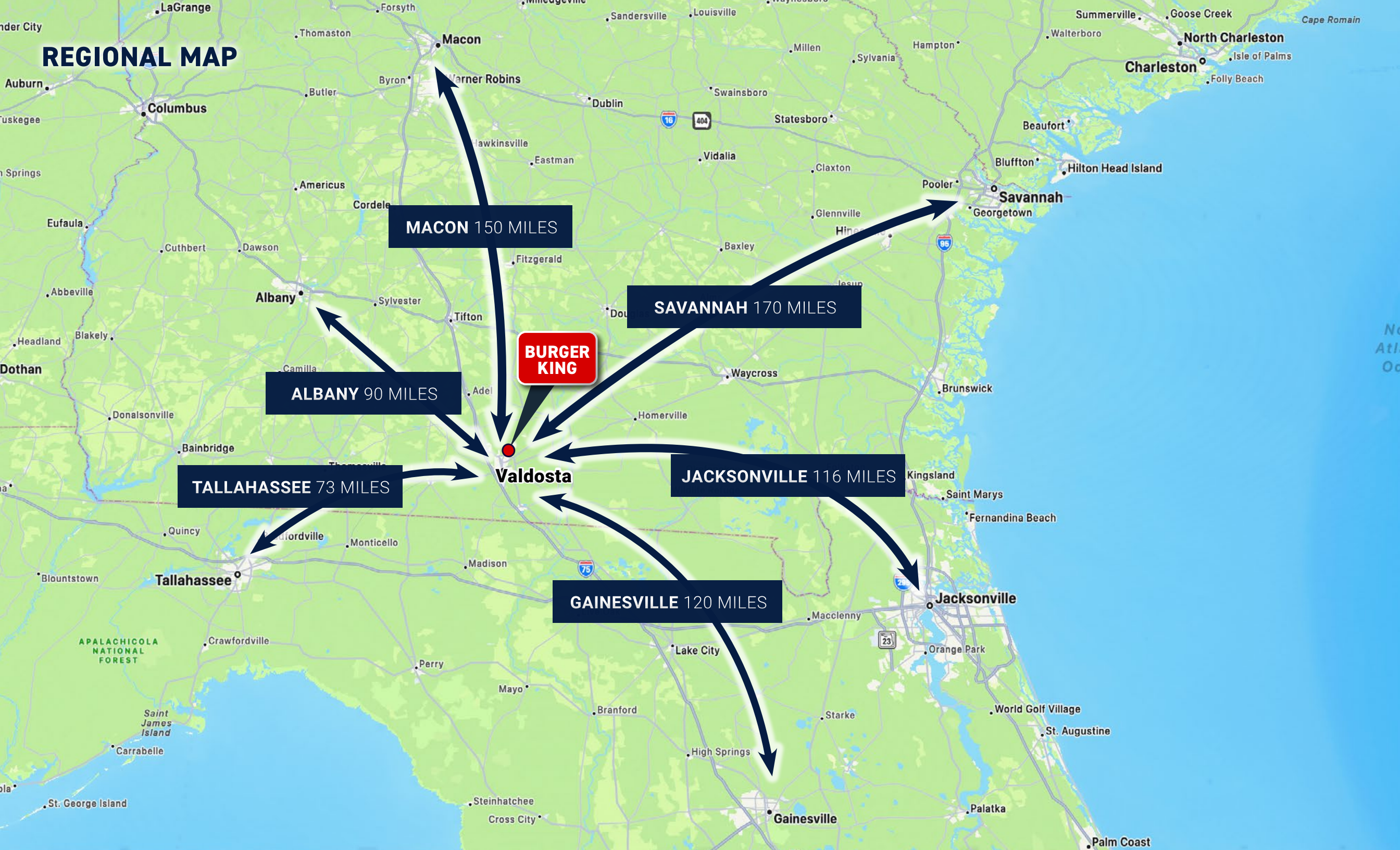
12,000
**VALDOSTA STATE
STUDENTS**

\$557M
**IMPACT MOODY
AIR FORCE BASE**

\$5.99B
**GROSS DOMESTIC
PRODUCT (MSA)**



REGIONAL MAP



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Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com

AMANDA BAZULTO

Director of Operations
P. 949-419-3225
E. amanda.bazulto@marcusmillichap.com

CHRIS ORENIC

Associate
C: (310) 697-9586
O: (949) 419-3214
E. chris.orenic@marcusmillichap.com

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.

RYAN GOTTLIEB

M: 949-633-1106
E: Ryan.Gottlieb@marcusmillichap.com
License TX 791419

BROKER OF RECORD

JOHN LEONARD
P: (678) 808-2700
E: John.leonard@marcusmillichap.com
Lic #: 252904