



# CHECKERS

3429 Wrightsboro Rd., Augusta, GA

Marcus & Millichap  
THE DELTONDO GROUP

# CHECKERS

3429 Wrightsboro Rd.  
Augusta, GA

**\$1,550,000**  
PRICE

**6.19%**  
CAP

**\$96,000**  
NOI

## INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibilities	None
Year Built / Renovated	1994
Building Area	786 SF
Land Area	0.46 AC

## INVESTMENT HIGHLIGHTS

### ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES

The property is secured by a 20-year absolute NNN lease with 16.5 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 AUGUSTA MALL

Adjacent to Augusta Mall, TJ Maxx, Harbor Freight, Joann Fabrics and is situated in the heart of a major commercial corridor in Augusta.

### HIGH TRAFFIC LOCATION | 3RD LARGEST MSA IN GEORGIA

The property is situated on Wrightsboro Rd. (27,600 VPD) with close proximity to Highway 520 (95,100 VPD).

### STRONG FRANCHISE OPERATOR | 21 Units



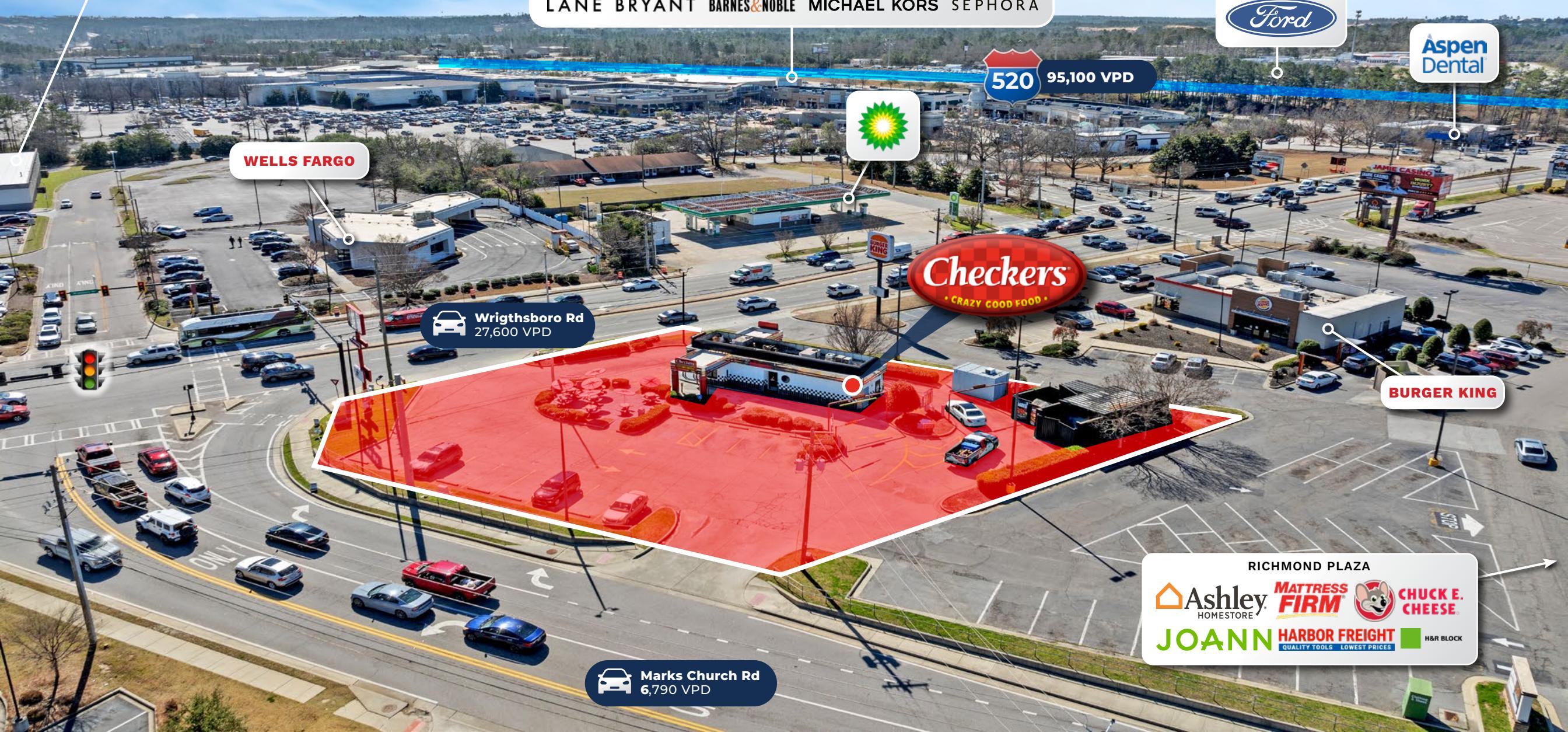
## AUGUSTA SQUARE



## AUGUSTA MALL

★macys JCPenney Dillard's HOT TOPIC FOREVER 21  
 GENE'S H&M Foot Locker Bath & Body Works  
 rue21 VANS CHAMPS SHOE DEPT. ENCORE claire's VICTORIA'S SECRET  
 LANE BRYANT BARNES&NOBLE MICHAEL KORS SEPHORA

City of  
**Augusta!**



City of  
*Augusta!*



**BURGER KING**

**Checkers**  
• CRAZY GOOD FOOD •

Marks Church Rd  
6,790 VPD

**WELLS FARGO**

Wrightsboro Rd  
27,600 VPD

**WRIGHTSBORO ROAD  
DENTAL CLINIC**

**HOUSER SHOES  
GB SHOES**

# City of *Augusta!*



## AUGUSTA SQUARE



Car Marks Church Rd  
6,790 VPD



Car Wrigthsboro Rd  
27,600 VPD

## RICHMOND PLAZA



QUALITY TOOLS LOWEST PRICES

H&R BLOCK



20 79,900 VPD



RICHMOND PLAZA



## AUGUSTA MALL



Wrightsboro Rd 27,600 VPD

520 95,100 VPD



CHRISTENBERRY FIELDHOUSE 3,207 CAPACITY



MASTERS TOURNAMENT

18 Hole \$120M 200K  
Economy Impact Visitors

## AUGUSTA NATIONAL GOLF CLUB



78 22,000 VPD



# CHECKERS

**Checkers** & Rally's is a privately held, quick-service restaurant chain. As of February 2025, Checkers & Rally's operates approximately 806 locations across the United States, with a workforce of around 6,000 employees. In 2024, the company reported systemwide sales of \$957 million, spanning 537 U.S. units. Checkers & Rally's has focused on updating its modular restaurant designs to enhance customer experience and support national expansion efforts. This restructuring reduced long-term debt from approximately \$300 million to \$75 million, providing \$25 million in new financing for store remodeling and growth initiatives.



CORPORATE PHOTO

**\$957M<sup>±</sup>**  
REVENUE (2024)

**806<sup>+</sup>**  
STORES

**6,000**  
EMPLOYEES

**PRIVATE**  
OWNERSHIP

**1986**  
FOUNDED



**SUBJECT PROPERTY**

Year	Annual	Monthly
8/1/2022 - 7/31/2027	\$96,000	\$8,000
8/1/2027 - 7/31/2032	\$105,600	\$8,800
8/1/2032 - 7/31/2037	\$116,160	\$9,680
8/1/2037 - 7/31/2042	\$127,776	\$10,648

# TENANT SUMMARY

<b>Tenant:</b>	All American QSR, LLC
<b>Guaranty:</b>	All American QSR LLC (21 Units)
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Type:</b>	Absolute-Net
<b>Landlord Responsibilities:</b>	None
<b>Rent Commencement:</b>	August 1, 2022
<b>Lease Expiration:</b>	July 31, 2042
<b>Term Remaining:</b>	16.5 Years
<b>Increases:</b>	10% Every 5 Years
<b>Options:</b>	4, 5 Year
<b>ROFR:</b>	Yes - 15 Days

# AUGUSTA, GA

**Augusta, Georgia**, anchors the Augusta-Richmond County MSA, home to over 520,700 residents. Spanning 306 square miles along the Savannah River, the city benefits from a strategic location near Atlanta, Charleston, and Charlotte. In 2023 alone, Augusta attracted \$832 million in capital investments, with companies like Solvay Specialty Polymers contributing to a \$2 billion industrial expansion over five years. Augusta University, serving 9,000 students, plays a key role in workforce development, reinforced by a \$100 million state-funded medical research facility. The city's ongoing growth includes the redevelopment of the James Brown Arena into a 10,000-seat venue, enhancing its appeal as a regional entertainment hub.

A defining economic driver, the annual Masters Tournament at Augusta National Golf Club generates \$120 million in local impact, fueling tourism, hospitality, and retail. The city's diverse economy spans logistics, manufacturing, healthcare, and technology, supported by strong infrastructure and a skilled workforce. Augusta is also home to U.S. Army Cyber Center of Excellence & Fort Eisenhower, with approximately 29,252 employees and an impact of \$2.4B.

## MAJOR ECONOMIC DRIVERS



**FORT EISENHOWER**  
SUPPORTS 29,500+  
\$2.4 BILLION IMPACT

**MASTERS TOURNAMENT**  
40,000+ ATTENDEES  
\$120 MILLION IMPACT



AUGUSTA, GA

**520,700**

**MSA POPULATION**

**\$120M**

**AUGUSTA NATIONAL  
GOLF CLUB IMPACT**

**\$2.4B**

**FORT EISENHOWER  
IMPACT**

**\$34.1B**

**GROSS DOMESTIC  
PRODUCT (MSA)**

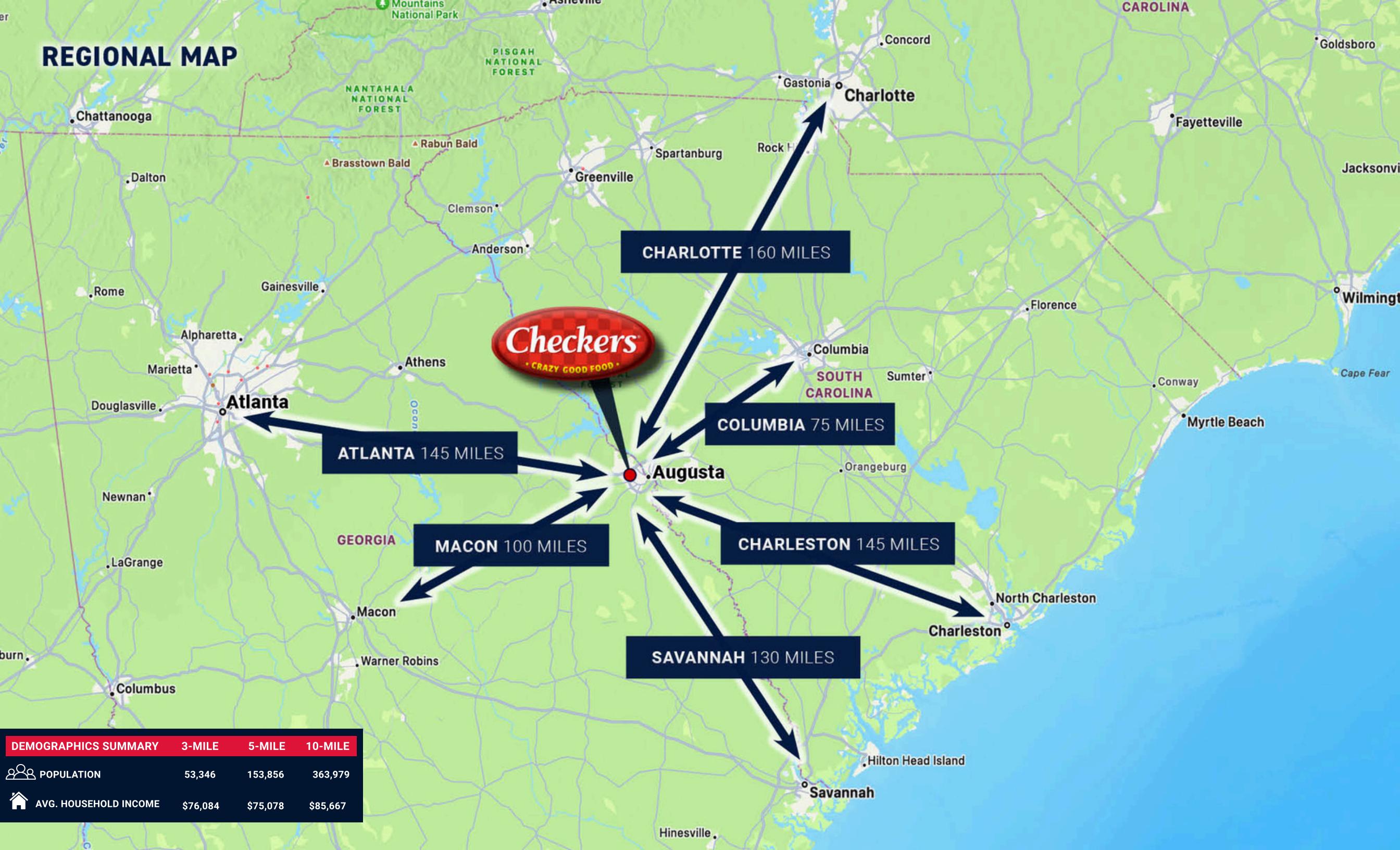


MASTERS TOURNAMENT



FORT EISENHOWER

## REGIONAL MAP



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