



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



SUBJECT PROPERTY

AUGUSTA SQUARE



AUGUSTA MALL



City of
Augusta!



520 95,100 VPD

WELLS FARGO

Wrightsboro Rd
27,600 VPD



BURGER KING

RICHMOND PLAZA



Marks Church Rd
6,790 VPD

City of
Augusta!


DOLLAR TREE

at home
The Home Décor Superstore

RICHMOND PLAZA
 **Ashley** HOMESTORE  **MATTRESS FIRM**  **CHUCK E. CHEESE**
 **JOANN**  **HARBOR FREIGHT**  **H&R BLOCK**
QUALITY TOOLS LOWEST PRICES


 **SKY ZONE**
TRAMPOLINE PARK

**WRIGHTSBORO ROAD
DENTAL CLINIC**

**HOUSERSHOES
GB SHOES**

BURGER KING

Checkers
• CRAZY GOOD FOOD •

 **Marks Church Rd**
6,790 VPD

WELLS FARGO

 **Wrightsboro Rd**
27,600 VPD



City of Augusta!

O'Reilly metro Bojangles
Auto Zone SHERWIN WILLIAMS Wendy's TACO BELL

Walmart

AUGUSTA SQUARE

OLLIE'S GOOD STUFF CHEAP ROSS DRESS FOR LESS TJ-maxx
Rainbow PAPA JOHN'S Little Caesars Pizza Starbucks

U-HAUL

HAVERTYS FURNITURE • EST 1885

MCDONALD'S

KFC

Marks Church Rd
6,790 VPD

Checkers
CRAZY GOOD FOOD



goodwill

Starbucks

WELLS FARGO

Shell

Wrightsboro Rd
27,600 VPD

RICHMOND PLAZA

Ashley HOMESTORE MATTRESS FIRM CHUCK E. CHEESE
JOANN HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES H&R BLOCK

BURGER KING

Walmart  sam's club 
Lowe's  HOME DEPOT 
DOLLAR TREE  planet fitness 

TARGET  Burlington  STAPLES 
Urban Air  Party City  PET SMART 
OLD NAVY  Michaels  HOBBY LOBBY  BEST BUY 

AUGUSTA NATIONAL GOLF CLUB



MASTERS
TOURNAMENT

18
Hole

\$120M
Economy Impact

200K
Visitors

20 79,900 VPD

DOCTORS
HOSPITAL

350-BED HOSPITAL

SKY ZONE
TRAMPOLINE PARK

at home
The Home Décor Superstore

Checkers
CRAZY GOOD FOOD

Walmart  GOODWILL 

O'Reilly  metro  Bojangles 

Auto Zone  SHERWIN WILLIAMS  Wendy's  TACO BELL 

Forest Hills
Golf Course

Daniel Field Airport

AUGUSTA
ATHLETICS

CHRISTENBERRY
FIELDHOUSE
3,207 CAPACITY

Augusta Municipal
Golf Course

RICHMOND PLAZA
Ashley  HOMESTORE  MATTRESS FIRM  CHUCK E. CHEESE
JOANN  HARBOR FREIGHT  QUALITY TOOLS LOWEST PRICES  H&R BLOCK

520 95,100 VPD

Wrightsboro Rd
27,600 VPD

Ford  Public Storage  50th ANNIVERSARY  Advance Auto Parts  CIRCLE K

AUGUSTA SQUARE
OLLIE'S  GOOD STUFF CHEF  ROSS DRESS FOR LESS  TJ-MAXX
Rainbow  PAPA JOHN'S  LITTLE CAESARS PIZZA  STARBUCKS 

78 22,000 VPD

AUGUSTA MALL

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

BIG
AIR

Coca-Cola

CHEVROLET

COUNTRY  Days Inn  WINGATE  BY WYNDHAM
Comfort SUITES  WOODSPRING SUITES  AN EXTENDED STAY HOTEL

GOLDEN
HARVEST
FOOD BANK

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[±]
REVENUE (2024)

806⁺
STORES

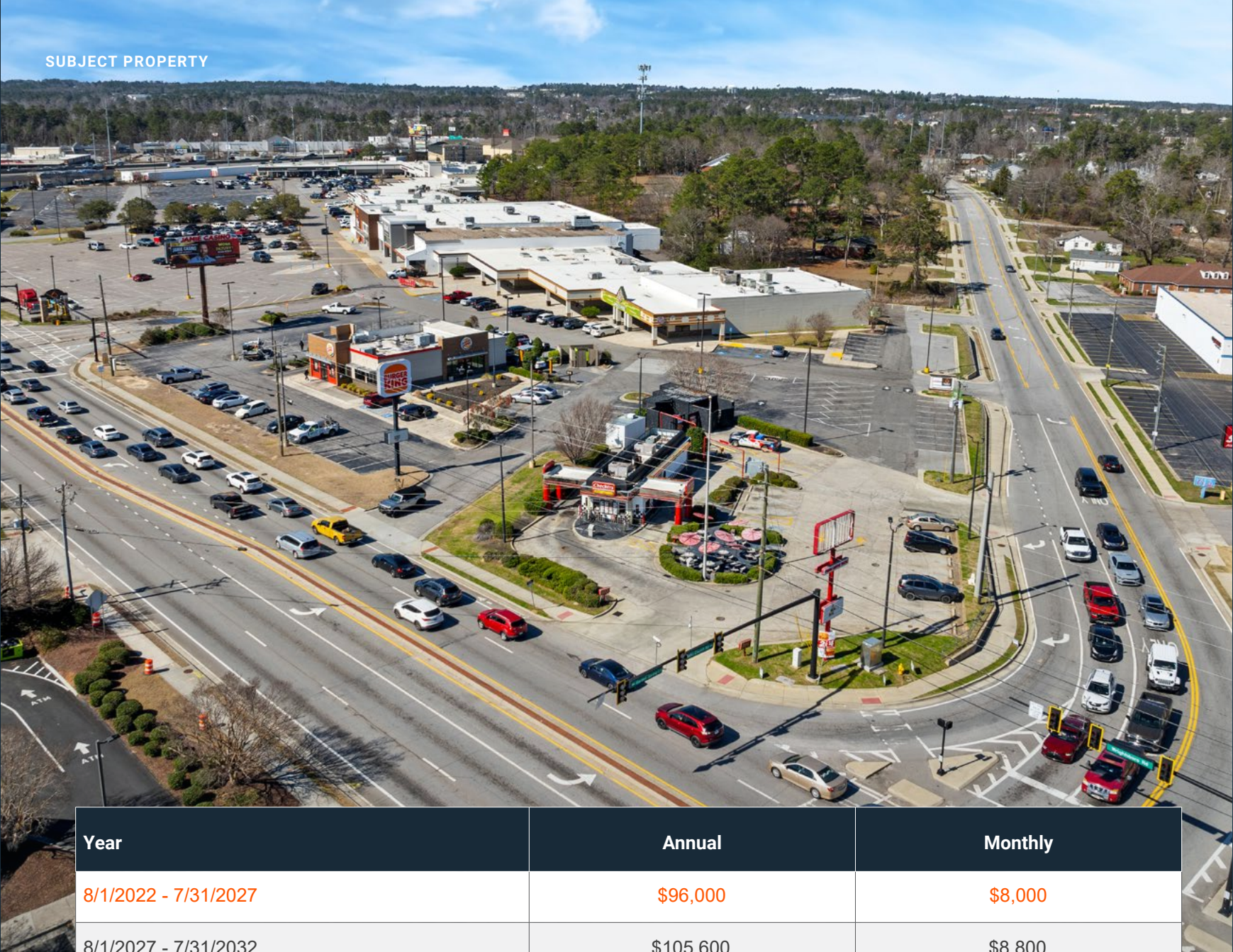
6,000
EMPLOYEES

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

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

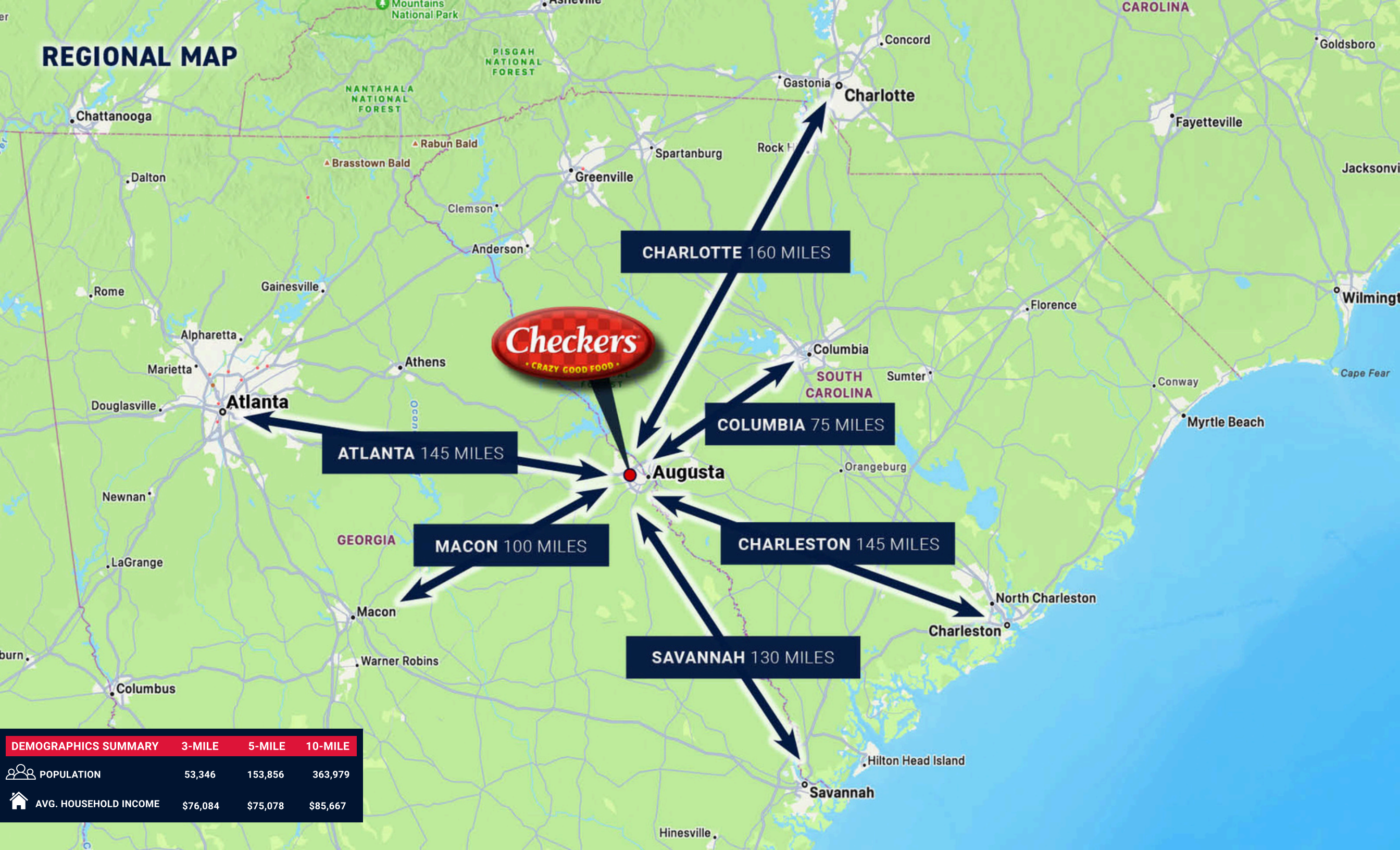


MASTERS TOURNAMENT



FORT EISENHOWER

REGIONAL MAP



CHARLOTTE 160 MILES

COLUMBIA 75 MILES

CHARLESTON 145 MILES

SAVANNAH 130 MILES

MACON 100 MILES

ATLANTA 145 MILES

DEMOGRAPHICS SUMMARY	3-MILE	5-MILE	10-MILE
POPULATION	53,346	153,856	363,979
AVG. HOUSEHOLD INCOME	\$76,084	\$75,078	\$85,667

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