

# Steak N Shake

2905 STONECREST CIRCLE  
ATLANTA (STONECREST), GA 30038

**OUT-PAD TO THE MALL AT STONECREST**

1.2 Million SF Shopping Mall ✓

103 Total Stores & National Retailers

**STRONG CORPORATE GUARANTY** ✓

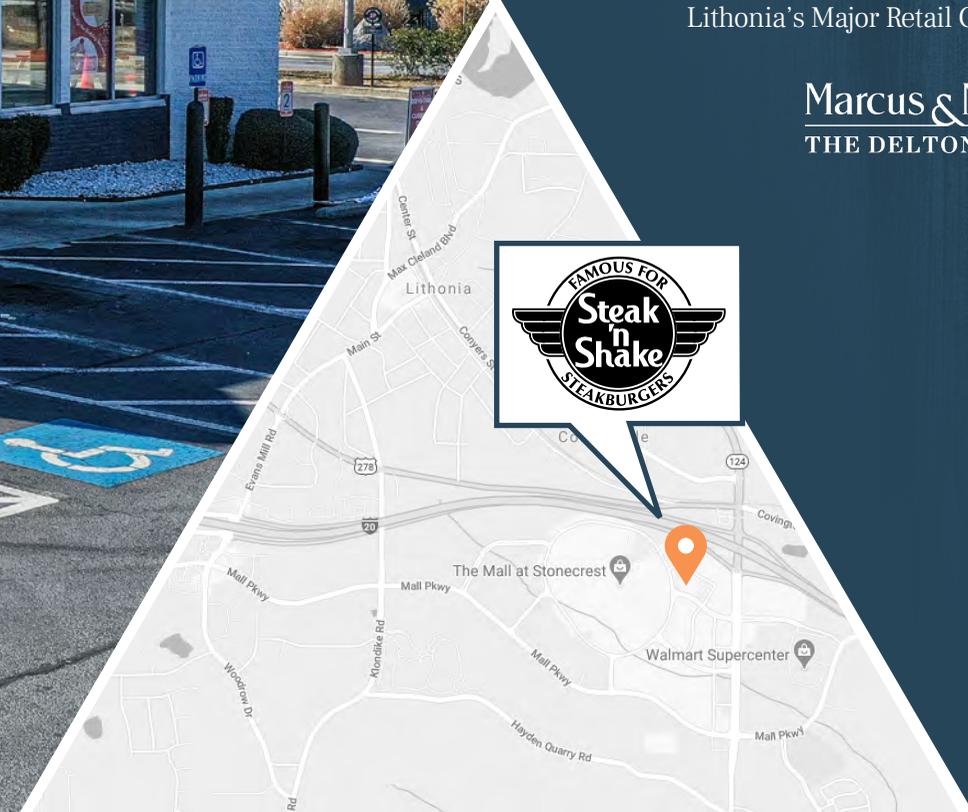
550+ Units Across the United States

**SUPERIOR LOCATION & VISIBILITY** ✓

Located Just Off Interstate-20 (136,000+ VPD)

Lithonia's Major Retail Corridor

**Marcus & Millichap**  
THE DELTONDO GROUP



Exclusively Listed by:

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# INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** No Landlord Responsibilities; 5+ Years Remaining with Two, 10 Year Options to Extend

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- ✓ **Strong Corporate Guaranty:** The Steak N Shake Company, 550+ Locations Across the United States

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- ✓ **Out-Pad to The Mall at Stonecrest:** A 1.2 Million Square Foot Shopping Mall with 103 Total Stores with National Retailers Including: Sears, Dillards, JC Penny, Macy's & More

- ✓ **Superior Location & Visibility:** Located just off Interstate-20 (136,000+ VPD) in Lithonia's Major Retail Corridor

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- ✓ **Surrounded by National Tenants:** Nearby National Tenants Include: Sam's Club, Walmart Supercenter, Staples, Big Lots, Burlington, Petco, Chick-fil-A, TGI Fridays, Applebees, McDonald's, Mattress Firm, Olive Garden, Ihop, Chilis, & Smokey Bones to name a few

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- ✓ **Substantial Demographics:** In a 5 Mile Radius the Population Exceeds 108,300+; Households 40,100+ and an Average Household Income of \$64,601



# INVESTMENT SUMMARY

**ADDRESS:** 2905 Stonecrest Circle  
Atlanta (Lithonia), GA 30038

**PRICE:** \$1,895,514

**CAP:** 8.00%

**NOI:** \$151,641

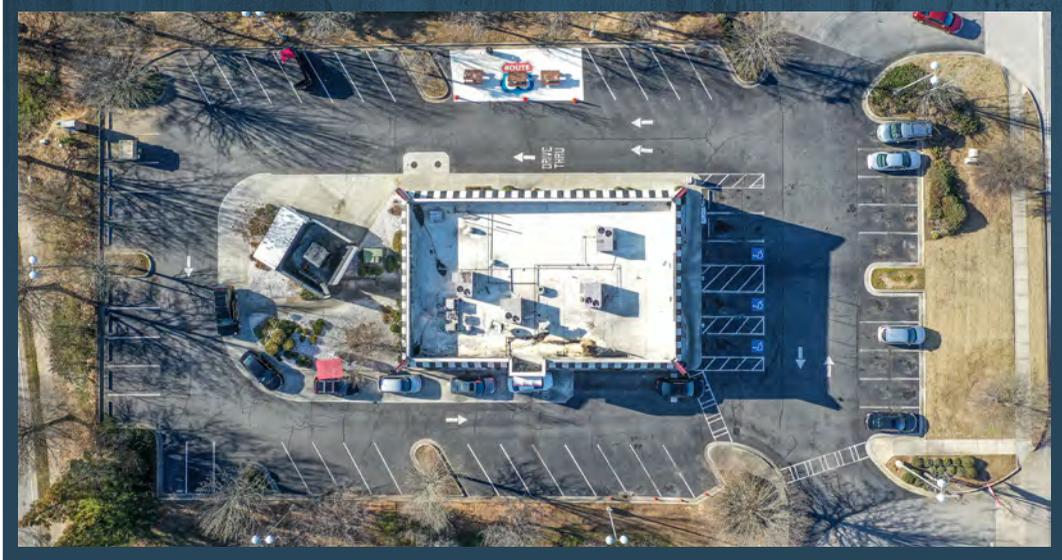
\*Rent is based on July 1, 2021 Increase; difference in rent will be credited to purchaser at close of escrow

# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION:</b>	3,216	31,304	108,388
<b>HOUSEHOLDS:</b>	1,479	12,648	40,109
<b>HH INCOME:</b>	\$57,793	\$57,377	\$64,601



## BIRDS EYE VIEW



## PROPERTY DESCRIPTION

- ✓ **PROPERTY ADDRESS:**  
2905 Stonecrest Circle  
Atlanta (Stonecrest), GA 30038
- ✓ **LEASE TYPE:**  
Absolute-Net
- ✓ **BUILDING SIZE:**  
4,015 SF
- ✓ **YEAR BUILT:**  
2003
- ✓ **LOT SIZE:**  
1.21 Acres
- ✓ **FRONTAGE & ACCESS:**  
Stonecrest Circle

# TENANT PROFILE



Steak 'n Shake was founded in February 1934 in Normal, Illinois. Gus Belt, Steak 'n Shake's founder, pioneered the concept of premium burgers and milk shakes. For over 85 years, the company's name has been symbolic of its heritage. The word "steak" stood for STEAKBURGER. The term "shake" stood for

hand-dipped MILK SHAKES. Gus was determined to serve his customers the finest burgers and shakes in the business.

Steak 'n Shake is an American casual restaurant chain concept rated primarily in the Midwestern United States with locations also in the South, Mid-Atlantic and Western United States, Europe, and the Middle East. The brand has become one of the most recognized and loyal brands in the restaurant franchising business, synonymous with freshness and quality. The company is headquartered in Indianapolis, Indiana and is a wholly owned subsidiary of Biglari Holdings. Under the ownership of Biglari Holdings, Steak 'n Shake has succeeded in attaining exceptional, industry-leading financial results.

After 85 years, the company is continuing Steak 'n Shake's tradition of serving the country's best, freshest, and tastiest burgers and shakes. Today, there are over 550 Steak 'n Shake restaurants in 28 states. The restaurant's milkshakes were voted #1 by Zagat.

-  **OWNERSHIP:** Corporate
-  **FOUNDED:** 1934
-  **NUMBER OF LOCATIONS:** 550+
-  **HEADQUARTERS:** Indianapolis, IN
-  **WEBSITE:** [www.steaknshake.com](http://www.steaknshake.com)



# NOW DEBT-FREE, STEAK 'N SHAKE OPENING 45 RESTAURANTS

*QSRMagazine.com*

Steak 'n Shake announced Tuesday that it is opening *12 new restaurants by the end of the first quarter of 2021*. This is in addition to the *33 restaurants Steak 'n Shake opened in the fourth quarter of 2020*. **The company recently became debt-free.**

Steak 'n Shake had previously closed restaurants that did not deliver excellent customer service. With the advent of its new owner-operator model, Steak 'n Shake intends to award every restaurant to an operator who provides legendary customer service. Unlike a typical franchising opportunity, which could cost over \$2 million, Steak 'n Shake's program requires that an aspiring owner-operator invest a total of \$10,000 and demonstrate exemplary service as an operator. Steak 'n Shake is making the American Dream a reality for those with talent and passion.

In 2020, Steak 'n Shake owner-operators earned, on average, \$161,000 in their first year. Some are on their way to earning over \$300,000. Today, there are 100 owner-operators, and each one is a true American success story. Steak 'n Shake encourages every general manager in the hospitality industry to apply if they are interested in working for themselves. (To apply, please visit [steaknshakefranchise.com](http://steaknshakefranchise.com))

Says Steak 'n Shake CEO Sardar Biglari, *“By paving the way for franchise partners to live the American Dream, we are providing them an opportunity to attain financial liberty. A salient point for those who become America’s ablest restaurant operators is that neither birth nor pedigree, ethnicity nor religion is an obstacle to success. A franchise partnership is a passport that cannot be purchased but only earned. It takes talent along with the passion to serve others, a rare combination that is woven into the character of each individual we accept.”*

He adds, *“Doubtless, a good number of our partners will become millionaires. But make no mistake: We are not minting millionaires but are merely providing the means—they are earning every penny.”*

*“I made back my initial investment in the first month of being a franchise partner,” says Press McDonald of St. Louis. “It was the best investment of my life. Other franchises have such a high barrier to entry that, as an aspiring entrepreneur, it feels impossible. Steak 'n Shake gives people like me a chance, and today I earn in two months at Steak 'n Shake what I made in a year at my previous job.”*

**Steak 'n Shake is also investing significant sums to remodel all of its restaurants. Over the course of the last 12 months, the company has fixed its unit economics. As the originator of the Steakburger and a legendary milkshake, it is poised to grow throughout the United States. Steak 'n Shake owns much of its real estate and is aided by the inherent advantage of being owned by a strong parent company, Biglari Holdings.**



# TENANT SUMMARY

TENANT TRADE NAME: Steak 'n Shake

OPERATOR: Steak N Shake Operations, Inc.

GUARANTY: The Steak n Shake Company

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Absolute-Net

ROOF & STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: July 1st, 2008

LEASE EXPIRATION: June 30th, 2026

TERM REMAINING: 5 Years, 5 Months

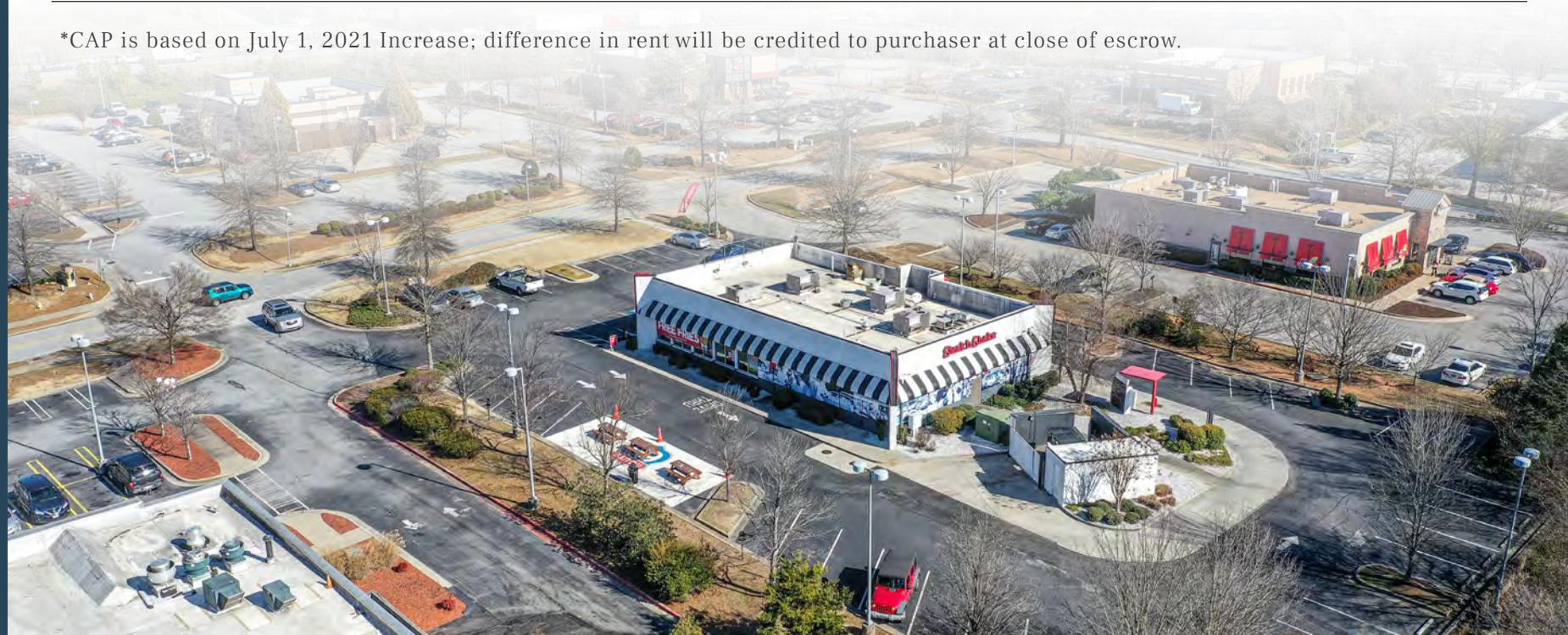
INCREASES: 1.75% Annually

OPTIONS: Two, 10 Year

# ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
July 1, 2020 - June 30, 2021	\$149,033.00	\$12,419.42
<b>July 1, 2021 - June 30, 2022</b>	<b>\$151,641.08</b>	<b>\$12,636.76</b>
July 1, 2022 - June 30, 2023	\$154,294.80	\$12,857.90
July 1, 2023 - June 30, 2024	\$156,994.96	\$13,082.91
July 1, 2024 - June 30, 2025	\$159,742.37	\$13,311.86
July 1, 2025 - June 30, 2026	\$162,537.86	\$13,544.82

\*CAP is based on July 1, 2021 Increase; difference in rent will be credited to purchaser at close of escrow.



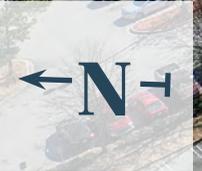


Turner Hill Road (19,000+ VPD)

Stonecrest Parkway (17,000+ VPD)

Stonecrest Circle

Mall Ring Road



**ROSS**  
DRESS FOR LESS

**Marshalls**

  
KAISER PERMANENTE®

  
TACO BELL

  
HAVERTYS  
FURNITURE®

ZAXBY'S  


The Mall at Stonecrest

sears Dillard's jcpenny macy's Chick-fil-A

ZALES THE DIAMOND STORE SUBWAY Foot Locker Checkers CHAMPS Sports Bath & Body Works

1.2 Million Square Feet / 103 Total Stores

MATTRESS FIRM AT&T

T.G.I. FRIDAYS

Applebee's

FAMOUS FOR  
Steak n Shake  
STEAKBURGERS

Stonecrest Parkway (17,000+ VPD)

Mall Ring Road

Stonecrest Circle





(136,000+ VPD)

Turner Hill Road (19,000+ VPD)



Stonecrest Circle



Stonecrest Parkway (17,000+ VPD)



# DISTANCE FROM SUBJECT PROPERTY

21 - MILES Atlanta, GA

65 - MILES Columbus, GA

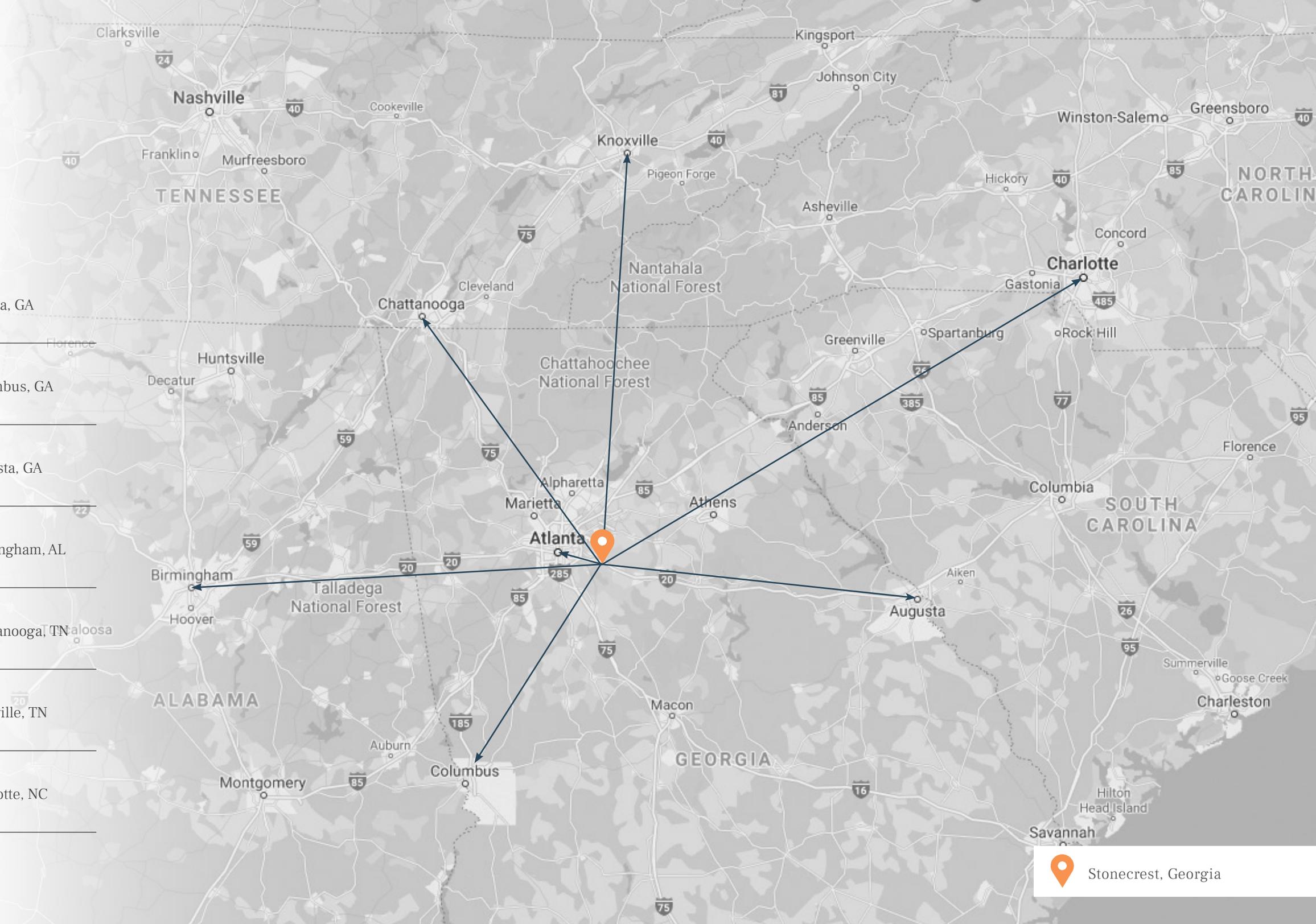
127 - MILES Augusta, GA

167 - MILES Birmingham, AL

138 - MILES Chattanooga, TN

212 - MILES Knoxville, TN

227 - MILES Charlotte, NC



 Stonecrest, Georgia

# ATLANTA, GEORGIA

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.9 million people. Over the next five years the region is expected to add approximately 293,300 residents. Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta. New projects in the downtown and midtown sections of the city present a vast array of housing, entertainment and retail opportunities that are enticing residents back into the city and providing options for people moving to the metro.

## MAJOR AREA EMPLOYERS

Delta Airlines

The Home Depot

AT&T

WellStar Health Systems

UPS

Northside Hospital

Piedmont Healthcare

Children's Healthcare of Atlanta

Cox Enterprises

Bank of America



### HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks among the top 10 in the nation in the number of Fortune 500 headquarters with 15 firms, including UPS, Delta Airlines and Coca-Cola.

### STRONG EMPLOYMENT GAINS

The metro places among the highest in the nation for job growth. More than 328,900 jobs were added in the last five years.

### LOW COST OF LIVING & DOING BUSINESS ATTRACTS EMPLOYERS

A pro-business environment and affordability helped Atlanta lure new companies to the metro.



## QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology and Spelman College. Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA and WNBA.

## ECONOMY

- ✓ Gross metropolitan product (GMP) and retail sales progress above national levels.
- ✓ The area serves as an economic hub for the Southeast. Many of the country's largest corporations have selected the Atlanta metro for their headquarters.
- ✓ Atlanta is favored by businesses for its low corporate taxes, pro-business climate, and access to national and global markets. Among the numerous corporate headquarters are those for Home Depot, Pulte Group and Genuine Parts. Other major firms include NCR, Mercedes-Benz, Porsche and State Farm.

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