

NEW 15-YEAR ABSOLUTE NET LEASE WITH 10% INCREASES EVERY 5 YEARS - ANCHORED BY HOME DEPOT (695,000 ANNUAL VISITORS) AND SHADOW ANCHORED BY WALMART (2.7M ANNUAL VISITORS - TOP 90% OF WALMART'S IN STATE OF GEORGIA)



OPERATED BY CHUNARA GROUP OF COMPANIES, ONE OF THE MOST SUCCESSFUL FRANCHISEE OPERATORS IN THE COUNTRY WITH 188 OPERATING UNITS



TAKE 5 OIL CHANGE

7178 GA-85, RIVERDALE (ATLANTA MSA), GA 30274

Marcus & Millichap

OFFERING MEMORANDUM





7178 GA-85,  
RIVERDALE, GA 30274

\$1,920,000

PRICE

6.25%

CAP

\$120,000

NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built/Remodeled:	1988/2022/2025
Building Area	2,000 SF
Land Area	17,424 SF

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES

The property is secured by a 15-year absolute NNN lease with zero landlord responsibilities.

SCHEDULED RENT INCREASES · MULTIPLE RENEWAL OPTIONS

The lease includes 10% rent increases every five years, with three (3) five-year renewal options.

STRATEGIC LOCATION IN RIVERDALE, GA

Situated on GA-85, a major thoroughfare in Riverdale, the property benefits from high visibility and traffic counts, serving a densely populated area with strong demand for automotive services.

SURROUNDED BY NATIONAL RETAILERS AND SERVICE OPERATORS

Nearby national tenants include Walmart Supercenter, The Home Depot, Chick-fil-A, Planet Fitness, AutoZone, Waffle House, and Kroger, contributing to a steady flow of daily traffic in the immediate trade area.

RECENTLY RENOVATED PROPERTY

Originally built in 1988, the property underwent renovations in 2022 and 2025, ensuring modern facilities and compliance with current standards.

PROXIMITY TO HARTSFIELD–JACKSON ATLANTA INTERNATIONAL AIRPORT

Located approximately 7 miles from Hartsfield–Jackson Atlanta International Airport—one of the busiest airports in the world—providing strong regional accessibility and enhancing the logistical convenience of the site.



SUBJECT PROPERTY



SOUTHLAKE FESTIVAL

TJ-maxx Burlington  
Rainbow FINISH LINE



Dillard's macy's zumiez  
FOREVER 21 PANDORA AÉROPOSTALE  
HOT TOPIC CHAMPS VICTORIA'S SECRET

Foot Locker H&M AMERICAN EAGLE OUTFITTERS Bath & Body Works JOYRAYS

SOUTHLAKE PAVILLION

BEST BUY Ashley HOMESTORE planet fitness  
ROSS PETSMART PartyCity

SHOPS AT RIVERDALE

Walmart CHIPOTLE  
Aaron's Advance Auto Parts Pep Boys

Riverdale MS  
660 students



Hwy 85  
43,800 VPD



Riverdale HS  
1,400 students

AUTO SOLUTIONS

FLORES AUTOMOTIVE



ARCHWAY



DRESS CODE



C & C BEAUTY & BEYOND

MERCHANTS SQUARE

Kroger CATO Pizza Hut UNITED STATES POSTAL SERVICE  
HIBBETT SPORTS GAME TESTED. ATHLETE APPROVED.  
it's fashion JACKSON HEWITT BUFFALO WILD WINGS

RIVERDALE CULTURE

3,000+ CAPACITY



PARKWOOD VILLAGE  
SHOPPING CENTER



RIVERDALE CROSSING



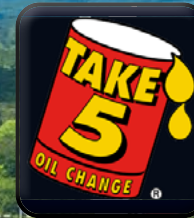
MERCHANTS SQUARE



AMERICAN CAR  
CENTER



CAR WASH



RIVERDALE  
CULTURE

3,000+ CAPACITY

FLORES  
AUTOMOTIVE

U-HAUL®

AUTO  
SOLUTIONS



Hwy 85  
43,800 VPD





MERCHANTS SQUARE

Kroger CATO Pizza Hut UNITED STATES POSTAL SERVICE

HIBBETT SPORTS®  
GAME TESTED. ATHLETE APPROVED.™

it's fashion JACKSON HEWITT BUFFALO WILD WINGS

Foot Locker FAMILY DOLLAR TACO BELL Wendy's DELTACO

COOK OUT POPEYES KRISPY KREME

WALGREENS MCDONALD'S

ATLANTA

RIVERDALE PLAZA SHOPPING CENTER

Food Depot DOLLAR GENERAL

American Deli RBC WELLS FARGO Checkers

SHOPS AT RIVERDALE

Walmart CHIPOTLE

Aaron's Advance Auto Parts Pep Boys

BeautyMaster® planet fitness

VALUE VILLAGE

DUNKIN'

DAIRY QUEEN BURGER KING Bojangles KFC car spa

Chapman Vocational Career Center

THE HOME DEPOT

PANDA EXPRESS

Pizza Hut

CHASE

TAKE 5 OIL CHANGE

MAVIS DISCOUNT TIRE

Hwy 85  
43,800 VPD

boost mobile

U-HAUL

DISCOUNT TIRE

Church Street ES  
698 students

RILEY'S

RAS Medical Solution

RIVERDALE CULTURE  
3,000+ CAPACITY

DRESS CODE

C & C BEAUTY & BEYOND





**GEORGIA GROWN**

3,000 Employees  
\$1B Economic contribution  
4,000 Attendance

**JCPenney**  
LOGISTIC CENTER

**SOUTHLAKE FESTIVAL**  
**TJ-maxx Burlington**  
**Rainbow FINISH LINE**

**SOUTHLAKE PAVILLION**  
**BEST BUY** **Ashley HOMESTORE** **planet fitness**  
**ROSS DRESS FOR LESS** **PET SMART** **Party City**

**SOUTHLAKE MALL**  
**Dillard's** **MACY'S** **zumiez**  
**FOREVER 21** **PANDORA** **AÉROPOSTALE**  
**HOT TOPIC** **CHAMPS SPORTS** **VICTORIA'S SECRET**  
**Foot Locker** **H&M** **AMERICAN EAGLE OUTFITTERS** **Bath & Body Works** **JOURNEYS**

**Southern Regional Medical Center**  
331-BED HOSPITAL

**SHOPS AT RIVERDALE**  
**Walmart** **CHIPOTLE MEXICAN GRILL**  
**Acron's** **Advance Auto Parts** **Pep Boys**



**PARKWOOD VILLAGE SHOPPING CENTER**  
**CRAZY BARGAIN DEALS** **Waffle House** **cricket**  
**BLACK FRIDAY DEALS** **PAPA JOHN'S** **STATUS LOUNGE**

**RIVERDALE SQUARE SHOPPING CENTER**  
**Mr. FURNITURE OUTLET** **SHERWIN WILLIAMS** **ihop**  
**FAMILY DOLLAR** **boost mobile**

**POINTE SOUTH SHOPPING CENTER**  
**CITITRENDS** **MCDONALD'S**  
**DG** **FAMILY DOLLAR** **SONIC** **Pizza Hut** **metro by T-Mobile**

**RIVERDALE CROSSING**  
**Little Giant FARMER'S MARKET**  
**ZAXBY'S** **Yummies Cafi** **Dick's Sporting Goods**

**RIVERDALE CULTURE**

**MERCHANTS SQUARE**  
**Kroger** **CATO** **Pizza Hut** **PANDA EXPRESS** **UNITED STATES POSTAL SERVICE**  
**HIBBETT SPORTS** **it's fashion** **BUFFALO WILD WINGS**  
**CHASE** **JACKSON HEWITT**

**WALGREENS** **BURGER KING** **MCDONALD'S**  
**FAMILY DOLLAR** **TACO BELL** **KFC** **Wendy's** **DEL TACO**  
**COOK-OUT** **POPEYES LOUISIANA KITCHEN** **Krispy Kreme DOUGHNUTS**

**planet fitness** **DUNKIN'**

**RIVERDALE PLAZA SHOPPING CENTER**  
**Food Depot** **DOLLAR GENERAL**  
**American Deli** **PBC** **WELLS FARGO** **Checkers**

**Hartsfield-Jackson Atlanta International Airport**  
IS THE BUSIEST AIRPORT IN THE WORLD BY PASSENGER TRAFFIC.  
IT HANDLES OVER 100 M PASSENGERS ANNUALLY.

**WAYFIELD**  
Eat Better. Spend Less!





## TENANT SUMMARY



**\$1.15B<sup>±</sup>**  
REVENUE (2024)

**1,525<sup>+</sup>**  
STORES

**10,700**  
EMPLOYEES  
DINE BRANDS

**PUBLIC**  
NYSE | DRVN

**1,000<sup>+</sup>**  
NEW LOCATIONS  
PLANNED FOR  
NEXT 5 YEARS

**Take 5 Oil Change**, established in 1984, is a rapidly growing automotive service provider specializing in quick, drive-thru oil changes. The company operates over 1,525 locations across the United States and Canada. In 2024, Take 5 Oil Change reported annual revenues of approximately \$1.15 billion. The company is headquartered in Charlotte, NC, and is a subsidiary of Driven Brands, Inc., a publicly traded company on NASDAQ under the ticker symbol DRVN.

Backed by its parent company, Driven Brands, Inc., which reported total system-wide sales exceeding \$5.3 billion and annual revenue of \$2.3 billion. Take 5 has become a key contributor to the group's quick lube and maintenance segment. The company added more than 130 locations in 2023 alone and has publicly stated its intention to continue this expansion pace through both franchised and corporate openings, doubling its footprint in 5 years.

### TENANT

The Chunara Group of Companies is a family-owned, Atlanta-based enterprise with a diverse and rapidly growing portfolio spanning three primary branches. The first is its restaurant operations arm, which holds majority ownership in over 200 units across 10 nationally recognized brands, including Dunkin', Checkers & Rally's, Baskin-Robbins, Qdoba, and TGI Fridays. While primarily focused on the quick-service restaurant (QSR) sector, the group has recently expanded into the fast-growing oil change industry. The second branch is its real estate division, which owns and manages more than 100 NNN single-tenant properties across the United States. The third branch represents the group's private equity investments, which include notable stakes in companies such as SpaceX, through Eglinton Capital Partners, and PF Chang's, via TriArtisan Capital Partners. This diversified structure positions the Chunara Group as a dynamic force across multiple industries.





SUBJECT PROPERTY

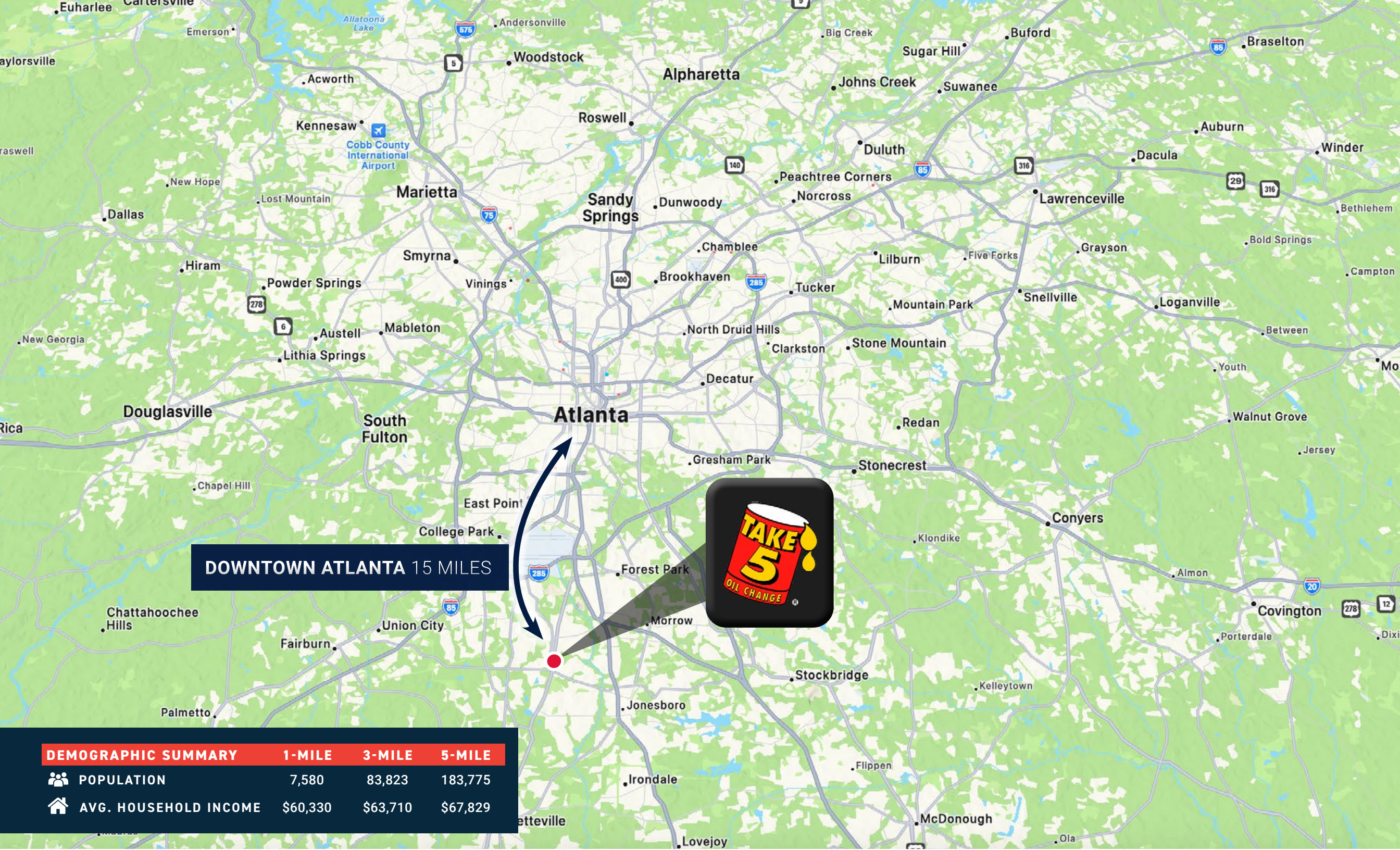


LEASE SUMMARY

Tenant:	QLD2, LLC dba Take 5
Guaranty:	QLD2, LLC (7 Units)
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	COE
Lease Expiration:	15 Years From COE
Term Remaining:	15 Years
Increases:	10% Every 5 Years
Options:	Three, 5-Year

Year	Annual	Monthly
Year 1 - Year 5	\$120,000	\$10,000
Year 6 - Year 10	\$132,000	\$11,000
Year 11 - Year 15	\$145,200	\$12,100





DOWNTOWN ATLANTA 15 MILES



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	7,580	83,823	183,775
AVG. HOUSEHOLD INCOME	\$60,330	\$63,710	\$67,829



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**BROKER OF RECORD**

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