SUBJECT PROPERTY

CHECKERS

3429 Wrightsboro Rd., Augusta, GA

Marcus & Millichap
THE DELTONDO GROUP

CHECKERS

3429 Wrightsboro Rd.
Augusta, GA

$1,550,000
PRICE

6.81%
CAP

$105,6000
NOI

INVESTMENT SUMMARY

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

SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES
The property is secured by a 20-year absolute NNN lease with 16 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
OLLIE'S GOOD STUFF CHEAP
ROSS DRESS FOR LESS
TJ·maxx
Rainbow
PIZZA PAPA JOHNS
Little Caesars Pizza
AUGUSTA MALL
macy's
JCPenney
Dillard's
HOT TOPIC
FOREVER 21
SPENCER'S
H&M
Foot Locker
HOLLISTER CALIFORNIA
Bath & Body Works
rue21
VANS
CHAMPS SPORTS
SHOE DEPT. ENCORE
claire's
VICTORIA'S SECRET
LANE BRYANT
BARNES&NOBLE
MICHAEL KORS
SEPHORA
City of Augusta!
Ford
Aspen Dental
520
95,100 VPD
WELLS FARGO
Checkers
CRAZY GOOD FOOD
Wrigthsboro Rd
27,600 VPD
BURGER KING
Marks Church Rd
6,790 VPD
RICHMOND PLAZA
Ashley HOMESTORE
MATTRESS FIRM
CHUCK E. CHEESE
JOANN
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
H&R BLOCK


RICHMOND PLAZA
Ashley HOMESTORE
MATTRESS FIRM
CHUCK E. CHEESE
JOANN
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
H&R BLOCK
at home
The Home Décor Superstore
DOLLAR TREE
SKY ZONE TRAMPOLINE PARK
City of Augusta!
WRIGHTSBORO ROAD DENTAL CLINIC
HOUSERSHOES
GB SHOES
BURGER KING
Checkers
CRAZY GOOD FOOD
Marks Church Rd
6,790 VPD
WELLS FARGO
Wrigthsboro Rd
27,600 VPD


City of Augusta!
O'Reilly
metro by T-Mobile
Bojangles
AutoZone
Sherwin Williams
Wendy's
Taco Bell
Walmart
AUGUSTA SQUARE
OLLIE'S GOOD STUFF CHEAP
ROSS DRESS FOR LESS
TJ maxx
Rainbow
PIZZA PAPA JOHNS
Little Caesars Pizza
U-HAUL
HAVERTYS FURNITURE · EST 1885
goodwill
MCDONALD'S
KFC
WELLS FARGO
Checkers
· CRAZY GOOD FOOD ·
Marks Church Rd
6,790 VPD
Wrigthsboro 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
THE HOME DEPOT
TSC TRACTOR SUPPLY CO
DOLLAR TREE
planet fitness
TARGET
Burlington
STAPLES
urban Air ADVENTURE PARK
Party City
PETSMART
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
Walmart
GOODWILL
O'Reilly
metro by T-Mobile
Bojangles
AutoZone
SHERWIN WILLIAMS
Wendy's
TACO BELL
SKY ZONE TRAMPOLINE PARK
Checkers
CRAZY GOOD FOOD
Forest Hills Golf Course
at home
The Home Décor Superstore
Wrigthsboro Rd
27,600 VPD
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
AUGUSTA SQUARE
OLLIE'S GOOD STUFF CHEAP
ROSS DRESS FOR LESS
TJ.maxx
Rainbow
PAPA JOHNS
Ford
Public Storage
Advance Auto Parts
CIRCLE K
AUGUSTA MALL
macy's
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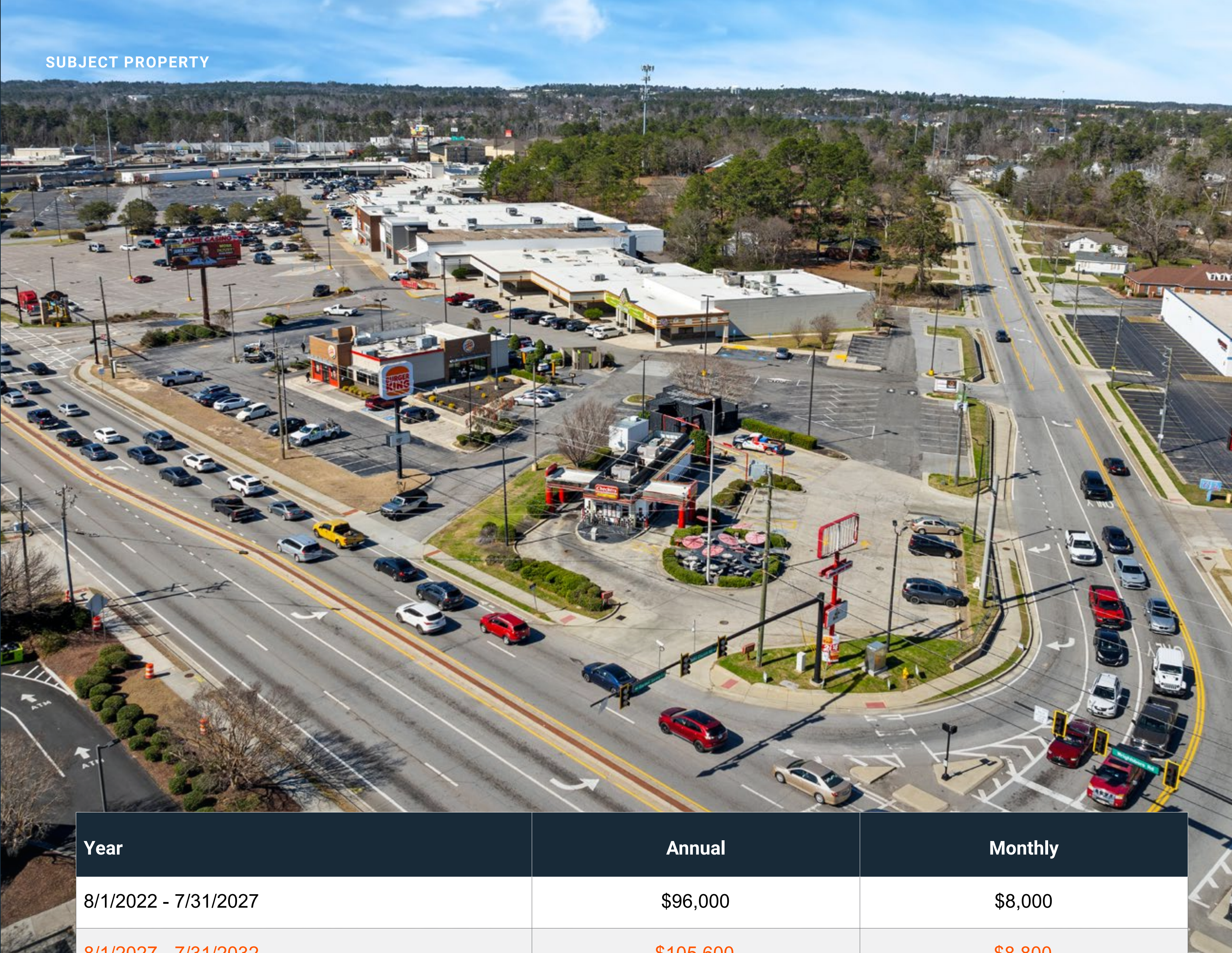
SHOE DEPT. ENCORE
claire's
VICTORIA'S SECRET
LANE BRYANT
BARNES&NOBLE
MICHAEL KORS
SEPHORA
BIG AIR
Coca-Cola
78
22,000 VPD
CHEVROLET
78
COUNTRY INN & SUITES
Days Inn
WINGATE BY WYNDHAM
Comfort SUITES
WOODSPRING SUITES
AN EXTENDED STAY HOTEL
GOLDEN HARVEST FOOD BANK

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±	806+	6,000	PRIVATE	1986
REVENUE (2024)	STORES	EMPLOYEES	OWNERSHIP	FOUNDED



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 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 TOURAMENT
40,000+ ATTENDEES
$120 MILLION IMPACT

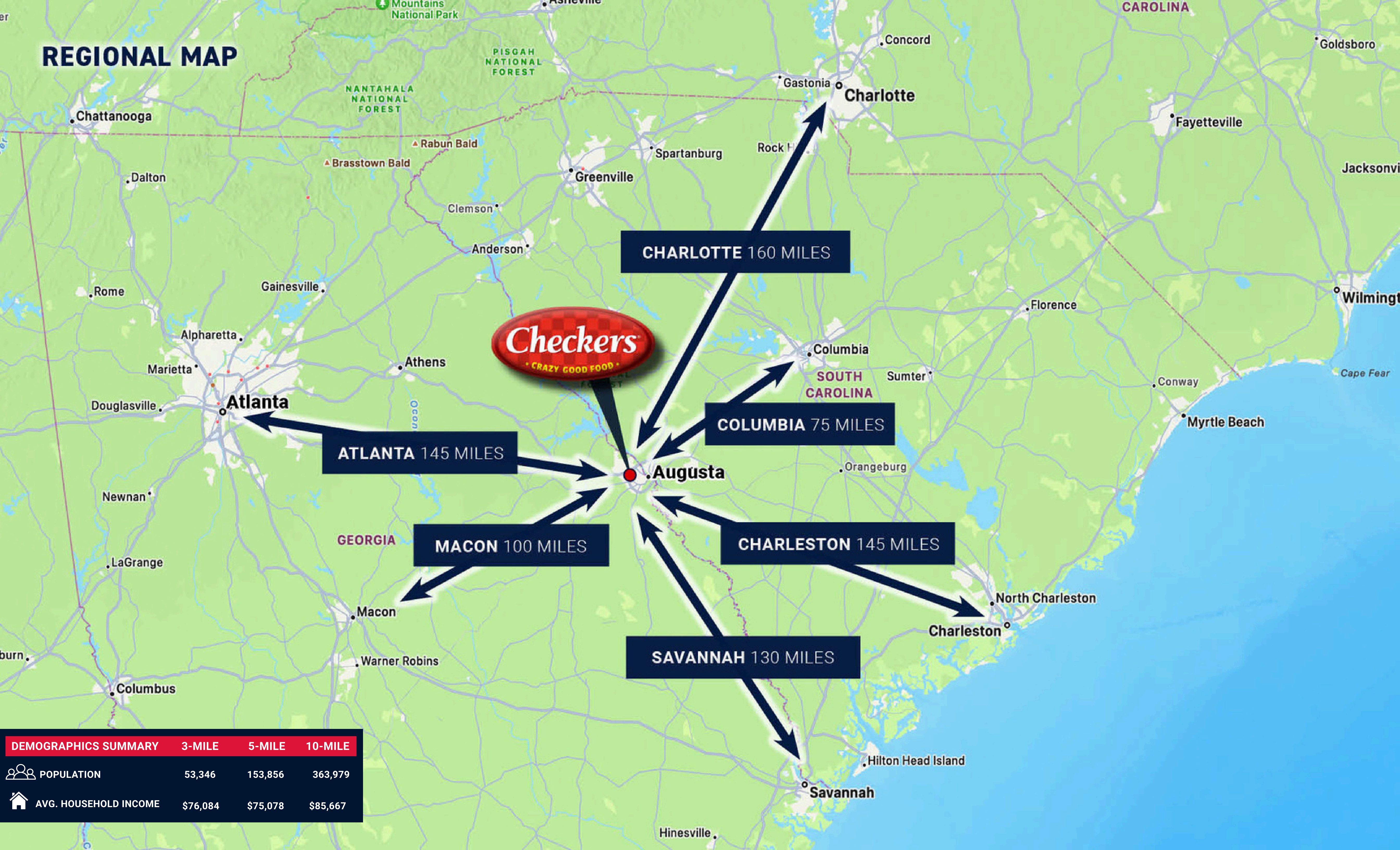
AUGUSTA, GA

520,700	$120M	$2.4B	$34.1B
MSA POPULATION	AUGUSTA NATIONAL GOLF CLUB IMPACT	FORT EISENHOWER IMPACT	GROSS DOMESTIC PRODUCT (MSA)

MASTERS TOURNAMENT

FORT EISENHOWER

REGIONAL MAP



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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