

Properties for Sale

1 2416 US 79, Henderson, TX 75654



Price	\$6,378,000
Gross Leasable Area	5,000 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped, Chick-fil-A investment property located in Henderson, Texas. The tenant, Chick-fil-A, Inc recently signed a brand new 15 year lease with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

2 4930 Oakdale Blvd, Marianna, FL 32448



Price	\$6,112,000
Gross Leasable Area	4,987 SF
Cap Rate	4.40%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate signed, Chick-fil-A investment property located in Marianna, FL. The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease term with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with no landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. Additionally, this property features state-of-the-art, brand new construction with modern design.

3 1609 Jefferson, Mount Pleasant, TX 75455



Price	\$6,871,000
Gross Leasable Area	4,947 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, drive-thru equipped, Chick-fil-A investment property located in Mt Pleasant, Texas. The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada.

4 5512 7th St, Bay City, TX 77414



Price	\$6,588,000
Gross Leasable Area	5,173 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, drive-thru equipped Chick-fil-A investment property located in Bay City, Texas. The tenant, Chick-fil-A, Inc recently signed a brand new 15 year lease with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for an out of state investor. Lastly, the property will be equipped with a "Mobile Thru" lane, a new concept / initiative from Chick-fil-A that adds an additional lane solely for customers who place their order ahead via the Chick-fil-A app. This feature will optimize the experience for customers and make processes more efficient for the restaurant.

5

1161 U.S., Brenham, TX 77833



Price	\$6,418,000
Gross Leasable Area	4,930 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate signed, drive-thru equipped, Chick-fil-A investment property located in Brenham, Texas. The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor in an income tax free state. Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. Slated to open in December 2023, the site will feature brand new construction, a modern design, and first-class amenities. Lastly, the property will be equipped with a "Mobile Thru" lane, a new concept / initiative from Chick-fil-A that adds an additional lane solely for customers who place their order ahead via the Chick-fil-A app. This feature will optimize the experience for customers and make processes more efficient for the restaurant.

6

502 E FM 700, Big Spring, TX 79720



Price	\$6,900,000
Gross Leasable Area	4,930 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, corporate signed, drive-thru equipped, absolute NNN, Chick-fil-A investment property located in Big Spring, Texas. The tenant, Chick-fil-A, Inc. recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor in an income tax free state. Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. Slated to open in November of 2023, the site will feature brand new construction, a modern design, and first-class amenities.

7 5701 Olive, Pine Bluff, AR 71603



Price	\$7,113,000
Gross Leasable Area	4,947 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, drive-thru equipped, absolute NNN, Chick-fil-A investment property located in Pine Bluff, Arkansas. The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Founded in 1967, Chick-fil-A serves freshly prepared food in more than 2,700 restaurants in 47 states, Washington, D.C., and Canada. Slated to open in November of 2023, the site will feature a modern design and first-class amenities.

BAILEY BENSON

Director, Brokerage Operations Sage Real Estate Solutions, LLC bbenson@sagepartners.com

D: 479.845.3021 | M: 479.871.6160 5100 W. JB Hunt Drive, Suite 800 Rogers, AR 72758

AR License No. SA00072817

8 1209 Tanglewood Dr, McAlester, OK 74501



Price	\$5,082,000
Gross Leasable Area	4,484 SF
Cap Rate	4.75%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The subject property is strategically situated with excellent access and visibility along Highway 69/South George Nigh Expressway (25,700 AADT), which serves as a vital north-south corridor connecting Dallas to Tulsa. The property is nestled within McAlester's primary retail commercial hub on South George Nigh Expressway and is the only Chick-fil-A location in an over 40-mile radius. This property is well positioned as an outparcel to the Shops at McAlester, a 400,000 square foot shopping center featuring anchor tenants like Ross Dress for Less, Hobby Lobby and TJ Maxx. This property is listed in conjunction with Oklahoma-licensed real estate broker Old Capital Group.



Price	\$3,125,000
Gross Leasable Area	4,995 SF
Cap Rate	4%
Status	Active

Property Notes

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Sale Notes

Chick-fil-A stands as a prominent figure in the American fast-food landscape, distinguishing itself as the largest chain specializing in delectable chicken sandwiches. With its headquarters nestled in College Park, Georgia, the company commands a notable presence with a vast network of 3,049 restaurants, primarily dotting the American landscape across 48 states.

Central to Chick-fil-A's robust business strategy is a deliberate focus on a concise menu and an unwavering commitment to exceptional customer service. In a departure from the norm observed in the industry, where expanding menu offerings is a common practice, Chickfil-A strategically adheres to its core – the chicken sandwich. The restaurant gracefully transitions from serving breakfast to its celebrated lunch and dinner menu, further catering to diverse tastes. Notably, Chick-fil-A extends its culinary expertise to special events, offering customers catered selections for occasions that demand a touch of their renowned flavor.

In the competitive fast-food landscape, Chick-fil-A has carved a niche by consistently prioritizing customer satisfaction. The emphasis on stellar customer service has propelled the company to a leading position in industry rankings. This unwavering commitment, coupled with a strategic menu approach, is widely acknowledged as the catalyst for Chick-fil-A's remarkable growth and expansion throughout the United States.



Price	\$3,815,000
Gross Leasable Area	5,711 SF
Cap Rate	4.15%
Status	Active

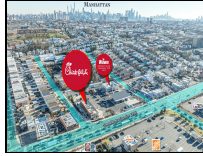
Property Notes

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Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN leased, freestanding, drive-thru equipped, Chick-fil-A investment property located in Leesburg, Florida. The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease with 13 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The asset is scheduled to open in April of 2024. In addition, the site will feature a newly constructed, drive-thru equipped building with modern amenities and design. Chick-fil-A serves freshly prepared food in more than 2,774 restaurants in 50 states, Washington, D.C., and Canada.

11 7416 Tonnelle Ave, North Bergen, NJ 07047



Price	\$5,512,500
Gross Leasable Area	4,235 SF
Cap Rate	4%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

New Jersey Broker of Record: John Horowitz | 250 Pehle Ave., Suite 501 Saddle Brook, NJ 07663 | P: (201) 742-6100 | Lic #: 2192359 | John.Horowitz@MarcusMillichap.com
Long Term NNN Ground Lease | New Construction | Urban Infill High Quality Investment | Densely Populated Area: 1.66M+ People living within 5-Mile Radius

12 1606 E Interstate Hwy 2, Donna, TX 78537



Price	\$3,625,000
Gross Leasable Area	5,362 SF
Cap Rate	4%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SHOPS AT 493 is a 200,000 SF retail power center development located along Expressway 83 at F.M. 493 in the heart of the McAllen- Edinburg-Mission MSA, in Donna, Texas. The intersection is anchored by a new Walmart Supercenter. F.M. 493 is the primary North/South thoroughfare for the Donna area due to its connection to the Donna-Rio Bravo International Bridge. Expressway 83 is the primary East/West thoroughfare for more than 1.6 million people in Hidalgo and Cameron county with more than 132,801 vehicles per day passing the intersection at F.M. 493. Chick-Fil-A is anchored by Burlington, DD's, Ross, PetSmart, Five Below, ULTA & Walmart Supercenter.

13 5705 Lone Tree Way, Antioch, CA 94531



Price	\$7,955,000
Gross Leasable Area	4,594 SF
Cap Rate	4.40%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, corporate signed, dual drive-thru equipped, Chick-fil-A investment property located in Antioch, California. The tenant, Chick-fil-A, Inc., recently signed a brand new 15 year lease with 6 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Chick-fil-A Inc. is an established and nationally recognized brand with over 3,000 locations.

14 736 E Forsyth St, Americus, GA 31709



Price	\$5,278,000
Gross Leasable Area	4,526 SF
Cap Rate	4.55%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Americus (population 16,230) is the county seat of Sumter count, located approximately 60 miles from Columbus, 125 miles from Tallahassee, and 137 miles from Atlanta. The city is home to the international headquarters of Habitat for Humanity and The Fuller Center for Housing. The subject property is prominently located with excellent access and visibility along the E Forsyth Street retail corridor (12,800 AADT). The site benefits from robust demographics with a total daytime population of 23,807 within a five mile radius. Average household income within 5 miles of the site is \$68,809. The property benefits from a strategic location within Americus's primary retail corridor. The site is approximately 1 mile from Georgia Southwestern State University, with a student body of over 3,000 and staff of 280. This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.



Price	\$4,375,000
Gross Leasable Area	2,864 SF
Cap Rate	4%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

GEORGIA BROKER OF RECORD - Leon Novak - The Trilogy Group, LLC - License No. 6506

Faris Lee Investments is pleased to offer a brand new STNL freestanding, corporate Chick- Fil-A on a long term 15-year initial term absolute NNN ground lease (land ownership for the buyer) in McDonough, GA, which is less than 30 miles from the brand's corporate headquarters in Atlanta, GA. The new 15-year lease, with (8) five-year renewal options, will commence at the restaurant's November 2024 grand opening. The lease includes 10% rental increases occurring every 5 years, providing the investor with long-term security and hedges against inflation. Additionally, Chick-Fil-A is responsible for all construction obligations and costs, showing their commitment to the site.

Chick-fil-A is one of the most respected and successful quick-service restaurant brands in the United States. Established in 1946, Chick-fil-A has grown to over 3,000 locations nationwide, with continued expansion planned for 2024-2025. The brand has achieved national recognition with systemwide sales hitting \$21.6 billion in 2023, marking a 71% growth from 2019. In 2023, Chick-fil-A's average unit revenues reached a record \$9.3 million, significantly outpacing competitors like McDonald's, which averages about \$4 million per unit. Newsweek recently recognized Chick-fil-A for its exceptional service, rating it #2 in customer satisfaction within the quick-service restaurant chain category.

The large 1.93 AC parcel sits at the signalized hard-corner intersection of Hwy 20 and Willow Ln ($\pm 38,800$ VPD) and is adjacent to McDonough Marketplace, which is anchored by Walmart Supercenter and Lowe's. This regional shopping center attracts over 4.9 million visitors each year according to Placer.ai. Additionally, the subject property is near the on/off ramp of Interstate 75 ($\pm 123,000$ VPD). Chick-fil-A locations in the McDonough trade area average an impressive 698,000 annual visitors, underscoring consumer affinity for the brand in Atlanta MSA. Large National/Credit Tenants in the trade area include Walmart, Lowe's Hobby Lobby, Five Below, Kohl's, Office Depot, Burlington, Starbucks, McDonald's, Taco Bell, Wendy's, Popeye's, Zaxby's, and Cracker Barrel. These retailers are supported by over 256,000 residents with an AHHI of approximately \$100,000, within a 10-mile radius. Atlanta is the third fastest growing MSA in the United States and is the economic hub of the southeast region.



Price	\$2,811,000
Gross Leasable Area	5,222 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease is pleased to offer the opportunity to purchase the leased fee interest (land ownership) in an absolute NNN, drive-thru equipped, newly built, Chick-fil-A investment property located in Michigan City, IN (Chicago MSA). The tenant, Chick-fil-A, Inc., recently signed a brand new 15-year lease with 12 (5-year) option periods left to extend, demonstrating their long-term commitment to the site. The lease features 7.50% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Founded in 1967, Chick-fil-A is among the most popular quick service chains in the United States with over 3,000 operating locations.

Chick-fil-A is strategically located along Franklin Street with clear visibility and access to an average of 23,600 vehicles passing by daily. The property benefits from nearby access onto Interstate 94 (55,000 VPD), making it a centralized location with easy commutes. The property is ideally situated within a dense retail trade area and is near Lake Park Plaza (114K+ SF), Dunes Plaza (293K+ SF), and Marquette Place (529K+ SF), three major shopping centers. The surrounding tenants include Walmart Supercenter, Lowe's, ALDI, Meijer, Menards, Kohl's, TJ Maxx, and others. The strong trade area drives a loyal, local consumer base to the area, promoting crossover exposure and supporting the local economy. Furthermore, the property is near numerous single-family communities and multi-family complexes including Village West (108 units), Arbor Glen (253 units), Normandy Village (572 units), and others, providing a direct residential consumer base. The 5-mile trade area is supported by over 42,700 residents and 25,500 daytime employees, with a healthy average household income of \$80,390.



Price	\$3,636,000
Gross Leasable Area	5,332 SF
Cap Rate	4.40%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- 13 Miles to FedEx World Hub – 11,000 employees and 163 aircraft gates
- Located Across from Walmart Supercenter – rapidly growing retail trade area with Kroger, McDonald's, Aldi and Walgreens
- Minutes to I-55 with 68,000 VPD – direct access to Memphis and national tenants including Target, Home Depot, Lowe's and Best Buy
- 18 Miles to Downtown Memphis – 2nd largest city in Tennessee with over 1.3 million residents
- 20 Miles to University of Memphis – 21,622 students and 2,400 employees



Price	\$3,762,000
Gross Leasable Area	5,024 SF
Cap Rate	4.50%
Status	Active

Property Notes

For information on this property call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Infill location along Tittabawassee Road, one of the most highly trafficked thoroughfares in the region with 30,560 AADT. Surrounded by numerous major traffic drivers, including Walmart Supercenter, Sam's Club, Target, Lowe's, The Home Depot, Best Buy, Texas Roadhouse, Outback Steakhouse, Hampton Inn, Holiday Inn Express, and many more. Beneficial proximity to Saginaw Valley State University (9,766 students, 1,001 employees), Carrollton Elementary School (722 students), Carrollton High School (484 students), and Carrollton Middle School (372 students). Highly visible from Interstate 675, a primary north-south thoroughfare which traverses the entirety of Saginaw (32,800 AADT). Projected income increases within 5-, 10-, and 15-mile radii of the site poise Chick-fil-A and Saginaw for steady concurrent growth. Built to the latest Chick-fil-A prototype, the site features a dual-lane drivethru and ample parking on a large 1.88-acre parcel.
