



FOR SALE QuikTrip

3495 Satellite Boulevard – Duluth, GA 30096



Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com



- 3,200 Sq. Ft. C Store and Gas Station
- 5 years Remaining on Option Period
- Lease Type: Absolute NNN
- Landlord Responsibilities: None
- CAP RATE – 6%

Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793
www.schairinc.com

Confidential Offering Memorandum

INVESTMENT HIGHLIGHTS

- 5 Year Absolute NNN Lease, Creating a Stable Cash Flow Asset with No Landlord Responsibilities.
- Corporately Guaranteed by QUICKTRIP CORPORATION
- Tenant has been in occupancy for 30 years with recent upgrades.
- Strategically positioned on Satellite Road near Pleasant Hill Road in Duluth GA.
- Convenience Stores Have Been Designated an “Essential Business”.
- COVID-19, Recession, and Internet Resistant Use.
- Constructed in 1990 with continual upgrades.
- Affluent Area with Disposable Income – Average House Income Exceeds \$101,252 in a 5-Mile Radius

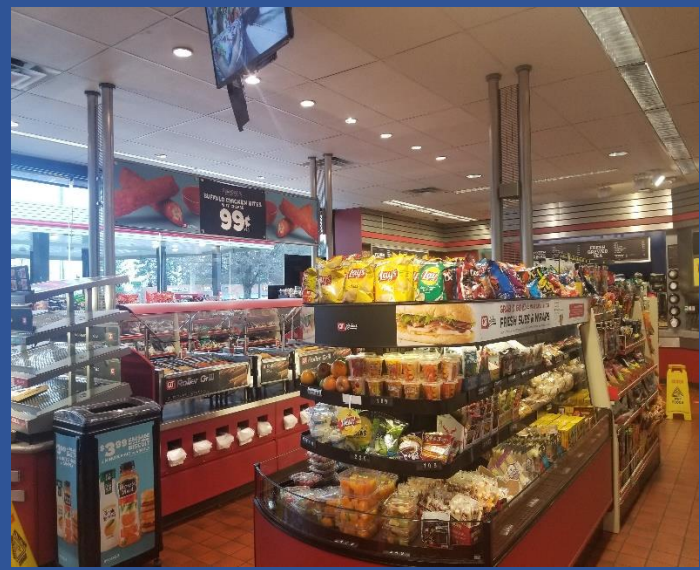


Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com



C Store View



Exclusively Presented by: Schair and Associates, Inc.
 5592 Cool Springs Road – Gainesville, GA 30506
 Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com

Executive Summary

Tenant Name: QUICKTRIP

Guarantor: QUICKTRIP CORPORATION

Property Location: 3495 Satellite Boulevard – Duluth, GA 30096

Legal Description: Land Lot 232 Parcel 6-232-088 of the 6th District Gwinnett County GA

Building Size: 3,200 Sq. Ft. C Store and Gas Station

Occupancy: 100%

Lease Commencement: April 30th, 1990

Remaining Term on Last Option: 5 years

Lease Type: Absolute NNN

Landlord Responsibilities: None

Parking: 22 spaces – 2 Handicap

Frontage/Access: Hard Corner - 250 Feet on Satellite Boulevard and 150 Feet on Merchants Way

Gas Tanks: Three - 12,000 Gallon Tanks

Traffic Count: 38,317 VPD

Utilities: All Utilities available on site

Monthly Base Rental: \$9,334.00

Annual Base Rent: \$112,008.00

Current NOI: \$112,008.00

CAP RATE: 6%

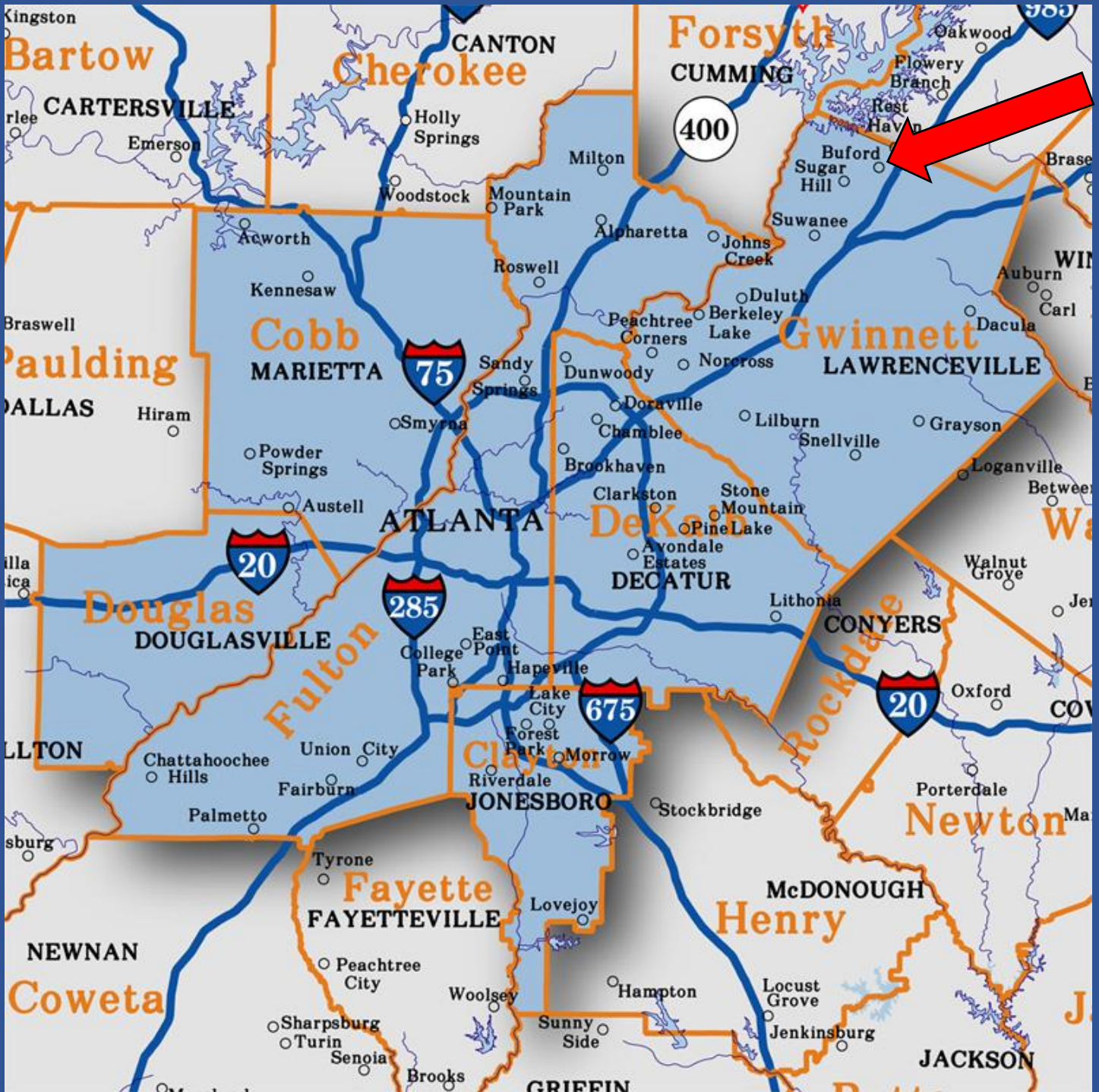
Price: \$1,867,00.00

Restrictions: No Restrictions at Lease Expiration on Future Gas Usage

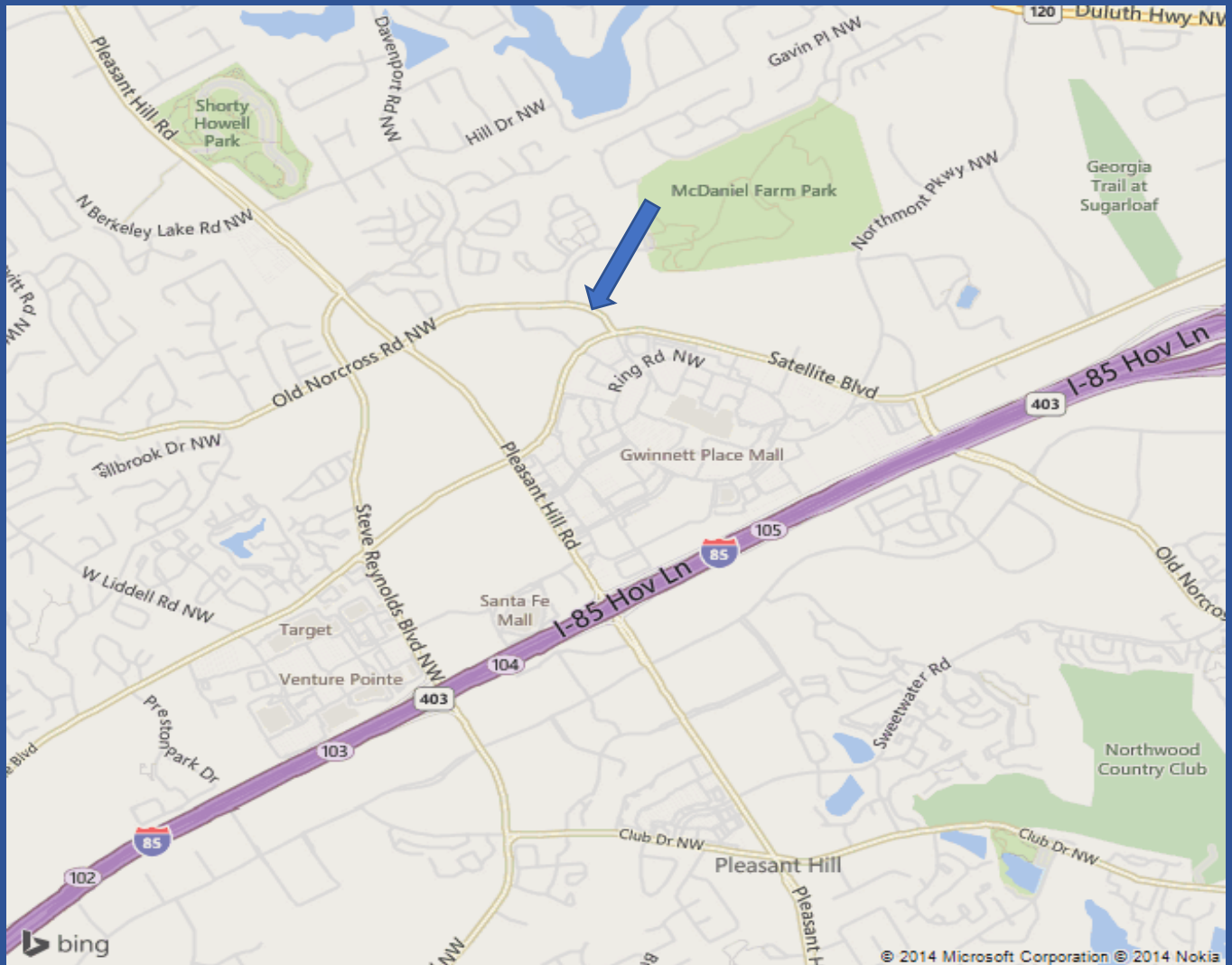
Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com

METRO ATLANTA MAP



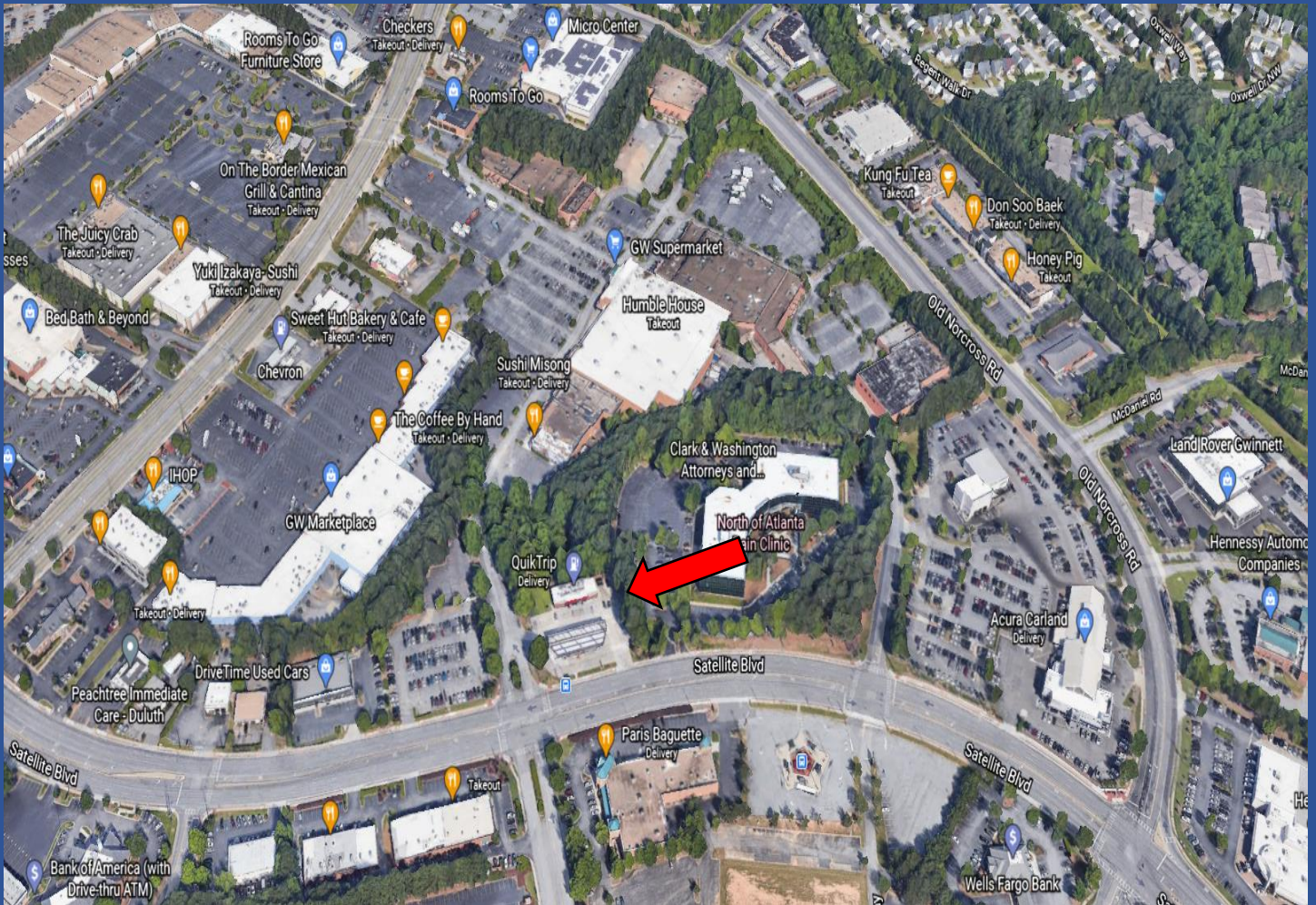
Local Map



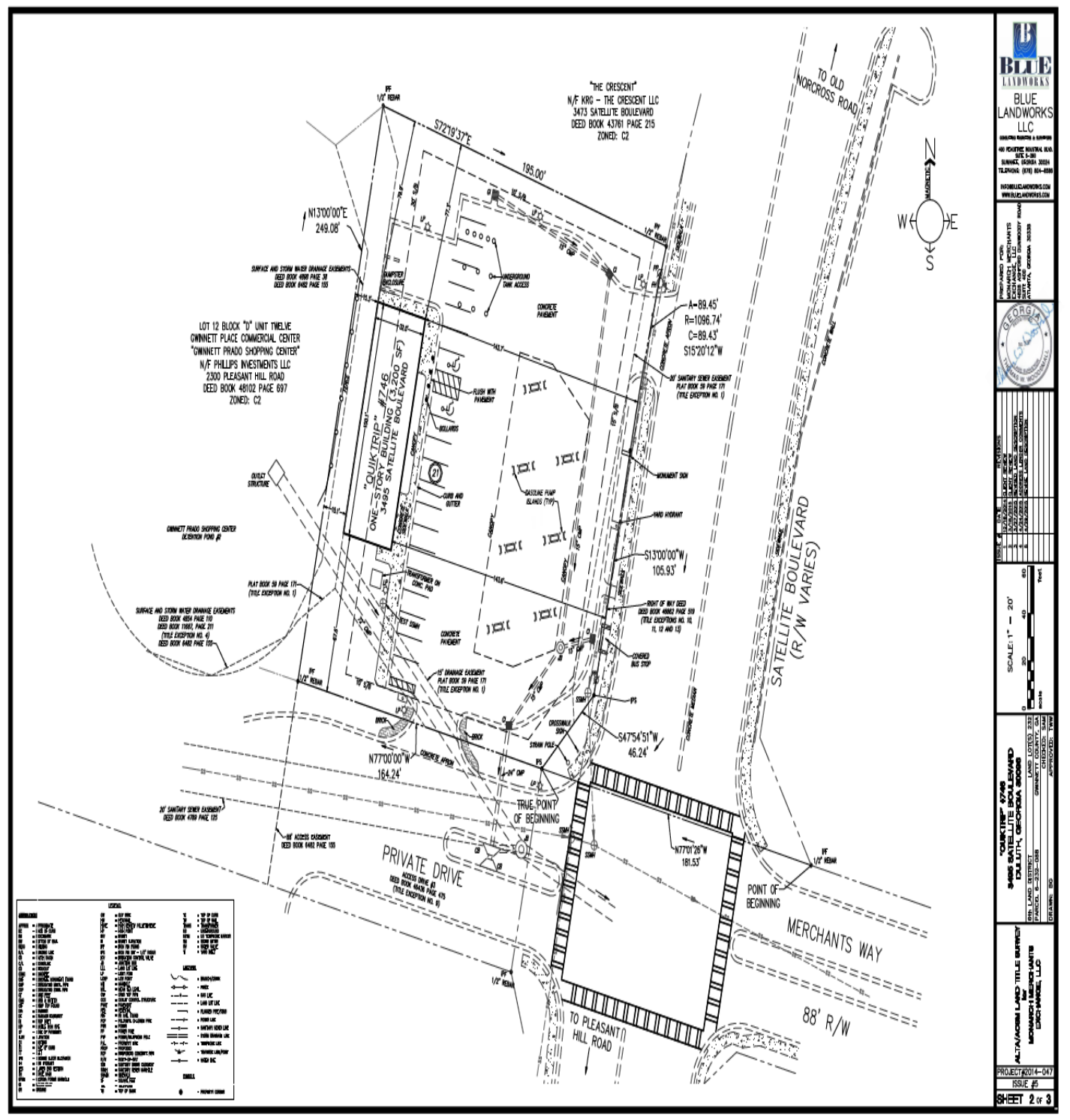
Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com

Aerial Map



Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793
www.schairinc.com



QuikTrip Corporation

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 850 stores in eleven states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip's strategy is to be the dominant convenience/gasoline retailer in each market and to reach that level not through sheer numbers of stores, but through key, high-volume locations. With over 24,000 employees, Fortune has ranked QuikTrip on the list of Best Companies to Work for in fourteen years. QuikTrip also gives back to the communities it serves, donating 5% of net profits to charitable organizations.

The Company Mission Statement is to wisely invest dollars in community efforts that will help impact (in measurable terms) individuals in our society who are dependent on the charitable support of others. We believe the most effective way to do that is to invest our contribution dollars and volunteers in strategic efforts that help those at risk reach their functional capacity as successful, independent citizens.

QuikTrip believes in investing in the communities in which our employees live and work. Every year, QuikTrip donates 5% of our annual net profit to qualified 501c3 non-profit agencies, which includes our United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education.

Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

www.schairinc.com

GWINNETT COUNTY FAST FACTS

- 930 manufacturers; 447 information technology companies; 3,552 professional, Scientific, and technical firms; 2,993 supply chain companies and 1,331 finance and insurance companies call Gwinnett home.
- Maintains a highly educated workforce, with more than 38 percent of its residents 25 and older having a bachelor's degree or higher. (Source: ESRI 2020)
- Approximately 30 miles northeast of Atlanta its County seat is Lawrenceville, GA.
- 437 square miles
- Adjacent counties: Barrow, DeKalb, Forsyth, Fulton, Hall, Jackson, Rockdale, and Walton
- 80 percent of the U.S. population is within a two-hour flight.
- Gateway to metro Atlanta from north and northeast via I-85 and I-985
- Easy access to University of Georgia (at Athens) via University Parkway/GA Highway 316
- Minutes from scenic Lake Lanier
- Home to 16 municipalities
- The County has maintained Triple AAA credit ratings for more than 20 years.

“As a resident of Atlanta, I can attest to the fact that Gwinnett County is one of the most culturally diverse and vibrant areas of Metro Atlanta.” For decades it has been one of the fastest-growing counties in America. Three major shopping malls anchor the retail sector, while other businesses are attracted by the financial, legal professional, and technical services Gwinnett has to offer.

With more than 930,000 residents, Gwinnett enjoys a prosperous business climate, the largest school system in the state, more than 85 higher learning institutions within commuting distance, an award-winning public park system, world-class cultural and entertainment activities, and a commitment to proactive environmental stewardship. As the most diverse county in the Southeast, and 37th most diverse in the U.S., with more than 25,000 businesses and more than 550 international companies calling Gwinnett home, it illustrates what a growing and dynamic community looks like now and in the future. With over 30,000 businesses in Gwinnett, including Fortune 500 and Fortune 1000 companies, there is an abundance of opportunities for employment and economic growth.

A wide variety of shopping, dining and entertainment options reflect the amazing diversity of Gwinnett’s steadily growing population. Housing options range from mixed-use to traditional suburban neighborhoods to executive housing.

A well-educated workforce is the result of outstanding public and private schools, colleges, and universities. Centrally located between the state’s biggest universities, Gwinnett is rapidly becoming a hotbed of research and development, especially in water technology, agriculture, health care and environmental sciences.

The Buford City School System serves more than 5,500 students in five schools: Buford Elementary School (K), Buford Academy (grades 1-3), Buford Senior Academy (grades 4-5), Buford Middle School (grades 6-8), and Buford High School (grades 9-12). With this district being ranked #1 in the state by Niche.

It is a virtual sports center, with Gwinnett County residents close to the world-class excitement of Atlanta’s major professional sporting venues: the Mercedes-Benz Stadium (Atlanta Falcons, NFL; Atlanta United FC, MLS), SunTrust Park (Atlanta Braves, MLB), State Farm Arena (Atlanta Hawks, NBA; and Atlanta Dream, WNBA), and Atlanta Motor Speedway (NASCAR). College sports also are available. The Georgia Tech Yellow Jackets play at their downtown Atlanta facilities and the University of Georgia Bulldogs make their home a few miles to the northeast in Athens. In Gwinnett, we have Georgia Gwinnett College soccer, baseball, softball, and tennis. Gwinnett also offers professional hockey with the Atlanta Gladiators.

DEMOGRAPHICS			
3495 Satellite Boulevard – Duluth, GA 30096			
Radius			
Population:	1 Mile	3 Mile	5 Mile
Growth 2020-2025	6.06%	5.50%	5.81%
Growth 2010-2020	17.75%	13.31%	14.16%
Household:	1 Mile	3 Mile	5 Mile
2025 Projection	8,160	101,650	906,504
2020 Estimate	7,694	96,349	856,750
Growth 2020-2025	5.83%	5.29%	5.67%
Growth 2010-2020	16.60%	12.46%	13.88%
Household Income:	1 Mile	3 Mile	5 Mile
2020 Avg Household Income	\$67,645	\$68,169	\$101,252
2020 Med Household Income	\$47,955	\$50,387	\$75,585