

Harold's Chicken & Ice Bar

Lithonia, GA (Atlanta MSA)



**PUTNAM DAILY**

Managing Partner

(510) 289-1166

putnam@fisherjamescapital.com

CA RE License #01750064

LINDSEY SNIDER

Senior Partner

(831) 566-6270

lindsey@fisherjamescapital.com

CA RE License #01443387

BENJAMIN OW

Principal / Ow Commercial

(831) 247-1175

benjaminmow@gmail.com

CA RE License #01406462

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Demographics

Fisher James Corp. and Ow Commercial ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Long-Term Net Lease to Harold's Chicken & Ice Bar
 - 3% Annual Rent Increases Providing Consistent Rent Growth and a Hedge Against Inflation
- Large Parcel with Low Rent Structure at \$1.82/ SF with future Redevelopment Upside
- Recognized Brand Presence Throughout Atlanta, Bringing the Legendary Harold's Chicken Tradition into a Modern, Family-Friendly Restaurant & Lounge Format
 - Upscale Restaurant Concept with Live Entertainment, Stylish Ambiance, and Vibrant Social and Nightlife Experience
- Less than 1.5 Miles from Emory Hillandale Hospital (Part of Emory Healthcare)
- Convenient Location Along Panola Road (27,600 ADT)
 - Halfway between I-20 (161,000 ADT) and US-278/GA-12 (34,000 ADT), Direct Routes to Downtown Atlanta
- 18 Miles from Hartsfield-Jackson International Airport, the Busiest in the World
- Approximately 15 Miles from Downtown Atlanta
 - MSA GDP of \$570.7 Billion
 - Atlanta Metro Population of Over 6.3 Million



~18 Miles from Hartsfield-Jackson International Airport

World's Busiest Airport



3% Annual Rent Increases

Consistent Rent Growth and a Hedge Against Inflation



~15 Miles from Downtown Atlanta

Metro Population of 6.3M+



Population of 606,067

within 10 Miles





\$2,100,000

7.25% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Year 4	(Current)	\$147,820	N/A
Year 5	(Capitalized)	\$152,254	7.25%
Year 6		\$156,822	7.47%
Year 7		\$161,527	7.69%
Year 8		\$166,372	7.92%
Year 9		\$171,364	8.16%
Year 10		\$176,504	8.40%
Year 11	(Option 1)	\$181,799	8.66%
Year 12	(Option 1)	\$187,253	8.92%
Year 13	(Option 1)	\$192,871	9.18%
Year 14	(Option 1)	\$198,657	9.46%
Year 15	(Option 1)	\$204,617	9.74%
Year 16	(Option 2)	\$210,755	10.04%
Year 17	(Option 2)	\$217,078	10.34%
Year 18	(Option 2)	\$223,590	10.65%
Year 19	(Option 2)	\$230,298	10.97%
Year 20	(Option 2)	\$237,207	11.30%

	LOCATION	2657 Panola Rd, Lithonia, GA 30058
	LOT SIZE	±1.1 acres or ±47,916 square feet
	IMPROVEMENTS	±6,764 square foot retail building
	YEAR BUILT	2001
	PARKING	±38 parking spaces
	TENANT	Rutherford Reign, LLC dba Harold's Chicken & Ice Bar
	LEASE TERM	10.5 years (6 years remaining)
	LEASE COMMENCEMENT	April 1, 2021
	RENT COMMENCEMENT	October 1, 2021
	LEASE EXPIRATION	September 30, 2031
	ANNUAL RENT (4/1/2026)	\$152,254
	RENTAL INCREASES	3% annual
	RENEWAL OPTIONS	Two (2) five-year options
	TAXES	Tenant is responsible
	INSURANCE	Tenant is responsible
	MAINTENANCE	Tenant is responsible for all repair and maintenance, excluding roof and structure
	LANDLORD RESPONSIBILITIES	Landlord is responsible for roof and structure
	FINANCING	Delivered free and clear of permanent financing

Harold's Chicken & Ice Bar

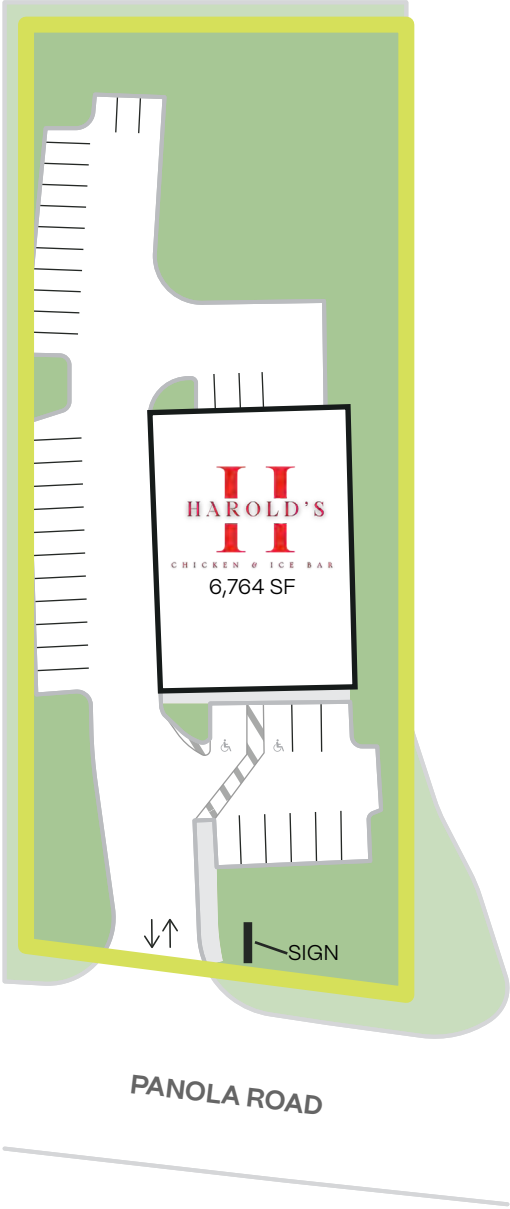


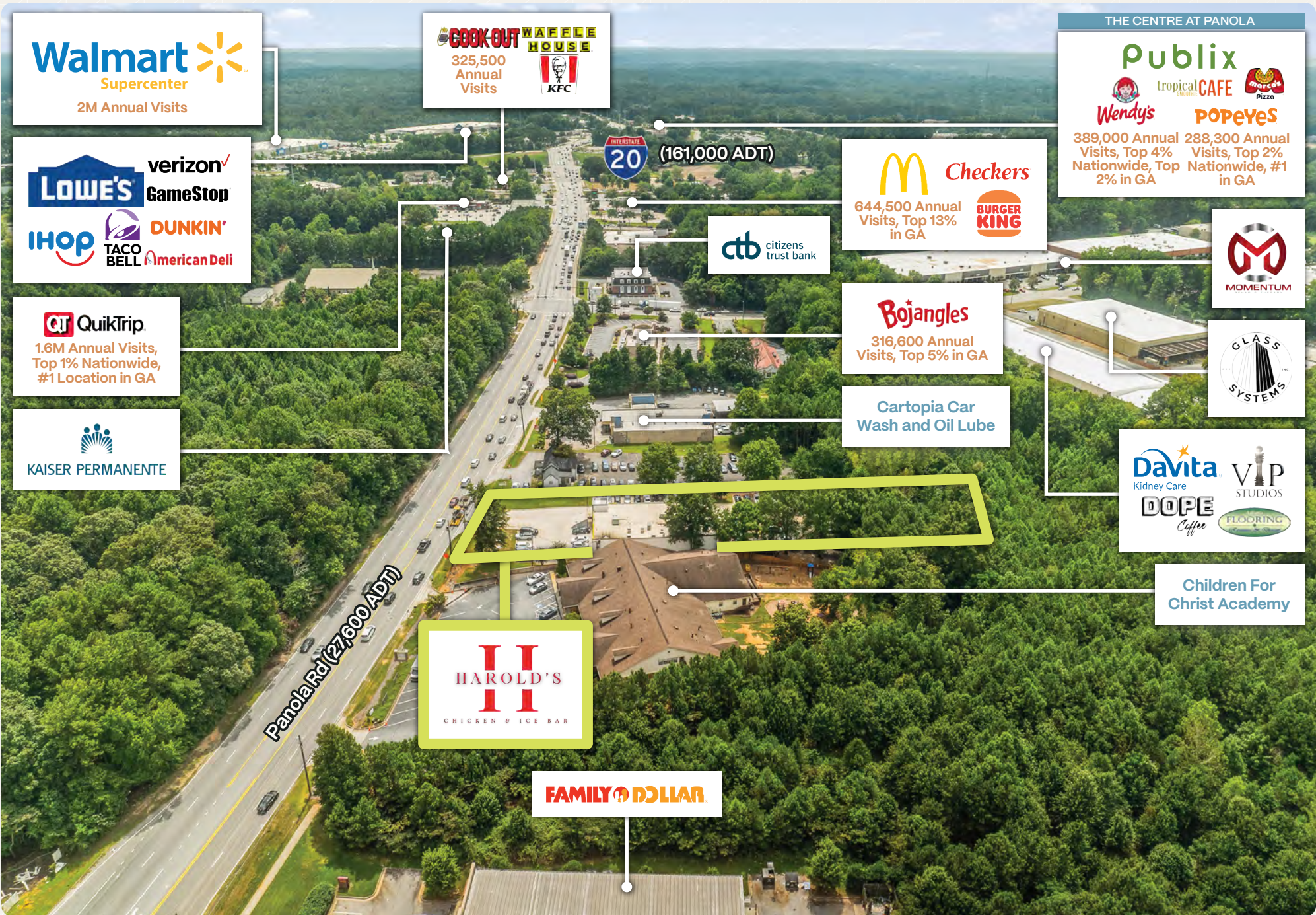
Harold's Chicken & Ice Bar in Panola has elevated the legendary Harold's Chicken experience by merging its iconic flavors with an upscale, family-friendly dining, lounge, and nightlife concept. While rooted in the brand's traditional heritage, this location is designed for the modern guest—combining premium food, vibrant social energy, and attentive service. Guests enjoy Harold's signature fried chicken alongside fresh seafood dishes and a diverse menu of handcrafted cocktails, served across lunch, dinner, and brunch offerings that feature only the highest quality ingredients.

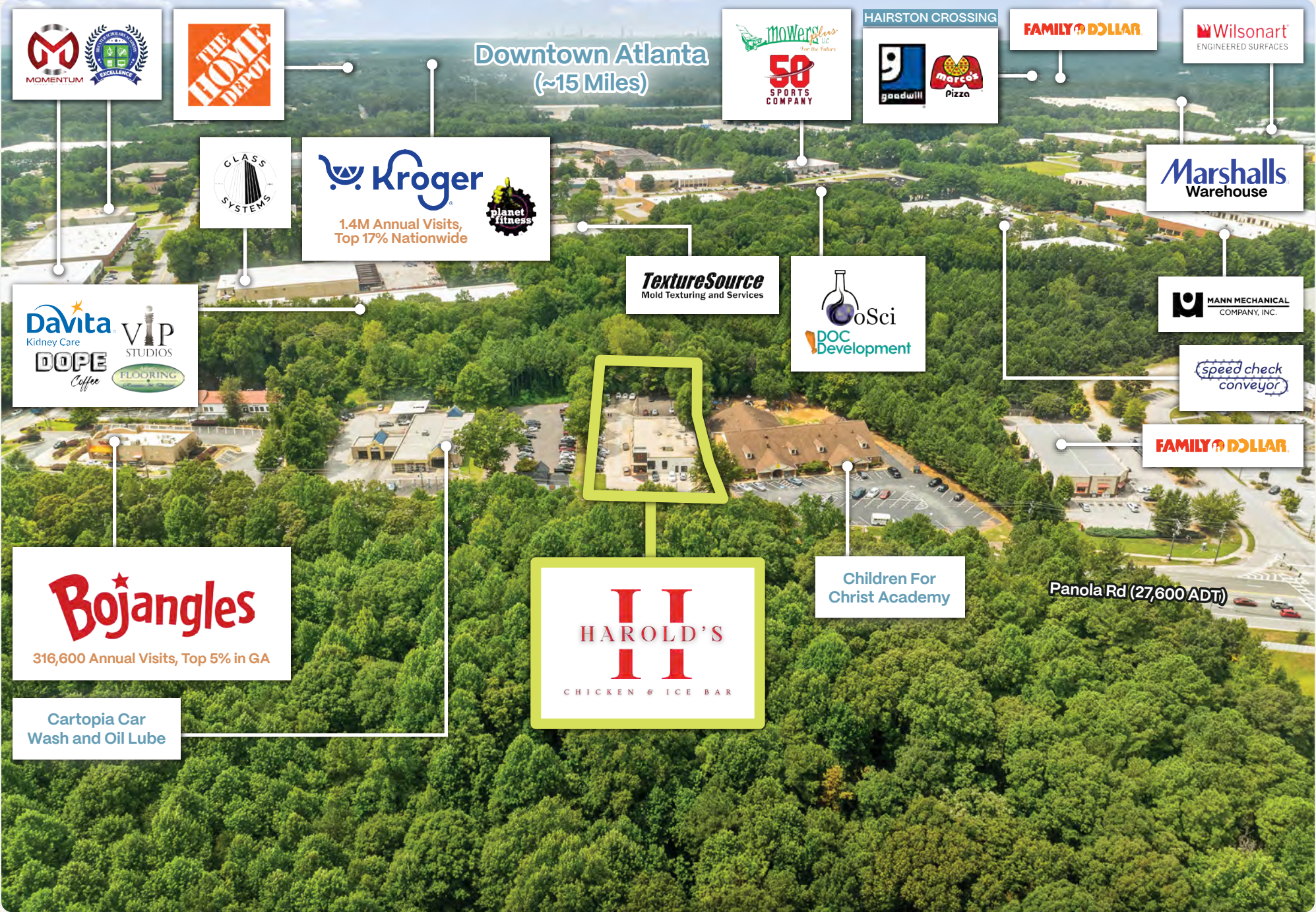
The ambiance reflects a stylish, contemporary atmosphere, complete with live entertainment, premium bottle service, and a lounge-style vibe that attracts a wide range of patrons. Whether for a laid-back lunch, happy hour, online ordering and takeout, or a lively night out, Harold's Chicken & Ice Bar has established itself as a sought-after destination in the community. Its unique blend of comfort food tradition and elevated social dining makes it both a neighborhood staple and a regional draw.

For more information, visit haroldschickenpanola.com.













Southeast Athletic Complex

Miller Grove High School

THE MALL AT STONECREST

★ macy's
JCPenney
Dillard's
ASHLEY

EMORY
HEALTHCARE

STONECREST MARKETPLACE

Roses Marshalls
DSW Staples
petco ROSS
DESIGNER SHOE WAREHOUSES DRESS FOR LESS

Walmart
Supercenter
Burlington
AMERICAN SIGNATURE
FURNITURE
HAVERTYS

Panola Rd (27,600 ADT)

DQ

FAMILY DOLLAR

Children For Christ Academy

Cartopia Car Wash and Oil Lube

Bojangles
316,600 Annual Visits, Top 5% in GA

HAROLD'S
CHICKEN & ICE BAR

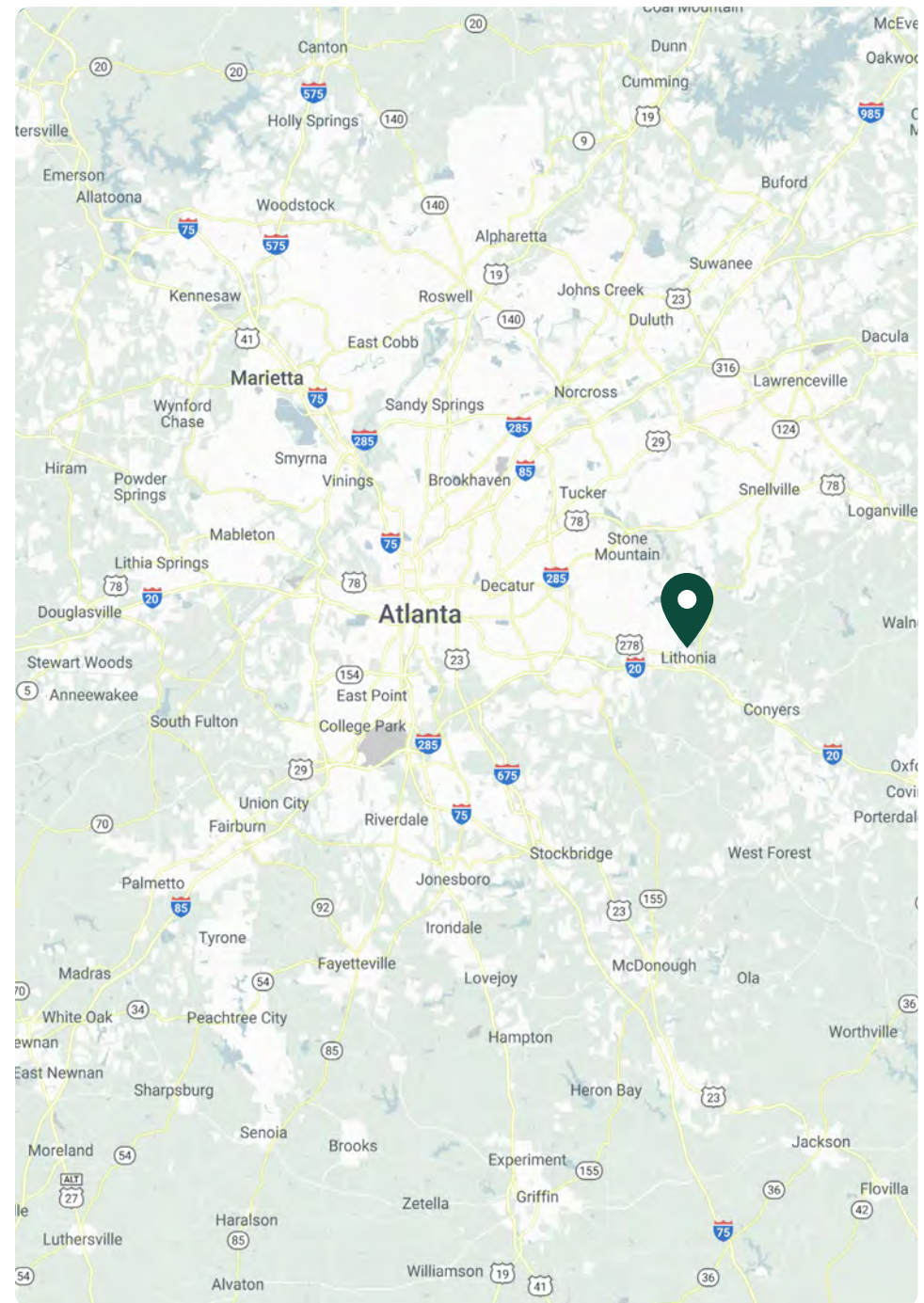
Strategic Position in Metro Atlanta

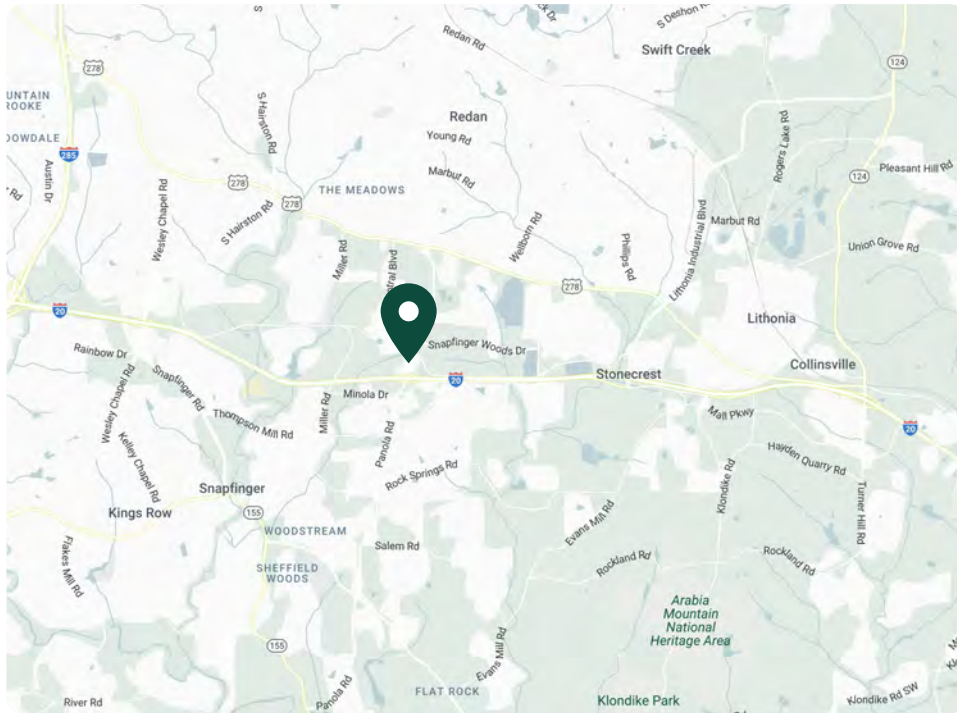
Lithonia, Georgia is a community located within Metro Atlanta, one of the most dynamic and diverse metropolitan areas in the United States. Lithonia benefits directly from its integration into the Atlanta economic region, offering access to a large labor pool, strong infrastructure, and proximity to a broad mix of employers and consumer demand drivers. The city is strategically positioned in DeKalb County, one of the core counties of the Atlanta MSA, which continues to see robust residential and commercial development fueled by population growth and urban expansion.

Metro Atlanta encompasses a 29-county Metropolitan Statistical Area with a population exceeding 6.3 million residents, ranking it as the 6th largest MSA in the United States. This scale provides investors with a deep and diverse base of consumers and a stable economic foundation. Atlanta's growth trajectory has been fueled by its role as a major transportation and logistics hub, anchored by Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, generating a \$34.8 billion economic impact for the metro, as well as its extensive interstate and rail connectivity.

Atlanta is internationally recognized as a Beta+ world city by the Globalization and World Cities Research Network (GaWC), underscoring its importance in linking regional economies to global markets. The city has cultivated influence in key sectors such as finance, logistics, education, healthcare, and media, while also emerging as a top U.S. hub for technology and innovation. Its prominence is further supported by the presence of 17 Fortune 500 headquarters, including The Coca-Cola Company, Delta Air Lines, Home Depot, and UPS, among many others.

The region's diverse economy, strategic location, and cultural prominence make Metro Atlanta a compelling environment for both businesses and residents. From its globally connected airport and robust logistics infrastructure to its thriving corporate base and nationally ranked universities, Atlanta stands as a key player in the global economic and cultural network.





Nearby Shopping Centers & Retailers

Visit Data (per Placer.ai)

Walmart	2M Annual Visits
QuikTrip	1.6M Annual Visits, Top 1% Nationwide, #1 in GA
Kroger	1.4M Annual Visits, Top 17% Nationwide
McDonald's	644,500 Annual Visits, Top 13% in GA
Wendy's	389,000 Annual Visits, Top 4% Nationwide, Top 2% in GA
Cook Out	325,500 Annual Visits
Bojangles'	316,600 Annual Visits, Top 5% in GA
Popeyes	288,300 Annual Visits, Top 2% Nationwide, #1 in GA
Zaxby's Chicken Fingers	241,400 Annual Visits

High-Visibility Location with Premier Access

The subject property is situated with convenient access on Panola Road (27,600 ADT), halfway between I-20 (161,000 ADT) and US-278/GA-12 (34,000 ADT), both of which provide direct routes into Downtown Atlanta, located just 15 miles west. The site is surrounded by a strong mix of national and regional retailers, including Bojangles, Dairy Queen, Family Dollar, Citizens Trust Bank, Checkers, McDonald's, and QuikTrip, with a Walmart Supercenter, Publix, and Lowe's situated just across the interstate. Additional nearby demand drivers include the Lou Walker Senior Center, Kaiser Permanente Panola Medical Center, DaVita Kidney Care, Quality Inn & Suites, and Super 8 by Wyndham. The property sits less than a mile and a half from Emory Hillandale Hospital (part of Emory Healthcare), which generates consistent daily traffic. The area also benefits from proximity to numerous major employers, ensuring a steady flow of visitors, including Swift Transportation, Marshalls' warehouse and distribution center, Acuity Brands, Plaid Enterprises, The Equipment Hub, Almex, and Bakelite Synthetics.

The property is located just 15 miles from Downtown Atlanta and approximately 18 miles from Hartsfield-Jackson Atlanta International Airport (ATL). Recognized as the world's busiest airport, ATL served over 108 million passengers in 2024 and recorded nearly 800,000 aircraft operations. It is the primary hub for Delta Air Lines and a major regional freight gateway, processing an estimated 646,000 metric tons of cargo in 2024.



606,067



2025 Total Population

\$392,779



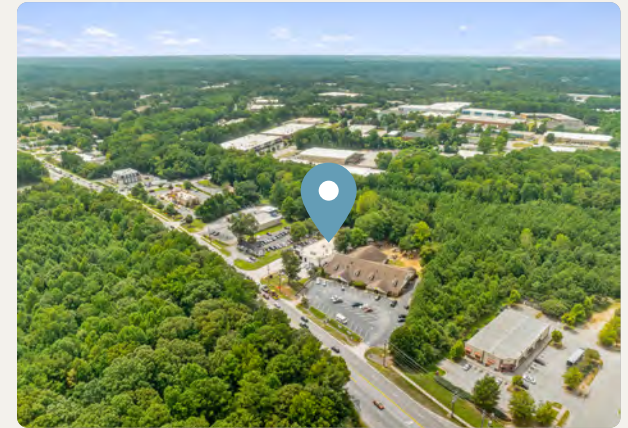
Average Home Value

\$104,958



Average Household Income

📍 2657 Panola Rd, Lithonia, GA 30058



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	82,260	180,307	606,067
2025 Total Population	84,349	182,741	618,815
2030 Total Population	84,566	182,877	623,977
Average Household Income			
2025	\$82,703	\$87,354	\$104,958
2030	\$93,798	\$99,551	\$118,649
Average Home Value			
2025	\$327,078	\$334,662	\$392,779
2030	\$423,780	\$428,976	\$477,783

Major Employees in Metro Atlanta	# of Employees
Dela Air Lines	34,500
Emory University & Emory Healthcare	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
Wellstar Health System	15,353
The Kroger Co.	15,000
AT&T	15,000
UPS	14,594



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