



ARSENAL

Real Estate
Advisors

OFFERING MEMORANDUM

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JIM 'N NICK'S
COMMUNITY
BAR-B-Q

5710 Whittlesey Blvd,
Columbus, GA 31909

NEW CONSTRUCTION

15-YEAR ABSOLUTE NNN LEASE



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INVESTMENT SUMMARY

Offering Price	Offering Cap Rate
\$3,565,217	5.75%
Tenant Name	Jim 'N Nicks Bar-B-Q
Address	5710 Whittlesey Blvd, Columbus, GA 31909
Credit Rating	Not Rated
NOI	\$205,000
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Remaining Lease Term	+/- 15 Years
Building Size	4,200 SF
Land AC	1.48 AC
Parking	68
Property Type	Retail - Fast Casual Restaurant
Year Built	2025



INVESTMENT HIGHLIGHTS

15-Year Absolute NNN Lease with Corporate Guaranty | Established Regional Brand

Jim 'N Nick's is a well-known Southern barbecue concept with nearly 60 locations across six Southeastern states. Celebrated for scratch-made smoked meats and its signature cheese biscuits, the brand has built a loyal following and strong sales performance. The 15-year corporate-guaranteed absolute NNN lease provides investors secure, long-term cash flow with no landlord responsibilities. The company is further supported by Roark Capital, one of the most experienced investors in the restaurant sector, whose portfolio includes brands such as Arby's, Buffalo Wild Wings, Carl's Jr., Dave's Hot Chicken, Dunkin', and Jimmy John's.

Double Drive-Thru | 2025 Construction Featuring Jim 'N Nick's Latest Prototype

The ±4,200 SF restaurant with an additional ±1,000 SF patio opened in September 2025, delivering a full-service dining format designed to capture both on-premise and off-premise sales.

10% Rent Increases Every 5 Years

Fixed rent escalations provide durable NOI growth throughout the base term and renewal options, offering strong inflation protection.

Strategic Location in Columbus' Premier Retail Hub | Built-In Customer Base

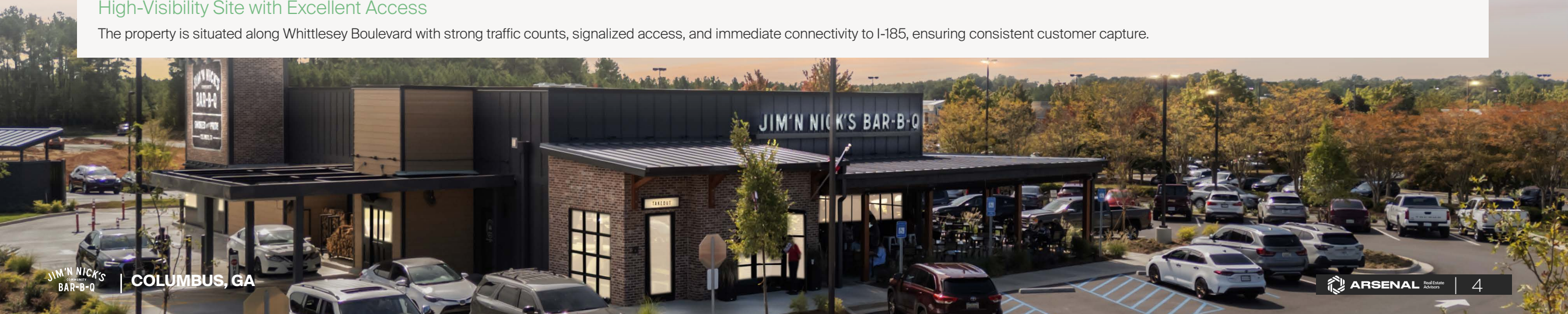
Jim 'N Nicks is part of a new mixed-use development along Whittlesey Boulevard that will also feature Raising Cane's, Dave & Buster's, SONS Chevrolet, and +/- 400 new high-end residential units. The project is located within Columbus' dominant retail corridor anchored by Columbus Park Crossing and top national retailers including Target, Walmart Supercenter, Sam's Club, Kohl's, and Aldi. Within walking distance are The Preserve at Columbus Park (300 units) and Greystone at Columbus Park (174 units), providing a strong built-in residential customer base to complement the regional draw.

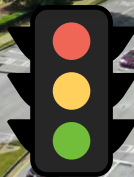
Dense Trade Area with Affluent Demographics

The 5-mile area surrounding the subject property is home to ±110,000 residents with average household income of nearly \$84,000.

High-Visibility Site with Excellent Access

The property is situated along Whittlesey Boulevard with strong traffic counts, signalized access, and immediate connectivity to I-185, ensuring consistent customer capture.





Whittlesey Blvd
18,200 AADT



Whittlesey Blvd 18,200 AADT



SONS
CHEVROLET • CADILLAC
Family driven.

Kirkland's
Bring happiness home.

TJ-maxx®

ULTA
BEAUTY

five BELOW

KOHL'S

Raising
Cane's
CHICKEN FINGERS

DAVE &
BUSTER'S

JIM NICK'S
COMMUNITY
BAR-B-Q

FB
FirstBank

NOTHING bundt CAKES®

Whittlesey Blvd

18,200 AADT

Wendy's

JIM NICK'S
COMMUNITY
BAR-B-Q

COLUMBUS, GA

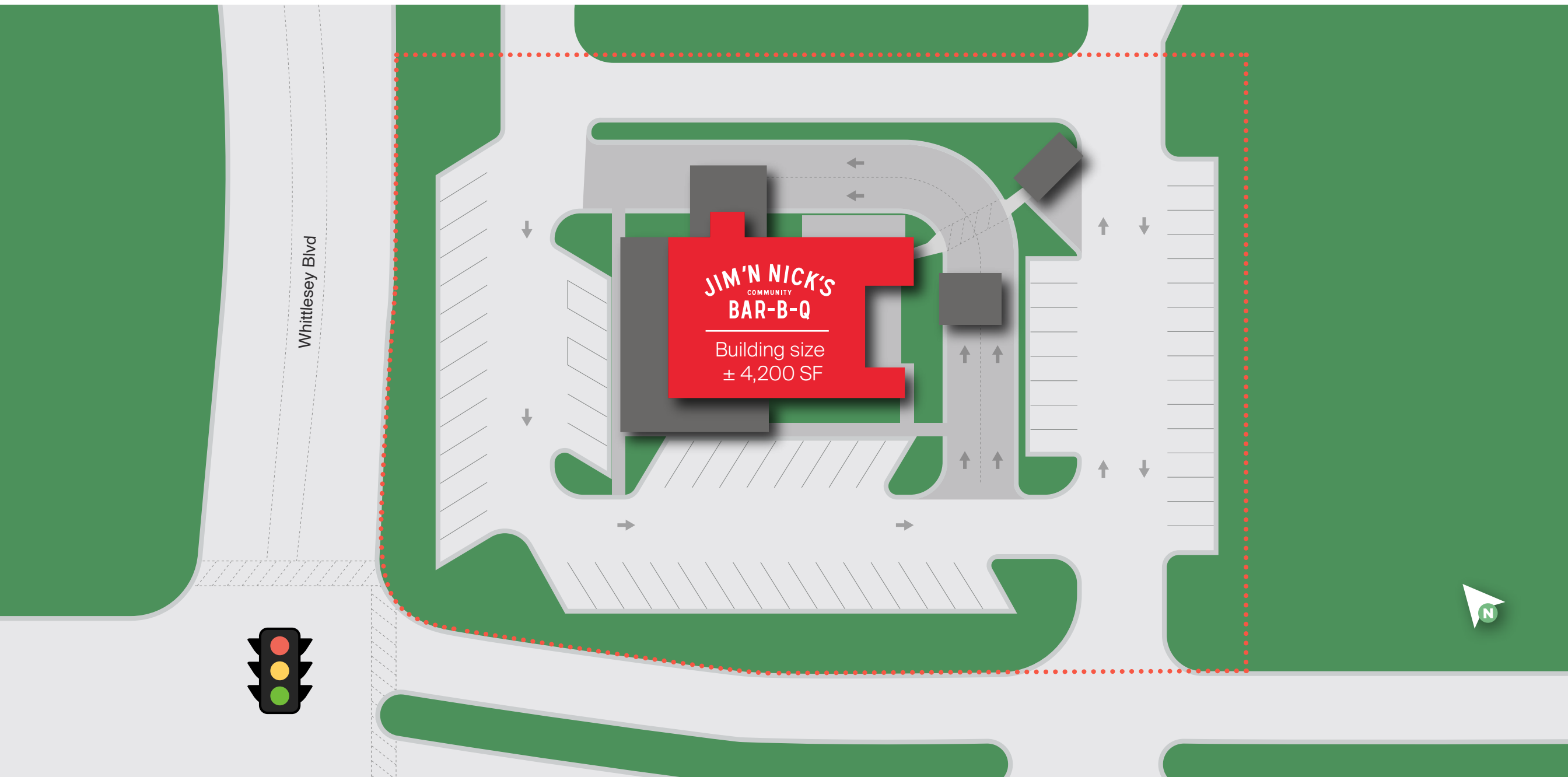
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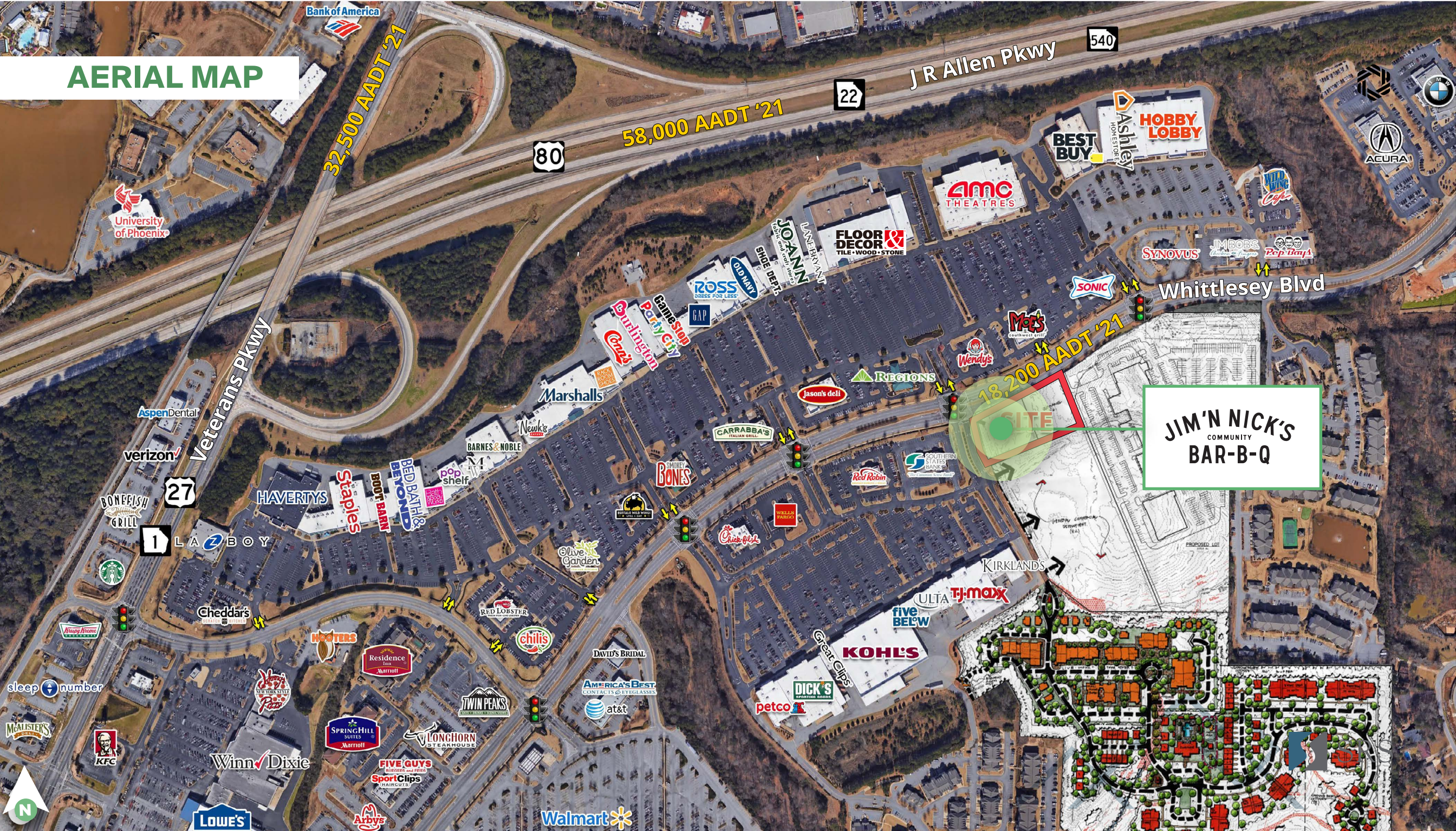


Whittlesey Blvd
18,200 AADT

SITE PLAN



AERIAL MAP



32,500 AADT '21

58,000 AADT '21

18,200 AADT '21
SITE

JIM'N NICK'S
COMMUNITY
BAR-B-Q

LOCATION MAP

JIM'N NICK'S COMMUNITY BAR-B-Q

Central Location



Conveniently located in close proximity to high end retail, restaurants, medical, hotels, and dense residential

10 min (3.1 miles) to Columbus Airport

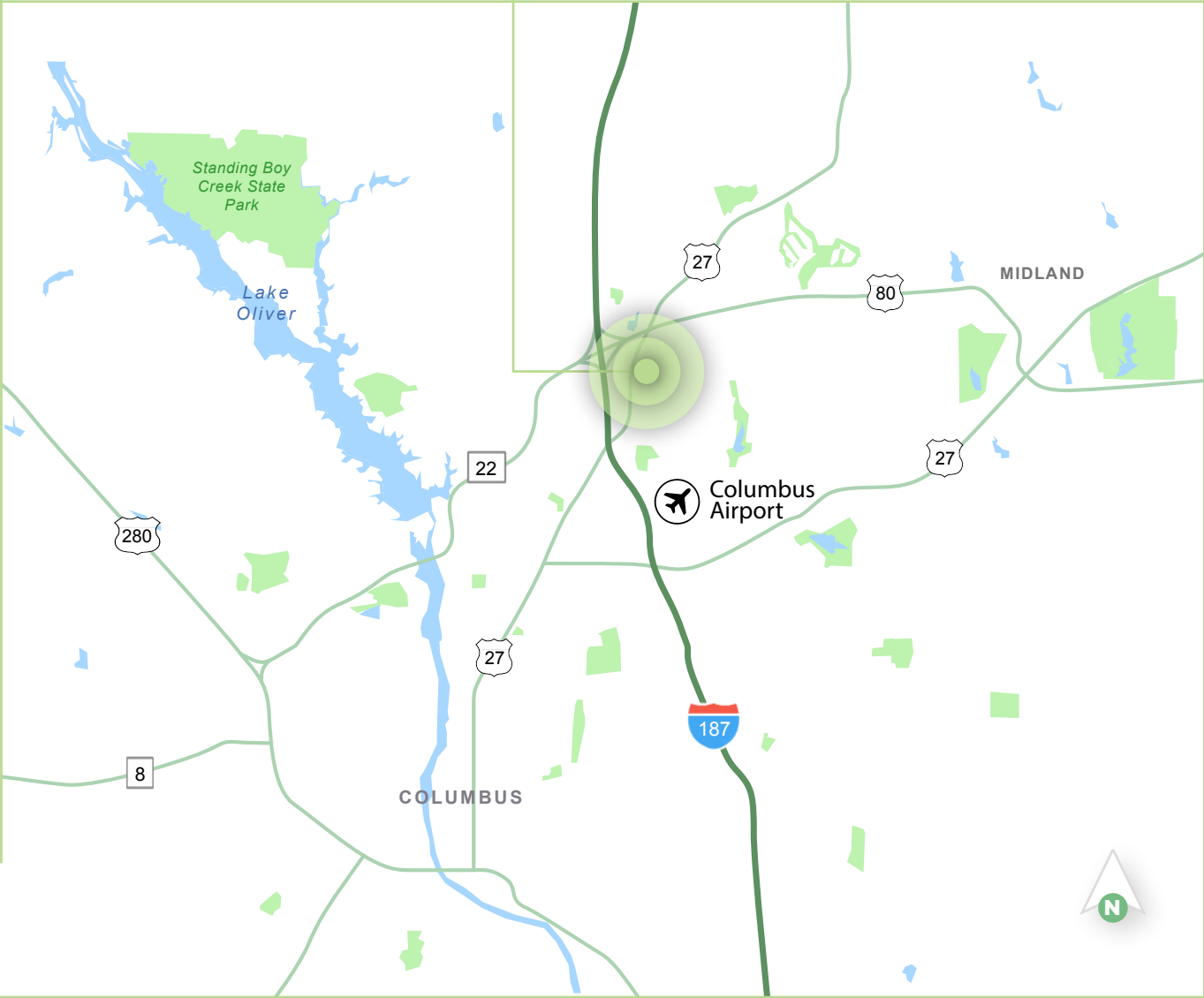


10 min (3.1 miles) via Whittlesey Blvd to Columbus Airport

14 min (6.0 miles) to Columbus City



14 min (6.0 miles) via Veterans Pkwy to Columbus City



Demographics



Population 261,902 (10-Mile Radius)



2024 Households 105,006 (10-Mile Radius)



Average Household Income \$72,643 (10-Mile Radius)



US Highway-80 58,000 AADT



Whittlesey Blvd 18,200 AADT

TENANT OVERVIEW



 jimnnicks.com

Jim 'N Nick's is a full-service Southern barbecue chain known for scratch-made smoked meats and its signature cheese biscuits. Founded in Birmingham, Alabama in 1985, the brand has grown to nearly 60 locations across six Southeastern states. Each restaurant combines dine-in, patio seating, takeout, and catering to serve a broad customer base.

The company was acquired in 2017 by Roark Capital Group, one of the largest private equity firms focused on multi-unit consumer and restaurant concepts. Roark's restaurant portfolio includes nationally recognized names such as Arby's, Dunkin', and Jimmy John's. With Roark's backing, Jim 'N Nick's has accelerated growth while maintaining its reputation for authentic barbecue and community-driven appeal. The Columbus location represents the brand's continued expansion in Georgia, with a modern prototype designed for both on-premise dining and high-volume off-premise sales.



NEWS!

NRN

Barbecue chain Jim 'N Nick's finds success shifting from full service to fast casual

[Read More](#)



Jim 'N Nicks' BBQ opens first location in Columbus

[Read More](#)



Roark Capital Group Acquires Jim 'N Nick's Bar-B-Q

[Read More](#)



Ownership
Private



Headquarters
Birmingham, AL



Parent Company
Roark Capital
Website
 roarkcapital.com



2024 Revenue
+/- \$200M



CEO
Larry Ryback



Year Founded
1985



Location Count
+/- 60 Locations

LEASE SUMMARY

Tenant	JIM N NICKS Management, LLC
Guarantor	Corporate
Current Rent/NOI	\$205,000
Lease Type	Absolute NNN
Lease Commencement Date	9/26/2025
Lease Expiration Date	9/30/2040
Increases	10% Every 5 Years
Options	4, 5-Year Options
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
Financial Reporting	Yes

Rent Schedule	
Years 1-5	\$205,000
Years 6-10	\$225,500
Years 11-15	\$248,050
Option 1	\$272,855
Option 2	\$300,140
Option 3	\$330,154
Option 4	\$363,170



LOCATION OVERVIEW

Columbus, GA MSA

Columbus is Georgia's second-largest metro area and a major regional hub with a population of approximately 329,000. The city is anchored by Fort Benning, one of the nation's largest military installations and a top employer with more than 45,000 active duty personnel, civilian employees, and trainees. Additional major employers include Aflac (headquarters), Global Payments/TSYS, Pratt & Whitney, and Piedmont Columbus Regional. Together, these institutions support a diverse and stable economy. The subject property is located on Whittlesey Boulevard, the primary retail corridor for Columbus and the surrounding region. This corridor is anchored by Columbus Park Crossing, a 700,000+ SF power center that draws consumers from across western Georgia and eastern Alabama. The area offers a strong combination of national retailers, regional medical centers, and affluent neighborhoods, creating sustained traffic and demand. With direct access to I-185 and high visibility along Whittlesey, Jim 'N Nick's is positioned to capture both local residents and regional shoppers.



NEWS!



Tourism on the rise in Columbus, brings millions to the city

[Read More](#)



Gov. Kemp: Korean Magnet Facility to Create More than 500 Jobs in Columbus

[Read More](#)

Ledger-Enquirer

Major food company investing over \$120M, creating 'at least 48 new jobs' in Columbus

[Read More](#)

Top Employers



45,320
Employees



5,500
Employees



4,075
Employees



3,335
Employees



2,700
Employees



2,600
Employees



2,430
Employees



2,000
Employees



Pratt & Whitney
A United Technologies Company
1,850
Employees



1,735
Employees



1,650
Employees



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