



ARSENAL

Real Estate
Advisors

LEAD BROKERS

Scott Scurich

(415) 302-6498
scott@arsenalrea.com
GA #337874

Hayden Salvas

(415) 233-0819
hayden@arsenalrea.com
CA #02092776

OFFERING MEMORANDUM



1138 GA-92, Acworth, GA 30102

Representative Photo

NEW CONSTRUCTION

OPENING 2026



DISCLAIMER

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INVESTMENT SUMMARY

Offering Price	Offering Cap Rate
\$4,380,000	5.00%
Tenant	QuikTrip
Address	1138 GA-92, Acworth, GA 30102
Credit Rating	Not Rated
NOI	\$219,000
Lease Type	Absolute NNN Ground Lease
Rent Increases	8% Every 5 Years
Remaining Lease Term	+/- 15 Years
Building Size	4,996 SF
Land AC	2.22 AC
Parking	+/- 40 Spaces
Property Type	Convenience Store w/ Gas
Year Built	2026



Representative Photo

NOVEMBER 25, 2025 - DATE OF PHOTOGRAPHY
SCHEDULED TO OPEN 2026



Representative Photo



INVESTMENT HIGHLIGHTS

15-Year Absolute NNN Ground Lease with 8% Rent Increases Every 5 Years

Brand new long-term NNN ground lease—ideal for 1031 exchange buyers seeking passive, predictable income backed by QuikTrip Corporation, a top-performing national convenience operator.

QuikTrip – 1,155+ Locations, \$14.16B in 2024 Revenue, and Over 65 Years of Operating History

QuikTrip operates more than 1,155 stores across 17 states and generates \$14.16 billion in annual revenue, backed by a proven track record dating back to 1958. With substantial scale, strong financial performance, and a long-established operating history, QuikTrip offers investors exceptional tenancy stability—making it an ideal tenant for a long-term, passive net-lease investment.

Excellent Positioning Adjacent to Chick-fil-A and Near Bass Pro Shops

Strategically located next door to a brand-new Chick-fil-A and in immediate proximity to Bass Pro Shops, creating powerful daily traffic flow and sustained consumer draw supported by highly complementary surrounding tenants.

Prime 2.22-Acre Signalized Hard-Corner Site with Immediate Access to I-75

High-profile location at a signalized intersection on Highway 92, offering exceptional visibility and direct connectivity to Interstate 75, one of the Southeast’s highest-traveled transportation corridors.

Surrounded by Strong National Retailers Supporting High Traffic Volume

The corridor benefits from a dense cluster of national brands including Chick-fil-A, Bass Pro Shops, Hardee’s, IHOP, Waffle House, Dunkin’, and Culver’s, along with nearby lodging such as Hampton Inn, Holiday Inn Express, and Days Inn, enhancing daily activity and customer demand.

Proximity to the Newly Delivered 314 Unit Crest at Acworth Apartment Community

Crest at Acworth is a 314-unit, \$56M, Class A garden-style development completed in August 2023. Featuring resort-style amenities and strong market-rate demand, the community adds significant nearby population density and recurring daily retail demand.

Located in the Booming Atlanta MSA – the 6th Largest Metro in the U.S. with 6.4 Million Residents and a \$570+ Billion GDP

The property benefits from its position within the rapidly growing Atlanta metropolitan area, a top-tier national market distinguished by strong population growth, diverse economic drivers, and one of the largest regional economies in the country—supporting long-term demand for high-performing convenience, fuel, and daily-needs retail.



Future Commercial Development



Future Commercial Development



Northpoint Parkway Extension

92

HWY 92





Future Commercial Development



Northpoint Parkway Extension



HWY 92
20,710 VPD

92



ACWORTH, GA





Future Commercial
Development



HWY 92
20,710 VPD

92



109,108 VPD

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Future Commercial Development





Future Commercial Development



92

HWY 92
20,710 VPD



SITE PLAN



Future Commercial Development



Building Size
4,996 SF

Northpoint Pkwy

Future
Commercial Development



92



AERIAL MAP



QT QuikTrip.

EXIT 277 AMENITIES

RaceTrac **CVS pharmacy** **Culver's**
DUNKIN' DONUTS **WAFFLE HOUSE** **IHop**
SUBWAY **Hardee's** **POPEYES**
McDonald's **Arby's** **DQ** **Wendy's** **CRUNCHYROLL**

EXIT 278 AMENITIES

RaceTrac **Ingles** **WAFFLE HOUSE**
Pizza Hut **TACO BELL** **Bojangles** **PAPA JOHN'S** **Krystal** **KFC**

EXIT 278

EXIT 277

JAIPUR LIVING

pillow PERFECT.

OnlineMetals.com
thyssenkrupp

inalfa roof systems

MSK COVERTECH GROUP

antONLINE

YANMAR

WOODSTOCK FURNITURE & MATTRESS OUTLET

AW

CURT

ProLogic ITS KOCH

PAC-CLAD PETERSEN

ACE PICKLEBALL CLUB

Future
CHIPOTLE
Valvoline

AW

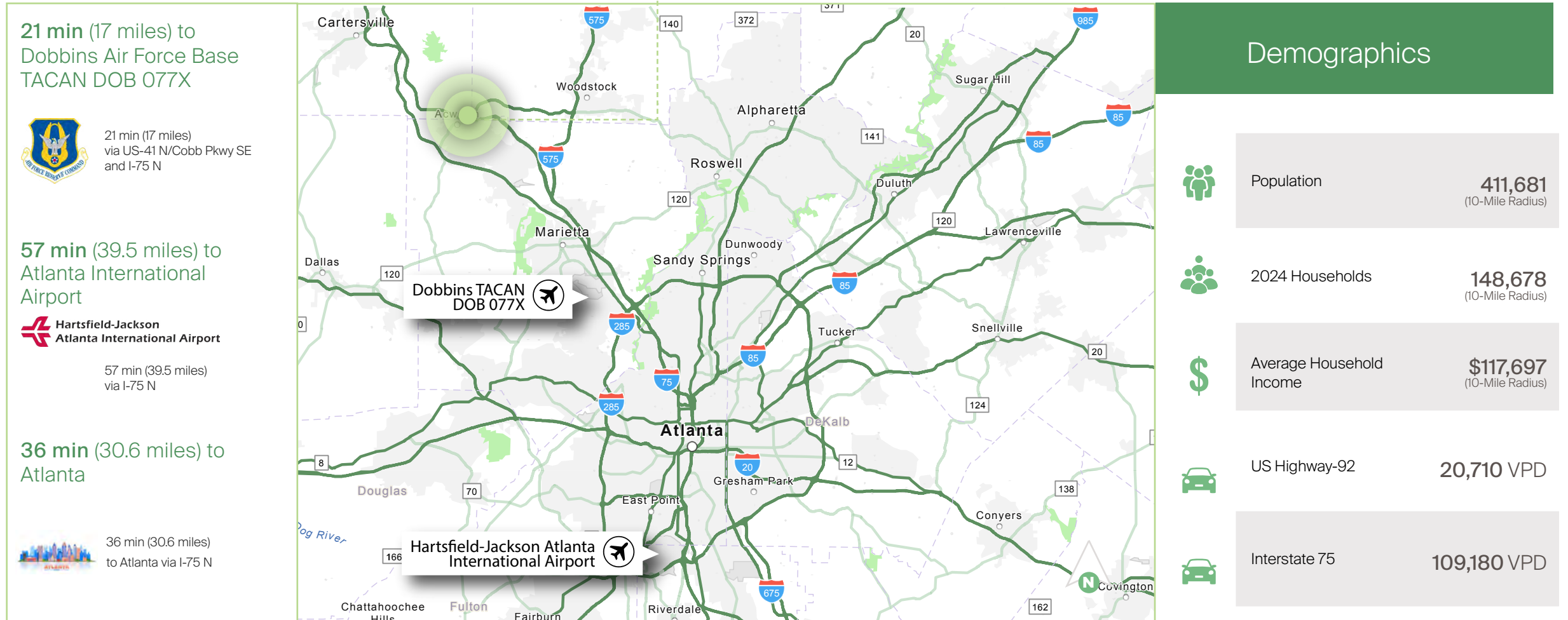
CVS pharmacy

WOODSTOCK RD NW

BAKER RD

LOCATION MAP

SITE



TENANT OVERVIEW



 [quiktrip.com](https://www.quiktrip.com)

QuikTrip Corporation (“QT”) is one of the nation’s premier convenience store and fuel retail operators, known for its industry-leading store performance, strong credit profile, and best-in-class operations. Founded in 1958 and headquartered in Tulsa, Oklahoma, QuikTrip has grown to more than 1,000+ stores across 17 states, consistently ranking as one of the top privately held companies in the United States. The company generates more than \$16 billion in annual revenue and is widely regarded for its financial strength, operational sophistication, and strong leadership culture.

QT has built a reputation for exceptional customer service, high-quality facilities, and consistent reinvestment in its locations, making it one of the most sought-after tenants in the net-lease market. The brand maintains a significant competitive advantage through its vertically integrated model—handling its own food production, distribution, and fuel supply logistics—which provides superior cost control and operational reliability.

QuikTrip stores regularly rank among the highest-volume fuel and convenience retail sites in their respective markets. The company is also recognized as a top employer nationally, earning consistent “Best Places to Work” distinctions due to its employee-centric compensation and training programs.



NEWS!

CSP

QuikTrip Is Coming to Utah

The convenience retailer says it has secured locations and anticipates opening in the summer of 2026 in the Beehive State

[Read More](#)



#20 America's Top Private Companies

[Read More](#)



QuikTrip Opens 1000th Store

[Read More](#)



Ownership
Private



Headquarters
Tulsa, OK



2024 Revenue
+/- \$14B



Year Founded
1958



Location Count
+/- 1,155



Founder
Burt Holmes and
Chester Cadieux

LEASE SUMMARY

Tenant	Quiktrip Corporation
Guarantor	Corporate
Current Rent/NOI	\$219,000
Lease Type	Absolute NNN Ground Lease
Lease Commencement Date	Est. 4/1/2026
Lease Expiration Date	Est. 3/31/2041
Increases	8% Every 5 Years
Options	10, 5-Year
ROFR	Yes
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible

Rent Schedule	
Years 1-5	\$219,000
Years 6-10	\$236,520
Years 11-15	\$255,441
Option 1	\$275,876
Option 2	\$297,947
Option 3	\$321,782
Option 4	\$347,525
Option 5	\$375,327
Option 6	\$405,353
Option 7	\$437,782
Option 8	\$472,804
Option 9	\$510,628
Option 10	\$551,479



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LOCATION OVERVIEW











Acworth, Georgia

The property is located in Acworth, Georgia, a rapidly growing suburban community within the Atlanta Metropolitan Statistical Area, the largest and most economically influential region in the Southeast. Positioned approximately 30 miles northwest of Downtown Atlanta along Interstate 75, Acworth benefits from strong regional connectivity, high traffic counts, and continued population inflow into Cobb and Cherokee counties.

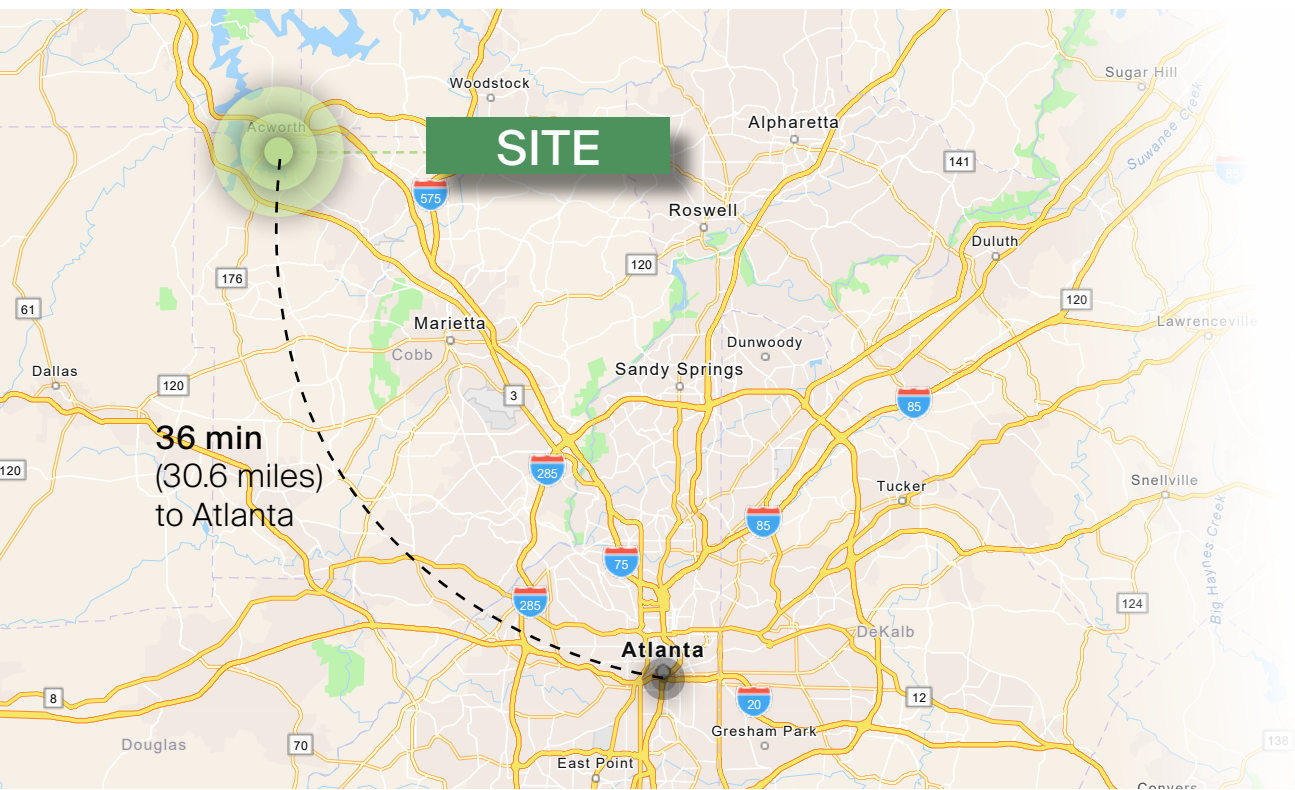
The Atlanta MSA is home to more than 6.2 million residents, ranking 8th largest in the U.S., driven by strong job creation, affordable living, and significant corporate presence including Delta Air Lines, UPS, Home Depot, and Coca-Cola. Acworth captures this momentum with robust household incomes, expanding residential development, and a thriving retail corridor supported by daily commuter traffic and proximity to major employment centers. The area's long-term growth and economic diversity make it a highly attractive location for high-performance convenience retail like QuikTrip.



Atlanta MSA Top Employers

Airline / Transportation	Healthcare System	Healthcare System	Grocery / Retail
 DELTA 42,090 Employees	 NORTHSIDE HOSPITAL 32,000 Employees	 Piedmont HEALTHCARE 29,646 Employees	 Publix 23,660 Employees
Healthcare System	Retail / Headquarters in ATL	Logistics / Headquarters in ATL	
 Wellstar HEALTH SYSTEM 21,020 Employees	 THE HOME DEPOT 19,576 Employees	 ups 17,037 Employees	
Education & Healthcare	Pediatric Healthcare System	Logistics / Transportation	
 EMORY HEALTHCARE 13,500 Employees	 Children's Healthcare of Atlanta 10,489 Employees	 ups Supply Chain Solutions 10,121 Employees	

AREA OVERVIEW



	3 Mile	5 Mile	10 Mile
Population			
2020 Population	50,283	119,733	392,331
2024 Population	53,092	123,934	411,681
2029 Population Projected	56,295	130,831	440,778
Growth 2024-2029	6.03%	5.57%	7.07%
Households & Growth			
2020 Households	18,168	43,656	141,723
2024 Households	19,168	45,136	148,678
2029 Households Projected	20,308	47,626	159,163
Growth 2024-2029	5.95%	5.52%	7.05%
Income			
Avg. HH Income	\$101,185	\$102,273	\$117,697
Total Consumer Spend	\$667.9M	\$1.6B	\$5.6B
Businesses & Employees			
2024 Total Businesses	1,306	5,016	20,109
2024 Total Employees	9,900	34,573	166,705





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