



# ARSENAL

Real Estate  
Advisors

LEAD BROKERS

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O F F E R I N G   M E M O R A N D U M



**QT** QuikTrip.

1138 GA-92, Acworth, GA 30102

Representative Photo

**NEW CONSTRUCTION**  
OPENING 2026



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# INVESTMENT SUMMARY

Offering Price	Offering Cap Rate
<b>\$4,380,000</b>	<b>5.00%</b>

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



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.



ProLogic ITS



QT QuikTrip.

RaceTrac



Future Commercial Development

INTERSTATE  
75

109,108 VPD



Future Commercial Development



Hardee's®

WAFFLE  
HOUSE®

Northpoint Parkway Extension

92

HWY 92

20,710 VPD



ACWORTH, GA

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Future Commercial Development



Northpoint Parkway Extension



Future



N

Future Commercial  
Development



DUNKIN'



QT QuikTrip.



IHOP®

Chick-fil-A

Hardee's®



Future

CHIPOTLE  
Valvoline™  
SEVEN BREW  
73 DRIVE THRU COFFEE

HWY 92  
20,710 VPD

92

INTERSTATE  
75

109,108 VPD



Future Commercial Development

N

Future



N



Future Commercial Development



92

HWY 92  
20,710 VPD

# SITE PLAN



Future Commercial Development

**QT** QuikTrip.

Building Size  
4,996 SF

Northpoint Pkwy

Future  
Commercial Development

92



Future  
CHIPOTLE  
Valvoline.  
STEAK & BURGERS  
STEAK & BURGERS



# AERIAL MAP



# LOCATION MAP

## SITE

**21 min (17 miles) to  
Dobbins Air Force Base  
TACAN DOB 077X**



21 min (17 miles)  
via US-41 N/Cobb Pkwy SE  
and I-75 N

**57 min** (39.5 miles) to  
Atlanta International  
Airport

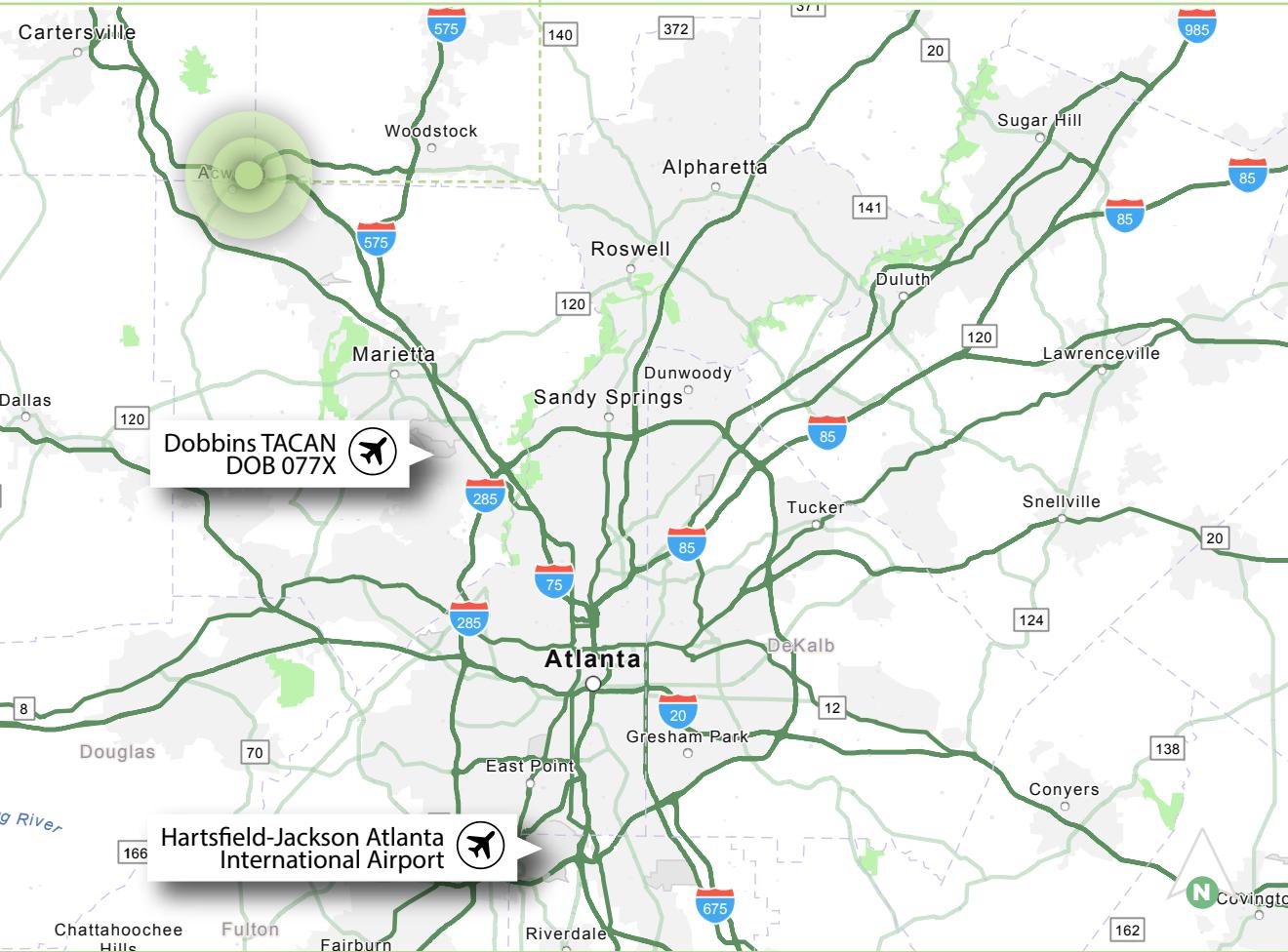


57 min (39.5 miles)  
via I-75 N

36 min (30.6 miles) to  
Atlanta



36 min (30.6 miles)  
to Atlanta via I-75 N



## Demographics



## Population



## 2024 Households



## Average Household Income



## US Highway-92



Interstate 75

# TENANT OVERVIEW



[quiktrip.com](http://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](#)

## Forbes

### #20 America's Top Private Companies

[Read More](#)

## QT QuikTrip.

### 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



ACWORTH, GA

ARSENAL Real Estate Advisors

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# 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



# 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

**DELTA** 42,090 Employees

#### Healthcare System



32,000 Employees

#### Healthcare System



29,646 Employees

#### Grocery / Retail

**Publix** 23,660 Employees

#### Healthcare System

**Wellstar** 21,020 Employees

#### Retail / Headquarters in ATL

**THE HOME DEPOT** 19,576 Employees

#### Logistics / Headquarters in ATL

**ups** 17,037 Employees

#### Education & Healthcare

**EMORY** 13,500 Employees

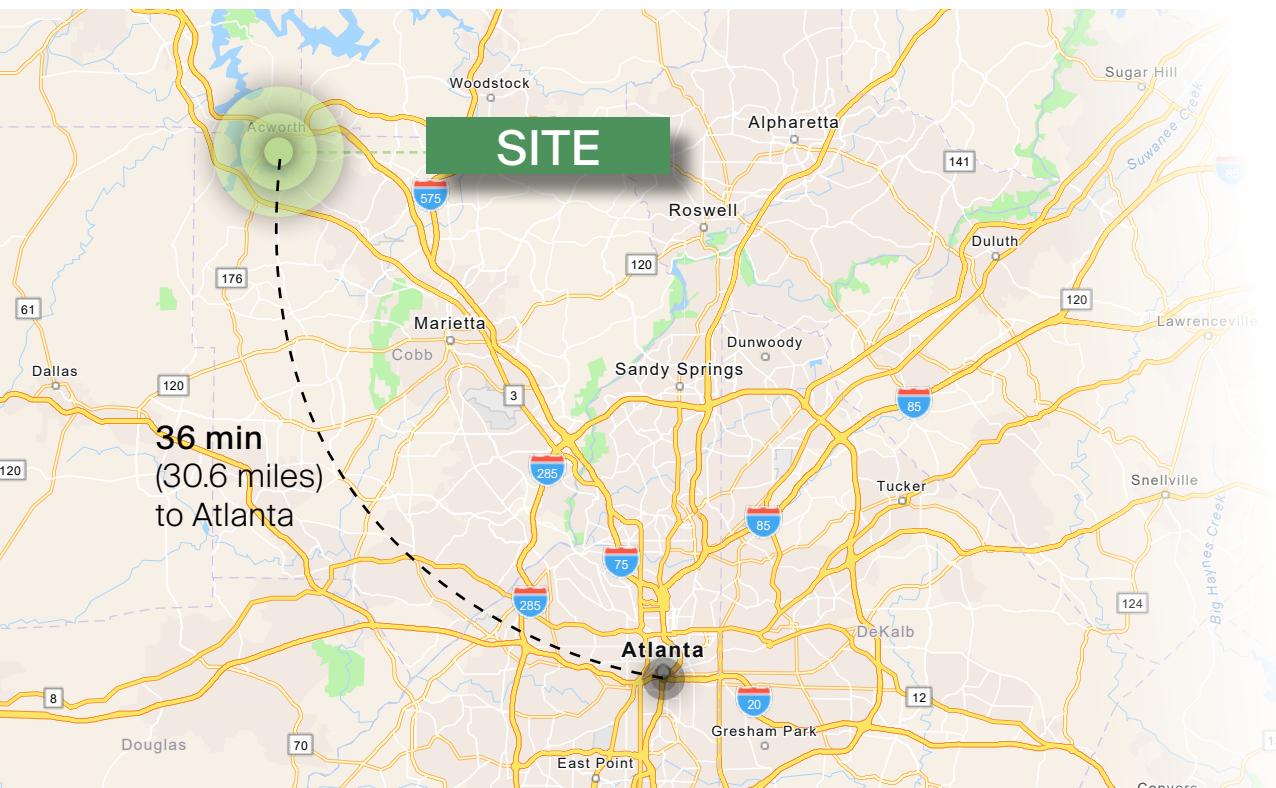
#### Pediatric Healthcare System

**Children's** Healthcare of Atlanta 10,489 Employees

#### Logistics / Transportation

**ups** Supply Chain Solutions 10,121 Employees

# AREA OVERVIEW



	3 Mile	5 Mile	10 Mile
<b>Population</b>			
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%
<b>Households &amp; Growth</b>			
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%
<b>Income</b>			
Avg. HH Income	\$101,185	\$102,273	\$117,697
Total Consumer Spend	\$667.9M	\$1.6B	\$5.6B
<b>Businesses &amp; Employees</b>			
2024 Total Businesses	1,306	5,016	20,109
2024 Total Employees	9,900	34,573	166,705





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