

# Bojangles' Famous Chicken 'n Biscuits

+/- 3,808 Square Feet

**\$1,925,000 6.75% Cap Rate**

1826 Washington Road, Thomson, GA 30824



## Investment Highlights:

- Popular 38 year old regional brand with 650 locations in 11 states and growing
- Parent company went public (Nasdaq: BOJA) in May 2015
- 2011 construction on 1.8 acres just off Interstate 20 exit 172 with increasing sales annually
- 15 year absolute NNN lease commencing at close of escrow with a 10 year personal guaranty
- 7.5% rent bumps every 5 years of base lease term and options
- Successful and profitable multi-unit franchisee operator opening new stores annually

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## 2015 Demographics: 15 Mile Radius

Population - 43,076

Median Household Income - \$49,896

Average Household Income - \$37,249

### Area Information:

Located just outside of Augusta and a little over an hour's drive from Atlanta and Athens, Thomson-McDuffie is quintessentially Southern in all aspects. McDuffie County is known for its rich history, natural beauty and the ease and security of a small town. It is a close knit community well known for its southern hospitality and is conveniently located near Augusta, Georgia and Clarks Hill Lake.

Augusta, GA, home of the Masters Golf Tournament, is only a 25 minute drive down I-20 and also offers theater, symphony, museums and a beautiful river walk. Clarks Hill Lake is open all year and offers many activities for recreation and vacationing, from boating and fishing to jet-skiing and camping.

McDuffie County was named one of the Top Ten Places to Retire in Georgia in 2007 and 2008 by Retire in Georgia Magazine.

For property information:

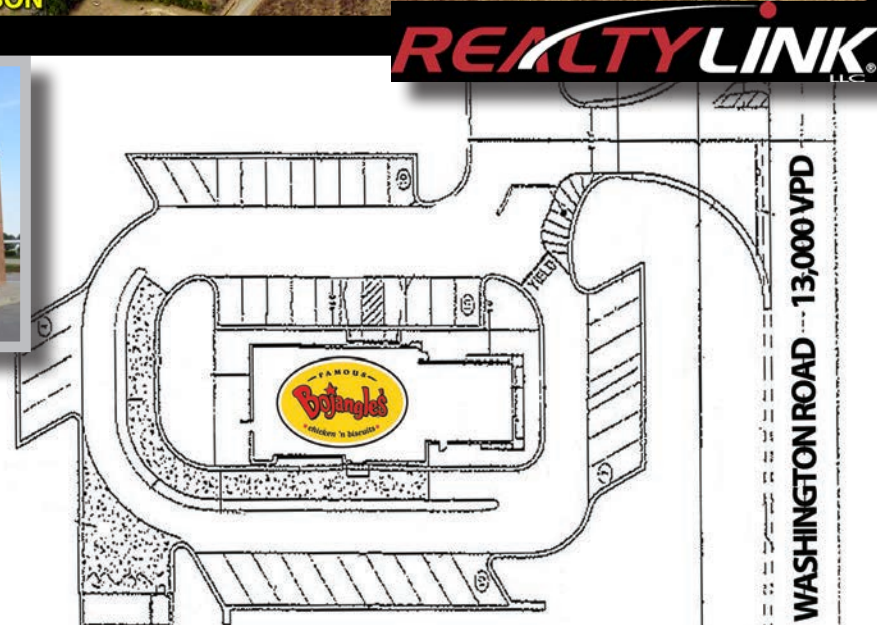
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