

» Property Features

- Former Pizza Hut/Wing Street freestanding restaurant building
- Building size – 2,796 sf
- Property Size – .775 acres
- 41 parking spaces (including 2 HC)

FOR LEASE
\$24/ft NNN As/Is

4630 Atlanta Highway Loganville, GA 30052

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

The subject property is a former Pizza Hut/Wing Street restaurant building constructed in 1989 and remodeled in 2001 that sits in the city of Loganville in Walton County. The site is approximately 30 miles east northeast of downtown Atlanta. The property is on the north side of US 78 (Atlanta Hwy.) which is the main east-west thoroughfare of Loganville. Atlanta Hwy. is heavily populated with both big box as well as freestanding retailers. The zoning is C-H and property taxes for 2017 are \$8,852.30.

Other details:

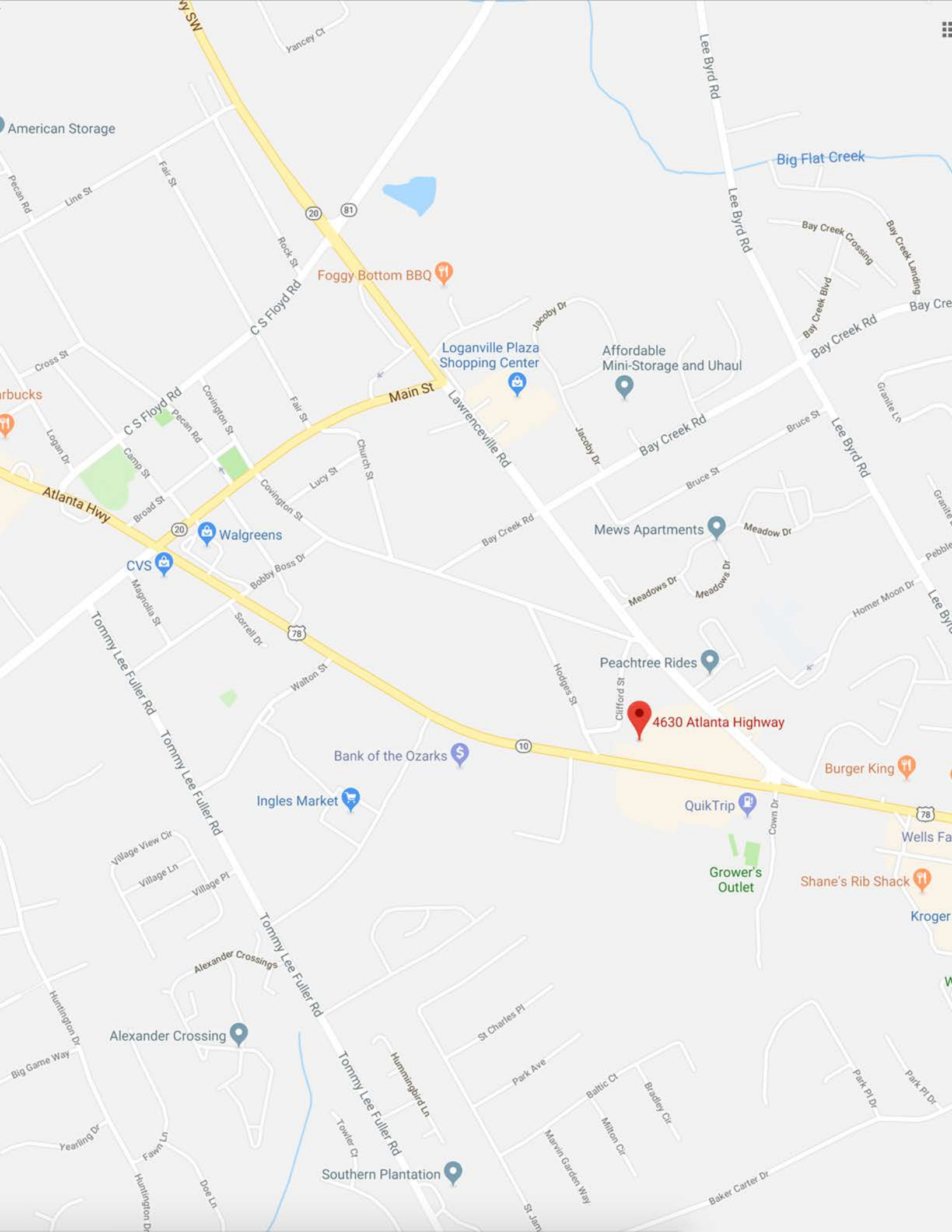
- Strong retail area
- Good visibility
- Heavy traffic counts
- Excellent signage

» Demographics

	1 mile	3 miles	5 miles
Population (2018)	5,862	26,110	69,722
Median HH Income (2018)	\$62,683	\$67,926	\$70,374
Median Home Value	\$153,563	\$172,881	\$180,148

» Additional Information Included:

- Maps
- Aerials
- Survey



Foggy Bottom BBQ

Loganville Plaza Shopping Center

Affordable Mini-Storage and Uhaul

Walgreens

CVS

Mews Apartments

Peachtree Rides

4630 Atlanta Highway

Bank of the Ozarks

Ingles Market

QuikTrip

Burger King

Grower's Outlet

Shane's Rib Shack

Kroger

Alexander Crossing

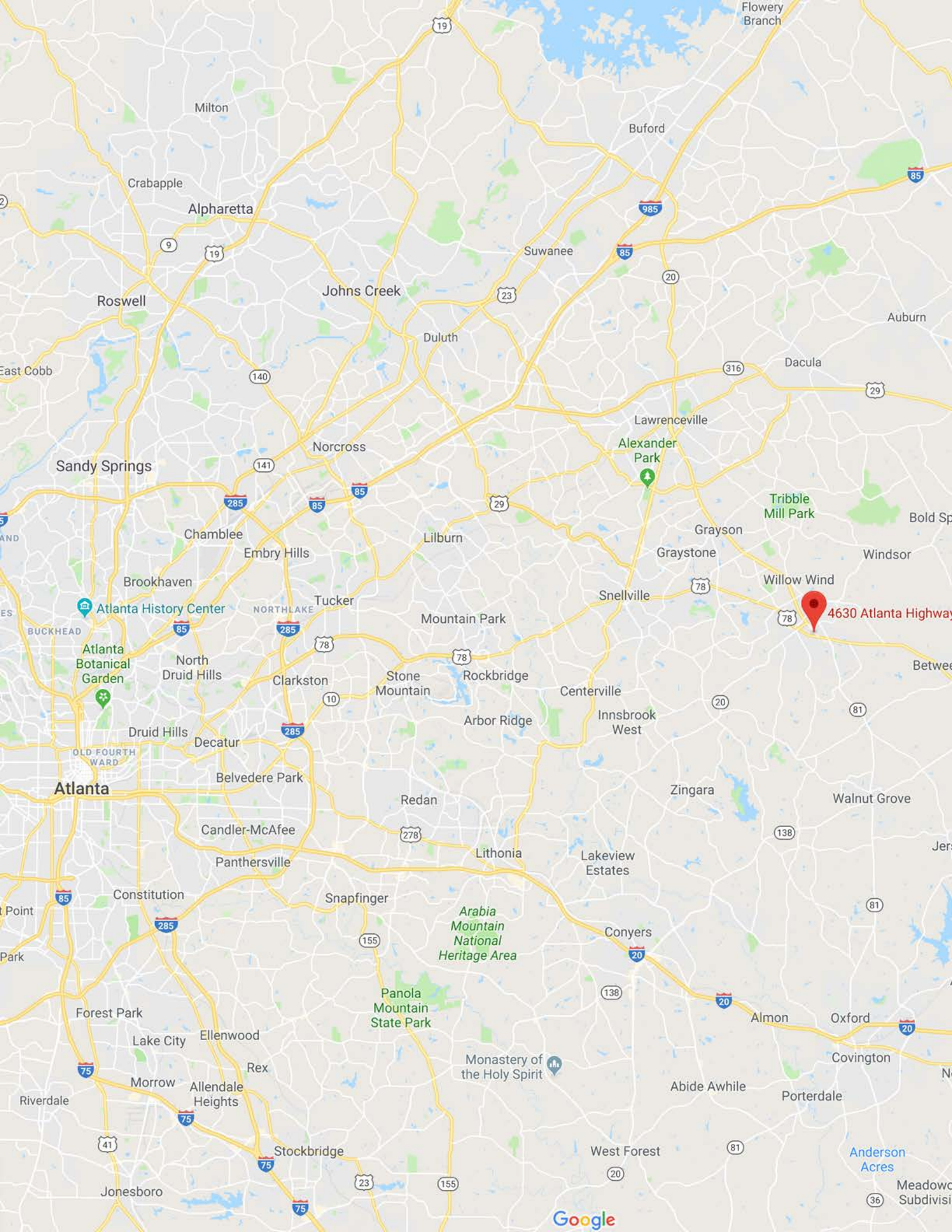
Southern Plantation

American Storage

Starbucks

Wells Fargo

Walmart



4630 Atlanta Highway



ZONING NOTES
 ZONED: CH-COMMERCIAL HIGHWAY DISTRICT
 SETBACK REQUIREMENTS:
 20' FROM R/W
 REAR: 30'

AREA
 33,747 SQ.FT.
 0.775 ACRES

PARKING TABLE	
TYPE OF SPACES	NO. OF SPACES
REGULAR	39
COMPACT	0
HANDICAP	2
TOTAL	41

PARKING REQUIREMENTS
 1. FOR EVERY 3 SEATS PLUS 1 FOR EACH FULL TIME EMPLOYEE

TAX ASSESSOR PARCEL NO.
 PARCEL #LG110026000

ACCESS NOTE
 DIRECT ACCESS TO PUBLIC R/W OF GA SR 10/US HWY. 178 (ATLANTA HIGHWAY)

SOURCE OF DATA
 CITY OF LOGANVILLE
 4385 REAR STREET
 LOGANVILLE, GA 30022
 (770) 466-2633

ENCROACHMENTS/PROJECTIONS
 1. ADJOINER'S 8" WOOD PRIVACY FENCE ENCRACHES ONTO SUBJECT PROPERTY (AT TIE IN POINTS), 2.8' AT THE GREATEST POINT

REFERENCE DEED
 1. DEED BOOK 288, PAGE 609

BASIS OF BEARINGS
 THE BEARING SOUTH 07°11'19" EAST ON THE EASTERN PROPERTY LINE OF THE SUBJECT PROPERTY REF. DEED NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, WALTON COUNTY, GEORGIA, WITH AN EFFECTIVE DATE OF MAY 18, 2007, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 13297C0085D. (CITY OF LOGANVILLE COMMUNITY NO. 130326)

SURVEYOR'S NOTES
 1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
 3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE NORTHERN RIGHT OF WAY OF ATLANTA HIGHWAY (GA HWY. 10/US. HWY. 178) WITH NO GAPS OR GORES.
 6. SUBJECT PROPERTY FIELD SURVEYED 07/12/2011.
 7. OBSERVED POSTED ADDRESS: 4630 ATLANTA HIGHWAY
 8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

TITLE COMMENT LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. NO. 417 OF WALTON COUNTY, GEORGIA, IN THE CITY OF LOGANVILLE, CONTAINING 0.7955 ACRES ACCORDING TO BOUNDARY AND TOPO SURVEY OF PIZZA HUT PREPARED BY COFER TECHNICAL SERVICES, INC., DATED SEPTEMBER 24, 1988, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TO FIND THE TRUE PLACE OR POINT OF BEGINNING, COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF PAVEMENT OF CONVENTON STREET WITH THE SOUTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (HAVING AN 80-FOOT RIGHT OF WAY); RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20, A DISTANCE OF 715.00 FEET TO A POINT; THENCE SOUTH 78 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 396.74 FEET TO AN IRON PIN FOUND AND THE TRUE PLACE OR POINT OF BEGINNING; FROM SAID BEGINNING POINT AS THUS ESTABLISHED, THENCE SOUTH 07 DEGREES 19 SECONDS EAST A DISTANCE OF 230.37 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 78, A/K/A GEORGIA HWY. NO. 10 (HAVING A 90-FOOT RIGHT OF WAY); RUNNING THENCE NORTH 81 DEGREES 33 MINUTES 19 SECONDS WEST A DISTANCE OF 173.42 FEET TO AN IRON PIN; THENCE NORTH 07 DEGREES 11 MINUTES 19 SECONDS WEST A DISTANCE OF 185.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 83 DEGREES 40 MINUTES 46 SECONDS EAST A DISTANCE OF 157.70 FEET TO AN IRON PIN FOUND; THENCE NORTH 78 DEGREES 35 MINUTES 41 SECONDS EAST A DISTANCE OF 9.36 FEET TO AN IRON PIN FOUND AND THE TRUE PLACE OR POINT OF BEGINNING.

TAX PARCEL #: L0110-00000-026-000

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. Z1109748 KJV DATED: JUNE 15, 2011

⑥ EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM J.L. MILLER TO HIGHWAY BOARD OF GEORGIA, FILED JULY 18, 1930, AND RECORDED IN DEED BOOK 15, PAGE 616, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA, UNABLE TO DETERMINE AFFECT ON SUBJECT PROPERTY BASED ON DEED DESC. - CURRENT KNOWN RIGHT OF WAY OF US HWY 178/62A HWY. 10 PLOTTED AND NOTED HEREON.

⑦ EASEMENT FROM HAROLD F. BRITT TO GEORGIA POWER COMPANY, DATED OCTOBER 28, 1953, AND RECORDED IN DEED BOOK 38, PAGE 200, AFORESAID RECORDS, UNABLE TO DETERMINE LOCATION OF EASEMENT BASED ON DEED DESC. - MAY OR MAY NOT AFFECT - EASEMENT RIGHTS ARE GENERAL IN NATURE AND NOT PLOTTABLE.

⑩ EASEMENT FROM GENEVA MORRIS TO GEORGIA POWER COMPANY, DATED APRIL 22, 1971 AND RECORDED IN DEED BOOK 87, PAGE 204, AFORESAID RECORDS, UNABLE TO DETERMINE LOCATION OF EASEMENT BASED ON DEED DESC. - MAY OR MAY NOT AFFECT - EASEMENT RIGHTS ARE GENERAL IN NATURE AND NOT PLOTTABLE.

⑪ RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT AS DESIGNATED BY DOT) PURSUANT TO THAT CERTAIN RIGHT OF WAY DEED FROM GENEVA BRITT MORRIS A/K/A GENEVA WATSON BRITT TO DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 5, 1985 AND RECORDED IN DEED BOOK 217, PAGE 741, AFORESAID RECORDS, AFFECTS - CURRENT R/W PER DOCUMENT PLOTTED HEREON. DWG. ATTACHED TO DOCUMENT NOT LEGIBLE.

⑫ CONVEYANCE OF ACCESS RIGHTS FROM HERR CORPORATION TO DEPARTMENT OF TRANSPORTATION, DATED JUNE 11, 1987, AND RECORDED IN DEED BOOK 247, PAGE 358, AFORESAID RECORDS, AFFECTS - SUBJECT PROPERTIES ACCESS POINT REFLECTED HEREON.

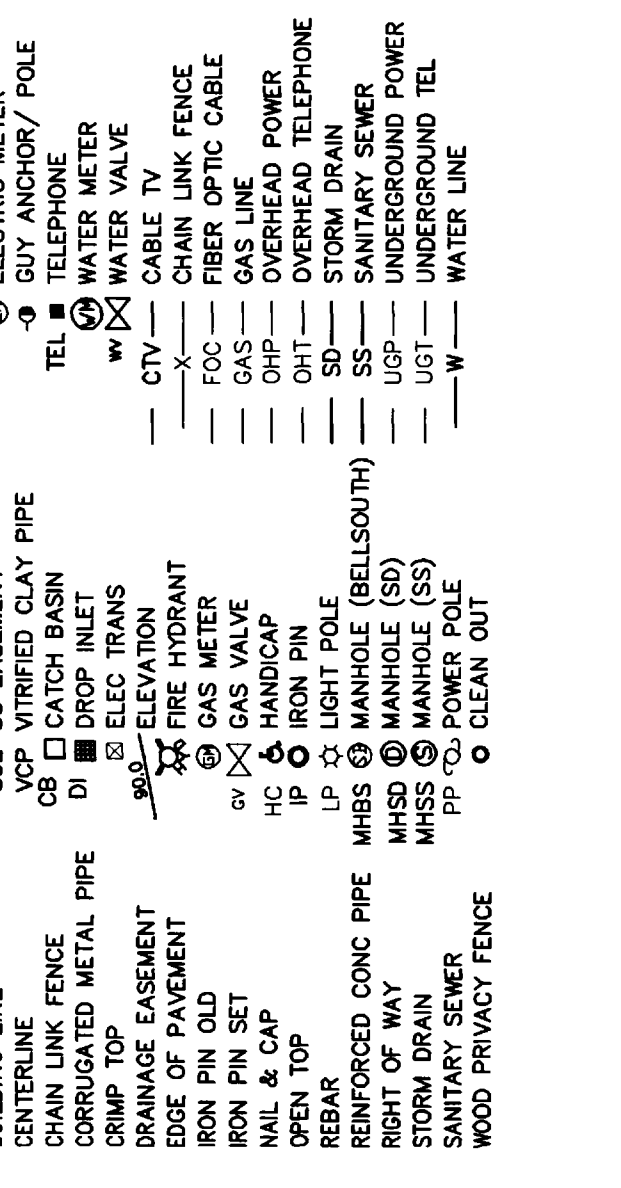
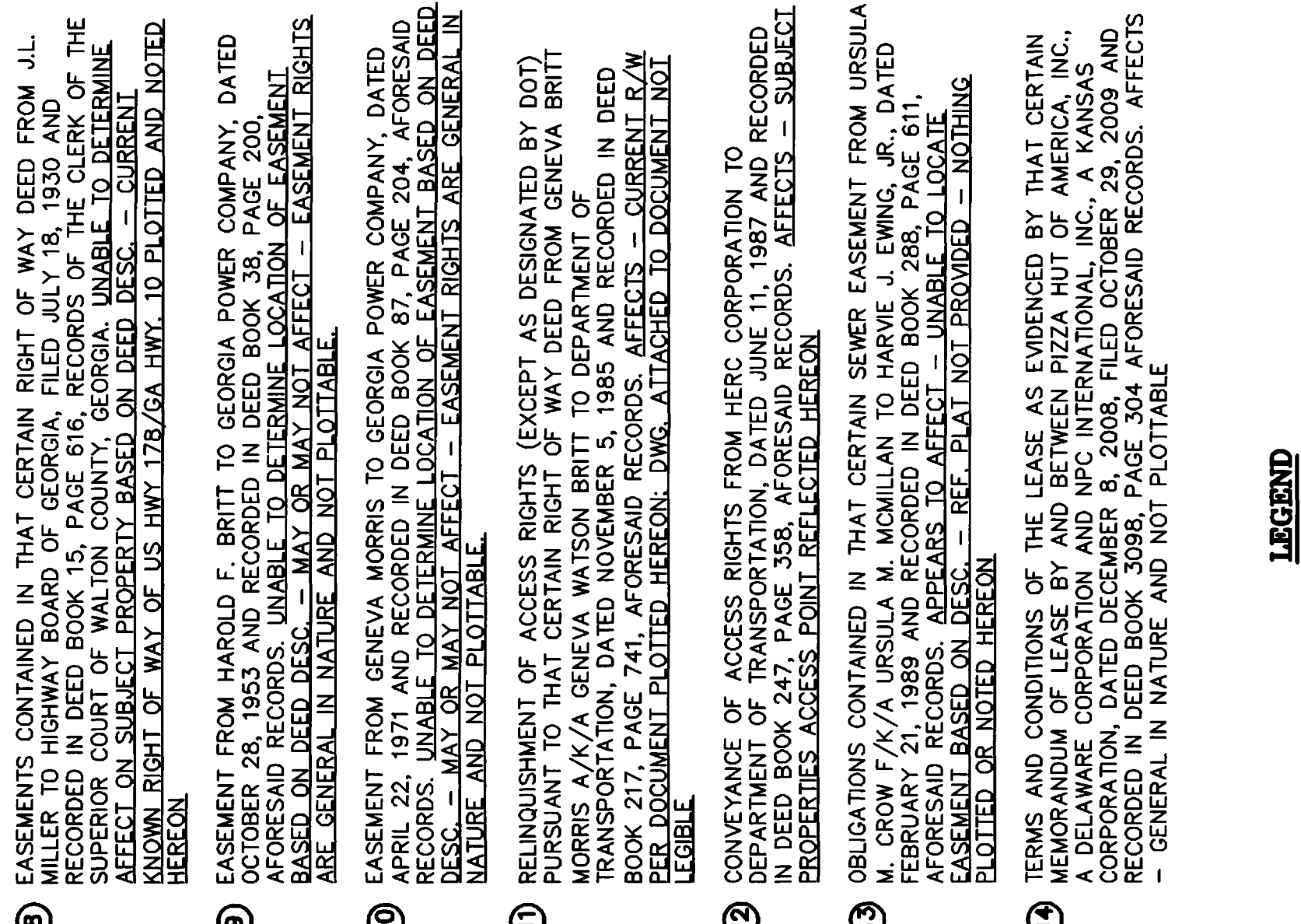
⑬ OBLIGATIONS CONTAINED IN THAT CERTAIN SEWER EASEMENT FROM URSULA M. CROW F/K/A URSULA M. MCMILLAN TO HARVE J. EWING, JR., DATED FEBRUARY 21, 1989, AND RECORDED IN DEED BOOK 288, PAGE 611, AFORESAID RECORDS, AFFECTS - SUBJECT PROPERTIES UNABLE TO LOCATE EASEMENT BASED ON DEED DESC. - RE-PLAT NOT PROVIDED - NOTHING PLOTTED OR NOTED HEREON.

⑭ TERMS AND CONDITIONS OF THE LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN PIZZA HUT OF AMERICA, INC., A DELAWARE CORPORATION AND NPC INTERNATIONAL, INC., A KANSAS CORPORATION, DATED DECEMBER 8, 2008, FILED OCTOBER 29, 2009 AND RECORDED IN DEED BOOK 3096, PAGE 304 AFORESAID RECORDS, AFFECTS - GENERAL IN NATURE AND NOT PLOTTABLE.

TOGETHER WITH RIGHTS AND BENEFITS PURSUANT TO AND CREATED BY THE FOLLOWING INSTRUMENT: SEWER EASEMENT FROM URSULA M. CROW F/K/A URSULA M. MCMILLAN TO HARVE J. EWING, JR., DATED FEBRUARY 21, 1989, FILED MARCH 20, 1989 AND RECORDED IN DEED BOOK 288, PAGE 611, RECORDS OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. Z1109748 KJV BEARING AN EFFECTIVE DATE OF JUNE 15, 2011, LESS AND EXCEPT PROPERTY ACQUIRED FOR HIGHWAY PURPOSES IN DEED BOOK 217, PAGE 741.

BASES OF BEARINGS
 S07°11'19"E 224.78'
 N07°11'19"W 180.10'
 N07°11'19"W 158.27'



PREPARED BY:
SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 420 EAST PARK AVE. SUITE 100 GREENVILLE SC 29607
 PH: (864) 632-0424
 www.sitedesign-inc.com

PREPARED FOR:
"ALTA/ACSM LAND TITLE SURVEY"

THE MATTHEWS COMPANY
 National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714) 979-7181 Fax: (714) 641-2840
 www.themathewscompany.com

DATE	REVISION	BY

VICINITY MAP
 NOT TO SCALE

SURVEYORS CERTIFICATE

TO: PIZZA HUT OF AMERICA INC., REALTY INCOME PROPERTIES 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(C), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 12, 2011.

DATE OF PLAT OR MAP: JULY 12, 2011
 BY: T.A. SHERARD, P.E., R.L.S.

REGISTRATION NO. 2832
 STATE OF GEORGIA
 DATE: JULY 14, 2011

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. Z1109748 KJV DATED MAY 21, 2011, LESS AND EXCEPT HWY ACQUISITION PER DB. 217, PG. 741.

LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN G.M.D. 417 OF THE COUNTY OF WALTON, CITY OF LOGANVILLE, STATE OF GEORGIA, AND CONTAINING 0.775 ACRES ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PIZZA HUT OF AMERICA INC., 4630 ATLANTA HIGHWAY, WALTON COUNTY, G.M.D. 417, LOGANVILLE, GEORGIA," DATED JULY 12, 2011 BY SITE DESIGN, INC., AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS TO WIT:
 BEGINNING AT AN POINT IN CONCRETE LOCATED ON THE NORTHERN RIGHT OF WAY OF ATLANTA HIGHWAY (GA HWY. 10/US HWY. 78) AT THE JOINT CORNER OF EDWIN M. MCCULLERS ET AL PROPERTY, NOW OR FORMERLY, SAID POINT ALSO BEING 242.0± EAST OF THE EASTERN RIGHT OF WAY OF HODGES ROAD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF THE EDWIN M. MCCULLERS ET AL PROPERTY N 07°-11'-19" W 180.10 FEET TO AN OLD AXLE ON THE LINE OF DALE S. PILCHER PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF SAID PILCHER PROPERTY N 83°-41'-32" E 188.27 FEET TO AN OLD ANGLE IRON (BENT) AT THE JOINT CORNER OF BRIAN WHITE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF SAID WHITE PROPERTY S 07°-11'-19" E 224.78 FEET TO A 1/2" REBAR IRON PIN SET LOCATED ON THE NORTHERN RIGHT OF WAY OF ATLANTA HIGHWAY (GA HWY. 10/US HWY. 78); CROSSING OVER AN OLD 1/2" REBAR IRON PIN AT 219.70 FEET; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 81°-35'-01" W 173.33 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH RIGHTS AND BENEFITS PURSUANT TO AND CREATED BY THE FOLLOWING INSTRUMENT: SEWER EASEMENT FROM URSULA M. CROW F/K/A URSULA M. MCMILLAN TO HARVE J. EWING, JR., DATED FEBRUARY 21, 1989, FILED MARCH 20, 1989 AND RECORDED IN DEED BOOK 288, PAGE 611, RECORDS OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. Z1109748 KJV BEARING AN EFFECTIVE DATE OF JUNE 15, 2011, LESS AND EXCEPT PROPERTY ACQUIRED FOR HIGHWAY PURPOSES IN DEED BOOK 217, PAGE 741.

INDEX
 Replace
 Insert
 Delete
 Initials

REG. NO. 2832
 SURVEY #2955
 PIZZA HUT STORE #4791
 4630 ATLANTA HWY.
 LOGANVILLE, GA

JNH-36892

9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 (B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION ON THE DIMENSIONS THE SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ONE (1) FOOT OF THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 (C) EXCEPT AS OTHERWISE NOTED, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.