

» Property Features

- Former Arby’s
 - 3,193 ± sf
 - .644 ± acres
- Drive thru
 - ¼ mile from I-75/Chastain Road
 - Across from KSU

FOR LEASE

3250 Barrett Lakes Blvd. Kennesaw, GA 30144

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

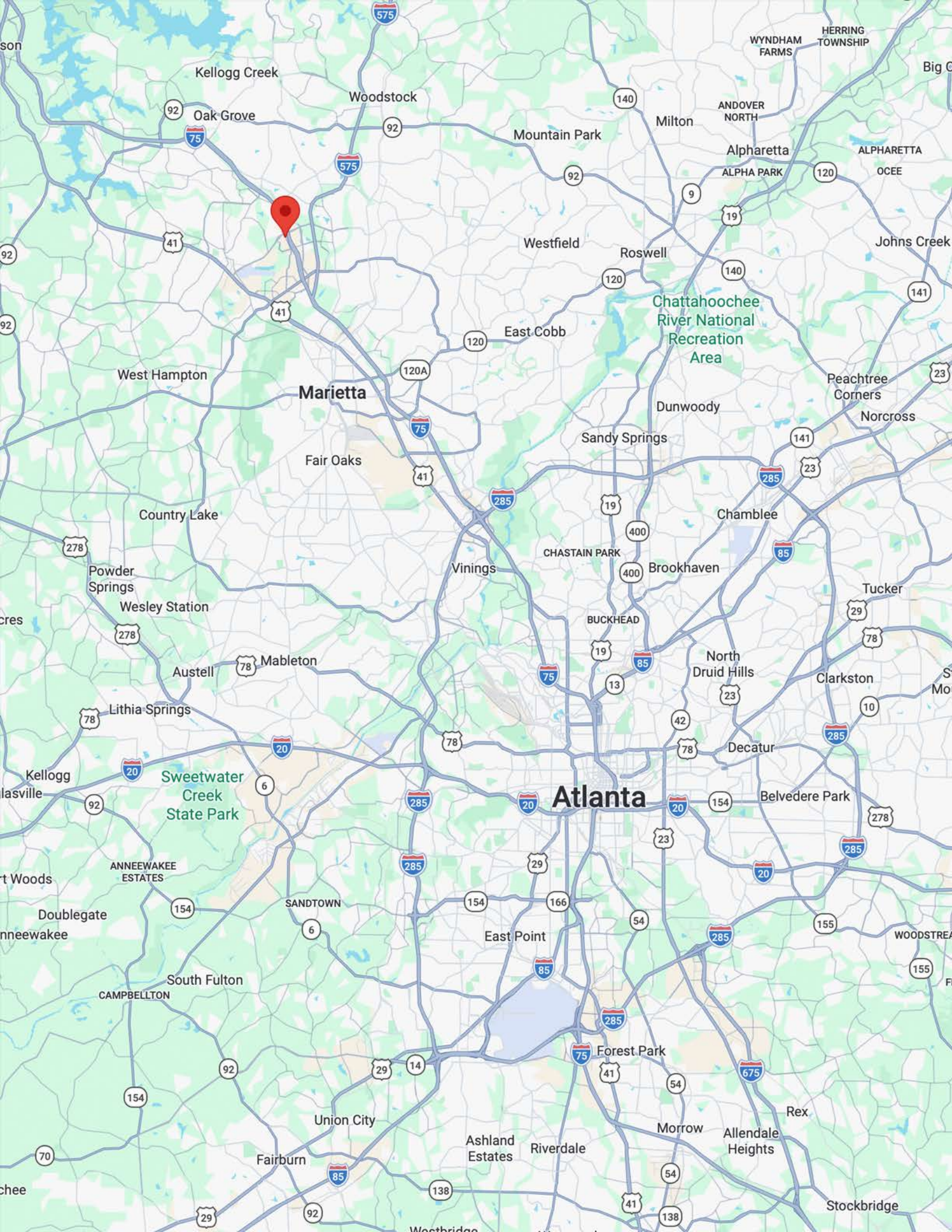
The subject property is an Arby’s QSR originally built in 1984 and remodeled in late 2021. The property is in unincorporated Cobb County. It was served by one freestanding monument sign and building signage. The 2025 tax bill was \$11,449. It has 28 parking spaces.

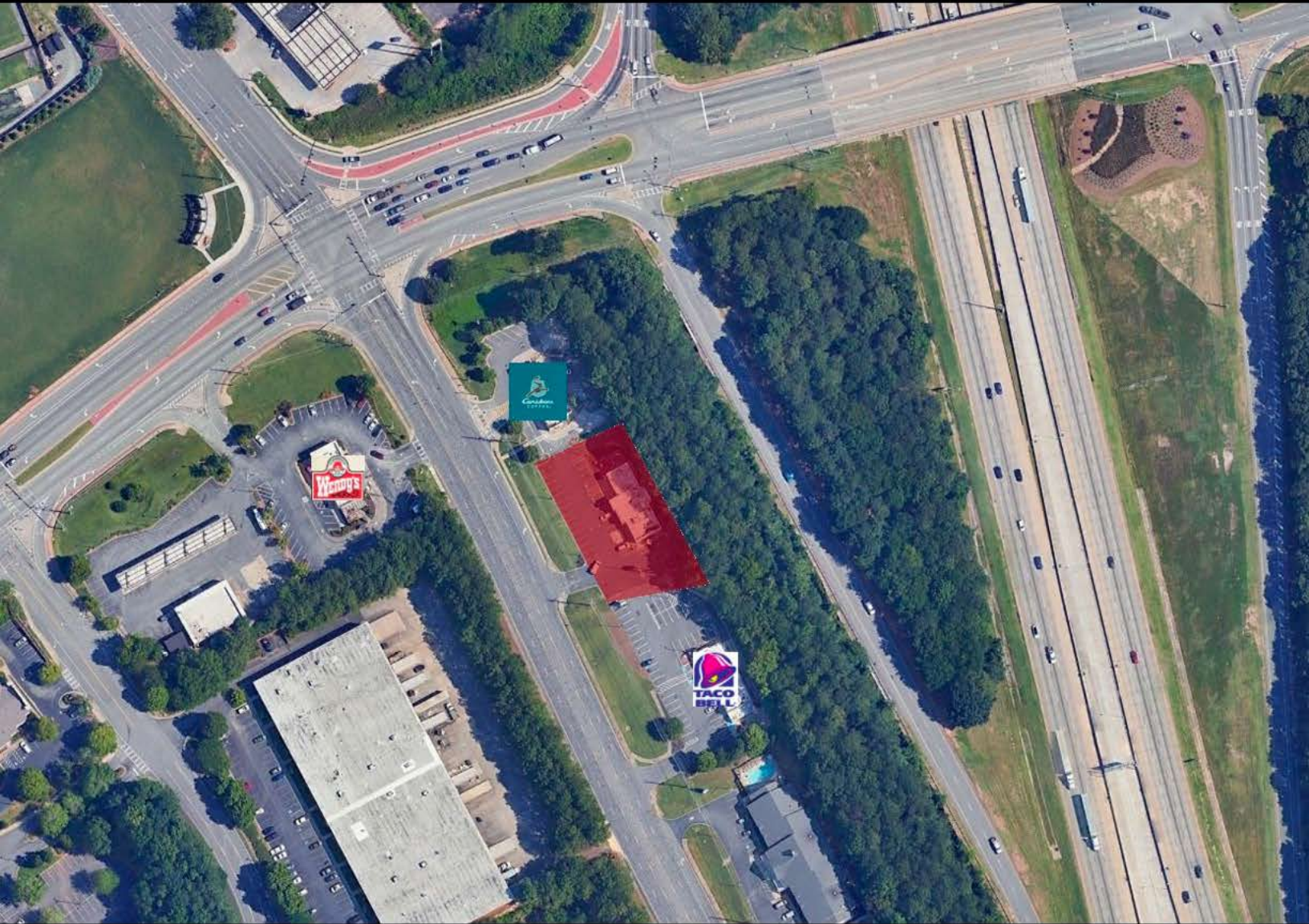
» Market Description

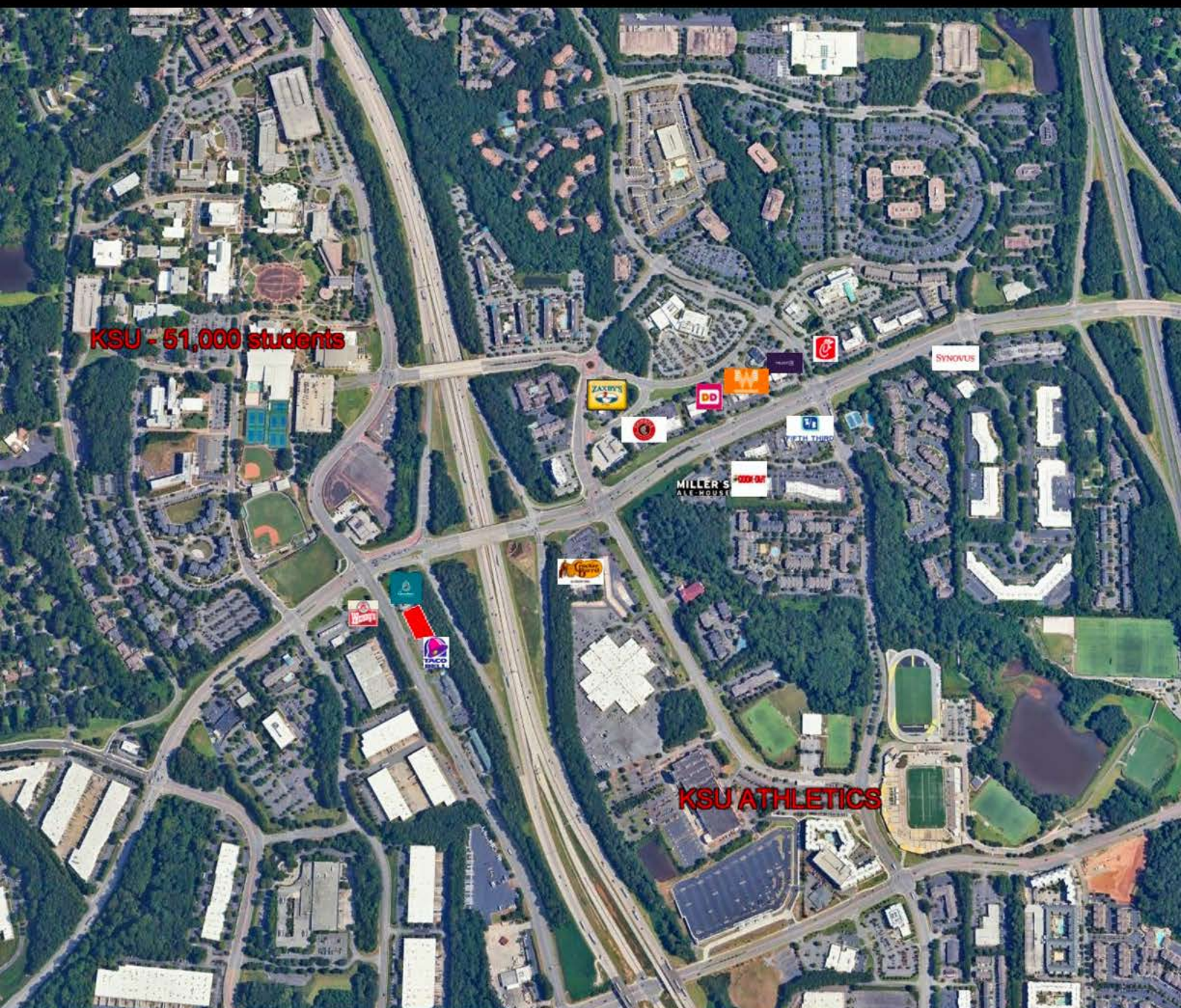
The property is in Cobb County in the northwest Atlanta metro area. It sits 6 miles NNW of Marietta and 22 miles NW of downtown Atlanta. The property is one property off the corner of Chastain Road and Barrett Lakes Blvd. KSU, Georgia’s largest university, with 51,000+ students and 3,000+ academic/administrative staff is across the street. Traffic counts on Chastain Road are 27,200 vpd. There is strong industrial nearby as well as motels and QSRs that take advantage of the interstate access and university population. Cobb County International Airport is 1.5 miles SW of the subject.

» Demographics

	1 mile	3 miles	5 miles
Population	9,135	78,413	197,356
Average HH Income	\$87,186	\$114,756	\$131,375
Households	3,173	30,771	73,477
Employees	13,320	17,003	27,644











1 TITLE DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 133 of the 20th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a point on the easterly right-of-way of Greens Chapel Road which point is South 27 degrees 37 minutes 55 seconds East a distance of 220.00 feet from the intersection of the East right-of-way line of Greens Chapel Road and the southerly right-of-way line of Big Shanty Road, said point being the Point of Beginning. Thence from said Point of Beginning South 27 degrees 37 minutes 55 seconds East a distance of 109.93 feet along said east right-of-way line to a point; Thence South 28 degrees 42 minutes 32 seconds East a distance of 70.07 feet along said East right-of-way line to a point; Thence leave said East right-of-way line North 78 degrees 45 minutes 42 seconds East a distance of 132.96 feet to a point on the westerly right-of-way line of Interstate # 75; Thence North 27 degrees 59 minutes 23 seconds West a distance of 220.00 feet along said westerly right-of-way line to a point; Thence leave said right-of-way South 61 degrees 15 minutes 10 seconds West a distance of 127.52 feet to a point, said point being the Point of Beginning.

There shall be a 25 foot cut on the common line between the above described property and the property retained by Seller at a location mutually agreeable to the parties.

TOGETHER WITH rights appurtenant to the subject property as conveyed in that certain Declaration and Grant of Parking, Drainage, Trash Collection and Ingress/Egress Easement Rights, by and among Franchise Finance Corporation of America, a Delaware corporation, successor by merger to Insured Income Properties 1983, a Delaware limited partnership, and Mrs. Winner's L.P., a Georgia limited partnership dated February 29, 1996, filed for record April 1, 1996, and recorded in Deed Book 9508, Page 455, aforesaid records.

Being the same property as describe in First American Title Insurance Company, commitment # NCS-605921GA11-PHX1, dated May 7, 2013.

Surveyor's Description (M)

All that tract or parcel of land lying and being in Land Lot 133 of the 20th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a point on the easterly right-of-way of Barrett Lakes Boulevard which point is South 27 degrees 37 minutes 55 seconds East a distance of 198.00 feet from the intersection of the East right-of-way line of Barrett Lakes Boulevard and the southerly right-of-way line of Chastain Road, said point being the Point of Beginning. Thence from said Point of Beginning South 27 degrees 37 minutes 55 seconds East a distance of 130.93 feet along said east right-of-way line to a point; Thence South 28 degrees 42 minutes 32 seconds East a distance of 70.07 feet along said East right-of-way line to a point; Thence leave said East right-of-way line North 78 degrees 45 minutes 42 seconds East a distance of 132.96 feet to a point on the westerly right-of-way line of Interstate # 75; Thence North 27 degrees 59 minutes 23 seconds West a distance of 220.00 feet along said westerly right-of-way line to a point; Thence leave said right-of-way South 62 degrees 36 minutes 04 seconds West a distance of 127.39 feet to a point, said point being the Point of Beginning.

TOGETHER WITH rights appurtenant to the subject property as conveyed in that certain Declaration and Grant of Parking, Drainage, Trash Collection and Ingress/Egress Easement Rights, by and among Franchise Finance Corporation of America, a Delaware corporation, successor by merger to Insured Income Properties 1983, a Delaware limited partnership, and Mrs. Winner's L.P., a Georgia limited partnership dated February 29, 1996, filed for record April 1, 1996, and recorded in Deed Book 9508, Page 455, aforesaid records.

Being the same property as describe in First American Title Insurance Company, commitment # NCS-605921GA11-PHX1, dated May 7, 2013.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, commitment # NCS-605921GA11-PHX1, Dated May 7, 2013.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Insured Income Properties 1983, a Delaware limited partnership to A.R.B.'S Enterprises, Inc., a Georgia corporation, dated September 11, 1984, filed for record September 24, 1984 and recorded in Deed Book 3264, Page 175, Cobb County, Georgia records; as assigned by Short Form Assignment of Lessee's Interest in Indenture of Lease from Sunrise Ventures, Inc., a Georgia corporation, successor by name change to A.R.B.'S Enterprises, Inc., to RTM Georgia West, Inc., a Georgia corporation, dated September 1, 1991, filed for record October 1, 1991, and recorded in Deed Book 6298, Page 437, aforesaid records; as assigned by Memorandum of Assignment of Lease by and among GE Capital Franchise Finance Corporation, a Delaware corporation, and ONL APF Partners, LP, a Delaware limited partnership, dated September 27, 2005, filed for record October 3, 2005, and recorded in Deed Book 14227, Page 1894, aforesaid records. (Not survey related.)
- Easement from Ray Varner, President of A.R.B.'S Enterprises, Inc. to Cobb Electric Membership Corporation Electric Membership Corporation dated June 7, 1984, filed for record April 25, 1985, and recorded in Deed Book 3477, Page 431, aforesaid records. (Affects property, but cannot be plotted; blanket in nature.)
- Terms and provisions of that certain Declaration and Grant of Parking, Drainage, Trash Collection and Ingress/Egress Easement Rights, by and among Franchise Finance Corporation of America, a Delaware corporation, successor by merger to Insured Income Properties 1983, a Delaware limited partnership, and Mrs. Winner's L.P., a Georgia limited partnership dated February 29, 1996, filed for record April 1, 1996, and recorded in Deed Book 9508, Page 455, aforesaid records. (Affects property, as shown on survey.)

4 SURVEYOR CERTIFICATION

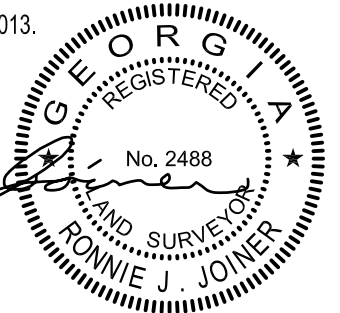
To: ARC CAFEUSA001, LLC
AR Capital, LLC
Regent Bank,
First American Title Insurance Company

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 (except in states that require record monument platting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 and 24 of Table A thereof.

The field work was completed on June 12, 2013.

Date of Plat or Map: June 19, 2013

Ronnie Joiner
Georgia RLS #2488



5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 13067C0309H, which bears an effective date of 03/04/2013 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

Approved CDS Surveyor

Ronnie Joiner
Moreland Altobelli Associates, Inc.
2211 Beaver Run Rd, Suite 190
Norcross, GA 30071
770-263-5945 ext 148
CA# LSF000334
EXPIRES 6/30/2014

19 SURVEY DRAWING

7 STATEMENT OF ENCROACHMENTS

NONE OBSERVED

8 ZONING INFORMATION

SITE RESTRICTION:

ZONE - "GC" General Commercial

SETBACKS

FRONT - 50' (arterial)
SIDE - 10'
REAR - 30'

HEIGHT - 4 stories
MIN. LOT AREA: 20,000 SF
MIN. LOT WIDTH: 60'

PARKING: 1 space per 100 SF of floor area

All site restrictions were obtained per the Cobb County Zoning Map & municipality code.

13 LAND AREA

28,039 square feet or 0.644 acres

14 BUILDING AREA

4,493 SQUARE FEET

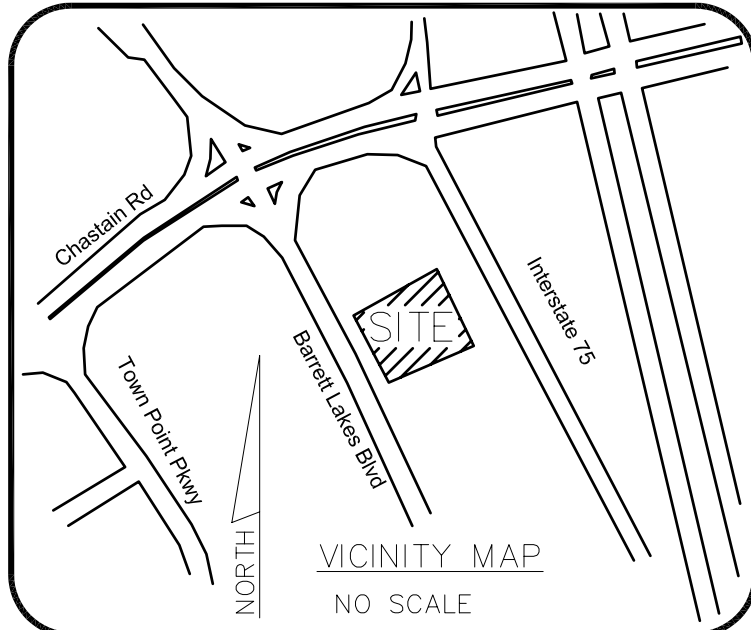
15 BUILDING HEIGHT

18'

9 LEGEND

BSL	Building setback line	Drop inlet
CLF	Chain link fence	Electric box
CONC	Concrete	Power pole
DB	Deed book	Light pole
DIST	Disturbed	Guy wire
M	Measured	Water meter
N/F	Now or formerly	Water valve
PG	Page	Fire hydrant
POB	Point of Beginning	Sanitary sewer manhole
POC	Point of Commencement	Gas meter
R	Recorded	Gas valve
R/W	Right of way	Sign
RBF	Rebar found	Bollard
WF	Wood fence	Clean out
(P)	Subject's property line	Mail box
(R)	Capped 1/2" rebar set	Flag pole
(E)	Electric meter	Handicap (hc)
(T)	Telephone booth	Parking spaces
(O)	Iron pin found	Building overhang/canopy
		Chain link fence
		Wire fence
		Wood fence
		Overhead power line
		Parcel
		Right-of-way
		Building setback line
		Easement

16 VICINITY MAP



SCALE : 1" = 30'

0' 15' 30' 60'

17 NORTH ARROW / SCALE

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

12 PARKING INFORMATION

26	Standard Spaces
2	Handicap Spaces
28	Total Parking Spaces

10 BASIS OF BEARINGS

The bearing N27°59'23"W being the northeast property line of the subject property, was used as the Basis of Bearing for this survey. Said line being shown on said map as N27°59'23"W - 238.00'.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has physical access to Barrett Lakes Boulevard.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.
- The field data upon which this plat is based has a closure precision of one foot in 165,873 feet, an angular error of 2 seconds per angle point, and was adjusted using least squares.
- This plat has been calculated for closure and found to be accurate within one foot in 196,231 feet.

Key to CDS ALTA Survey

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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:

COMMERCIAL
DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 • Fax: 405.703.1851
Toll Free: 888.457.7878

Drawn By: Sandy Porter, LSIT	Date: 7/10/2013
Surveyor Ref.No: 13285-73	Revision: Certified Parties
Apvd By: RJ	Date:
Field Date: 6/12/2013	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:

NCS No.: 605921GA11 PHX1
Asset No.: 5078

20 PROJECT ADDRESS

3250 Barrett Lakes Pkwy., Kennesaw, GA

Project Name:

PROJECT CAFE

CDS Project Number:

13-06-08796