

MCALISTER'S DELI
1150 Glynn Street N
Fayetteville, GA 30214



18+ Years Remaining | Scheduled Rental Increases | Near Fayette Pavilion Shopping Center (1,063,000+ SF)

Marcus & Millichap

EXCLUSIVELY LISTED BY



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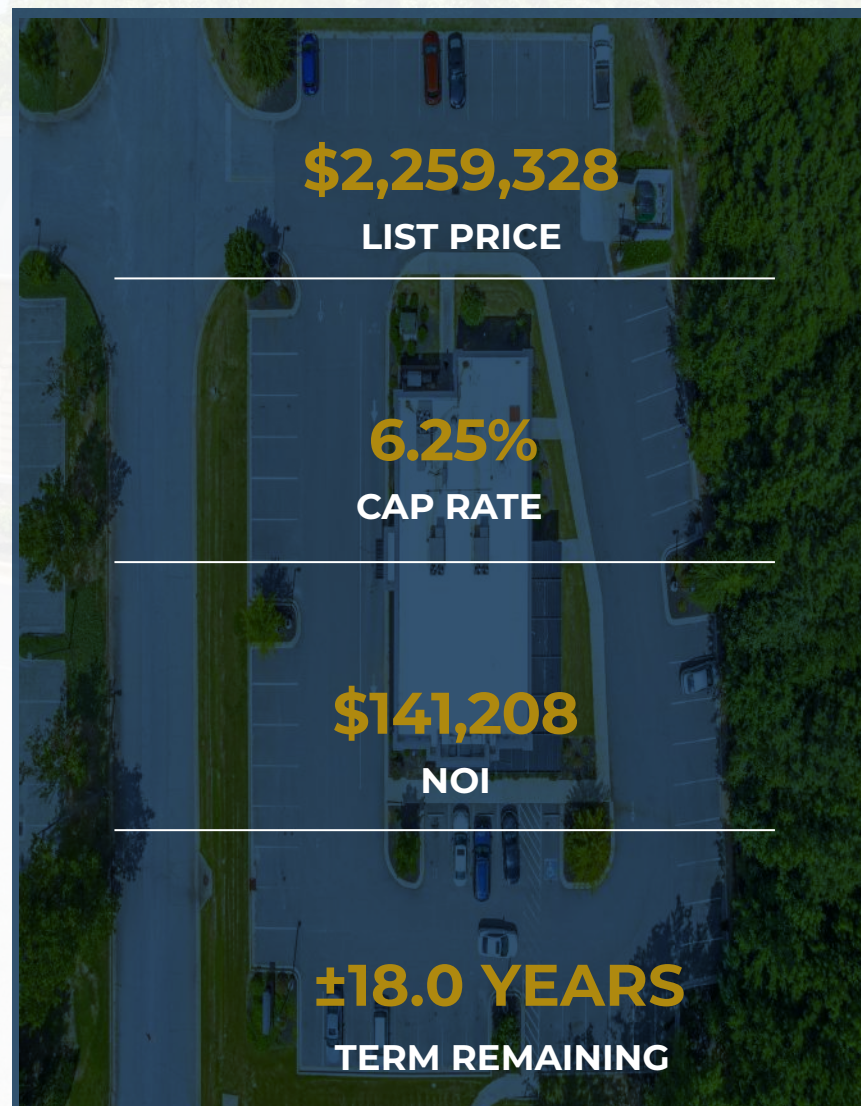
INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a single-tenant, absolute NNN McAlister's Deli in Fayetteville, GA.

This McAlister's Deli is located at 1150 Glynn Street N, Fayetteville, Georgia. The property consists of a 3,530 SF building situated on a 1.93 AC parcel that was built in 2021.

The property sits along Glynn Street N/State Highway 85 (33,000 VPD), directly adjacent to Fayette Pavilion, a 1,063,000+ SF open-air power center anchored by Target, Ross, Publix, Home Depot, Walmart Supercenter, Hobby Lobby, and Old Navy. The site benefits from strong tenant synergy within a dense retail corridor that also includes Lowe's, Kroger, Food Depot, Starbucks, Staples, and Harbor Freight, and is located approximately 21–24 miles south of downtown Atlanta within the Atlanta-Sandy Springs-Roswell MSA.



OVERVIEW

FAYETTEVILLE, GA

PRICE: \$2,259,328

RENTABLE AREA: ±3,530 SF

LAND AREA: ±1.93 AC

ADDRESS: 1150 Glynn Street N
Fayetteville, GA 30214

NET OPERATING INCOME: \$141,208

CAP RATE: 6.25%

PRICE/SF: ±\$640.09

GUARANTOR: Red Door Brands, LLC
& Personal Guaranty

APN: 0538 123

TENANT: McAlister's Deli

LEASE TYPE: Absolute NNN

YEAR BUILT: 2021

LEASE EXPIRATION: December 21, 2044

RENEWAL OPTIONS: 3 (5-Year)

HIGHLIGHTS

- 18+ Years Remaining | Scheduled 10% Rental Increases Every 5 Years | 3 (5-Year) Options to Extend | Established National Brand
- Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities
- Tenant Pays CAM, Taxes, Insurance & All Maintenance | True Passive, Management-Free Investment
- McAlister's Deli Headquartered in Atlanta, GA | ±550 Restaurants Across 29 States (as of 6/30/2024)
- Growing Franchisee Operator | Red Door Brands Recently Acquired Main Squeeze Juice Co. | Targeting 100 Units by 2028
- Adjacent to Fayette Pavilion (1,063,000+ SF) | Anchored by Target, Ross, Publix, Home Depot, Walmart Supercenter & More
- Dense Retail Corridor | Strong National/Credit Tenant Presence Nearby Including Lowe's, Kroger, Starbucks & Harbor Freight
- Along Glynn St N/Hwy 85 | ±33,000 VPD | Excellent Visibility & Multiple Points of Ingress/Egress
- Affluent, Growing Trade Area | ±96,749 Residents & ±25,939 Employees within a 5-Mile Radius | \$104,195 Average HH Income



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BANK OF AMERICA

DUNKIN'

Krystal.

Foot Locker

Chick-fil-A

TRACTOR SUPPLY CO

Piccadilly

Hardee's

STAPLES

DOLLAR GENERAL

FAMILY DOLLAR

SONIC

TAKE 5

BANKS CROSSING SHOPPING CENTER

JCPenney

Papa Murphy's
TAKE 'N BAKE PIZZA

LOUISIANA TECH
POPEYES

Kroger

SALLY BEAUTY.

TACO BELL

planet fitness

JIMMY JOHN'S

LOWE'S

DISCOUNT TIRE

RaceTrac
WHATEVER GETS YOU GOING®

AspenDental

Original
MATTRESS FACTORY

ALDI

MAVIS TIRE
A MAVIS COMPANY

85

GLYNN STREET N - 33,000 VPD

SUBJECT PROPERTY

McALISTER'S DELI

1150 GLYNN STREET N



BANKS STATION SHOPPING CENTER

**Food
Depot**

BANK OF AMERICA
STAPLES

Foot Locker

Chick-fil-A
KAISER PERMANENTE



tropical CAFE
AspenDental

RaceTrac
WHATEVER GETS YOU GOING™

**DISCOUNT
TIRE**

DUNKIN' Piccadilly
DOLLAR GENERAL Hardee's

**NAVY
FEDERAL**
Credit Union



**MAVIS
TIRE**
A MAVIS COMPANY



GLYNN STREET N - 33,000 VPD

SUBJECT PROPERTY

**McALISTER'S
DELI**

1150 GLYNN STREET N



**Office
DEPOT**

Panera
BREAD™
JIM 'N NICK'S
BAR-B-Q
STARBUCKS™

ZAXBY'S



Freddy's
FRESH GUESTERS
STEAKBURGERS®

PANDA
EXPRESS

CHICKEN SALAD
CHICK



NAVY
FEDERAL
Credit Union



tropical CAFE
SHOOTING
AspenDental®

Publix

Olive Garden
ITALIAN KITCHEN

HOBBY LOBBY



Public
Storage

SUBJECT PROPERTY

**McALISTER'S
DELI**

1150 GLYNN STREET N

GLYNN STREET N - 33,000 VPD



A MAVIS COMPANY



FAYETTEVILLE, GA

Fayetteville is a town in Fayette County, Georgia, located approximately 21-24 miles south of Atlanta. As the county seat, the city continues to benefit economically from being an integral part of the greater Atlanta metro while retaining its own historic, small-town character. The City of Fayetteville had a population of approximately 20,950 as of July 1, 2025.

Fayetteville is known for its robust healthcare sector, with several major hospitals and medical centers serving as key employers in the city. The city also has a growing film and television production industry, driven in part by the presence of Pinewood Atlanta Studios, which attracts entertainment projects and professionals to the area. Downtown Fayetteville includes city and county government buildings, a public library, senior services, churches, and the historic Holliday-Dorsey-Fife Museum.

Nearby attractions include Panola Mountain State Park, Zoo Atlanta, the Georgia Aquarium, and Six Flags Over Georgia, along with shopping at Hudson Plaza Shopping Center, Banks Crossing Shopping Center, and Fayette Eightyfive Shopping Center. Higher education is represented locally by a Georgia Military College campus, with Clayton State University, Clark Atlanta University, and Atlanta Technical College also serving the region.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,154	29,376	96,749
2030 POPULATION EST.	2,218	30,461	99,549
AVG. HH INCOME	\$108,629	\$102,588	\$104,195
MEDIAN HH INCOME	\$95,144	\$74,985	\$78,511
2025 TOTAL BUSINESS	525	2,204	3,273
2025 TOTAL EMPLOYEES	4,519	17,878,	25,939



TENANT OVERVIEW

MCALISTER'S DELI

Founded in 1989, McAlister's Deli is a fast-casual restaurant chain known for its genuine hospitality, sandwiches, spuds, soups, salads, desserts, and McAlister's Famous Sweet Tea. In addition to dine-in and take-out service, McAlister's Deli offers catering with a selection of sandwich trays, box lunches, desserts, a hot spud bar, and more.

The brand has approximately 550 restaurants across 29 states as of June 30, 2024, and is headquartered in Atlanta, GA. McAlister's Deli operates as a subsidiary of GoTo Foods.

This location is operated by Red Door Brands, a growing multi-brand franchisee that also operates Little Caesars, Arby's, and Main Squeeze Juice Co. locations. Red Door Brands has stated a goal of growing to 100 units by 2028, and recently named Kayla Edidin - formerly VP of Franchise Development for Mike's Red Tacos - as its Chief Operating Officer.

Source: mcalistersdeli.com/news



COMPANY OVERVIEW

PRIVATE
COMPANY TYPE

ATLANTA, GA
HEADQUARTERS

550+
LOCATIONS

\$1B
REVENUE (2025)

5,700+
NO. OF EMPLOYEES



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Marcus & Millichap

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