

MCALISTER'S DELI
2025 Commerce Drive
Peachtree City, GA 30269



18+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor

Marcus & Millichap

EXCLUSIVELY LISTED BY



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INVESTMENT SUMMARY

THE OFFERING

We are pleased to offer for sale the fee simple interest in a single-tenant McAlister's Deli property located in Peachtree City, Georgia.

The property is situated at 2025 Commerce Drive and consists of a 3,500 SF building on a 0.94-acre parcel, constructed in 2020.

The site sits along U.S. Highway 74 / Joel Cowan Parkway (32,400 VPD) within a dense retail corridor near Floy Farr Parkway / State Highway 54 (46,600 VPD), just off I-85 in the Atlanta metro area. The location benefits from strong co-tenancy with national and credit-rated retailers, including Costco, Walmart Supercenter, Home Depot, Aldi, Trader Joe's, and Sam's Club, and is minutes from Trinity Christian School.



OVERVIEW

PEACHTREE CITY, GA

PRICE: \$2,459,488

RENTABLE AREA: ±3,500 SF

LAND AREA: ±0.94 AC

ADDRESS: 2025 Commerce Drive
Peachtree City, GA 30269

NET OPERATING INCOME: \$153,718

CAP RATE: 6.25%

PRICE/SF: ±\$702.71

GUARANTOR: Red Door Brands, LLC
& Personal Guaranty

APN: 73309005

TENANT: McAlister's Deli

LEASE TYPE: Absolute NNN

YEAR BUILT: 2020

LEASE EXPIRATION: December 21, 2044

RENEWAL OPTIONS: 3 (5-Year)

HIGHLIGHTS

- 18+ Years of Term Remaining | Scheduled 10% Rental Increases Every 5 Years | 3 (5-Year) Renewal Options
- Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities
- Growing Franchisee Operator | Red Door Brands Targeting 100 Units by 2028
- Dense Retail Corridor | Strong National/Credit Tenant Presence Nearby | Trinity Christian School
- Along U.S. Hwy 74 (32,400 VPD) | Excellent Visibility & Access | Large Monument Sign
- Affluent Trade Area | 65,000+ Residents and 26,000 + Employees within 5 Miles
- Six-Figure Incomes | \$155,230 Average Household Income within a 5-Mile Radius
- McAlister's Deli Brand | 550+ Restaurants across 29 States | Headquartered in Atlanta, GA



ihop **BEST BUY** **FIVE GUYS**
PET SMART **STAPLES** **chico's**

THE HOME DEPOT

Walmart
Supercenter

COSTCO WHOLESALE **NCG**
sam's club **sleep number.**
FLOOR DECOR **W** **Auto Zone**

ABERDEEN CORNERS
Edward Jones **INTUIT**
MAKING SENSE OF INVESTING **turbotax**
ComputerTechUSA **PYKE, PRESLEY**
JOHNS VIOLIN COMPANY **& ASSOCIATES, P.C.**
Georgia's Estate Planning and Elder Law Center

Guthrie's
GOLDEN FRIED CHICKEN FINGERS

SUBJECT PROPERTY
McALISTER'S DELI
2025 COMMERCE DR

JOEL COWAN PARKWAY - 32,400 VPD





JOEL COWAN PARKWAY - 32,400 VPD

74

AGELESS
WELLNESS CENTER

THE PHARMACY PLACE

SUBJECT PROPERTY

McALISTER'S
DELI

2025 COMMERCE DR

Guthrie's
GOLDEN FRIED CHICKEN FINGERS

DUNKIN'

Mellow Mushroom
PIZZA BAKERS



Fairfield
BY MARRIOTT

Hilton
Garden Inn™

**AGELESS
WELLNESS CENTER**

THE PHARMACY PLACE

SUBJECT PROPERTY

**McALISTER'S
DELI**

2025 COMMERCE DR

Guthrie's
GOLDEN FRIED CHICKEN FINGERS

JOEL COWAN PARKWAY - 32,400 VPD



STAPLES
IHOP
TALBOTS
chico's

Waffle House
TACOMAC
lululemon

chili's
U-HAUL
TRADER JOE'S
LONGHORN STEAKHOUSE

PET SMART
BEST BUY
MATTRESS FIRM

ALDI
SMOOTHIE KING
FIVE GUYS
BURGERS and FRIES

ZAXBY'S
CAVA
Michael's
HIBBETT SPORTS
TJ-maxx
DISCOUNT TIRE
DOLLAR TREE
HomeGoods

THE HOME DEPOT

Walmart
Supercenter

ABERDEEN CORNERS

Edward Jones
MAKING SENSE OF INVESTING

ComputerTechUSA™

JOHNS VIOLIN COMPANY

INTUIT
turbotax

PYKE, PRESLEY
& ASSOCIATES, P.C.
Georgia's Estate Planning and Elder Law Center™

Guthrie's
GOLDEN FRIED CHICKEN FINGERS

SUBJECT PROPERTY

McALISTER'S
DELI

2025 COMMERCE DR

JOEL COWAN PARKWAY - 32,400 VPD



 **32,400**
VEHICLES
PER DAY

74

JOEL COWAN PKWY

DUNKIN'
Mellow Mushroom
PIZZA BAKERS
Fairfield
BY MARRIOTT


Shell

McFITNESS
COMMUNITY
PERSONAL TRAINER

 **Chick-fil-A**
BANK OF AMERICA
MCDONALD'S

COSTCO WHOLESALE

sam's club

Waffle House
JIM 'N NICK'S
COMMUNITY
BAR-B-Q

McALISTER'S
DELI

Guthrie's
GOLDEN FRIED CHICKEN FINGERS
Hilton Garden Inn

ABERDEEN CORNERS
Edward Jones
MAKING SENSE OF INVESTING
ComputerTechUSA
JOHN'S VIOLIN COMPANY
INTUIT turboTax
PYKE, PRESLEY & ASSOCIATES, P.C.
Georgia's Estate Planning and Elder Law Center

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FLOY FARR PKWY

Walmart Supercenter
Staples
PETSMART
BEST BUY
chili's
THE HOME DEPOT
LONGHORN STEAKHOUSE

 **46,600**
VEHICLES
PER DAY

FLOY FARR PKWY

publix

Andy's
Frozen Custard

TJ-maxx
ULTA
HIBBETT SPORTS
FIVE BELOW
HomeGoods
RaceTrac
ZAXBY'S
CAVA
DISCOUNT TIRE

Michaels

TRINITY CHRISTIAN SCHOOL

THE AVENUE PEACHTREE CITY
TRADER JOE'S
Bath & Body Works
tropical CAFE
MOE'S
SOUTHWEST GRILL
STARBUCKS
TALBOTS
lululemon
RACK ROOM SHOES

JOEL COWAN PKWY

HUDDLESTON ELEMENTARY SCHOOL

74

LOCATION OVERVIEW

PEACHTREE CITY, GA

Peachtree City sits about 27 miles southwest of downtown Atlanta, in Fayette County, and is part of the greater Atlanta metro area. The city is a master-planned community located near Hartsfield-Jackson Atlanta International Airport, the world's busiest airport.

Dating back to the late 1950s, developers laid out over 100 miles of paved golf-cart paths connecting neighborhoods to shopping, dining, a resort-style hotel, conference facilities, golf courses, and other recreational amenities. Bridges, tunnels, and multi-use paths wind through the city's lakes, parks, and playgrounds, making the community popular with runners, walkers, and cyclists alike.

As of July 1, 2025, Peachtree City's population was estimated at 40,818. The city ranks among Georgia's more affluent communities and benefits from its position within the broader Atlanta metro economy – one of the Southeast's key hubs for transportation, distribution, finance, and consumer activity.

The city continues to see growth in its commercial and industrial base; of roughly 1,889 acres set aside for industrial use along its western edge, about 286 acres remain available for future development. Local employers span more than 550 different industries, including a number of international companies – Rinnai, Shinsei, TDK, Panasonic, and Hoshizaki from Japan; Gerresheimer and Hella from Germany; Amcor from Canada; and Sigvaris from Switzerland. Sany Corporation, based in China, houses its North American headquarters in Peachtree City.

Leading employers in the city include Cooper Lighting, Panasonic, the Fayette County Board of Education, Randstad, Hoshizaki America, Alenco, the City of Peachtree City, Walmart Supercenter, Rinnai America Corporation, and NCR.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2025 POPULATION	7,274	33,972	65,177
2030 POPULATION EST.	7,311	34,683	67,320
AVG. HH INCOME	\$138,053	\$152,902	\$155,230
MEDIAN HH INCOME	\$109,780	\$117,933	\$119,884
2025 TOTAL BUSINESS	625	1,684	2,564
2025 TOTAL EMPLOYEES	7,162	17,911	26,771



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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