

» Property Features

- Vacant QSR building with drive thru
- 2429± sf
- .66 ± acres
- 41 parking spaces (39 + 2 HC)

FOR LEASE

2929 Canton Road

Marietta, GA 30066

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

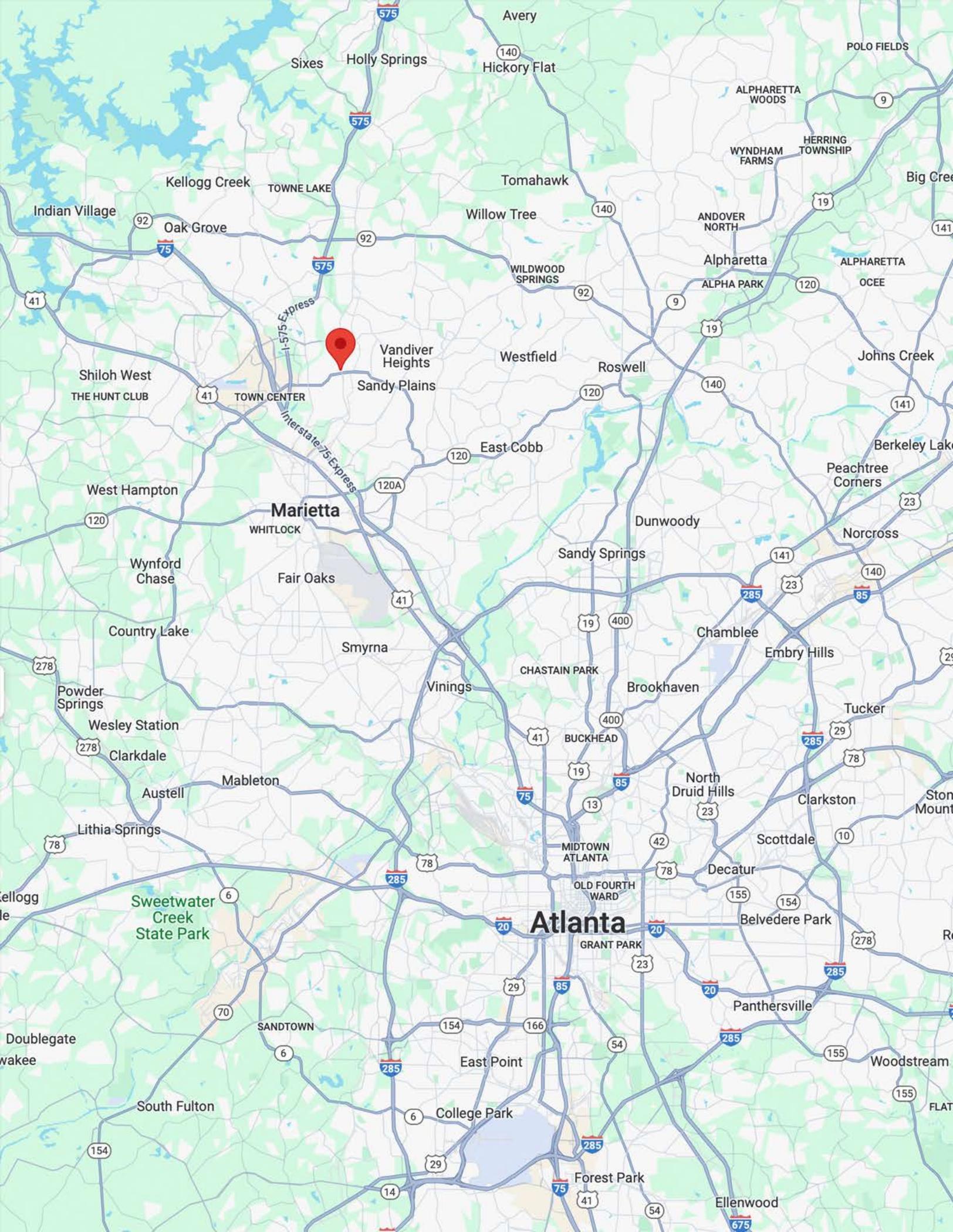
The subject property is a former Krystal restaurant building that is currently vacant. It has a drive through and is served by a pole sign. It has two curb cuts directly onto Canton Road. It sits in unincorporated Cobb County. The zoning is GC (General Commercial) in Cobb County and it is subject to Segment 2 of the Canton Road Design Guidelines. The 2024 property taxes were \$7,445.

» Market Description

The subject property lies in unincorporated Cobb County in the northern metro Atlanta area, approximately 20 miles north of downtown Atlanta. It is on the breakfast side of the road. Dunkin Donuts, Taco Bell, and Scooters are nearby and all are on the same side of the road. Big Lots and McDonald's are across the street. Lidl recently acquired land on the southwest corner of Canton Road and Barrett Parkway.

» Demographics

	1 mile	3 miles	5 miles
Population (2023)	6,311	63,561	187,759
Median HH Income	\$101,627	\$94,930	\$93,529
Median Home Value	\$392,985	\$394,226	\$421,948



Vandiver Heights
Sandy Plains

Marietta

Atlanta



2943

Rimrock Rd

Rimrock Rd

Rimrock Rd

2900

2939

Market Company

2920

2925

2915

2887

2900

2932

Market Square

2872

pg. no. 1000

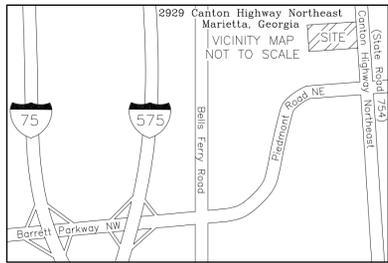
Clinton Rd

pg. no. 1000



Google Earth

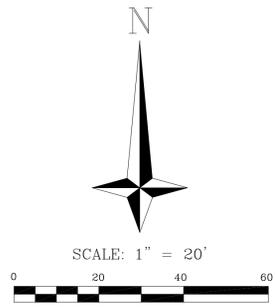
1000 ft



FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. H091.332, DATED FEBRUARY 28, 2018.
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

- Easement from J.C. Nicholson to Georgia Power Company, dated June 24, 1929, filed July 17, 1929 and recorded in Deed Book 99, Page 83, records of the Superior Court of Cobb County, Georgia. BLANKET IN NATURE AFFECTING SUBJECT PROPERTY FOR THE MAINTENANCE OF THE OVERHEAD POWERLINE ALONG THE MARIETTA CANTON HWY, SAID POWERLINE TO BE NO MORE THAN 54 FEET FROM THE R/W LINE AS IT EXISTED IN 1929 AND CANNOT BE PLOTTED.
- Easement from J.C. Nicholson to Georgia Power Company, dated June 11, 1930, filed July 8, 1930 and recorded in Deed Book 102, Page 496, aforesaid records. DOES NOT AFFECT, FALLS IN CURRENT R/W, 34 FEET WEST OF THE CENTERLINE OF THE MARIETTA CANTON ROAD.
- Easement from J.C. Nicholson to Southern Bell Telephone and Telegraph Co., dated June 27, 1930, filed September 29, 1930 and recorded in Deed Book 105, Page 53, aforesaid records. DOES NOT AFFECT, FALLS IN CURRENT R/W, 34 FEET WEST OF THE CENTERLINE OF THE MARIETTA CANTON ROAD.
- Unrecorded sign lease from The Krystal Company to Outdoor Systems, Inc. DOCUMENT NOT PROVIDED.
- Deed of Gift of right-of-way from The Krystal Company, a Tennessee corporation to Cobb County, Georgia, dated December 19, 1975, filed December 24, 1975 and recorded in Deed Book 1653, Page 383, aforesaid records. DOES NOT AFFECT, FALLS IN CURRENT RIGHT OF WAY.
- Easement from The Krystal Company to Georgia Power Company, dated March 29, 1976, filed June 7, 1976 and recorded in Deed Book 1692, Page 184, aforesaid records. INSUFFICIENT INFORMATION CONTAINED IN DOCUMENT TO DETERMINE EXACT LOCATION AND AFFECT ON SUBJECT PROPERTY. (SKETCH NOT ATTACHED TO DOCUMENT)
- Temporary Construction Easement from The Krystal Co. to Cobb County, Georgia, dated August 10, 1989, filed September 7, 1989 and recorded in Deed Book 5463, Page 136, aforesaid records. DOES NOT AFFECT, EASEMENT EXPIRED.
- Terms and conditions as set forth in that certain Master Lease dated as of December 31, 2001, as evidenced by Memorandum of Master Lease by and between Crystac Property II LLC, a Delaware limited liability company and The Krystal Company, a Tennessee corporation, dated as of May 31, 2005, filed June 6, 2005 and recorded in Deed Book 14163, Page 4093, aforesaid records; as affected by Acknowledgement of Master Lease Assignment and Subordination, Nondisturbance and Attornment Agreement among The Krystal Company, a Tennessee corporation, Crystac Property II LLC, a Delaware limited liability company, Snowflake Remainder II LLC, a Delaware limited liability company and GE Capital Franchise Finance Corporation, dated as of May 31, 2005, filed June 6, 2005 and recorded in Deed Book 14163, Page 4102, aforesaid records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.
- Option and Subordination Agreement by and between Snowflake Remainder II LLC, a Delaware limited liability company and Crystac Property II LLC, a Delaware limited liability company, dated as of May 31, 2005, filed June 6, 2005 and recorded in Deed Book 14163, Page 4116, aforesaid records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.
- Tripartite Agreement by and among The Krystal Company, a Tennessee corporation, Snowflake Remainder II LLC, a Delaware limited liability company and Crystac Property II LLC, a Delaware limited liability company, dated as of May 31, 2005, filed June 6, 2005 and recorded in Deed Book 14163, Page 4163, aforesaid records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.
- Second Amendment to Disposition Agreements by and between Snowflake Remainder II LLC, a Delaware limited liability company and Crystac Property II LLC, a Delaware limited liability company, dated as of May 15, 2013, filed June 11, 2013 and recorded in Deed Book 15068, Page 4553, aforesaid records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

- LEGEND:**
- P.O.C. = Point of Commencement
 - P.O.B. = Point of Beginning
 - Fd = Found
 - CM = concrete monument
 - = found rebar or iron pipe as indicated
 - = found concrete monument as indicated
 - = fence
 - R/W = right-of-way
 - (D) = deed bearing and/or distance
 - (M) = measured bearing and/or distance
 - = concrete sidewalk
 - = power pole
 - = guy anchor
 - = light pole
 - = water meter
 - = water valve
 - = sanitary sewer manhole
 - = sign
 - = electric meter
 - = gas meter
 - = catch basin or curb inlet
 - = monitoring well
 - = overhead powerline
 - = centerline



MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF CANTON HIGHWAY NORTHEAST BEING S 03°49'00" E, AS PER THE LEGAL DESCRIPTION.
- THE FIELD DATA UPON WHICH THIS SKETCH OF SURVEY IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 51,000 FEET AND AN ANGLE ERROR OF 000 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS SKETCH OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 104,000 FEET. TYPE OF EQUIPMENT USED: TOPCON GTS 301.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF CANTON HIGHWAY NORTHEAST.
- THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
- THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- UNLESS OTHERWISE SHOWN ON SURVEY:
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, ISOLATED GRAVESTONES, BURIAL GROUNDS OR CEMETERY.
- 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.
- NO ADDRESS WAS OBSERVED IN THE FIELD.
- FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- IF THE SUBJECT PROPERTY IS COMPRISED IF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR CORES IN SAID PROPERTIES.

DESCRIPTION

All that tract or parcel of Land lying and being in Land Lots 515 and 516, 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the former westerly Right-of-way of the Marietta-Canton Highway (S.R. #5) 690.25 feet South of the North line of L.L. 516; proceed (at right angles to the former Right-of-way) South 86° 11' West 20.0' to the TRUE POINT OF BEGINNING (P.O.B.) and the present Right-of-way of said Highway; thence South 3° 49' East, along the present Right-of-way of said Highway, 125.0'; thence South 86° 11' West 230.0'; thence North 3° 49' East, 125.0'; thence North 86° 11' East 230.0'; all interior angles being 90° and all corners being marked by iron pins; said property containing 28,750 sq. ft. (0.6600 acres) as shown on a plat of survey for THE KRISTAL COMPANY by Charles W. Worthy, R.L.S. dated July 24, 1975, Revised January 13, 1976.

SURVEYOR'S LEGAL DESCRIPTION:

All that tract or parcel of Land lying and being in Land Lots 515 and 516, 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point on the former westerly Right-of-way of the Marietta-Canton Highway (S.R. #5) 690.25 feet South of the North line of Land Lots 516; proceed (at right angles to the former Right-of-way) South 86° 11' West 20.0' feet to a rebar marking the northeast corner and POINT OF BEGINNING of the following described parcel, said point lying on the westerly right-of-way line of Canton Highway Northeast (Variable width right-of-way); thence South 03°49'00" East along said right-of-way line a distance of 124.15 feet to a concrete monument; thence South 86°00'07" West a distance of 230.55 feet to a rebar; thence North 03°49'59" West a distance of 124.85 feet to a rebar; thence North 86°10'26" East a distance of 230.59 feet to the POINT OF BEGINNING.

Property surveyed and shown hereon is the same property as described in title commitment number H091.332, dated February 28, 2018, and prepared by Fidelity National Title Insurance Company.

SURVEYOR'S CERTIFICATION

To: Realty Income Corporation, a Maryland corporation, its affiliates, subsidiaries, successors and/or assigns, RI CK2, LLC, a Delaware limited liability company, Fidelity National Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on March 12, 2018.

Date of Plat or Map: March 12, 2018

Walter F. Poppe
WALTON F. POPPEL
REGISTERED LAND SURVEYOR
NO. 2153
STATE OF GEORGIA

The Property surveyed and shown hereon is the same property as described in Title Commitment No. H091.332, dated February 28, 2018, prepared by Fidelity National Title Insurance Company.



"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:



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

MARK	DATE	REVISION	BY	APV'D
△	3/26/18	Revise per Comments.	DAB	DAB
△	3/23/18	Revise per Comments.	DAB	DAB

Realty Income Corporation

2929 Canton Road
Marietta, Georgia
(Krystal's)

SCALE: 1"= 20'	CHKD./APV'D:
DATE: 3-12-2018	APPROVED:
DWN. BY: SEB	
CHKD. BY: DAB	STORE NO. MAR004

BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.
406 SW Rutledge Street P.O. Box 263
Medison, FL 32340
850-973-6186 800-882-8396 Fax: 850-973-6931
FB - See Folder DWG file: 18-054.dwg Calc File: 18-054.rsd
Land Lots 515 & 516, 16th District, 2nd Section, Cobb Co., GA
Drawn by: SEB B-2 by: DAB Job Order No: 18-054
Field work completed: March 12, 2018

This survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc.'s prior written consent. The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.
Please be advised that The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

