

890 N. MAIN ST.

ALPHARETTA, GA 30009

» Property Features

- Burger King – NOT A SALE OF INCOME. LEASE EXPIRES 10/31/26.
- 4,328 ± sf
- .964 ± acres
- 51 parking spaces
- Outparcel to Lowe’s – Hwy 9/Windward Pkwy

THIS RESTAURANT IS STILL OPERATING. DO NOT DISTURB THE TENANT.

FOR LEASE

890 N. Main St. Alpharetta, GA 30009

DOUG ADAIR 404.872.1828

www.dougadairllc.com commercial real estate

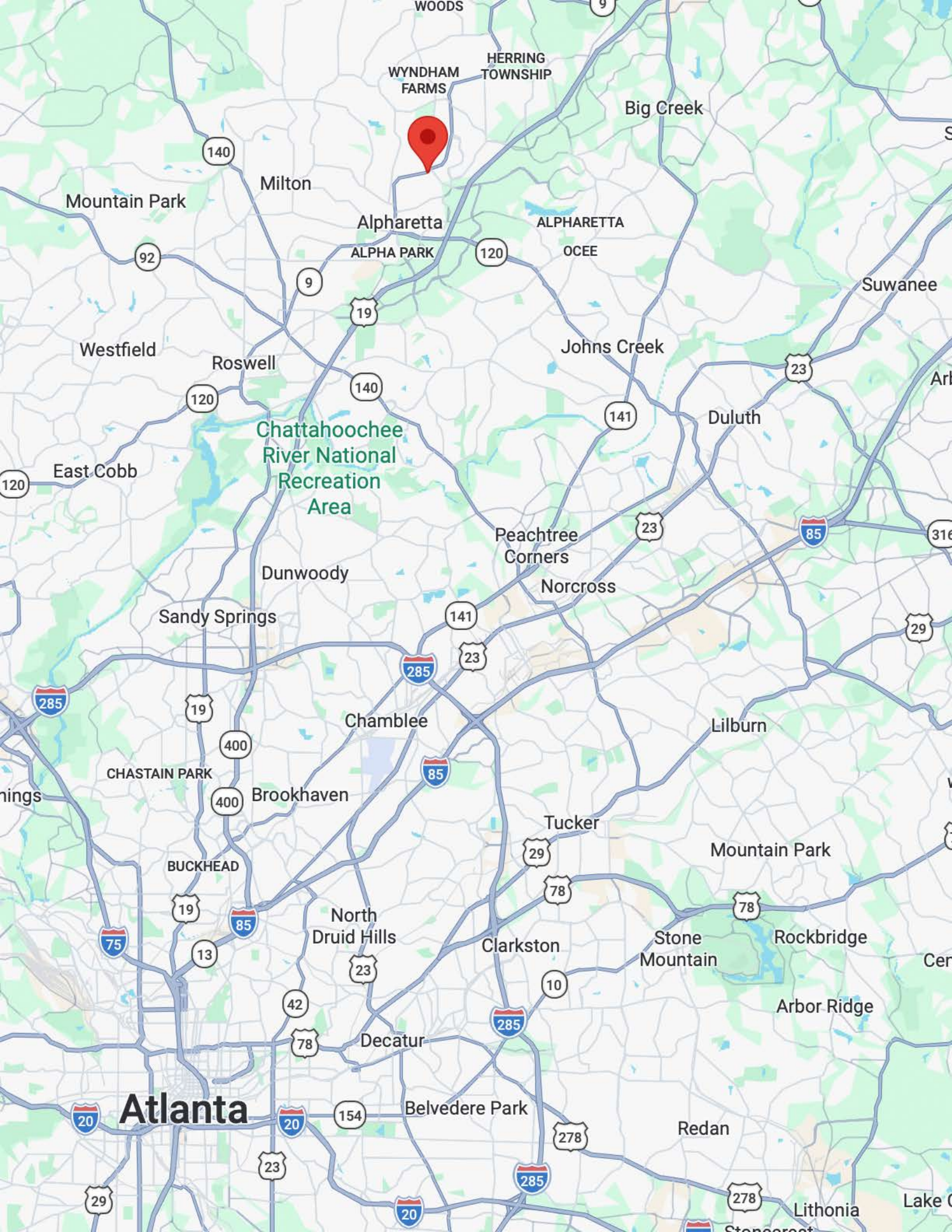
» Property Description

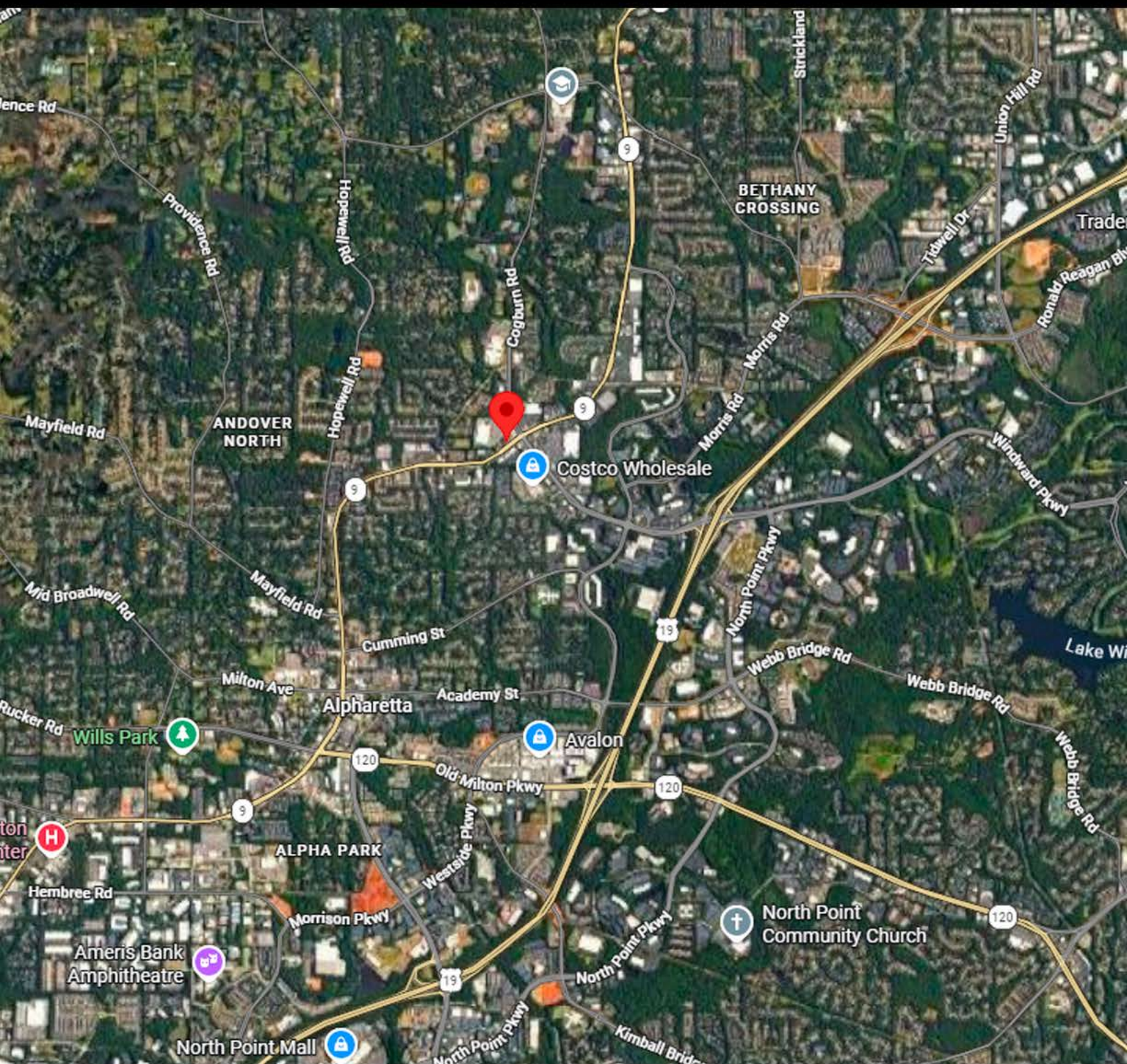
The subject property is a Burger King QSR originally built in 2001. The property is in Alpharetta and is zoned C-1 in Pod A of the Fulton Greens Master Plan. It is served by one freestanding monument sign and building signage. The 2025 tax bill was \$20,718.64.

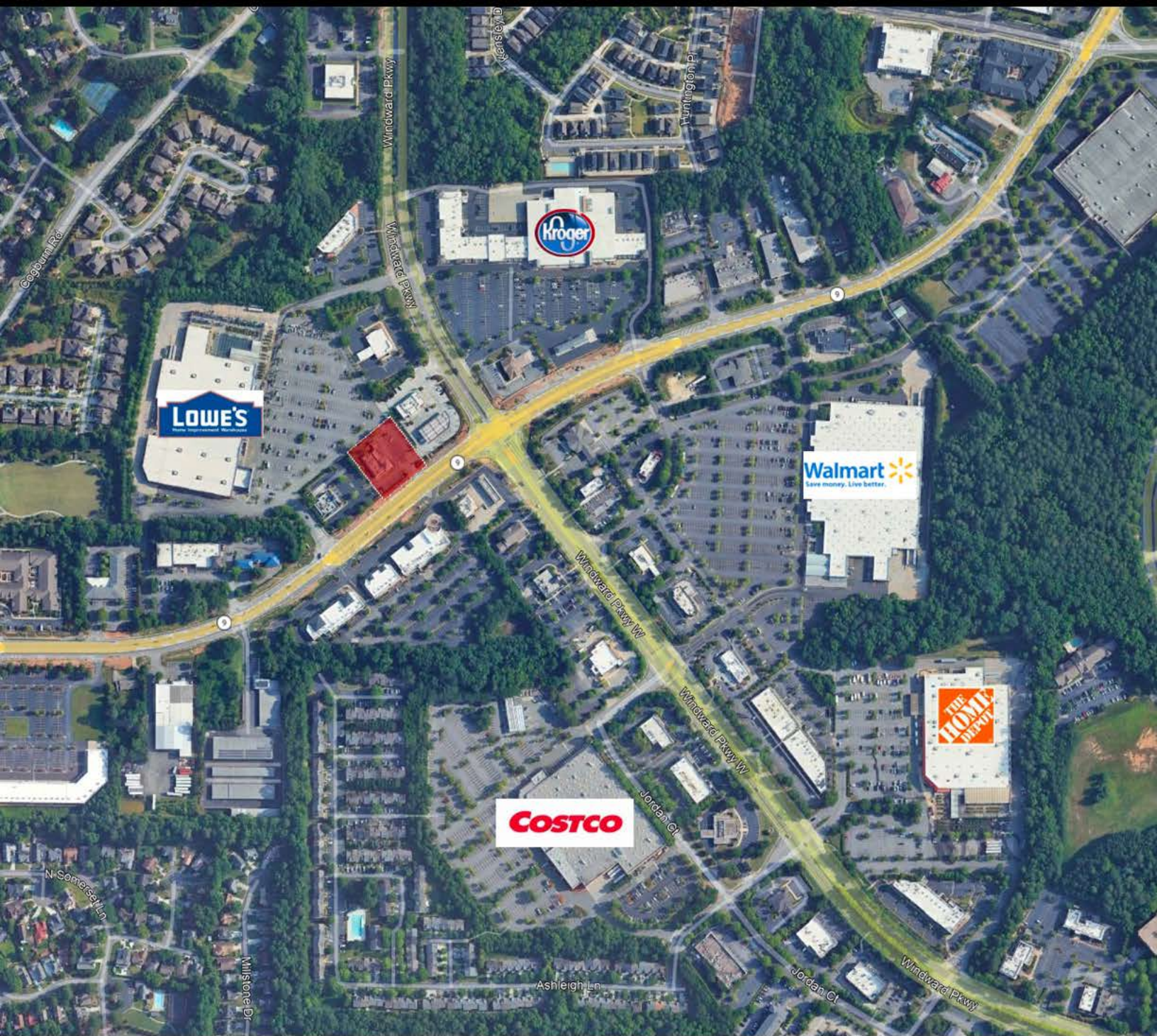
» Market Description

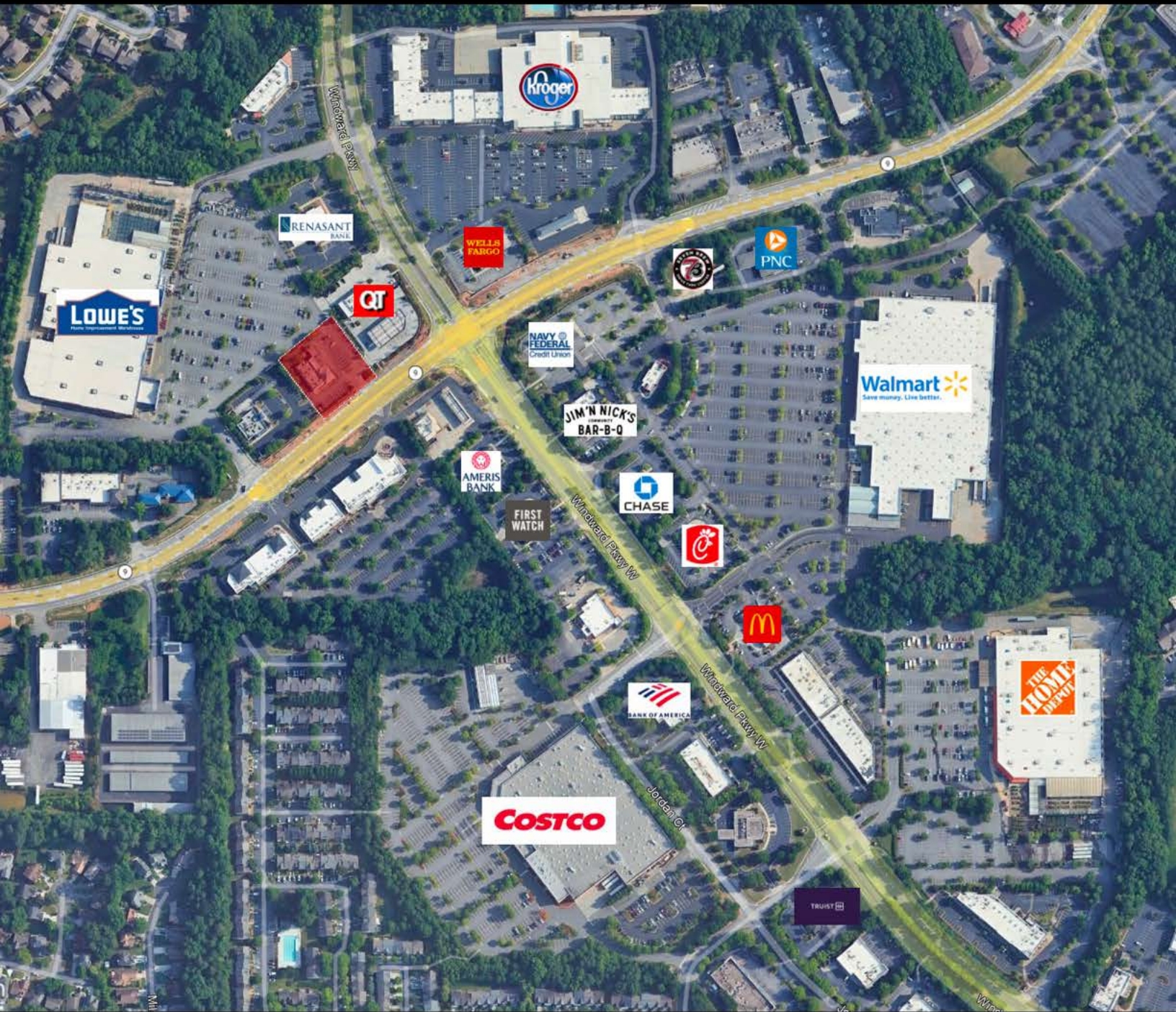
The property is in the city of Alpharetta 24 miles NNE of downtown Atlanta and 32 miles NNE of the Atlanta airport. It is just over 1 mile from the intersection of GA 400 and Windward Pkwy. The property is one property off the corner of the intersection of N. Main St. (Hwy. 9) and Windward Pkwy. The intersection is a major retail node with Kroger, Walmart, Home Depot and Costco all in the area. Target is less than a mile north on Hwy. 9. In addition to the anchors, many QSRs and banks dot the area in front of the big box retailers.

» Demographics	1 mile	3 miles	5 miles
Population	9,209	63,405	152,068
Average HH Income	\$154,635	\$189,740	\$208,342
Households	4,007	25,388	56,631
Employees	8,777	92,935	183,269









1 TITLE DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1112 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the southwesterly right-of-way of Windward Parkway Extension (variable right-of-way) and the northwesterly right-of-way of Highway 9 aka Cumming Highway (variable right-of-way); thence along the northerly right-of-way of Highway 9 along a curve to the left, an arc distance of 108.65 feet, said curve having a radius of 2,914.90 feet and being subtended by a chord of 108.65 feet, at South 53 degrees 05 minutes 59 seconds West to a point; thence continuing along said right-of-way South 52 degrees 01 minute 54 seconds West, a distance of 49.21 feet to a point, said point being THE POINT OF BEGINNING; thence continuing along said right-of-way South 52 degrees 01 minute 54 seconds West, a distance of 205.53 feet to a point; thence leaving said right-of-way North 38 degrees 03 minutes 36 seconds West, a distance of 203.89 feet to a point; thence North 52 degrees 01 minute 54 seconds East, a distance of 206.62 feet to a point; thence South 37 degrees 45 minutes 08 seconds East, a distance of 203.89 feet to a point on the northwesterly right-of-way of Highway 9, said point being THE POINT OF BEGINNING, said tract contains 42,004 s.f. or 0.96 acres.

Together with a non-exclusive and perpetual easement from Falcon-Windward Greens III, LLC ("Grantor") for the benefit of L&L Management, Inc. ("Grantee") for the maintenance, repair, replacement and use of the drainage facilities which are now or hereafter located on the property of Grantor (the "Grantor Property") located adjacent to the above-described 0.96 acre parcel of land (the "Grantee Property") and which provide or will provide stormwater drainage service to the Grantee Property, a being understood and agreed that said easement shall inure to the benefit of and be binding upon Grantor and Grantee and their respective legal representatives, successors, successors-in-title, and assigns, that said easement shall run with the title to the lands benefited and burdened thereby, and that Grantee shall have the right, but not the obligation, to enter upon the Grantor Property for the purpose of repairing and restoring any drainage facilities located thereon if and to the extent reasonably required to provide drainage service to the Grantee Property. It also being understood that the intent of the parties is that the aforesaid drainage easement shall allow the Grantee Property to drain stormwater into the "Falcon Drainage Facilities," as defined in the Drainage Easement Agreement set forth below.

Also together with those easement rights appurtenant to the Grantee Property and arising under that certain Reciprocal Easement Agreement by and between G&H Windward, LLC, a Georgia limited liability company and Fulton Greens Limited Partnership, a Georgia limited partnership having Tala Corp., a Georgia corporation, as its Managing General Partner, dated February 25, 1999, recorded in Deed Book 26187, Page 196, Fulton County, Georgia records.

Also Together With those easement rights appurtenant to the Grantee Property and arising under that certain Reciprocal Access Easement Agreement by and between Fulton Greens Limited Partnership, a Georgia limited partnership, and Falcon-Windward Greens III, LLC, a Georgia limited liability company, dated March 21, 2000, recorded in Deed Book 26767, Page 117, aforesaid records.

Also Together With those easement rights appurtenant to the Grantee Property and arising under that certain Drainage Easement Agreement by and between Fulton Greens Limited Partnership, a Georgia limited partnership and Falcon-Windward Greens III, LLC, a Georgia limited liability company, dated March 21, 2000, recorded in Deed Book 26767, Page 126, aforesaid records.

Also described as: 880 North Main Street Alpharetta, Georgia (Slope 13843)

All that certain piece, parcel or tract of land, lying and being in Land Lot 1112 of the 2nd District, 2nd Section, Alpharetta, Fulton County, State of Georgia, with the following metes and bounds to wit:

Beginning at an old 5/8" rebar iron pin located on the northern right of way of Cumming Highway (Highway 9) (variable right of way width) and the joint corner of G H Alpharetta LLC property now or formerly, said iron pin also located 266 feet Southwest from the intersection of said northern right of way with the western right of way of Windward Parkway ext. (variable width right of way), thence running along said right of way South 52 degrees 01 minutes 54 seconds West 205.55 feet to an old 1/2" rebar iron pin at the joint corner of Lowes Home Centers Inc. property now or formerly, thence turning and running along the line of Lowes Home Centers Inc. property North 38 degrees 03 minutes 36 seconds West 203.89 feet to an old 5/8" rebar iron pin, thence turning and running North 52 degrees 03 minutes 43 seconds East 206.69 feet to an old 5/8" rebar iron pin at the joint corner of G H Alpharetta LLC property now or formerly, thence turning and running along the line of G H Alpharetta LLC property South 37 degrees 45 minutes 19 seconds East 203.78 feet to the Point of Beginning.

Together with a non-exclusive and perpetual easement from Falcon-Windward Greens III, LLC ("Grantor") for the benefit of L&L Management, Inc. ("Grantee"), granted pursuant to that Limited Warranty Deed dated December 29, 2000, recorded December 29, 2000, at Deed Book 29522, Page 553, records of the Clerk of Superior Court of Fulton County, Georgia, for the maintenance, repair, replacement and use of the drainage facilities which are now or hereafter located on the property of Grantor (the "Grantor Property") located adjacent to the above described 0.96 acre parcel of land (the "Grantee Property") and which provide or will provide stormwater drainage service to the Grantee Property, it being understood and agreed that said easement shall inure to the benefit of and be binding upon Grantor and Grantee, and their respective legal representatives, successors, successors-in-title, and assigns, that said easement shall run with the title to the lands benefited and burdened thereby, and that Grantee shall have the right, but not the obligation, to enter upon the Grantor Property for the purpose of repairing and restoring any drainage facilities located thereon if and to the extent reasonably required to provide drainage service to the Grantee Property. It also being understood that the intent of the parties is that the aforesaid drainage easement shall allow the Grantee Property to drain stormwater into the "Falcon Drainage Facilities," as defined in the Drainage Easement Agreement set forth below.

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2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, commitment #NCS-605921GA42-PHX1, Dated April 23, 2013.

4 SURVEYOR CERTIFICATION

To: ARC CAFESA001, 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 plotting), 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.

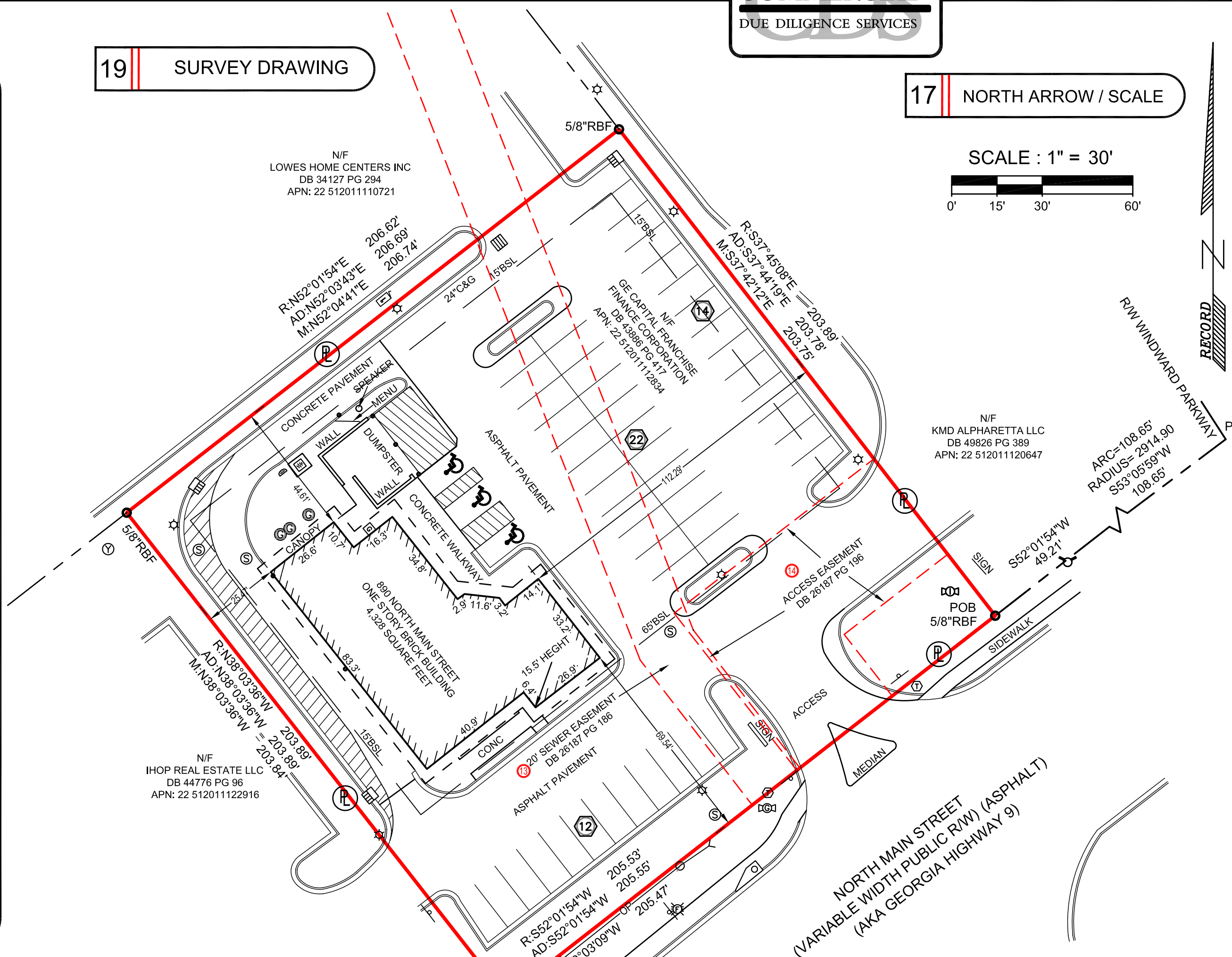
Date of Plat or Map: June 18, 2013

Ronnie Joiner
Georgia RLS #2488

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



17 NORTH ARROW / SCALE

SCALE : 1" = 30'

9 LEGEND

AD	Also described as	Grease trap
BSL	Building setback line	Electric box
C&G	Curb & gutter	Electric meter
CONC	Concrete	Yard inlet
DB	Deed book	Parking spaces
M	Measured	Handicap (hc)
N/F	Now or formerly	Bollard
PG	Page	Sign
POB	Point of Beginning	Irrigation control valve
POC	Point of Commencement	Gas valve
R	Recorded	Gas meter
R/W	Right of way	Sanitary sewer manhole
RBF	Rebar found	Fire hydrant
Subject's property line		Guy wire
Mail box		Light pole
Fiber optic marker		Power pole
Curb inlet		Drop inlet
Water vault		Iron pin found
Single wing catch basin		Building overhang/canopy
Traffic box		Overhead power line
OP		Adjoiner property line
OP		Building setback line
		Easement

8 ZONING INFORMATION

SITE RESTRICTION:
ZONE - C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

SETBACKS

FRONT - 65'
SIDE - 15'
REAR - 15'

HEIGHT - 35'
MAXIMUM PRINCIPAL BUILDING COVERAGE: 45%
MAXIMUM LOT AREA: 30,000 SQUARE FEET

1 parking stall for every 100 square feet of the entire facility

All site restrictions were obtained per the City of Alpharetta
Contact: 678-297-6000 (www.alpharetta.ga.us)

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. 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.
3. No observable evidence of site use as a solid waste dump, pump or sanitary landfill.
4. Property has physical access to Main Street.
5. 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.
6. A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.
7. The field data upon which this plat is based has a closure precision of one foot in 35,946 feet, an angular error of 7 seconds per angle point, and was adjusted using least squares.
8. This plat has been calculated for closure and found to be accurate within one foot in 159,382 feet.

13 LAND AREA

42,004 square feet or 0.964 acres

14 BUILDING AREA

4,328 SQUARE FEET

15 BUILDING HEIGHT

15.5'

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 13121C0057E, which bears an effective date of 06/22/1998 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.

12 PARKING INFORMATION

48	Standard Spaces
3	Handicap Spaces
51	Total Parking Spaces

10 BASIS OF BEARINGS

The bearing N08°03'36"W being the southwesterly property line of the subject property, was used as the Basis of Bearing for this survey. Said southwesterly line being shown on said map as N08°03'36"W - 203.84'.

Key to CDS ALTA Survey

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4 SURVEYOR CERTIFICATION

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10 BASIS OF BEARING

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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

Drwn By: Sandy Porter, LSIT

Date: 7/10/2013

Revision: Certified Parties

Surveyor Ref.No: 13285-62

Date:

Revision:

Apvrd By: RJ

Date:

Revision:

Field Date: 6/12/2013

Date:

Revision:

Scale: 1"=30'

Prepared For:

NCS No: 605921GA42 PHX1
Asset No: 6741

20 PROJECT ADDRESS

890 North Main Street, Alpharetta, GA

Project Name:

PROJECT CAFE

CDS Project Number:

13-06-08785