

OFFERING MEMORANDUM

1930 SCENIC HWY SW | SNELLVILLE, GA
PRICE: \$4,999,000 | CAP: 7.20%



CLICK FOR DRONE FOOTAGE

NNN
Retail Investment Group



SK BEAUTY
SUBLEASED
FROM *Walgreens*

ACTUAL SITE | PHOTOS TAKEN MARCH 2021

EXECUTIVE SUMMARY

PRICE

\$4,999,000

CAP

7.20%

NOI

\$360,000

LOCATION

1930 SCENIC HWY SW
SNELLVILLE, GEORGIA (ATLANTA MSA)

LEASE TYPE

ABSOLUTE NNN | ZERO LL RESPONSIBILITIES

LEASE EXPIRATION

OCTOBER 31, 2030

LESSEE

WALGREENS - SK BEAUTY SUBLEASE

GUARANTOR

WALGREENS

OPTIONS

(10) 5-YEAR OPTIONS TO EXTEND

INCREASES

FLAT

LAND SIZE

±1.40 ACRES

BUILDING SIZE

±14,560 SQUARE FEET

ROFR

30 BUSINESS DAYS

SK BEAUTY
Walgreens

ACTUAL SITE | PHOTOS TAKEN MARCH 2021

**RETAIL INVESTMENT GROUP IS
PLEASED TO BE THE EXCLUSIVE
LISTING BROKERAGE FOR SK BEAUTY
SUBLEASED FROM WALGREENS IN
SNELLVILLE, GEORGIA.**

This Walgreens property has an Absolute NNN lease with zero landlord responsibilities that will expire on October 31, 2030, and has flat increases. There are (10) 5-Year Options to Extend. This offering is backed by a corporate guarantee. The building is $\pm 14,560$ square feet and sits on ± 1.40 acres of land. The property was built in 2006. Nearby retailers include Publix, Bed Bath & Beyond, Starbuck's, PetSmart, Michaels, Dollar Tree, T.J. Maxx, Target, McDonald's and many more. This Walgreens is located on a true hard corner with a drive-thru window.





ACTUAL SITE | PHOTOS TAKEN MARCH 2021

SCENIC HWY NORTH: ±52,458 VDP



PRESIDENTIAL MARKETS
SHOPPING CENTER

verizon

RONALD REAGAN PKWY: ±34,292 VDP



SK BEAUTY

SUBLEASED
FROM


Walgreens

SK BEAUTY | SNELLVILLE, GA

PROPERTY OVERVIEW

- Growing Atlanta MSA with Strong 5-Mile Population of 178,000
- Absolute NNN Lease - Zero Landlord Responsibilities
- Corporate Walgreens Guarantee - SK Beauty Recently took over the Lease
- Fee Simple - Land and Building
- ±82,000 VPD at the Intersection of Scenic Highway and Ronald Reagan Parkway
- True Hard Corner Location with Drive-Thru Window
- Average Household Income of \$108,602 within 1-Mile Radius
- First Time for Sale Since 2007 - Generational Asset
- Two Points of Ingress/Egress
- Solid All Brick Construction Built in 2006
- Nearby retailers include: Publix, Bed Bath & Beyond, Starbucks, PetSmart, Michaels, Dollar Tree, T.J. Maxx, Target, McDonald's and many more.





Located between Atlanta and Athens, Snellville is a bustling suburb with small-town charm.

SK BEAUTY | SNELLVILLE, GA

Visitors and residents will be pleased to see a variety of shopping and eateries on Highway 124, the world class Eastside Hospital and award-winning schools. City Hall and Briscoe Park is the site of numerous events and festivals, including the award-winning Snellville Farmers' Market, a variety of summer concerts, movies in the park and Snellville Days, the Snellville Fall Festival.

The grounds at City Hall also include the Veterans Memorial, a stunning monument to those who have served our country. Snellville is a short drive to Stone Mountain Park and numerous state parks and entertainment venues. The large, energetic and cosmopolitan Atlanta is a booming regional center for the growing and increasingly prosperous American South. The unemployment rate in Snellville is 3.2% (U.S. avg. is 3.7%), and compared to the rest of the country, Snellville's cost of living is 2.3% lower than the U.S. average.

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**SURVEY OVERLAY IS APPROXIMATE
BUYER TO VERIFY ALL INFORMATION**

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AREA DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION 2010	4,690	58,005	158,199
TOTAL POPULATION 2020	5,028	64,430	178,458
TOTAL POPULATION 2025	5,261	67,782	188,155
MEDIAN AGE	46.3	39	37.1

INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$108,602	\$105,288	\$95,968
MEDIAN HH INCOME	\$80,669	\$87,467	\$80,995

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS 2010	1,763	19,423	52,198
TOTAL HOUSEHOLDS 2020	1,878	21,468	58,638
TOTAL HOUSEHOLDS 2025	1,960	22,547	61,728
AVERAGE HH SIZE	2.7	3	3
AVERAGE HH VEHICLES	2	2	2

HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$225,886	\$251,356	\$231,861
MEDIAN YEAR BUILT	1982	1990	1992



178,000+ RESIDENTS
WITHIN 5 MILES



\$95,968 AVG INCOME
WITHIN 5 MILES

TRAFFIC COUNTS

RONALD REAGAN PKWY	±34,292 VDP
SCENIC HWY NORTH	±52,458 VDP

SK BEAUTY | SNELLVILLE, GA

ADDITIONAL PHOTOS



ACTUAL SITE | PHOTOS TAKEN MARCH 2021



NNN

Retail Investment Group



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Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Retail Investment Group, LLC.





Retail Investment Group

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