OFFERING MEMORANDUM

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

CLICK FOR DRONE FOOTAGE







EXECUTIVE SUMMARY

PRICE

\$4,999,000

CAP NOI

7.20% \$360,000

LOCATION

1930 SCENIC HWY SW

LEASE TYPE

LESSEE

SNELLVILLE, GEORGIA (ATLANTA MSA)

ABSOLUTE NNN I ZERO LL RESPONSIBILITIES

LEASE EXPIRATION OCTOBER 31, 2030

WALGREENS - SK BEAUTY SUBLEASE

GUARANTOR WALGREENS

OPTIONS (10) 5-YEAR

(10) 5-YEAR OPTIONS TO EXTEND

INCREASES FLA

LAND SIZE ±1.40 ACRES

BUILDING SIZE

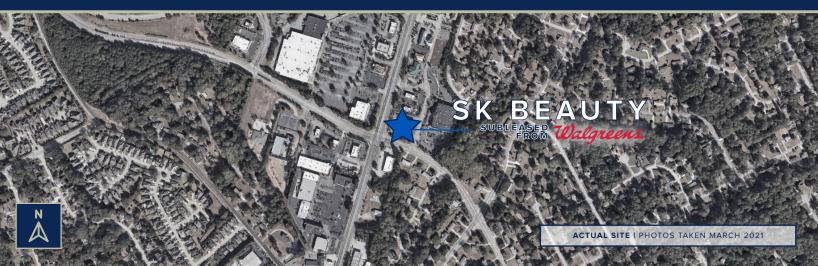
ZE ±14,560 SQUARE FEET

30 BUSINESS DAYS

ROFR

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 ±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.





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, Starbuck's, 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.

Suburb With Sindir-town Ch

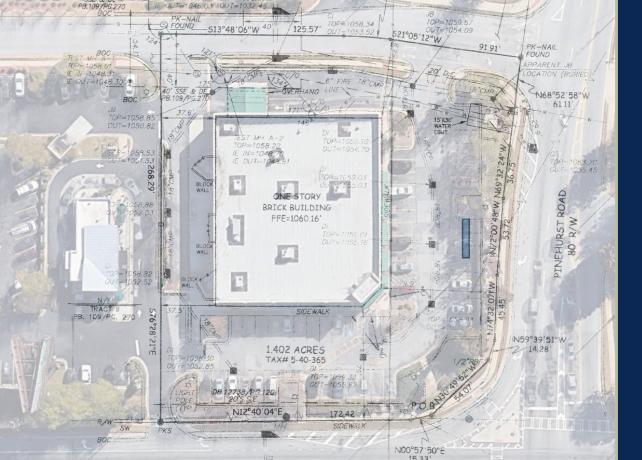
Visitors and residents will be pleased to see a variety of shopping and eateries on Highway 124, the world class Eastside Hospital and award-winning schools. City Hall and Briscoe Park is the site of numerous events and festivals, including the award-winning Snellville Farmers' Market, a variety of summer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



SURVEY

SURVEY OVERLAY IS APPROXIMATE
BUYER TO VERIFY ALL INFORMATION



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



178,000+ RESIDENTS WITHIN 5 MILES



\$95,968 AVG INCOME WITHIN 5 MILES

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
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HOUSING	1 MILE	3 MILE	5 MILE
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 MEDIAN HOME VALUE
 \$225,886
 \$251,356
 \$231,861

 MEDIAN YEAR BUILT
 1982
 1990
 1992

TRAFFIC COUNTS

RONALD REAGAN PKWY SCENIC HWY NORTH ±34,292 VDP ±52,458 VDP SK BEAUTY | SNELLVILLE, GA

ADDITIONAL PHOTOS



CONFIDENTIALITY DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable: however.

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 Memoradum to Retail Investment Group, LLC.





CONTACT US

MARK MCLOONE

MANAGING PARTNER

AZLIC: \$A673250000

602.790.1526

MARK@RETAIL1031.COM

STEVEN DAVIS

FOUNDER & MANAGING PARTNER

AZLIC: BR101032000 602.625.8338

STEVEN@RETAIL1031.COM

BRIAN BROCKMAN
GEORGIA BROKER OF RECORD

GALIC: #378952

480.429.4580 | WWW.RETAIL1031.COM