



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Verizon
894 Elbert Street
Elberton, GA 30635

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,000 SF Verizon Store Located at 894 Elbert Street in Elberton, GA. The Tenant Has Been at This Location For Over 10 Years, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$650,000
CAP	7.82%
NOI	\$50,820
PRICE PER SF	\$162.50
GUARANTOR	None

PROPERTY SUMMARY

ADDRESS	894 Elbert Street Elberton, GA 30635
COUNTY	Elbert
BUILDING AREA	4,000 SF
LAND AREA	0.51 AC
YEAR BUILT	2003



ACTUAL PROPERTY IMAGE

VERIZON

HIGHLIGHTS

- ½ Acre Corner Lot on a Signalized Intersection
- Tenant Has Been at Location For Over 10 Years, Showing a Commitment to the Site
- Tenant is Verizon's Largest Authorized Retailer
- Located Along Elbert St/Hwy 72 Which Runs East/West Through Elberton Providing Ample Retail, Shopping and Medical Centers
- Elberton's Top Employers Are: Mclanahan Crushed Stone, Pilgrim's Pride Farm, Lakeside Supply Fabrication, UCP Sandblast Stencil Ltd and L&M Granite
- Home to the Annual Elbert County Fair With Attendance Topping 35,000 People From Georgia and South Carolina
- Nearby Tenants Include: McDonald's, KFC, Days Inn By Wyndham, Elbert County Library, O'Reilly Auto Parts, Subway, Advance Auto Parts, CVS Pharmacy, Pizza Hut, Zaxby's, Dairy Queen and Walmart



ACTUAL PROPERTY IMAGE

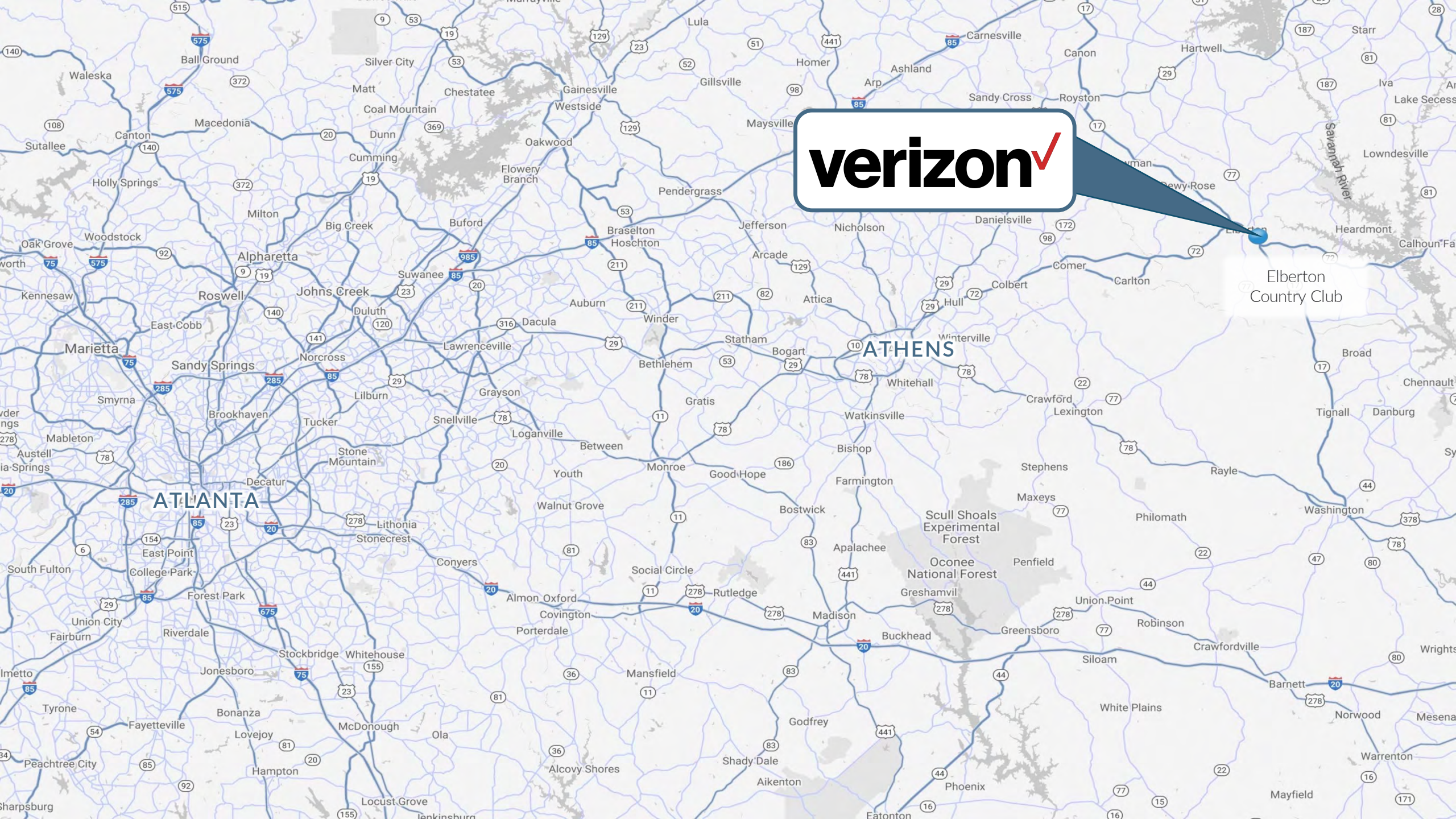
LEASE SUMMARY

TENANT	Verizon
PREMISES	A Building of Approximately 4,000 SF
LEASE COMMENCEMENT	December 1, 2010
LEASE EXPIRATION	November 30, 2022
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,000 SF	\$50,820	\$12.71
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Elberton
Country Club

ATHENS

ATLANTA

J & R
Finishing Co

Stone Mart Inc

Granite Memorials
Direct



DEBBYDEALS.COM



Divine Connections
Ministry



Elbert St

Heard Dr



ingles



Daynite Inn

Jolise Inn

tire shop



Argo Energies

Elbert County
Primary School





CVS
pharmacy

Days Inn

State Farm

O'Reilly
AUTO PARTS

ROBERT PHILLIPS
& ASSOCIATES, INC.

CARQUEST

MARATHON

Auto Zone

Pizza Hut

TACO BELL

Wendy's

Woodson Florist
& Vintages

Super Gas

DCSS
portal

Lake Russell
Building Supply

TINT CRAFTERS
AUDIO & SECURITY

JD FURNITURE
COMPANY

Cobo
Auto Sales

Firehouse Church

Little Caesars

DOLLAR
GENERAL

72

DQ

wf

cricket
wireless

LA Nails

TSC TRACTOR
SUPPLY CO

verizon

Elbert St

Heard Dr

DOLLAR GENERAL

72

Walgreens

Bojangles



NAPA O'Reilly AUTO PARTS CVS pharmacy

Kentucky Fried Chicken



Days Inn



DUNKIN'

BURGER KING



CIRCLE K

Exxon



SUBWAY



Pizza Hut

AutoZone



Little Caesars

TSC TRACTOR SUPPLY CO

DOLLAR GENERAL

cricket

DOLLAR TREE

verizon

ACE



ingles

Walmart



Elbert St



ELBERTON | ELBERT COUNTY | GEORGIA

The City of Elberton is located in the northeast part of the State of Georgia, within the boundaries of Elbert County. Elberton is approximately 35 miles east of Athens, Georgia, and about 100 miles east of Atlanta. As the county seat, Elberton is home to county government offices and other critical services. Elberton is one of the oldest municipalities in the state. According to the United States Census Bureau, Elberton has a total area of 4.8 square miles. The current population of Elberton, Georgia is 4,321 based on projections of the latest US Census estimates.

Located between I-85 and I-20, Elbert County and Elberton are positioned for strategic growth like few other communities in Northeast Georgia. The City's economy continues to be based on the granite industry, which began operation in 1898. A total of 120 separate firms and quarries are operating businesses in granite production or its allied services in Elbert County. Approximately 1,800 persons are employed in the granite industry, with an annual payroll of \$57 million. Statistics indicate that Georgia's stone industry, centered in the Elberton granite district, continues to lead the nation in total production. The financial well-being of Elberton is heavily dependent on a stable granite industry. Proximity to renowned higher education institutions such as the University of Georgia in Athens (35 miles) and Clemson University in South Carolina (50 miles) allow area businesses to access a pool of talented young professionals.

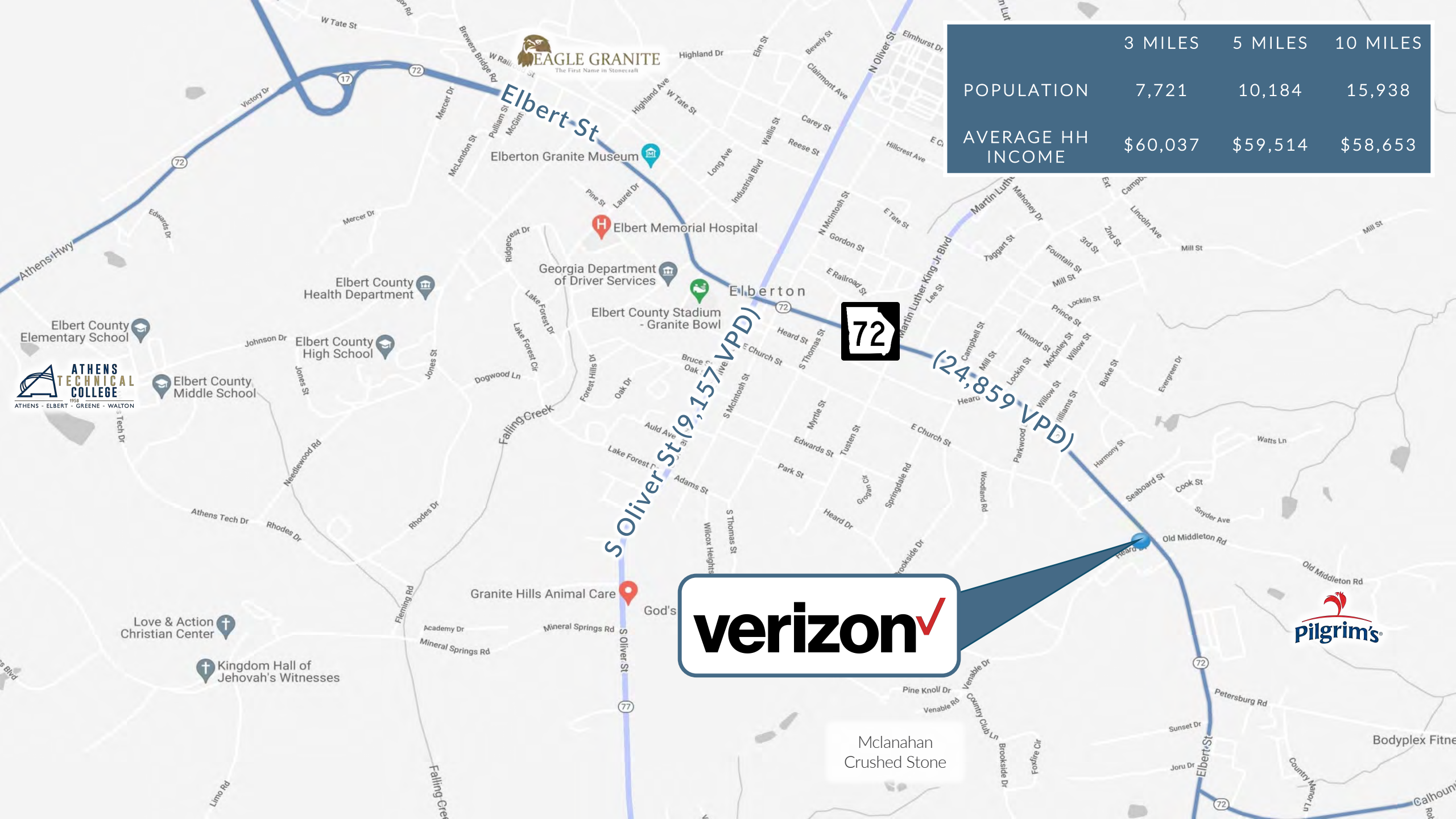
Elberton is known for its centralized rail, airport, historic downtown, and Antebellum homes. Elberton is a hub for the area's community events, hosting celebrations throughout the year including parades, cookoffs, and seasonal gatherings. Elberton is also known for several attractions including granite monuments, well-maintained parks, beautiful lakes, its picturesque downtown square, and the legendary 20,000-seat Granite Bowl. Downtown Elberton features historic Elbert County Courthouse, the Elbert Theatre and the Samuel Elbert Hotel. Also in the city is the Elberton Granite Museum, which contains historical exhibits, artifacts, educational displays and materials depicting current and past events in the rich heritage of the Elberton Granite Industry. Elberton is a hub for community events, hosting celebrations throughout the year including First Fridays, the Elberton 12 County Fair, the Granite City BBQ Festival and the Granite City Fall Festival.

UNIVERSITY OF GEORGIA - ATHENS



ELBERT THEATRE





	3 MILES	5 MILES	10 MILES
POPULATION	7,721	10,184	15,938
AVERAGE HH INCOME	\$60,037	\$59,514	\$58,653



McLanahan
Crushed Stone

TENANT PROFILE

Verizon, headquartered in Basking Ridge, New Jersey is an American wireless network operator founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic. It operates a national 4G LTE network covering about 99 percent of the U.S. population, which in the second half of 2020 won or tied for top honors in each category of the RootMetrics RootScore Reports. Verizon Wireless offers mobile phone services through a variety of devices. The company offers both standard post-paid and prepaid subscription plans. It distributes new and pre-owned phones from manufacturers including Samsung Electronics, BlackBerry, LG, and Apple. The company also offers mobile data services, including text messaging, multimedia content (V CAST), and Web access.

The mobile network previously operated as a separate division of Verizon Communications under the name of Verizon Wireless. In a 2019 reorganization, Verizon moved the wireless products and services into two new divisions, Verizon Consumer and Verizon Business. Verizon is the second-largest wireless carrier in the United States, with 120.9 million subscribers as of the end of Q4 2020.

Verizon Communications Inc. was formed on June 30, 2000. Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$128.3 billion in 2020.



COMPANY TYPE
Division (NYSE: VZ)



FOUNDED
2000



OF LOCATIONS
6,597



HEADQUARTERS
Basking Ridge, NJ



WEBSITE
verizon.com

CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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