

SINGLE TENANT GROCERY ANCHOR

NN Investment Opportunity



3500 Highway 17 S | Richmond Hill, Georgia

SAVANNAH MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO



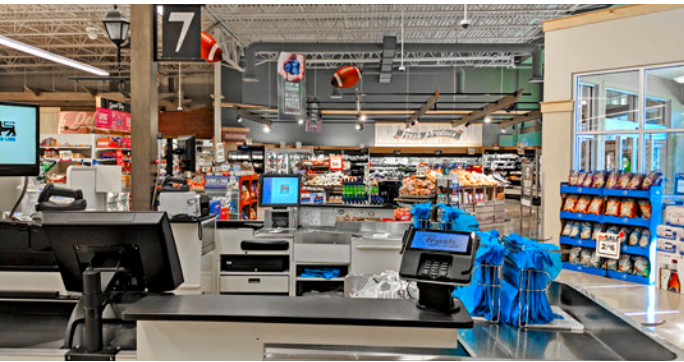
INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate signed, Food Lion investment property located in Richmond Hill, Georgia (Savannah MSA). The tenant, Food Lion, LLC, has 8.5 years remaining in their initial term with 6 (5-year) options to extend. The lease features approximate \$0.50 SF/Yr increases at the beginning of each option period, increasing NOI and hedging against inflation. The lease is signed by the corporate entity and is NN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. Food Lion operates over 1,000 supermarkets in 10 states across the Mid-Atlantic and Southeastern regions of the United States, employing over 82,000 people.

Food Lion is strategically located at the signalized, hard corner intersection of U.S. Highway 17 and Harris Trail Road, averaging a combined 25,200 vehicles passing by daily. The property also benefits from nearby on/off ramp access to Interstate 95 (75,300 VPD), a major north/south commuter highway serving as a gateway to major markets along the East Coast U.S. The subject property serves as an anchor to The Shoppes at Harris Trail, a 42,000 SF neighborhood center containing T-Mobile, Navy Federal Credit Union, and Papa Murphy's. Additionally, the site is within close proximity to Richmond Hill High School, a public campus containing 1,990 students and employing 157 faculty/staff. Moreover, the site is within walking distance to both Latitude Richmond Hill (192 units) and Ashton of Richmond Hill (232 units), providing a direct residential consumer base to draw from. The 5-mile trade area is supported by a population of more than 21,500 residents with an average household income of \$86,588.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$7,699,000
Net Operating Income	\$500,456
Cap Rate	6.50%
Guaranty	Lease Signature is Corporate
Tenant	Food Lion, LLC
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot, & Liability Insurance
Sales Reporting	Yes - Contact Agent for Details

PROPERTY SPECIFICATIONS

Rentable Area	34,928 SF
Land Area	TBD
Property Address	3500 Highway 17 S Richmond Hill, Georgia 31324
Year Built / Remodeled	2009 / 2015
Parcel Number	047-006
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



8.5 Years Remaining | Corporate Signed | Options to Extend | Grocery Anchor Offering

- Tenant has 8.5 years remaining in their initial term with 6 (5-year) options to extend
- Lease is signed by the corporate entity and features approximate \$0.50 SF/Yr increases at the beginning of each option period, increasing NOI and hedging against inflation
- Food Lion operates over 1,000 supermarkets in 10 states across the Mid-Atlantic and Southeastern regions of the United States, employing over 82,000 people

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Limited landlord responsibilities
- Ideal, low-management investment for a passive investor

Signalized, Hard Corner Intersection | Quick Access to I-95 (75,300 VPD)

- Located at the signalized, hard corner intersection of U.S. Highway 17 and Harris Trail Road, averaging a combined 25,200 vehicles passing by daily
- Property also benefits from nearby on/off ramp access to Interstate 95 (75,300 VPD), a major north/south commuter highway serving as a gateway to major markets along the East Coast U.S.

Anchor to The Shoppes at Harris Trail | Richmond Hill High School (1,990 Students)

- Anchor to The Shoppes at Harris Trail, a 42,000 SF neighborhood center containing T-Mobile, Navy Federal Credit Union, and Papa Murphy's
- Nearby to Richmond Hill High School, a public campus containing 1,990 students and employing 157 faculty/staff
- Provides a direct consumer base to draw from

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- Within walking distance to both Latitude Richmond Hill (192 units) and Ashton of Richmond Hill (232 units), providing a direct residential consumer base to draw from
- More than 21,500 residents support the trade area
- \$86,588 average household income

PROPERTY OVERVIEW



Location



Richmond Hill, Georgia
Bryan County
Savannah, GA

Parking



Reciprocal parking within the shopping center

Access



Ocean Hwy/St Hwy 25/U.S. Hwy 17: 1 Access Point

Parcel



Parcel Number: 047-006
Acres: TBD

Traffic Counts



U.S. Highway 17: 21,700 Vehicles Per Day
Interstate 95: 75,300 Vehicles Per Day

Construction



Year Built: 2009
Year Renovated: 2015

Improvements



There is approximately 34,938 SF
of existing building area

Zoning

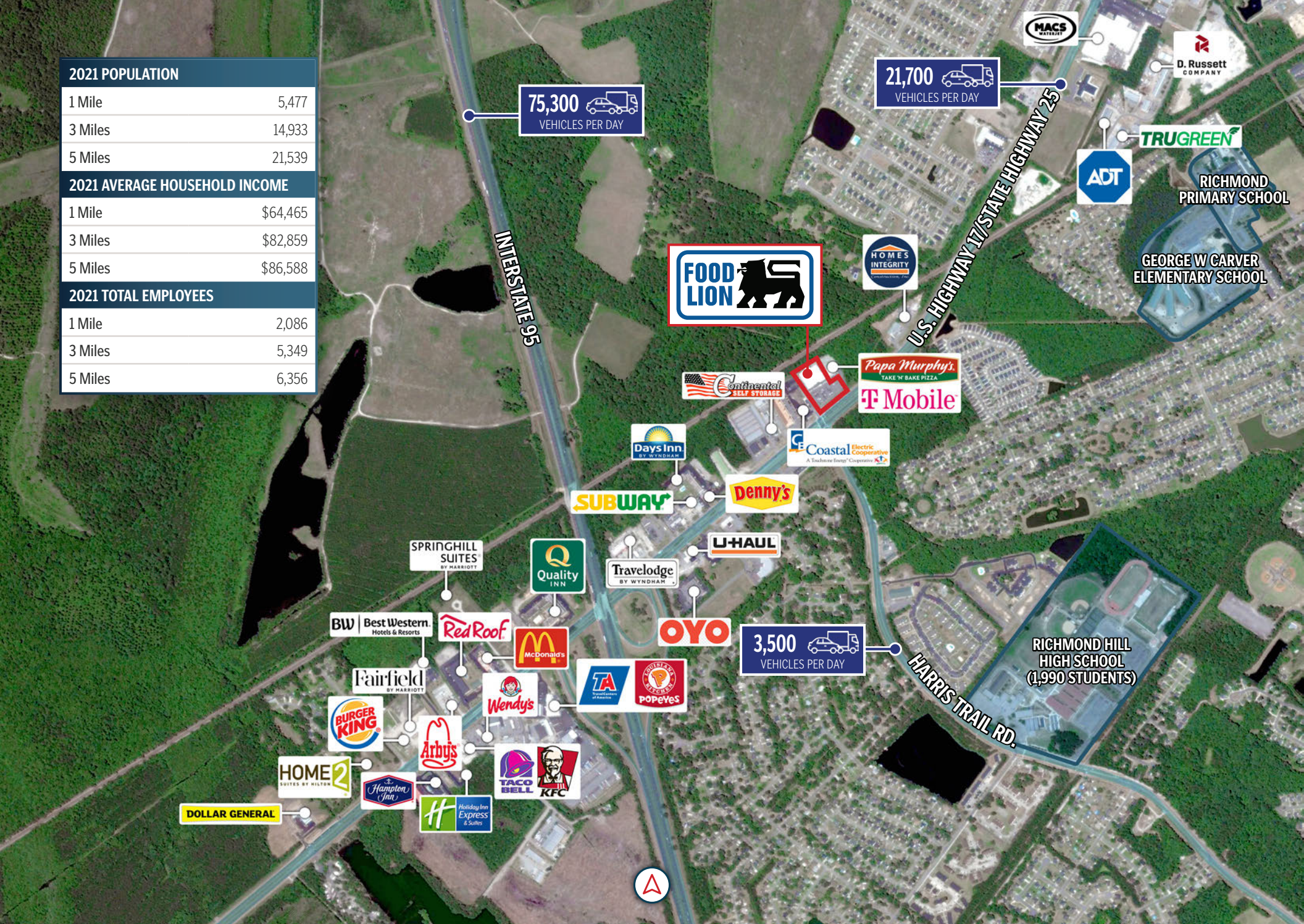


Commercial





2021 POPULATION	
1 Mile	5,477
3 Miles	14,933
5 Miles	21,539
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$64,465
3 Miles	\$82,859
5 Miles	\$86,588
2021 TOTAL EMPLOYEES	
1 Mile	2,086
3 Miles	5,349
5 Miles	6,356

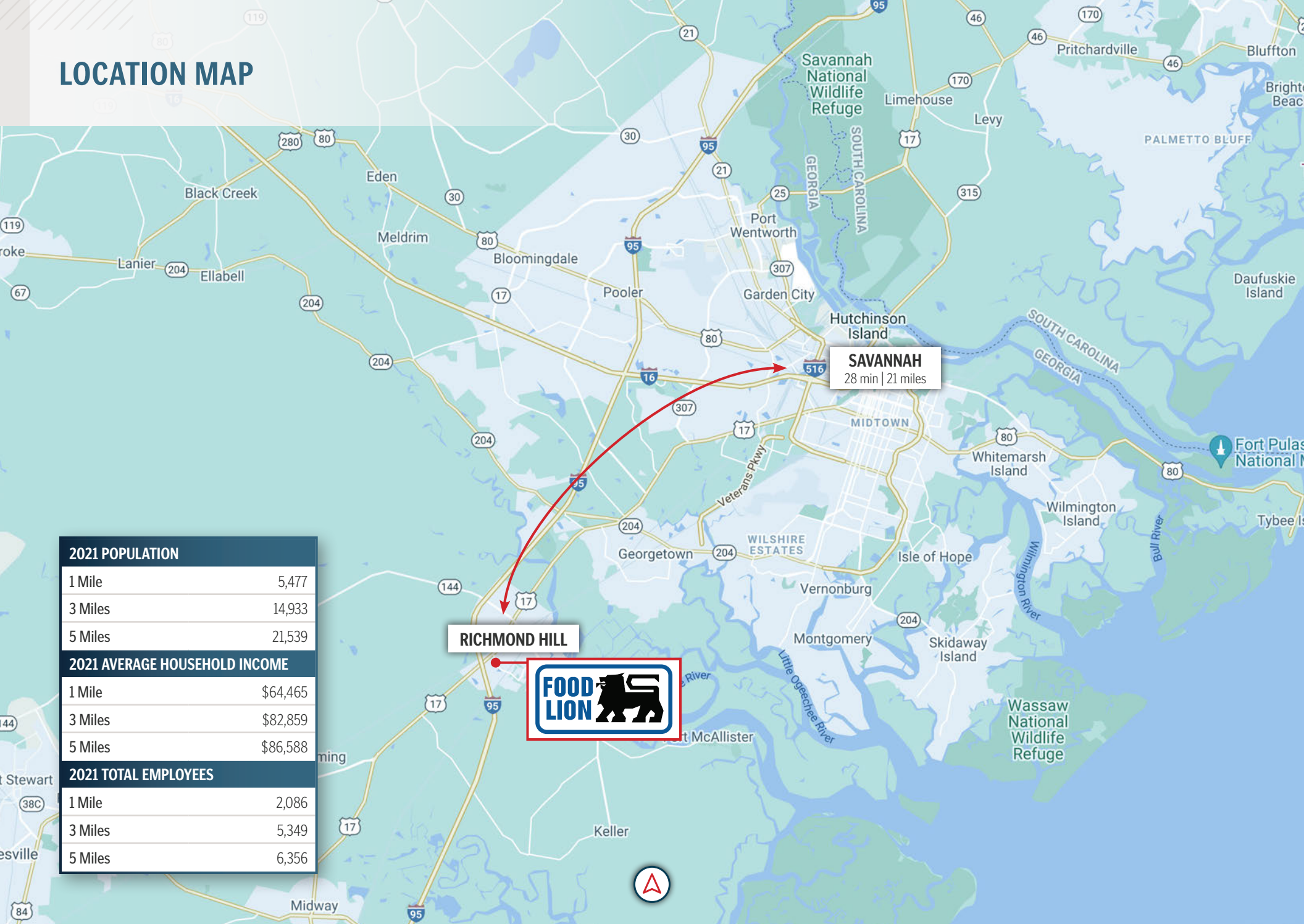




PROPERTY PHOTO



LOCATION MAP



2021 POPULATION

1 Mile	5,477
3 Miles	14,933
5 Miles	21,539

2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$64,465
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2021 TOTAL EMPLOYEES

1 Mile	2,086
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RICHMOND HILL, GEORGIA

Richmond Hill, Georgia, in Bryan county, is 16 miles southwest of Savannah, Georgia and 113 miles north of Jacksonville, Florida. Richmond Hill is in the Savannah metropolitan area. The city was incorporated in 1962. The City of Richmond Hill had a population of 14,043 as of July 1, 2021.

The largest industries in Richmond Hill, GA are Educational Services, Health Care & Social Assistance, and Accommodation & Food Services, and the highest paying industries are Manufacturing, Wholesale Trade, and Public Administration. Top Employers of the city are Hobart Corporation, City of Richmond Hill, South State Bank, Allied Van Lines, Kroger, South Coast Medical, Publix, Dairy Queen, Love's, and McDonald's.

Nearby attractions include the Savannah-Ogeechee Canal Museum, Andrew Low House, Savannah National Wildlife Refuge, Fort Morris State Historic Site, and Edisto Island Serpentarium. Local parks include the JF Gregory Park, the Ozzy Skate Park and the Fort McAllister State Park, among others. Nearby museums include the Savannah-Ogeechee Canal Museum and the Davenport House Museum, which have a large number of historical artifacts on display. The Savannah National Wildlife Refuge, Cypress Gardens and the Edisto Island Serpentarium are all accessible from Richmond Hill.

Nearby colleges and universities include Armstrong Atlantic State University, Georgia Southern University and the Savannah College of Art and Design. Savannah/Hilton Head International is the nearest major airport.

Bryan County is a county located in the U.S. state of Georgia. As of 2021, the population is 42,763. The county seat is Pembroke. Bryan County is part of the Savannah, GA Metropolitan Statistical Area. The Bryan County Courthouse is listed on the National Register of Historic Places.



SAVANNAH, GEORGIA

Savannah is the oldest city in the U.S. state of Georgia and is the county seat of Chatham County. Established in 1733 on the Savannah River, the city of Savannah became the British colonial capital of the Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah is today an industrial center and an important Atlantic seaport. As of July 1st, 2019, Savannah had a population of 149,061 and is the state's fifth largest city and third-largest metropolitan area.

Agriculture was essential to Savannah's economy during its first two centuries. Silk and indigo production, both in demand in England, were early export commodities. Georgia's mild climate offered perfect conditions for growing cotton, which became the dominant commodity after the American Revolution. Its production under the plantation system and shipment through the Port of Savannah helped the city's European immigrants to achieve wealth and prosperity. For years, Savannah was the home of Union Camp, which housed the world's largest paper mill. The plant is now owned by International Paper, and it remains one of Savannah's largest employers. Savannah is also home to the Gulfstream Aerospace company, maker of private jets, as well as various other large industrial interests. Title Max is headquartered in Savannah. Morris Multimedia, a newspaper and television company is also based in Savannah.

Savannah hosts four colleges and universities offering bachelor's, master's, and professional or doctoral degree programs: Georgia Southern University–Armstrong Campus, Savannah College of Art and Design (SCAD), Savannah State University, and South University. In addition, Georgia Tech Savannah offers certificate programs, and Georgia Southern University has a satellite campus in the downtown area.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	5,477	14,933	21,539
2026 Projected Population	5,955	17,106	24,316
2010 Census Population	4,644	10,038	15,383
Projected Annual Growth 2021 to 2026	1.69%	2.75%	2.46%
Historical Annual Growth 2010 to 2021	1.81%	3.72%	3.44%
HOUSEHOLDS & GROWTH			
2021 Estimated Households	1,977	5,376	7,718
2026 Projected Households	2,149	6,168	8,721
2010 Census Households	1,690	3,602	5,497
Projected Annual Growth 2021 to 2026	1.68%	2.79%	2.47%
Historical Annual Growth 2010 to 2021	1.72%	3.76%	3.43%
RACE & ETHNICITY			
2021 Estimated White	63.13%	71.58%	68.03%
2021 Estimated Black or African American	23.22%	16.71%	20.43%
2021 Estimated Asian or Pacific Islander	3.93%	3.96%	3.85%
2021 Estimated American Indian or Native Alaskan	0.38%	0.67%	0.58%
2021 Estimated Other Races	2.96%	2.99%	2.99%
2021 Estimated Hispanic	14.39%	13.55%	12.56%
INCOME			
2021 Estimated Average Household Income	\$64,465	\$82,859	\$86,588
2021 Estimated Median Household Income	\$49,678	\$68,759	\$69,685
2021 Estimated Per Capita Income	\$23,140	\$29,796	\$31,123
BUSINESSES & EMPLOYEES			
2021 Estimated Total Businesses	257	657	749
2021 Estimated Total Employees	2,086	5,349	6,356



RENT ROLL



TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES					
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Food Lion, LLC	34,928	Jan. 2010	Jan. 2030	Current	-	\$42,205	\$1.21	\$506,456	\$14.47	NN	6 (5-year)

(Corporate Signed)

Opt. 1: \$15.00 SF/Yr;
Opt. 2-6: \$0.50 SF/Yr
Increase at Beg. of Each
Option

- 1) Tenant pays percentage rent equal to 1% times gross sales, less Base Rent.
- 2) Tenant does not reimburse Management or Liability insurance.
- 3) Controllable CAM (excludes snow/ice removal) cannot increase more than 3% over previous year.
- 4) NOI accounts for approximately \$6,000 in expense slippage per seller.

FINANCIAL INFORMATION

Price	\$7,699,000
Net Operating Income	\$500,456
Cap Rate	6.50%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	2009
Rentable Area	34,928 SF
Land Area	TBD
Address	3500 Highway 17 S Richmond Hill, Georgia 31324



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



FOOD LION

foodlion.com

Company Type: Subsidiary

Locations: 1,000+

Parent: Koninklijke Ahold Delhaize N.V.

2020 Employees: 410,000

2020 Revenue: \$74.74 Billion

2020 Net Income: \$1.40 Billion

2020 Assets: \$40.69 Billion

2020 Equity: \$12.43 Billion

Food Lion, based in Salisbury, N.C., since 1957, has more than 1,000 stores in 10 Southeastern and Mid-Atlantic states and employs more than 82,000 associates. By leveraging its longstanding heritage of low prices and convenient locations, Food Lion is working to own the easiest full shop grocery experience in the Southeast, anchored by a strong commitment to affordability, freshness, and the communities it serves. Through Food Lion Feeds, the company has donated more than 750 million meals to individuals and families since 2014, and has committed to donate 1.5 billion meals by 2025. Food Lion is a company of Ahold Delhaize USA, the U.S. division of Zaandam-based Ahold Delhaize.



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1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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