

# VERIZON - RELOCATION - BRAND NEW CONSTRUCTION

1030 N. HWY 19, THOMASTON, GA



3,000 SF

Representative Photo



CONTACT:

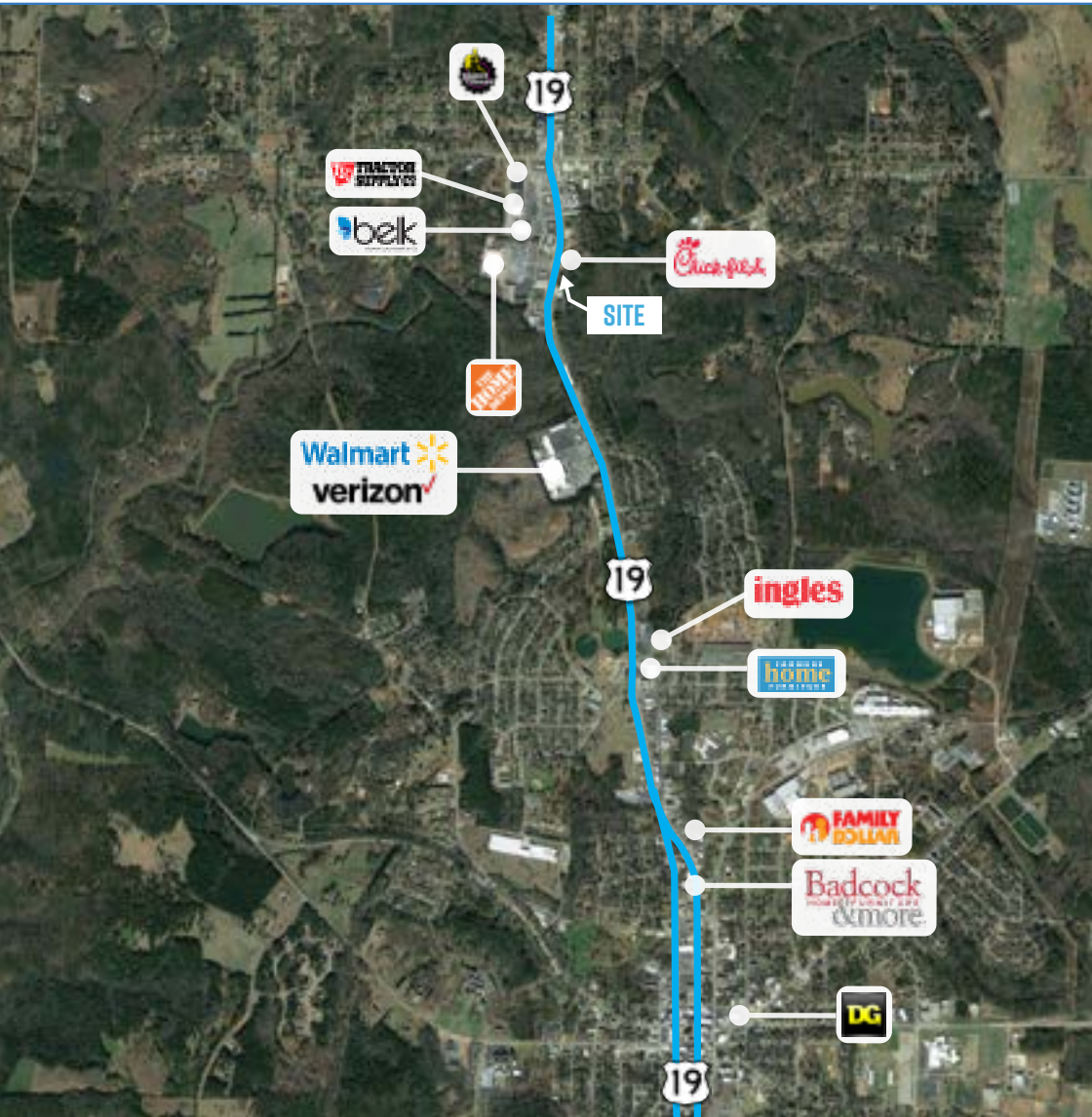
**JOE BOYD | CSM/CMD**

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656 ELLIS OAK AVE., SUITE 201  
CHARLESTON, SC 29412





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## OFFERING SUMMARY

### OFFERING

|                 |                                   |
|-----------------|-----------------------------------|
| PRICE:          | \$2,222,600.00                    |
| NOI:            | \$127,800.00                      |
| CAP:            | 5.75%                             |
| GUARANTY:       | CELLULAR SALES OF KNOXVILLE, INC. |
| TENANT:         | CELLULAR SALES OF GEORGIA, LLC    |
| LEASE TYPE:     | MODIFIED NNN                      |
| RENTABLE AREA:  | 3,000 SF                          |
| LAND AREA:      | 2.823 ACRES                       |
| YEAR BUILT:     | 2021                              |
| PARCEL #:       | 043 033                           |
| OWNERSHIP:      | FEE SIMPLE                        |
| PARKING SPACES: | 15                                |
| ZONING:         | C-2, CITY OF THOMASTON            |



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# INVESTMENT HIGHLIGHTS

This offering is a relocation of an existing store which has successfully operated in the market since 2007. The store, located at a traffic light shared with a new Chick-fil-A, is on a major retail corridor which includes Super Walmart, Home Depot, McDonald's, Taco Bell, Dunkin Donuts, Wendy's, O'Reilly, KFC, Tractor Supply, and more.



**RELOCATION OF  
SUCCESSFUL EXISTING  
STORE**



**MAJOR RETAIL  
CORRIDOR**



**SHARED TRAFFIC  
LIGHT WITH NEW  
CHICK-FIL-A**



**23,300 VPD**



**EXCELLENT VISIBILITY  
FROM HWY 19 NORTH**



**UPGRADED  
CONSTRUCTION**



**CORPORATE  
GUARANTEED LEASE**

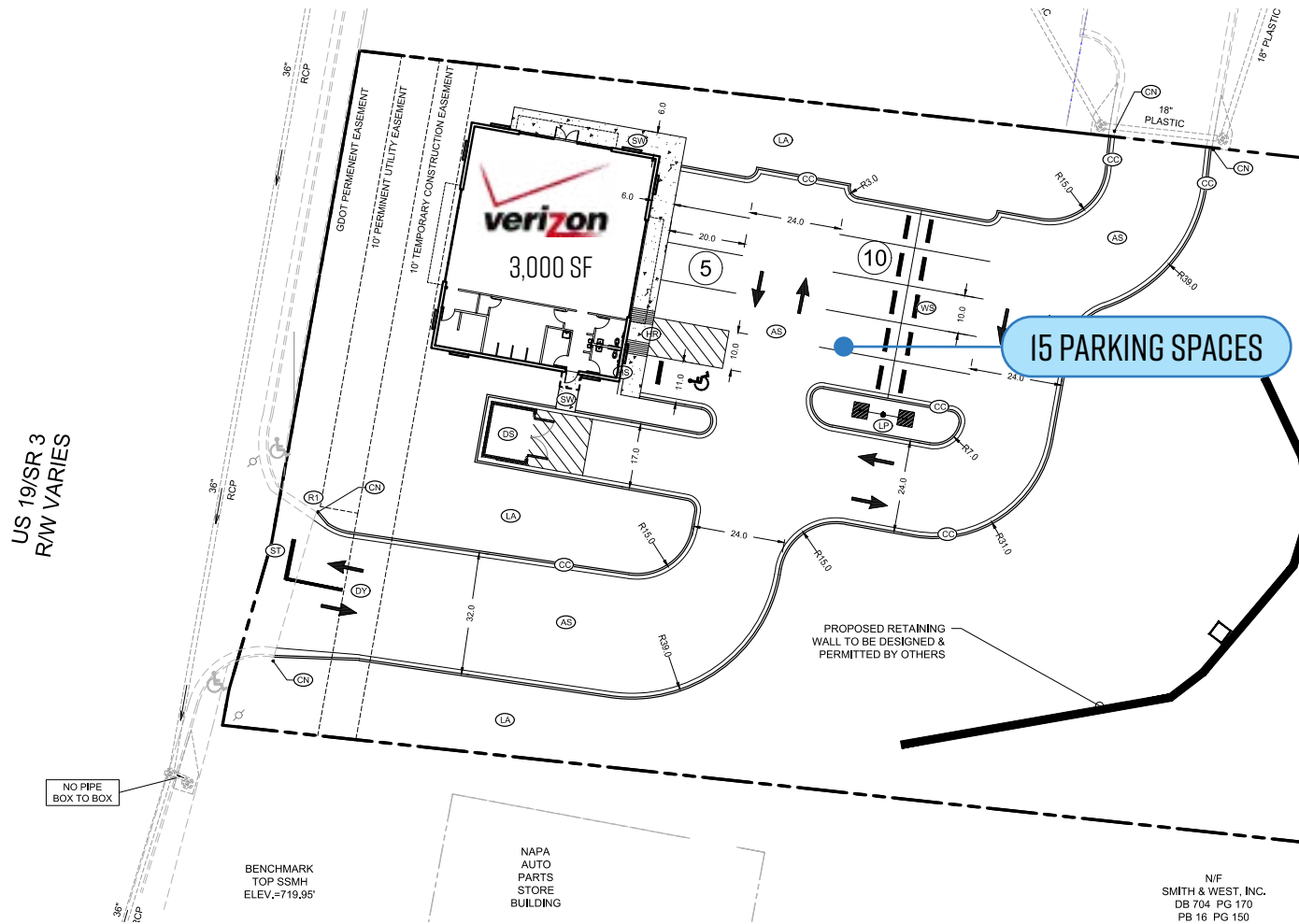


**WITHIN 60 MILES OF  
ATLANTA, MACON, AND  
COLUMBUS**

# SITE PLAN

VERIZON

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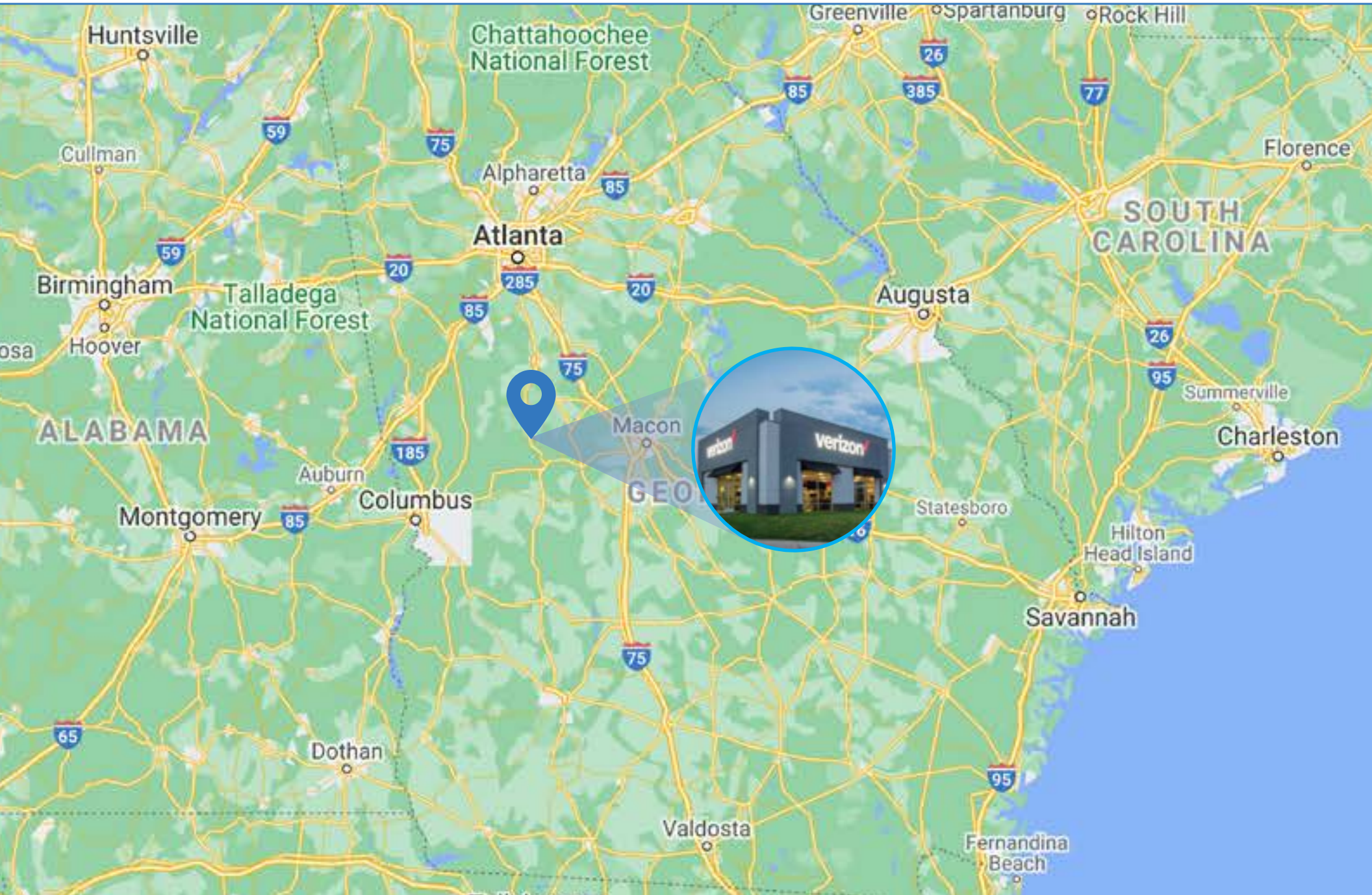


# ELEVATIONS



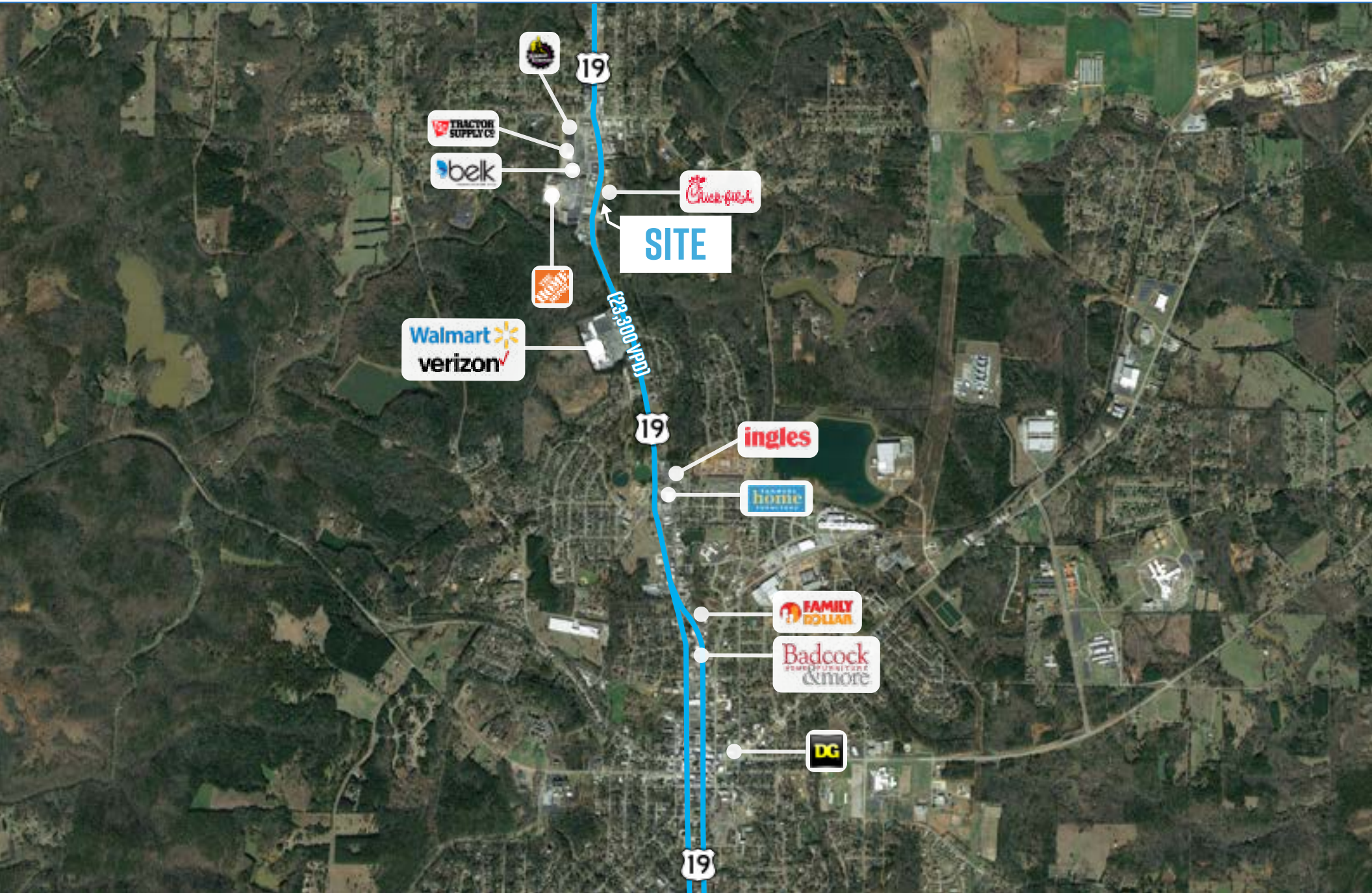


## LOCATION OVERVIEW



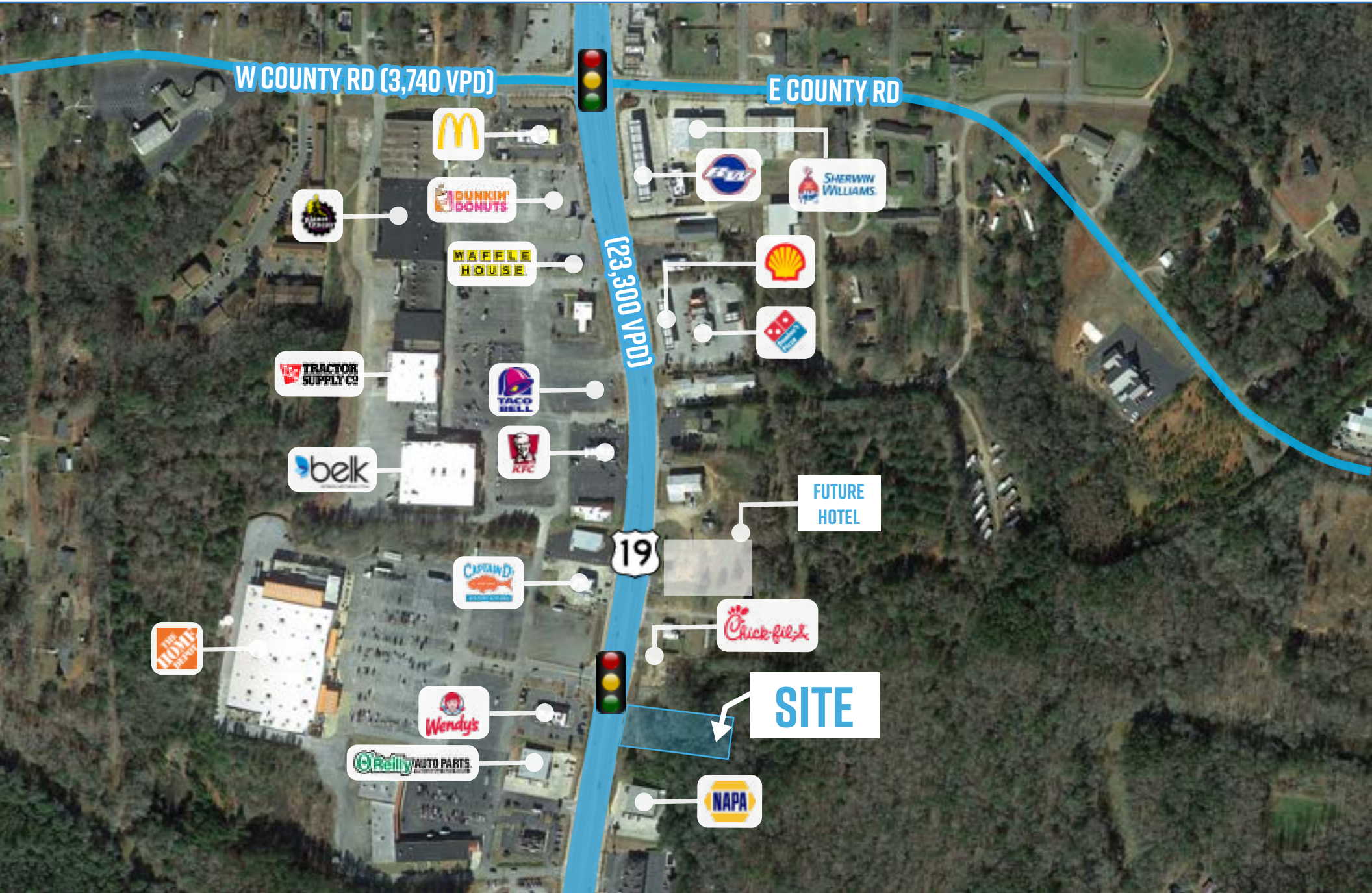


HIGH AERIAL





# LOW AERIAL



# OVERVIEW | THOMASTON, GA

## BUSINESS



**561 TOTAL BUSINESSES**  
(WITHIN 3 MILES)



**ADJACENT TO**  
**NATIONAL RETAILERS**



**HIGH VISIBILITY**  
**23,300 VPD, INCREASED**  
**YEAR-TO-YEAR**

## LIFESTYLE / INDUSTRIES



**PARKS**  
WEAVER PARK



**MEDIAN HOUSEHOLD**  
**INCOME**  
\$35,593 ON A 5 MI RANGE



**POPULATION**  
19,624 ON A 5 MI RANGE



**AVERAGE HOUSEHOLD**  
**INCOME**  
\$52,827 ON A 5 MI RANGE



**6.2 MILES TO**  
**THOMASTON UPSON**  
**COUNTY AIRPORT**



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# DEMOGRAPHICS



**\$20,831**  
PER CAPITA INCOME



**13,862**  
POPULATION

| 2020 SUMMARY                  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------------|----------|----------|----------|
| POPULATION                    | 2,281    | 13,862   | 19,624   |
| HOUSEHOLDS                    | 1,000    | 5,594    | 7,914    |
| FAMILIES                      | 664      | 3,680    | 5,240    |
| AVERAGE HOUSEHOLD SIZE        | 2.24     | 2.43     | 2.44     |
| OWNER OCCUPIED HOUSING UNITS  | 529      | 2,992    | 4,459    |
| RENTER OCCUPIED HOUSING UNITS | 471      | 2,602    | 3,456    |
| MEDIAN AGE                    | 39.6     | 39.7     | 40.9     |
| MEDIAN HOUSEHOLD INCOME       | \$33,799 | \$35,020 | \$35,593 |
| AVERAGE HOUSEHOLD INCOME      | \$50,404 | \$51,815 | \$52,827 |
| 2025 SUMMARY                  | 1 MILE   | 3 MILES  | 5 MILES  |
| POPULATION                    | 2,257    | 13,701   | 19,365   |
| HOUSEHOLDS                    | 991      | 5,542    | 7,830    |
| FAMILIES                      | 654      | 3,622    | 5,152    |
| AVERAGE HOUSEHOLD SIZE        | 2.23     | 2.43     | 2.43     |
| OWNER OCCUPIED HOUSING UNITS  | 522      | 2,963    | 4,403    |
| RENTER OCCUPIED HOUSING UNITS | 469      | 2,578    | 3,427    |
| MEDIAN AGE                    | 39.7     | 40.5     | 42.0     |
| MEDIAN HOUSEHOLD INCOME       | \$38,466 | \$37,692 | \$38,152 |
| AVERAGE HOUSEHOLD INCOME      | \$58,260 | \$57,485 | \$58,454 |



## THOMASTON, GA

THOMASTON IS THE COUNTY SEAT OF UPSON COUNTY, GEORGIA. IT IS THE PRINCIPAL CITY OF AND IS INCLUDED IN THE THOMASTON, GEORGIA MICROPOLITAN STATISTICAL AREA, WHICH IS INCLUDED IN THE ATLANTA (GA) - SANDY SPRINGS (GA) - GAINESVILLE (GA) - ALABAMA (PARTIAL) COMBINED STATISTICAL AREA. SURROUNDED BY ATLANTA, MACON AND COLUMBUS, THOMASTON IS CONVENIENTLY LOCATED NEAR LARGER METROPOLITAN AREAS WHILE STILL OFFERING THE COMFORTS OF SMALL TOWN LIVING. INDUSTRY IN THE CITY IS DRIVEN PRIMARILY BY MANUFACTURING, FOLLOWED BY EDUCATION, HEALTH, SOCIAL SERVICE, AND RETAIL TRADE.

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# TENANT OVERVIEW



CELLULAR SALES OF GEORGIA, LLC IS A WHOLLY-OWNED SUBSIDIARY OF CELLULAR SALES OF KNOXVILLE, INC. (CSOK) WHO CORPORATELY GUARANTEES THE LEASE. CSOK ORIGINALLY BEGAN IN 1993 AS AN EXCLUSIVE RETAILER FOR VERIZON AND HAS GROWN TO OVER 780 AUTHORIZED VERIZON STORES TODAY ACROSS 41 STATES THROUGHOUT THE UNITED STATES. IN 2012, CELLULAR SALES WAS RANKED ON INC. MAGAZINE'S INC 5000 LIST AS THE 60TH FASTEST GROWING U.S RETAILER. IN 2018, THE COMPANY GENERATED OVER \$2 BILLION DOLLARS IN REVENUE.

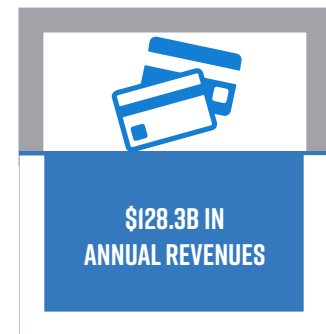
VERIZON COMMUNICATIONS INC. (NYSE, NASDAQ: VZ) WAS FORMED ON JUNE 30, 2000 AND IS ONE OF THE WORLD'S LEADING PROVIDERS OF TECHNOLOGY, COMMUNICATIONS, INFORMATION AND ENTERTAINMENT PRODUCTS AND SERVICES. HEADQUARTERED IN NEW YORK CITY AND WITH A PRESENCE AROUND THE WORLD, VERIZON GENERATED REVENUES OF \$128.3 BILLION IN 2020. THE COMPANY OFFERS VOICE, DATA AND VIDEO SERVICES AND SOLUTIONS ON ITS AWARD-WINNING NETWORKS AND PLATFORMS, DELIVERING ON CUSTOMERS' DEMAND FOR MOBILITY, RELIABLE NETWORK CONNECTIVITY, SECURITY AND CONTROL.

## CELLULAR SALES OF KNOXVILLE, INC.

- > VERIZON'S PREMIER RETAIL PARTNER
- > 795 STORES
- > PRESENCE IN 40 STATES ACROSS THE U.S.
- > 7,200 TEAM MEMBERS

## VERIZON COMMUNICATIONS, INC.

- > 2020 REVENUE: \$128.3 BILLION
- > 2020 DIVIDENDS PAID: \$10.2 BILLION
- > FORTUNE RANK: 20
- > EMPLOYEES: 130,100
- > RETAIL LOCATIONS: NEARLY 1,500
- > COUNTRIES SERVED: 150+



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# FINANCIALS

|                            |   |
|----------------------------|---|
| TENANT NAME:               | CELLULAR SALES OF GEORGIA, LLC  |
| GUARANTOR:                 | CELLULAR SALES OF KNOXVILLE, INC.   |
| LEASE TYPE:                | MODIFIED NNN  |
| SF:                        | 3,000   |
| INITIAL LEASE TERM:        | 10 YEARS  |
| LEASE START:               | TBD - ESTIMATED NOVEMBER 2021   |
| LEASE EXPIRATION:          | 10 YEARS POST RENT COMMENCEMENT DATE  |
| LANDLORD RESPONSIBILITIES: | STRUCTURAL COMPONENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO, THE FOUNDATIONS, EXTERIOR WALLS, LOAD BEARING WALLS AND COLUMNS, SUBFLOORS, FLOORS (EXCLUDING CARPET OR TILE OR OTHER FLOOR COVERING), THE ROOF, STAIRWAYS, UNDER SLAB AND EXTERIOR PLUMBING, WATER AND SEWAGE PIPES, AND WINDOW AND DOOR FRAMES. |

| INITIAL TERM RENTAL AMOUNT |   |
|----------------------------|---|
| ANNUAL:                    | \$127,800.00 YEARS 1-5<br>\$140,580.00 YEARS 6-10 |
| MONTHLY:                   | \$10,650.00 YEARS 1-5<br>\$11,715.00 YEARS 6-10   |
| PER SF:                    | \$42.60 PSF YEARS 1-5<br>\$46.86 PSF YEARS 6-10   |

| EXTENSION OPTIONS |             |              |
|-------------------|-------------|--------------|
| EXT. OPTION #1:   | YEARS 11-15 | \$154,638.00 |
| EXT. OPTION #2:   | YEARS 16-20 | \$170,101.80 |

