

---

OFFERING MEMORANDUM



# HARBOR FREIGHT TOOLS

## NEW 2021 BUILD | CORPORATE LEASE

---

1518 TALLAHASSEE HWY, BAINBRIDGE, GA 39819

Marcus & Millichap  
THE AP GROUP

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap 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 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

© 2022 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## PRESENTED BY

---

### ANI PAULSON

National Office & Industrial Properties Division  
National Retail Division  
Charleston, SC

Direct: (843) 952-2268 // Fax: (843) 952-2310

[ani.paulson@marcusmillichap.com](mailto:ani.paulson@marcusmillichap.com)

License: SC 108539

[www.theapgroupcre.com](http://www.theapgroupcre.com)

### DON MCMINN

Senior Managing Director Investments  
Executive Director | Net Leased Property Group  
Atlanta, GA

Direct: (678) 808-2762 // Fax: (8815) 550-1286

[dmcminn@marcusmillichap.com](mailto:dmcminn@marcusmillichap.com)

JOHN LEONARD

Broker of Record | Atlanta

Direct: 678.808.2700

License: SC #252904

**Marcus & Millichap**  
**THE AP GROUP**

# HARBOR FREIGHT TOOLS

## NEW 2021 BUILD | CORPORATE LEASE

### TABLE OF CONTENTS

01

EXECUTIVE SUMMARY // 5

02

PROPERTY DESCRIPTION // 9

03

FINANCIAL ANALYSIS // 13

04

MARKET OVERVIEW // 15

# 01

## EXECUTIVE SUMMARY

---

INVESTMENT OVERVIEW

---

INVESTMENT HIGHLIGHTS

---

TENANT PROFILE

Marcus & Millichap  
THE AP GROUP



# HARBOR FREIGHT TOOLS

## NEW 2021 BUILD | CORPORATE LEASE

 PRICE

CAP RATE

\$3,069,508 | 6.10%

### OFFERING SUMMARY

Price	\$3,069,508
Lot Size	1.87 Acres
Year Built	2021
GLA	15,500 SF
Occupancy	100%
Lease Type	NN
Term Remaining	Approx. 9 Years
Renewal Options	Five, 5-Year Options
Rent Increases	10% Each Renewal Option
Guarantor	Corporate
Price/SF	\$198.03
NOI	\$187,240
Cap Rate	6.10%



# HARBOR FREIGHT TOOLS

## NEW 2021 BUILD | CORPORATE LEASE

---

1518 TALLAHASSEE RD, BAINBRIDGE, GA 39819

The AP Group of Marcus & Millichap is pleased to present the opportunity to acquire fee simple interest in the newly constructed build-to-suit for Harbor Freight Tools. The freestanding retail building was completed in 2021 and totals 15,500 square-feet, fully leased to Harbor Freight Tools with a corporate guarantee. The subject property rests on approximately 1.87 acres, and features upgraded brick construction on all visible sides of the building and is positioned to have excellent visibility via Tallahassee Road (7,790+ VPD). The tenant is on a long-term NN lease with approximately 9 years of term remaining and five, 5-year options to renew with 10% rent escalations occurring each period.

While sitting directly adjacent to Tractor Supply Co, the subject property is primarily located in a dense retail corridor, immediately surrounded by other national retailers including Home Depot, Chick-Fil-A, Walmart Super Center, Tractor Supply Co, Popeyes, O'Reilly Auto Parts, & many more. In 2009, the Georgia State Legislature declared Bainbridge the "Bass Capitol of Georgia." The Flint River and Lake Seminole offer abundant fishing and water sports. Both attract thousands of amateur and professional fishermen, and many top bass tournaments are held throughout the year. Located less than 38 miles from Tallahassee, Florida, Bainbridge is also home to the Taurus Firearms manufacturing facility, which recently relocated from Miami, FL bringing along 300+ new jobs to the community.

---

## INVESTMENT HIGHLIGHTS

New 2021 Construction | 100% Occupied by Harbor Freight Tools | Corporate Guarantee

NN Lease | Five, 5-Year Options to Renew Each with 10% Rent Increases | 9 Years of Term Remaining

Upgraded 3-Sided Brick Construction | No Deferred Maintenance or CapEx Needed | Minimal Landlord Responsibilities

Located in Dense Retail Corridor | Just Off of I-85 (19,000+ VPD)

Other National Retailers in Immediate Surrounding Area Include Home Depot, Chick-Fil-A, Walmart Super Center, & More

Household Income is \$62,700 within a 1-Mile Radius | Located Less than 38 Miles from Tallahassee, Florida

Firearms Manufacturer, Taurus, Relocated to Bainbridge, GA Creating Over 300+ Jobs for the Community

Tenant has Right of First Refusal

TENANT PROFILE



Quality Tools at Ridiculously Low Prices

TENANT INFO

Tenant Name	Harbor Freight Tools USA, Inc
Year Founded	1977
Locations	1,300+
Total Revenue (2021)	\$5.1 Billion
Ownership	Private
Lease Commencement	4/27/2021
Lease Expiration	9/30/2031
Lease Form	NN
Landlord Responsibilities	Roof, Slab, Structure, Fire System, CapEx. HVAC Repair/ Replacement Upon Expiration of Original Term.
Rent Escalations	10% Escalations Each Option Period
Renewal Options	Five, 5-Year Options
Website	<a href="http://www.HarborFreight.com">www.HarborFreight.com</a>

ABOUT

In 1977, when Harbor Freight Tools was started as a small family-owned business, they made a commitment to provide working people with great quality tools at the lowest prices. And for over 40 years, Harbor Freight Tools has done just that. From hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 5,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less.

They're not your typical retailer. They're a team of high-achievers, who have a passion for excellence and continuous improvement and obsess about getting things done. They're also equally committed to doing the right thing and giving back to their community. And for them, collaboration is the golden rule.

[www.HarborFreight.com](http://www.HarborFreight.com)



**40,000+ EMPLOYEES**

FORBES #22 BEST EMPLOYERS FOR VETERANS 2021



**\$5.1 BILLION**

2021 SALES REVENUE

# 02

## PROPERTY AERIALS

---

SUBJECT AERIALS

---

PROPERTY PHOTOS

Marcus & Millichap  
THE AP GROUP



SUBJECT AERIAL

Marcus & Millichap  
THE AP GROUP



Map Data © 2021 Google

# HARBOR FREIGHT TOOLS NEW 2021 BUILD | CORPORATE LEASE

## SUBJECT AERIAL



Marcus & Millichap  
THE AP GROUP

# HARBOR FREIGHT TOOLS NEW 2021 BUILD | CORPORATE LEASE

## SUBJECT AERIAL



Marcus & Millichap  
THE AP GROUP

# 03

## FINANCIAL ANALYSIS

---

FINANCIAL OVERVIEW

---

TENANT SUMMARY

---

RENT SCHEDULE

**Marcus & Millichap**  
THE AP GROUP



FINANCIAL OVERVIEW

LEASE RESPONSIBILITIES

TENANT	LANDLORD
Utilities, Insurance, Taxes, Non-Structural Repairs. Parking Lot (Non-CapEx). HVAC Repairs/Replacement (During Original Term,) Maintenance During Option Periods.	Roof, Slab, Structure, Fire System, CapEx. HVAC Repair/Replacement Upon Expiration of Original Term.

TENANT SUMMARY

TENANT	GLA	COMM.	EXP.	ANNUAL RENT/SF	TOTAL RENT/ MONTH	TOTAL RENT/YEAR	LEASE TYPE	NOTES
Harbor Freight Tools USA, Inc	15,500	4/27/21	9/30/2031	\$12.08	\$15,603.33	\$187,240	NN	Five, 5-Year Options, Each with 10% Rent Escalations

RENT SCHEDULE

LEASE TERM	LEASE YEARS	ANNUAL RENT/SF	RENT/MONTH	TOTAL ANNUAL RENT
Base Term	Years 1-10	\$12.08	\$15,603.33	\$187,240.00
1st Renewal Option	Years 11-15	\$13.29	\$17,162.92	\$205,955.00
2nd Renewal Option	Years 16-20	\$14.62	\$18,884.17	\$226,610.00
3rd Renewal Option	Years 21-25	\$16.08	\$20,770.00	\$249,240.00
4th Renewal Option	Years 26-30	\$17.69	\$22,849.58	\$274,195.00
5th Renewal Option	Years 31-35	\$19.45	\$25,122.92	\$301,475.00

# 04

## MARKET OVERVIEW

---

POPULATION OVERVIEW

---

MARKET RESEARCH

Marcus & Millichap  
THE AP GROUP



# POPULATION DATA

TOTAL POPULATION	1 MILE	5 MILES	10 MILES
2026 Projection	3,409	16,118	21,727
2021 Estimate	3,420	16,187	21,745
2010 Census	3,587	17,094	22,783
2000 Census	3,334	16,310	22,587

TOTAL HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2026 Projection	1,275	5,943	7,965
2021 Estimate	1,275	5,948	7,927
2010 Census	1,358	6,352	8,373
2000 Census	1,273	6,117	8,276

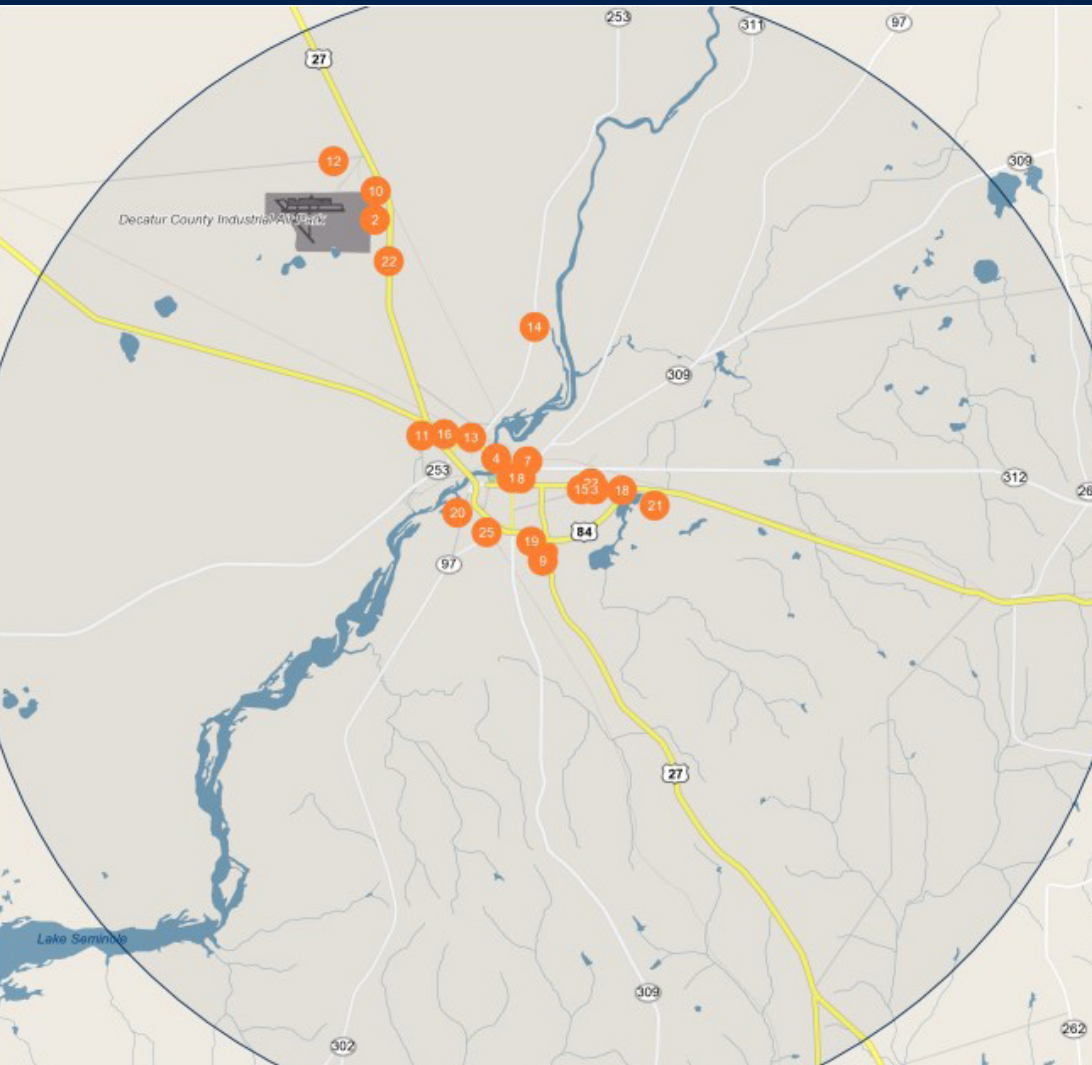
HOUSING	1 MILE	5 MILES	10 MILES
Median Home Value	\$151,890	\$131,123	\$124,346

HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
Average	\$62,701	\$56,145	\$57,181
Median	\$40,992	\$38,721	\$40,258
Per Capita	\$23,644	\$21,322	\$21,460

HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
High School Graduate (12)	32.93%	33.75%	33.83%
Some College (13-15)	22.47%	22.75%	23.51%
Associate Degree Only	8.03%	8.82%	9.36%
Bachelor's Degree Only	12.63%	9.32%	8.89%
Graduate Degree	11.37%	6.92%	6.32%

EMPLOYMENT	1 MILE	5 MILES	10 MILES
2021 Daytime Population	4,011	17,125	21,263
2021 Unemployment	2.47%	4.94%	4.99%
Average Time Traveled (Min)	21	23	24

# MAJOR EMPLOYERS



## MAJOR EMPLOYERS

## EMPLOYEES

1	Decatur County School District	964
2	Danimer Bioplastics	525
3	Memorial Hospital & Manor	520
4	Elberta Crate & Box Co	450
5	Memorial Hospital Aux	400
6	Danimer Scientific	300
7	Central Supply Company	190
8	AT&T Mobility	153
9	Home Depot	150
10	Shaw Industries Plant	145
11	Bates Engineers/Contractors	120
12	Georgia Department of Corrections	120
13	Flint River Mills	105
14	Legacy Vulcan	101
15	Belk	101
16	Braztech International	100
17	Tamel Properties	100
18	Bainbridge Decatur County YMCA	100
19	Walmart	100
20	Bainbridge Health Care	95
21	John B. Sanfilippo & Son	90
22	Memorial Hospital & Manor Aux	86
23	Pacific Tomato Growers	75
24	Georgia Dept of Human Services - Industries for Blind	70

## PRESENTED BY

---

### ANI PAULSON

National Office & Industrial Properties Division  
National Retail Division  
Charleston, SC

Direct: (843) 952-2268 // Fax: (843) 952-2310

[ani.paulson@marcusmillichap.com](mailto:ani.paulson@marcusmillichap.com)

License: SC 108539

[www.theapgroupcre.com](http://www.theapgroupcre.com)

### DON MCMINN

Senior Managing Director Investments  
Executive Director | Net Leased Property Group  
Atlanta, GA

Direct: (678) 808-2762 // Fax: (8815) 550-1286

[dmcminn@marcusmillichap.com](mailto:dmcminn@marcusmillichap.com)

JOHN LEONARD

Broker of Record | Atlanta

Direct: 678.808.2700

License: SC #252904

**Marcus & Millichap**  
**THE AP GROUP**