

SINGLE TENANT NNN

Investment Opportunity



Freestanding | 10+ Years Remaining



3857 St. Marys Road

COLUMBUS GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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PROPERTY PHOTO





SRS Real Estate Partners-Southeast LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, Goodwill investment property located in Columbus, Georgia. The tenant, Goodwill Industries of the Southern Rivers, Inc recently extended their term an additional 10 years with increases every 5 years beginning September 2024, steadily growing NOI and hedging against inflation. The lease is NNN with limited landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor. Goodwill Industries of the Southern Rivers, Inc is headquartered in Columbus, Georgia - serving as one of the largest employers in the region with locations in 50 counties throughout Georgia and Alabama.

The asset is located along Saint Marys Road (11,800 VPD) adjacent to a point of overlap with Interstate Highway 185 (57,400 VPD). The property is conveniently accessible via the I-185 off-ramp and equipped with excellent signage and visibility. The immediate area serves as a retail corridor for the city of Columbus. Goodwill is adjacent to an Ace Hardware, Advance Auto Parts, and directly across from the Holly Hills Shopping Center anchored by a Piggly Wiggly supermarket and Dollar General. The remainder of the surrounding area consists of residential communities, schools, and apartment communities including Arbor Pointe Apartments (416 units), Independence Place Apartments (238 units), The Lodge Apartments (237 units), Avalon Apartments (232 units), Lumpkin Park Apartments (192 units), and Springfield Crossing (120 units) all within a 3-mile radius of the property. The dense community is an ideal setting for Goodwill, as an affordable, variety retailer. The 5-mile trade area is supported by a population of over 134,700 residents and 98,200 employees with an average household income of \$60,553.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,830,000*
Net Operating Income	\$108,000
Cap Rate	6.25%
Tenant	Goodwill Industries of the Southern Rivers, Inc.
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, Exterior Utility Lines
Sales Reporting	No

*Price is based on annual rent commencing 9/1/2024.

PROPERTY SPECIFICATIONS

Rentable Area	10,737 SF
Land Area	2.63 Acres
Property Address	3857 St. Marys Road Columbus, Georgia 31906
Year Built	1991
Parcel Number	088 051 033
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



10-Year Lease Extension | Scheduled Rental Increases

- The tenant recently executed a 10-year lease extension demonstrating their commitment to the site
- The lease features a 6% rental increase in September 2024 and a 10% increase in September 2029, growing NOI and hedging against inflation

NNN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects inside the premises
- Landlord is responsible for roof, structure, and all exterior utilities
- Ideal, low-management investment for an out-of-state, passive investor

Located In Retail Corridor | Excellent Visibility | Accessible Via I-185

- The subject property is located directly across from a Dollar General and Piggly Wiggly supermarket anchored shopping center
- Strong tenant synergy promotes crossover shopping to the subject property
- Adjacent to Ace Hardware and Advance Auto Parts
- 1/4 mile from Interstate 185 off-ramp (57,400 VPD)

Direct Residential Consumer Base

- The property is located in a dense residential area consisting of single and multi-family communities, schools, and apartment complexes
- Goodwill is conveniently positioned at the center of a 3-mile radius accessible by six large-scale apartment communities totaling in over 1,400 units

Strong Demographics In 5-Mile Trade Area

- More than 134,700 residents and 98,200 employees support the trade area
- \$60,553 average household income



PROPERTY OVERVIEW



LOCATION



Columbus, Georgia
Muscogee County
Columbus MSA

ACCESS



St. Marys Road: 1 Access Point

TRAFFIC COUNTS



St. Marys Road: 11,800 VPD
Interstate 185/State Highway 411: 57,400 VPD

IMPROVEMENTS



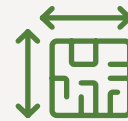
There is approximately 10,737 SF of existing building area

PARKING



There are approximately 56 parking spaces on the owned parcel.
The parking ratio is approximately 5.21 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 088 051 033
Acres: 2.63
Square Feet: 114,563

CONSTRUCTION



Year Built: 1991

ZONING



GC - General Commercial



57,400
VEHICLES PER DAY

INTERSTATE 185/STATE HIGHWAY 411

FARMERS
INSURANCE

ACE
Hardware



Advance
Auto Parts

ST MARY'S
ELEMENTARY SCHOOL

FAMILY DOLLAR

Childcare Network

U-HAUL

STORE SPACE

MICROTEL
BY WYNDHAM

M
MARATHON

DOLLAR GENERAL

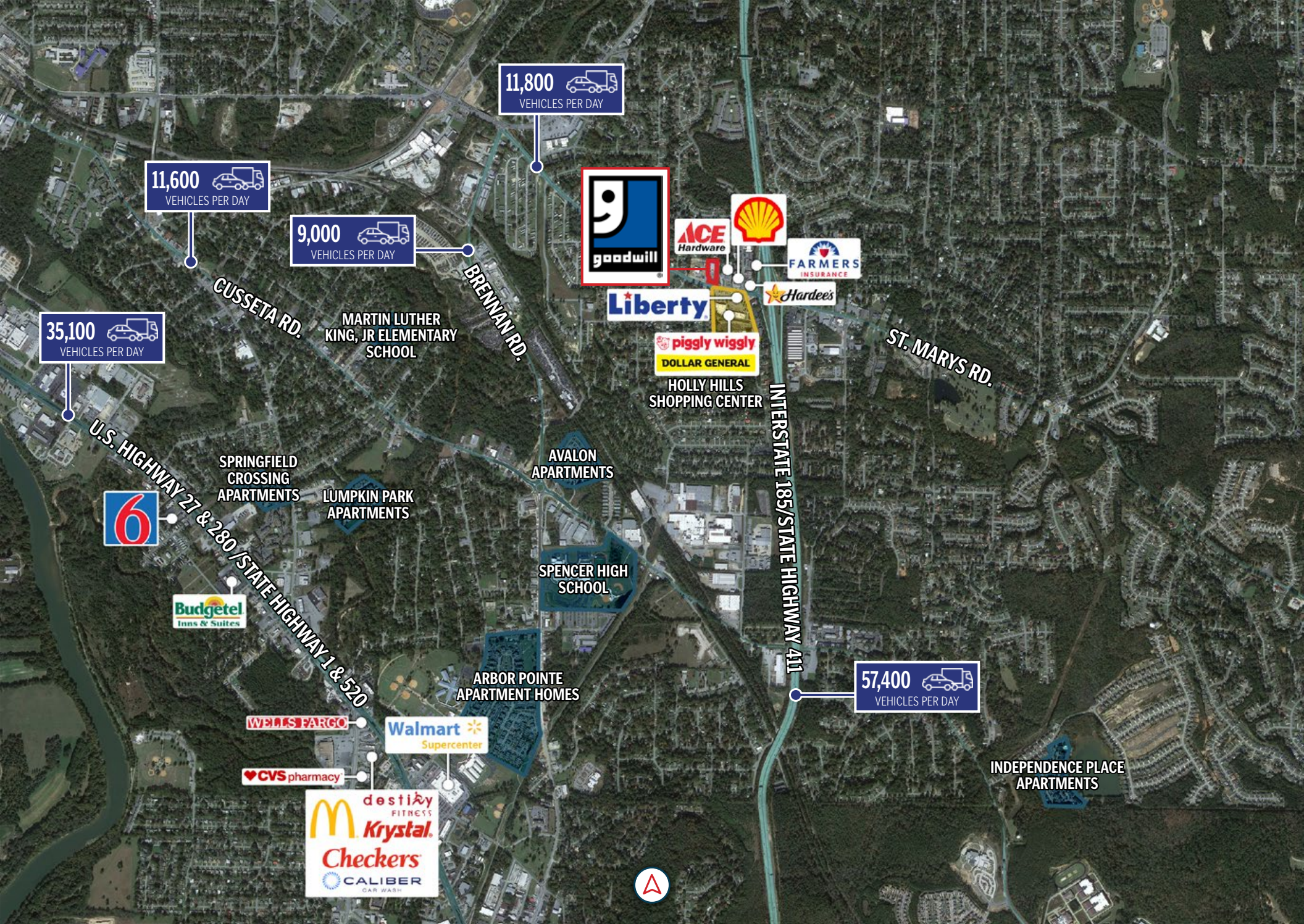
HOLLY HILLS
SHOPPING CENTER

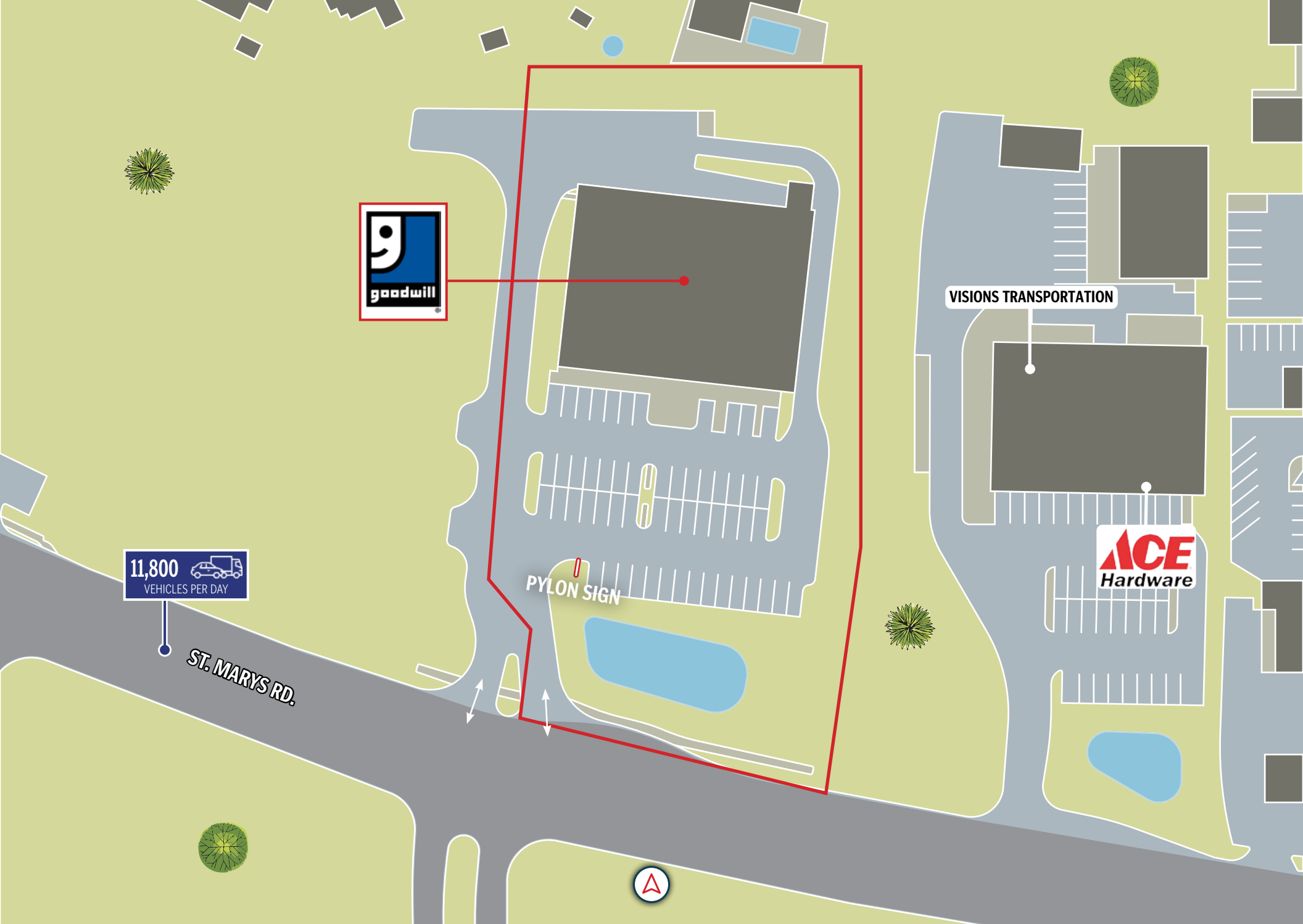
piggly wiggly

ST. MARY'S RD.

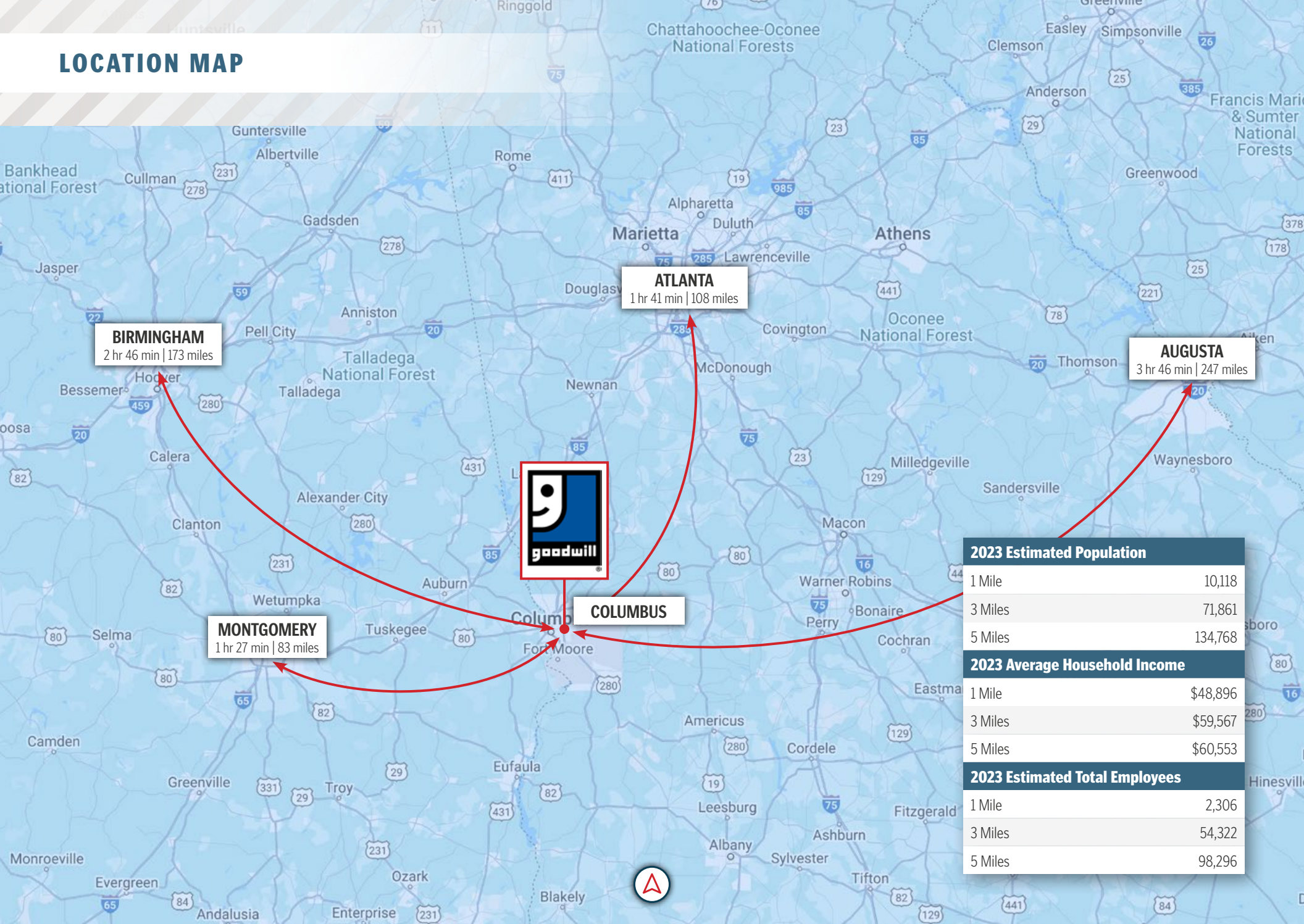
PLAYA DEL RAY DR.

11,800
VEHICLES PER DAY





LOCATION MAP





COLUMBUS, GEORGIA

Columbus is a city located in Georgia's Muscogee County. Situated in the west central part of the state near the Alabama state line, Columbus lies about 90 miles southwest of Georgia's capital (Atlanta) and approximately 80 miles east of the city of Montgomery, Alabama. Columbus is serviced by Interstate I-185 and also by U.S. Routes 27, 80, 280, and 431. The City of Columbus is the 2nd largest city in Georgia with a population of 210,073 as of July 1, 2023.

Columbus is the principal city of a seven-county metropolitan statistical area (MSA) comprised of Muscogee, Harris, Marion, Stewart, Talbot and Chattahoochee Counties in Georgia and Russell County in Alabama. However, Columbus provides the economic foundation of a much larger area. Columbus serves as the trade, distribution, manufacturing, medical and financial center for a twenty-six county area of Georgia and Alabama. The Columbus Airport received an economic boost with the return of American Airlines to serve the Columbus market again, with nonstop flights from Columbus to Charlotte, North Carolina and Dallas/Ft. Worth, Texas. Fort Benning continues to be a primary source of economic strength to the Columbus community. The base provides permanent employment to over 42,000 military personnel, civilian workers and military trainees, and trains over 44,000 soldiers each year, resulting in an annual economic impact of over \$4.75 billion.

Known as the Fountain City for the numerous fountains installed there early in the 20th century, Columbus is also the birthplace of Coca Cola and the home of Columbus State University. Fort Benning Military Reservation, a premiere U.S. Army training facility and the region's principal employer, is located in Columbus, which is also the corporate headquarters of many companies such as AFLAC Insurance and Carmike Cinemas. Now highly industrialized, Columbus is one of the largest textile centres in the South; other local manufactures include food products, electrical equipment, aircraft parts, and fabricated metal products. Columbus acts as a regional trade center and is the hub of a Metropolitan Statistical Area (MSA) that includes Phoenix City (Alabama). In addition to this civilian labor base, the area's economy includes more than 40,000 soldiers and civilians employed at Ft. Benning the home of the Maneuver Center of Excellence and the Army Infantry School.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	10,118	71,861	134,768
2028 Projected Population	10,053	71,187	134,074
2010 Census Population	9,086	67,174	129,976
Historical Annual Growth 2010 to 2020	0.87%	0.54%	0.27%
Households & Growth			
2023 Estimated Households	4,300	28,897	54,583
2028 Projected Households	4,299	28,871	54,904
2010 Census Households	3,883	26,330	50,679
Historical Annual Growth 2010 to 2020	0.85%	0.76%	0.59%
Race & Ethnicity			
2023 Estimated White	8.42%	17.85%	27.26%
2023 Estimated Black or African American	83.23%	71.44%	61.66%
2023 Estimated Asian or Pacific Islander	0.86%	0.94%	1.16%
2023 Estimated American Indian or Native Alaskan	0.37%	0.37%	0.40%
2023 Estimated Other Races	2.58%	3.36%	3.47%
2023 Estimated Hispanic	5.21%	7.25%	7.76%
Income			
2023 Estimated Average Household Income	\$48,896	\$59,567	\$60,553
2023 Estimated Median Household Income	\$34,803	\$38,625	\$40,905
2023 Estimated Per Capita Income	\$20,699	\$23,948	\$24,558
Businesses & Employees			
2023 Estimated Total Businesses	173	1,535	4,349
2023 Estimated Total Employees	2,306	54,322	98,296



RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Goodwill Industries of the Southern Rivers, Inc.	10,737	6/5/2019	8/31/2024	Current	-	\$9,000	\$0.84	\$108,000	\$10.06	NNN	None
				9/1/2024	6%	\$9,548	\$0.89	\$114,576	\$10.67		
				9/1/2029	10%	\$10,500	\$0.98	\$126,000	\$11.74		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

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



GOODWILL

goodwill.org

Company Type: Private (Not for Profit)

Locations: 3,300+

Goodwill is the largest nonprofit workforce development network in the country. It works to enhance the dignity and quality of life of individuals and families by strengthening communities, building bridges to opportunity and helping people in need reach their potential through learning and the power of work. For more than 120 years, Goodwill organizations across North America have helped people find jobs, support their families and feel the satisfaction that comes from working in fulfilling, upwardly mobile employment. Goodwill sells donated items in nearly 3,300 outlet and retail stores in the U.S. and Canada and other online marketplaces. The revenue creates job placement and training programs to help people earn paychecks and build their careers.

Source: goodwill.org



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2.3K+

RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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