



Georgia Village Shopping Center



VALUE-ADD THRU LEASE-UP AND VACANT LAND PADS
STRONG NATIONAL TENANT LINEUP

In Association with ParaSell, Inc. | A Licensed Georgia Broker #77666

Georgia Village Shopping Center



GEORGIA VILLAGE SHOPPING CENTER

112 S Tallahassee Street, Hazlehurst, GA 31539

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INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

INVESTMENT HIGHLIGHTS

- » Georgia Village Shopping Center gives investors the opportunity to invest in **the dominant retail center within the trade area** with new **Tractor Supply and Dollar General anchors as well as a variety of national tenants including Pizza Hut, T-Mobile, McDonalds (NAP), and Advance Auto (NAP).**
- » **Strong value-add play**, there is an existing 19,124 SF vacant anchor space in which the owner has an **active LOI from national retailer Bealls**. Please call brokers for more information on this LOI.
- » **Extremely low price per foot at just \$50 PSF** with over 76,000 square feet of building GLA.
- » **Multiple land outparcels are included on the site** including frontage along the main thoroughfares, **allowing for further upside** thru ground up development or ground leases and creation of additional parking.
- » **Newly leased (10 year term) and renovated Tractor Supply.**
- » **Dollar General has long-term successful operating history.** The owner has disclosed that **the Dollar General at the subject property is the #2 in sales/volume in Georgia.**

PROPERTY SPECIFICATIONS

Address:	112 S Tallahassee St, Hazlehurst, GA
Building Size:	76,864 SF
Land Area:	12.21 AC (531,868 SF)
Year Built:	1976
Parking:	250 stalls (excess land, ability to add parking)
Traffic Counts:	17,292 Vehicles Per Day at Intersection

DEMOGRAPHICS

Source: Costar 2023	3 Miles	5 Miles	10 Miles
Population	7,635	10,319	15,944
Average HHI	\$47,211	\$48,261	\$51,264
Employees	3,908	4,334	4,860

PROPERTY PHOTOS





SITE PLAN



RENT ROLL

Suite	Tenant	Size (SF)	% of Total (SF)	Current Monthly Rent	Current Base \$/SF	CAM Recovery Type	Lease Start	Lease Expiration	Options
1	Pizza Hut	1,800	2%	\$1,060	\$0.59	NNN	11/1/94	10/31/23	2 (3-Yr) Options, 6% Increase
2	T-Mobile	2,950	4%	\$2,250	\$0.76	NNN	2/1/23	2/1/26	1 (5-Yr) Option, 10% Increase
3	Vacant	1,697	2%	\$1,697	\$1.00	NNN	-	-	-
4	AVA 16 LLC (Liquor Store)	6,113	8%	\$3,000	\$0.49	NNN	6/19/23	12/19/27	2 (5-Yr) Option, 10% Increase
5	Tractor Supply	33,925	44%	\$11,048	\$0.33	NNN	11/1/20	11/1/30	4 (5-Yr) Option
6	Dollar General	11,255	15%	\$6,546	\$0.58	NNN	6/1/96	6/30/29	2 (5-Yr) Option, 10% Increase
7	Bealls LOI	19,124	25%	\$7,917	\$0.41	Gross	-	-	-
Land Outparcel	Vacant - 17k SF	-	-	\$3,500	-	-	-	-	-
Land Outparcel	Vacant - 10k SF	-	-	\$3,500	-	-	-	-	-
		75,167	98%	\$31,821	\$0.42				
		1,697	2%	\$1,697					
		76,864	100%	\$33,518	\$0.44				
*With the main parking lot being shared, this is approx. dimensions of the land being unused currently.									

TRANSACTION SUMMARY / PRICING

Financial Information

Price: \$3,900,000 \$51 PSF
Down Payment: \$1,950,000 50%

Loan Information

Potential Seller Carry Loan: \$1,950,000 50%
 Seller will consider carrying a loan with approximately 5.00% interest, interest only.

Property Specifications

Rentable Area: 76,864 SF
Address: Talahassee St & Jefferson St, Hazlehurst GA
Major Tenants: Tractor Supply, Dollar General, T-Mobile, Pizza Hut, McDonalds (NAP), Autozone (NAP)

Estimated Operating Information

	<u>w/ Bealls LOI</u>	<u>Fully Leased w/ Land Pad</u>
Gross Scheduled Rent	\$402,216	\$486,216
Plus Recapture	\$58,256	\$58,256
Tot. Gross Scheduled Income	\$460,472	\$544,472
Less Vacancy (Rent)	(\$20,364) 5%	\$0 0%
Less Vacancy (NNN)	(\$1,286) 2%	\$0 0%
Effective Gross Income	\$438,822	\$544,472
Less Expenses	(\$58,256)	(\$58,256)
Net Operating Income	\$380,566	\$486,216
Less 1st Loan Pmt.	(\$97,500)	(\$97,500)
Cash Flow	\$283,066	\$388,716
Cap Rate*:	9.40%	12.01%
Cash/Cash:	14.52%	19.93%

*includes Bealls TI Contribution of \$150k per LOI.

Estimated Operating Expenses

Taxes	\$19,850
Insurance	\$10,681
CAM	\$17,725
Mgmt**	\$10,000
Total	\$58,256

**Current manager would be open to continuing management of the Center.



As of year-end, TSCO operated 2,105 Tractor Supply stores in 49 states and an e-commerce website at www.tractorsupply.com. TSCO stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/recreational clothing and footwear; and maintenance products for agricultural and rural use.

Tractor Supply Company is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid- size communities, and offering a variety of pet products and services. As of year-end 2020, the company operated 182 Petsense stores in 25 states.



Dollar General is the largest "small box" discount retailer in the United States. Head-quartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in the rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



Pizza Hut is an American restaurant chain and international franchise that offers different styles of pizza along with side dishes such as pasta, wings, and breadsticks.

A Pizza Hut property is an attractive investment because the leases are typically 10-15 years with rental increases during the primary term, providing a hedge against inflation. A Pizza Hut usually operates in a 1,150-2,900 square foot free-standing building that can easily be adapted to other QSR tenants in the event Pizza Hut were to vacate.

Frank and Dan Carney founded Pizza Hut in 1958 in Wichita, Kansas. The brothers borrowed \$600 from their Mother to start the company, using second-hand equipment and modest furnishings. Now headquartered in Plano, Texas, Pizza Hut is the #1 pizza restaurant chain in the world in both sales and number of restaurants. It has 16,748 locations in 130 countries and counting. Pizza Hut is owned by Yum! Brands. Other concepts under Yum! Brands include KFC and Taco Bell.

Pizza Hut is continuously reinventing ways to deliver pizza to its customers all around the world. It has become the first to offer pizza delivery ordering on the internet, the first to send pizza to space, and the first national chain to reach out to its customers through Facebook.



As one of the leading providers of mobile communication services in the United States, T-Mobile has a strong presence in the retail sector. With its innovative offerings and extensive network coverage, T-Mobile has become a preferred choice for consumers seeking reliable and advanced wireless connectivity.

T-Mobile US, Inc., commonly known as T-Mobile, was established in 1994 and is headquartered in Bellevue, Washington. The company operates within the highly competitive telecommunications industry, offering wireless voice, messaging, and data services to millions of customers across the country. T-Mobile is known for its commitment to delivering exceptional network performance, customer service, and cutting-edge mobile technologies.

T-Mobile's revenue has consistently shown a positive trajectory. As of the most recent data available, T-Mobile reported annual revenues of approximately \$68 billion. This figure demonstrates the company's financial strength and stability, making it an attractive tenant within the net lease commercial real estate space.



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