

PLEASE REACH OUT TO BROKER TO EXECUTE CA & REVIEW FINANCIALS

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP



70% OF CENTER LEASED TO NATIONAL/REGIONAL TENANTS





PLEASE CONTACT US FOR MORE INFORMATION



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CONTENTS

INVESTMENT OVERVIEW
OFFERING SUMMARY
INVESTMENT HIGHLIGHTS

MARKET OVERVIEW

MARKET AREA

DEMOGRAPHICS

ATLANTA

FINANCIAL ANALYSIS

FINANCIAL SUMMARY & ASSUMPTIONS

10-YEAR CASH FLOW MODEL

RENT ROLL



OFFERING SUMMARY

WALMART SHADOW CENTER

1583 ROME HIGHWAY CEDARTOWN, GA 30125

THE OFFERING	
\$5,440,000 PRICE	7.50% CAP
NOI	\$407,841
PRICE PER SQUARE FOOT	\$177.78
SQUARE FEET	30,600 SF
CURRENT OCCUPANCY	100%
YEAR BUILT	2006
LOT SIZE	5.39 AC

PROPOSED FINANCING	
INTEREST RATE	6.50%
LOAN-TO-VALUE RATIO (LTV)	65%
AMORTIZATION PERIOD (YRS)	25
ORIGINATION FEE	1.00%

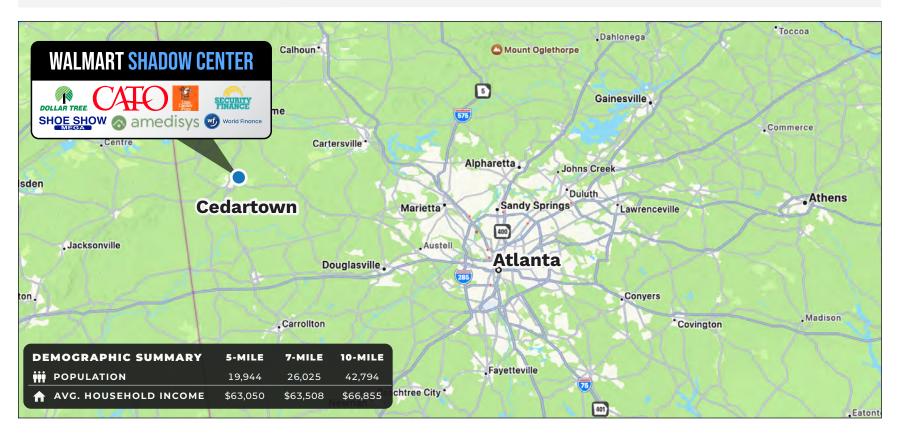
The subject property will be delivered free-and-clear of debt. Financing in the analysis is an example of new debt for the asset. Please contact the listing broker or David Johnson with Marcus & Millichap Capital Corporation for additional details.

David Johnson Managing Director, Capital Markets

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MAJOR TENANTS	SQ FT	GLA %	HISTORY	RENT PER SQFT
NOLLAR TREE	8,000	26.14%	18 Years	\$9.25
CATO	3,900	12.75%	18 Years	\$11.50
SHOE SHOW	3,500	11.44%	19 Years	\$12.10
amedisys	3,200	10.46%	8 Years	\$17.48



INVESTMENT HIGHLIGHTS

WALMART SUPERCENTER SHADOW CENTER

- The subject property is a 30,600 SF retail shopping center shadow-anchored by Walmart Supercenter in Cedartown, GA
- The property is 100% leased with strong national brands such as Dollar Tree, Cato, Shoe Show, Amedysis, Security Finance, Little Caesars, and more
- Only Walmart Supercenter location in a 16 mile radius | Walmart owns the Walmart
- Walmart just invested significant capital to renovate this location, confirming it's long term commitment to the location
- This Walmart pulls from a 20+ mile trade area

HISTORY OF STRONG PERFORMANCE

- Strong Tenancy | Average Occupancy: 12.5 years
- Two new leases have been executed since 2020
- The center boasts an attractive tenant mix with both national and local (restaurant & daily use) tenants

ACROSS FROM NEW PUBLIX ANCHORED SHOPPING CENTER

- The subject property is located across from a proposed 94,791 SF grocery anchored shopping center
- The new development will span over 7 acres and feature 7 prime outparcels
- New Publix Center across the street is asking: \$30/SF | Avg. Rent of this center:

ECONOMIC DRIVERS TO THE REGION

- This area is home to prominent manufacturing plants for aircraft parts, furniture, auto parts, and more
- The HON Company manufactures furniture and employees over 800 people
- Axillon Aerospace specializes in aircraft parts and auxiliary equipment, employing approximately 841 individuals
- · Jefferson Southern Corp. manufactures motor vehicles and passenger car bodies, providing employment to about 400 people

ROCKMART, GA

- Cedartown, GA is located in Polk County GA
- · Located just an hour outside of Atlanta, Cedartown is positioned in the Rome, GA MSA where US HWY 27 and US HWY 278 converge, offering strong transportation access for logistics and retail
- Cedartown is a part of the Silver Comet Trail, a long distance walking/biking trail that connects Atlanta to the Alabama state line and attracts tourists from all over the state
- · Just 30 minutes north of Cedartown, Rome is largest city in northwest Georgia and the most prominent MSA to the surrounding area
- Rome is a regional economic hub and is home to major employers in healthcare. education, and manufacturing
- Rome is also home to Barry College, which is the world's largest contiguous college campus





OVER 50% OF GLA ARE ORIGINAL TENANTS TO THE CENTER



TENANTS PAY WATER & TRASH BILLS DIRECTLY TO PROVIDER REDUCING LANDLORD RESPONSIBILITIES

PUBLIX CENTER ASKING: \$30/SF | AVG. RENT OF THIS CENTER: \$13/SF



WALMART SHADOW CENTER



















Solarcycle is investing \$344 million to build a recycled solar glass manufacturing facility in Cedartown, Georgia, with operations expected to begin in 2026. The plant will produce up to six gigawatts of solar glass annually using decommissioned panels, creating 600 jobs and strengthening the U.S. solar supply chain. Driven by incentives from the Inflation Reduction Act, this project marks a significant step in domestic clean energy manufacturing.

\$344M INVESTMENT

600 JOBS CREATED















Ced<mark>artown HS</mark> 1<mark>7453 students</mark>













Cedartown M 1,035 student









278





NEW 94,791 SF PUBLIX SHOPPING CENTER

Meadow Lakes Golf Course



Cherokee Golf & Country Club











H&R BLOCK

WALMART

















Make your space work **DISTRIBUTION CENTER**

MANUFACTURER

DEMOGRAPHIC SUMMARY

19,944

10-MILE 42,794

AVG. HOUSEHOLD INCOME

POPULATION

DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2028 Projected Population	19,889	25,986	42,875
2023 Estimated Populaton	19,944	26,025	42,794
2020 Census Population	20,016	26,081	42,855
2010 Census Population	19,528	25,646	42,332

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2023 Estimate Population	15,353	18,126	29,161

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2028 Projected Households	7,324	9,691	16,136
2023 Estimated Households	7,316	9,663	16,028
Household Growth	0.12%	0.29%	0.67%
2020 Census Households	7,330	9,673	16,000
2010 Census Households	6,932	9,209	15,423

HOUSEHOLD INCOME	5-MILE	7-MILE	10-MILE
2023 Est. Average HH Income	\$63,050	\$63,508	\$66,855
2023 Est. Median HH Income	\$48,521	\$49,327	\$53,394

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Source: © 2023 Experian

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	1.58%	1.55%	1.61%
\$150,000 - \$199,999	2.81%	3.11%	3.73%
\$100,000 - \$149,999	13.24%	12.30%	13.40%
\$75,000 - \$99,999	9.72%	10.60%	12.06%
\$50,000 - \$74,999	21.19%	21.75%	22.24%
\$35,000 - \$49,999	16.50%	16.69%	15.46%
\$25,000 - \$34,999	11.39%	11.41%	10.97%
\$15,000 - \$24,999	11.37%	11.17%	10.19%
\$10,000 - \$14,999	5.81%	5.43%	4.79%
Under \$9,999	6.40%	5.97%	5.57%

OCCUPIED HOUSING UNITS	5-MILE	7-MILE	10-MILE
2028 Projected			
Owner Occupied Housing Units	55.80%	59.35%	63.73%
Renter Occupied Housing Units	36.39%	33.10%	28.58%
Vacant	7.81%	7.55%	7.70%
2025 Estimate			
Owner Occupied Housing Units	55.61%	59.10%	63.47%
Renter Occupied Housing Units	36.19%	32.95%	28.46%
Vacant	8.19%	7.95%	8.07%
2020 Estimate			
Owner Occupied Housing Units	55.00%	58.71%	63.29%
Renter Occupied Housing Units	36.83%	33.35%	28.64%
Vacant	8.18%	7.94%	8.07%





Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

CEDARTOWN IS PART OF THE 7.2M POP. ATLANTA-ATHENS-CLARKE-SANDY SPRINGS COMBINED STATISTICAL AREA



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101	Security Finance	1,200
201	Little Caesars	1,200
301	Queen Nails	1,200
401	World Finance Co.	1,200
501	China One	1,600
601-701	Amedysis	3,200
801	Wings 'N Burgers	1,600
901	Shoe Show	3,500
1001	Kizuna Hibachi & Sushi	4,000
1101	Cato	3,900
1201	Dollar Tree	8,000
	Total Occupied Total Vacant TOTAL	30,600 0 30,600

CONFIDENTIALITY AGREEMENT

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 of 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. IPA and Marcus & Millichap have not made any investigation, and make 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, IPA and Marcus & Millichap have not verified, and will not verify, any of the information contained herein, nor has IPA or Marcus & Millichap conducted any investigation regarding these matters and they make 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.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

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CONFIDENTIALITY AGREEMENT (BROKER & PRINCIPAL)

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is	made and agre	eed to by _		
("Broker"), and	_ ("Prospective	Purchaser")	regarding	the
property known as, Walmart Shadow Center in Cedartown, GA.				

WHEREAS Broker and/or Prospective Purchaser have requested information for the purpose of evaluating a possible acquisition of the Property (the "Information"). The Prospective Seller will make arrangements to deliver the Information, solely for Prospective Purchaser's limited use in connection with evaluation of the Property for acquisition and for no other user or use.

NOW THEREFORE Broker and Prospective Purchaser, for good and valuable consideration given by each to the others, the receipt and sufficiency of which is hereby acknowledged, hereby enter into this Confidentiality Agreement and covenant and agree as follows:

- 1. The obligation of confidentiality undertaken pursuant to this Agreement shall continue in perpetuity. This Agreement supersedes any and all prior or contemporaneous agreements, whether written or oral. A faxed copy of an executed counterpart copy of this Agreement shall be deemed an original for purposes of enforcement hereof and all other purposes.
- 2. Broker and Prospective Purchaser hereby covenant with Prospective Seller that Broker and Prospective Purchaser and Broker and Prospective Purchaser's agents and representatives shall not, without the prior written consent of Prospective Seller (which consent may be withheld in Prospective Seller's sole and absolute discretion), disclose to any other person or entity by any means whatsoever, the Information, the contract or purchase agreement (if any), or any oral or written communications concerning the Property.
- 3. If Broker and/or Prospective Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to known of the Information, and who are specifically aware of this Agreement and agree to honor it.
- 4. This Agreement applies to all Information received, now or in the future, which is not readily available to the general public. Broker and Prospective Purchaser understand that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm. In the event of any breach of this Agreement, Prospective Seller shall be entitled to any and all remedies available under the law or equity.
- 5. Broker and Prospective Purchaser shall not contact directly any persons concerning the Property, other than the Prospective Seller and its agents, without Prospective Seller's written permission. Such persons include, without limitation, tenant's employees, tenant's suppliers, and tenant's franchisor, if any. A breach of this provision will be deemed to be a direct breach of this Agreement.
- 6. Prospective Seller makes no representations or warranty, express or implied, as to the accuracy or completeness of any Information provided. Broker and Prospective Purchaser assumes full and complete responsibility for recognition and verification of all Information received and expressly waives all rights of recourse against Prospective Seller with respect to the same. Broker and Prospective Purchaser acknowledges and agrees that the Property offered for sale by Prospective Seller is "AS IS," "WHERE IS," and "WITH ALL FAULTS."
- 7. Broker and Prospective Purchaser shall not, without prior written consent or approval of Prospective Seller (which may be given or withheld in Prospective Seller's sole and absolute discretion), be entitled to assign this Agreement or any rights hereunder to any person or entity whatsoever. Prospective Seller shall be free

to assign this Agreement and any or all of its rights hereunder without Broker and Prospective Purchaser's consent.

- 8. In the event that (i) a contract for sale and purchase is not entered into by and between Prospective Seller, Broker and Prospective Purchaser within forty-five (45) days after the last party to execute this Agreement has executed this Agreement or (ii) such contract has been entered into within such period but a closing thereunder has not occurred on or before the closing date set forth in such contract, Broker and Prospective Purchaser shall, within ten (10) days after the expiration of the applicable period, return to Prospective Seller the original and all photocopies of the Information.
- 9. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia and shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and permitted assigns.
- 10. Co-Op: Listing Agent is offering a 1.00% commission to any Co-Op broker who represents a buyer in this transaction. Co-Op broker agrees to this commission structure upon signing of this agreement. Under no circumstance will a commission be paid to any Principal buyer or buying entity. Agents may only register 1 buyer per agreement, and cannot sign for their respective buyer. All information must be disclosed for brokers and principals below, and must be executed separately.

Buyer Signature Buyer Company Buyer Name Date City/State/Zip Phone Email Broker (If Co-Agent Involved) Broker Signature Broker Company Broker Name Date City/State/Zip Phone

Buyer (Required)

Email