

ACE® Hardware

LOCUST GROVE, GA • OFFERING MEMORANDUM



SALE LEASEBACK OPPORTUNITY
3204 S HWY 155
LOCUST GROVE, GA 30248

**AVISON
YOUNG**

INVESTMENT CONTACTS

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PROPERTY OVERVIEW

11,272
SF

3.5
ACRES

Commercial
ZONING

Avison Young is pleased to exclusively represent the Seller in the sale of this newly constructed Ace Hardware property. Located in the heart of Locust Grove, this single-tenant property sits on one of the busiest highways in the market and features a fresh 15-year lease from Ace Hardware. It's situated on 3.5 acres with ample parking and access points. This Ace Hardware is also located just up the road from Heron Bay, a prestigious golf community, and surrounded by many other residential neighborhoods.

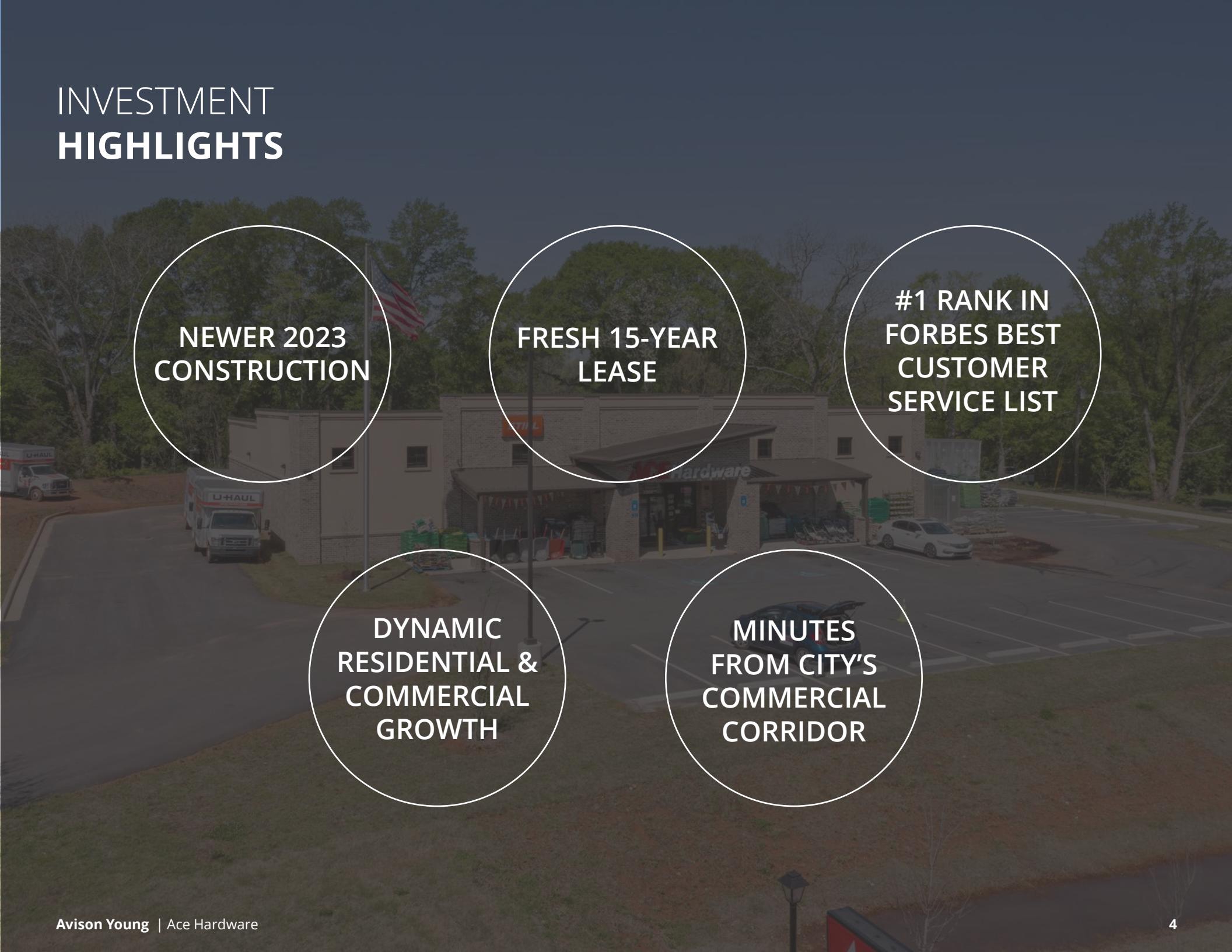
ABOUT THE TENANT:

Ace Hardware is a well-known American hardware retailers' cooperative, headquartered in Oak Brook, Illinois. Founded in 1924 by a group of Chicago hardware store owners, Ace Hardware has grown to become the largest non-grocery retail cooperative in the United States.

The company operates over 5,700 stores in approximately 70 countries. The majority are independently owned and operated by local entrepreneurs. Ace Hardware is known for its commitment to community involvement and personalized customer service.



INVESTMENT HIGHLIGHTS



NEWER 2023
CONSTRUCTION

FRESH 15-YEAR
LEASE

#1 RANK IN
FORBES BEST
CUSTOMER
SERVICE LIST

DYNAMIC
RESIDENTIAL &
COMMERCIAL
GROWTH

MINUTES
FROM CITY'S
COMMERCIAL
CORRIDOR

FINANCIALS

PRICE **\$3,700,000**

CAP **6.5%**

Lease

Type: NNN/triple net

Initial term: 15 years

Rent escalations: 4% every 5 years

NOI

Years 1-5: \$240,000

Years 6-10: \$249,600

Years 11-15: \$259,584

Options

Option 1 (5 years):

Years 16-20: \$269,267

Option 2 (5 years):

Years 21-26: \$280,766



NEARBY AMENITIES



Tanger
ATLANTA / LOCUST GROVE



LOCUST GROVE OVERVIEW

Locust Grove, in Henry County, Georgia, is rapidly becoming a prime commercial real estate hub, driven by strategic growth and increasing demand. Positioned along I-75, this submarket offers unparalleled access to Atlanta and major Southeastern markets, making it a hotspot for industrial, retail, and hospitality developments. The region is experiencing a surge in residential expansion, with a newly approved project bringing 1,098 homes to Henry County and approximately 7,600 apartments in the development pipeline as of January 2025. This residential boom is set to drive demographic growth, consumer demand, workforce availability, and commercial opportunities, attracting national retailers, logistics companies, and investors seeking high-traffic, high-visibility properties. With a pro-business environment and expanding infrastructure, Locust Grove is a key player in Henry County's economic growth.



12,558

Population



3,227

Households



\$101,931

Avg. HH income



35

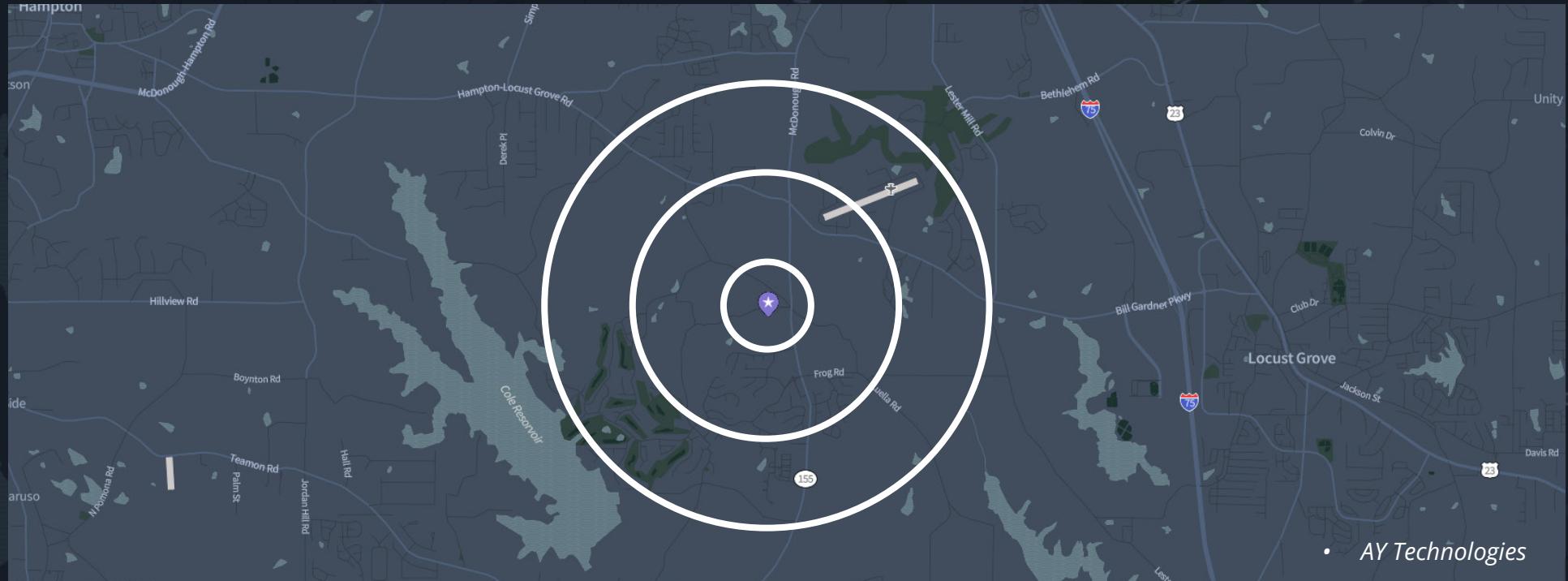
Median age



Sources: U.S. Census Bureau, World Population Review

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AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	2,748	12,916	41,422
Population (2029)	3,016	14,181	45,501
Annual growth (2024-2029)	2.0%	2.0%	2.0%
Median age	37.3	38.3	38.4
Household size	3.2	3	2.8
Average household income	\$132,876	\$103,472	\$89,393
Median household income (2029)	\$99,229	\$88,100	\$78,070

OFFERING PROCESS

Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Visit property website
- Schedule market tour discussion with exclusive listing broker

Please submit an electronic copy of the offer to the attention of:

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Offering process

Offers are due with the following requirements:

Terms/purchaser information **Investor information**

- Purchase price	- Legal name of purchaser's entity
- Earnest money deposit	- List debt or capital source intended for purchase
- Inspection period	- Description of purchaser's due diligence process
- Closing period	- List any contingencies or approvals required of seller for purchase
- Details of intended use	- Provide seller references

GET IN TOUCH



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