

OFFERING MEMORANDUM

DODGE PLAZA SHOPPING CENTER

850 College Street, Eastman, GA 31023



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800 Mt. Vernon Highway NE Suite 425
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Executive Summary



Sale Price	\$3,090,000
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Offering Summary

Cap Rate:	8.0%
NOI:	\$247,205
Building Size:	60,863 SF
Lot Size:	4.91 Acres
Price / SF:	\$49.29
Year Built:	1975

Property Description

Dodge Plaza Shopping Center, located at 850 College Street in Eastman, GA, is a well-positioned neighborhood retail center along the city's main commercial corridor. The property benefits from high-traffic generators such as the schools, hospital, medical offices and area retailers. The property enjoys excellent visibility and consistent customer flow. It features a mix of tenants, catering to the daily needs of the local and regional community. With strong community anchors, ample parking, and convenience, Dodge Plaza is a prime retail asset offering long-term value and growth potential in a stable, service-driven market. Buyers will be attracted to the mix of tenants in one of the more dominate shopping centers in the area, and that the base rents are all below \$10/SF, thus the price for the property is below replacement cost.

Property Highlights

- New Roof with 20-Year Warranty – Installed April 2020, Carlisle Golden Seal System covers key components through April 2040, reducing long-term maintenance risk
- Prime location along U.S. Highway 23 (College Street), a major commercial corridor in Eastman, GA, with close proximity to the regional hospital, medical offices, residential neighborhoods, schools, and the city center.
- Anchored by Hibbett Sports, Family Dollar, Destiny Fitness, and Southside Market, the center offers multiple retail storefronts in a single-story layout, catering to both national and local tenants.
- Eastman is located on the Golden Isle Parkway, 2 hours south of Atlanta, which is a busy corridor from the north to the Georgia and Florida coast on the Atlantic Ocean.
- Growing population and growing incomes – over 10,500 residents within five miles, with incomes projected to reach \$86,000 by 2029—an ideal location for retailers .
- Besides the hospital and medical office tenants in the area, Eastman is also home to a campus for Middle Georgia State University, devoted almost entirely to aviation programs. It is the only campus in the University System of Georgia that includes flight training and airport management programs.

Site Plan



Aerial Photo





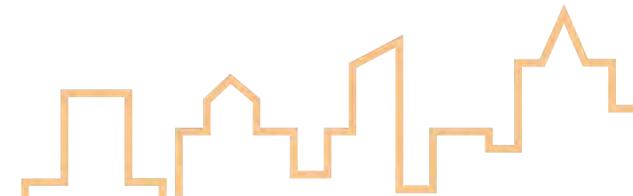
Additional Photos



Additional Photos



Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
1	Arts & Crafts - Olitha Powell	900	1.48%	05/01/2023	MTM	\$6,000	\$6.67	\$0	-
2	Tax & Accounting	1,300	2.14%	10/01/2018	MTM	\$7,200	\$5.54	\$0	-
3	Hibbett Sports	7,500	12.32%	2006	01/31/2029	\$41,250	\$5.50	\$3,750	\$0.50
4	Chinese Chef	1,800	2.96%	1990	04/30/2035	\$9,600	\$5.33	\$2,021	\$1.12
5	Destiny Fitness 1	9,100	14.95%	05/08/2015	05/07/2030	\$40,950	\$4.50	\$8,303	\$0.91
5	Destiny Fitness 2	9,240	15.18%	10/01/2022	05/07/2030	\$41,580	\$4.50	\$8,431	\$0.91
6	Family Dollar #6823	9,750	16.02%	2005	06/30/2030	\$53,240	\$5.46	\$8,000	\$0.82
7	Southside Antique Market	10,011	16.45%	2018	01/31/2026	\$24,000	\$2.40	\$0	-
8	Six Seasons Seafood Restaurant	2,800	4.6%	04/01/2026	03/31/2027	\$15,600	\$5.57	\$2,400	\$0.86
9	Lux Nail Salon	1,400	2.3%	11/01/2025	10/31/2030	\$8,400	\$6.00	\$840	\$0.60
10	Tax & Accounting - UPS & FedEx	1,984	3.26%	07/23/2025	06/31/2026	\$8,400	\$4.23	\$0	-
11	Tobacco Palace	2,200	3.61%	01/01/2022	04/30/2026	\$10,800	\$4.91	\$0	-
12	Music Retail Store	3,200	5.26%	04/01/2026	03/31/2031	\$15,600	\$4.88	\$2,400	\$0.75
13	ATM - Georgia's Own Credit Union	1	0.0%	01/01/2022	12/31/2031	\$12,000	\$12,000.00	\$0	-
Totals/Averages		61,186				\$294,620	\$4.82	\$36,145	\$0.59
Occupied		61,186				\$294,620		\$36,145	
Vacant		0				\$0		\$0	

Net Operating Income



Income Summary

	Current
Gross Scheduled Income	\$294,620
Other Income	\$36,145
Total Scheduled Income	\$330,765
Vacancy Cost	\$9,923
Gross Income	\$320,842

Expense Summary

Property Taxes	\$17,263
Insurance	\$27,494
Utilities	\$6,284
CAM	\$5,304
Estimated Maintenance and Repairs	\$5,000
Property Management (4%)	\$12,292
Gross Expenses	\$73,637

Net Operating Income	\$247,205
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Lease Abstract - Family Dollar



Family Dollar has been a trusted retail brand since 1959, delivering affordable products and consistent value to communities nationwide. Operating over 8,000 stores across the U.S., the company became part of Dollar Tree, Inc. in 2015, creating one of the nation's largest value-focused retail networks. Leveraging its strong brand recognition, deep community presence, and operational synergies, Family Dollar remains well-positioned for continued growth while meeting the evolving needs of its customers.

Family Dollar has been a tenant at Dodge Plaza since 2005.

Tenant Overview - Unit 06

Company:	Family Dollar #6823
Square Feet:	9,750 SF
Lease Start Date:	Since 2005
Lease Expiration Date:	June 30, 2030
Annual Base Rent:	\$53,240
Current Reimbursement:	\$8,000
Website:	https://corporate.familydollar.com/about-us/our-history

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/25-06/30/30 - Current	\$53,240	\$5.46
2 renewal options, 5 years each		
07/01/30-06/30/35	\$58,564	\$6.01
07/01/35-06/30/40	\$64,420	\$6.01

The Tenant may install, at its own expense, any fixtures and equipment needed for its business and may remove them during or at the end of the lease term. The Tenant is also responsible for maintaining and replacing trash and recycling dumpsters in the service area, placing telephones, vending machines, and kiddie rides in front of the premises, and installing communications equipment on the exterior or in the rear service area.

Lease Abstract - Destiny Fitness 1



Destiny Fitness is a Georgia-based gym franchise offering 24/7 access and flexible, no-contract memberships across multiple locations. Each facility is fully equipped with cardio machines, free weights, and strength-training equipment, along with a variety of group fitness classes such as Zumba, Yoga, Silver Sneakers, and spin. With a strong community focus and convenient locations, Destiny Fitness provides accessible, well-maintained spaces designed to support members of all fitness levels in achieving their health and wellness goals.

Tenant Overview - Unit 05

Company: Destiny Fitness 1

Square Feet: 9,100 SF

Lease Start Date: May 08, 2015

Lease Expiration Date: May 07, 2030

Annual Base Rent: \$40,950

Current Reimbursement: \$8,303

Website: <https://destinyfitness.com/>

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/08/15-05/07/30	\$40,950	\$4.50
Two 5-year options, 10% increase.		
05/08/30-05/07/35	\$45,045	\$4.95
05/08/35-05/07/40	\$49,550	\$5.45

The Tenant, at its own expense, is responsible for maintaining the building's heating and air conditioning equipment and performing regular scheduled HVAC maintenance. The Tenant will also, at its own expense, maintain the floorcoverings, all plate glass, and redecorate the interior of the premises as deemed necessary. Additionally, the Tenant assumes responsibility for the operation and maintenance of plumbing drains, water lines, and gas lines. The exterior doors, along with all related parts, accessories, and equipment, will likewise be maintained at the Tenant's expense.

Lease Abstract - Destiny Fitness 2



Destiny Fitness is a Georgia-based gym franchise offering 24/7 access and flexible, no-contract memberships across multiple locations. Each facility is fully equipped with cardio machines, free weights, and strength-training equipment, along with a variety of group fitness classes such as Zumba, Yoga, Silver Sneakers, and spin. With a strong community focus and convenient locations, Destiny Fitness provides accessible, well-maintained spaces designed to support members of all fitness levels in achieving their health and wellness goals.

The tenant was doing so well with the original space that they signed this lease and more than doubled their square footage with the expansion.

Tenant Overview - Unit 05

Company:	Destiny Fitness 2	
Square Feet:	9,240 SF	
Lease Start Date:	October 01, 2022	
Lease Expiration Date:	May 07, 2030	
Annual Base Rent:	\$41,580	
Current Reimbursement:	\$8,431	
Website:	https://destinyfitness.com/	

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/22-05/07/30	\$41,580	\$4.50
Two 5-year options, 10% increase.		
05/08/30-05/07/35	\$45,738	\$4.95
05/08/35-05/07/40	\$50,312	\$5.45

The Tenant shall maintain, repair, and replace as necessary all portions of the Premises, including nonstructural elements such as floors, floor coverings, doors, windows, plate glass, lighting, the HVAC system (including routine maintenance in accordance with the manufacturer's recommendations, as well as repair and replacement), utility lines exclusively serving the Premises, and plumbing lines and drains. The Tenant shall also perform all repairs or alterations required to keep the Premises in compliance with all applicable laws. In addition, the Tenant shall repair any damage to the Premises, common areas, other buildings, loading ramps, and/or platforms caused by the Tenant, its employees, agents, or invitees.

Lease Abstract - Hibbett Sports



Hibbett, Inc., established in 1945 and headquartered in Birmingham, Alabama, is a leading U.S. sporting goods retailer with a dominant presence in underserved small to mid-sized markets. Operating more than 1,100 stores across 36 states under the Hibbett Sports, City Gear, and Sports Additions brands, the company offers a carefully curated selection of athletic footwear, apparel, accessories, and sports equipment. Hibbett's success is driven by strong community ties, differentiated product assortments, and a seamless omnichannel platform that integrates physical retail with a rapidly growing e-commerce business. In fiscal 2023, Hibbett delivered \$1.73 billion in net sales and \$132 million in pre-tax profit. The company's 2024 acquisition by UK-based JD Sports for approximately \$1.08 billion enhances scale, expands market reach, and unlocks significant opportunities for operational synergies, brand expansion, and long-term growth.

Hibbett has been a tenant at Dodge Plaza since 2006.

Tenant Overview - Unit 03

Company:	Hibbett Sports
Square Feet:	7,500 SF
Lease Start Date:	Since 2006
Lease Expiration Date:	January 31, 2029
Annual Base Rent:	\$41,250
Current Reimbursement:	\$3,750

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/23-10/31/29 -Current	\$41,250	\$5.50
Option: 02/01/29-01/31/34	\$52,500	\$7.00

The Tenant is responsible, at its own expense, for maintaining the interior of the leased premises, including doors and windows, in good condition and repair, as well as maintaining the HVAC system. The Tenant shall also be responsible for payment of Common Area Maintenance (CAM) charges and insurance.

Lease Abstract – Southside Antique Market



Tenant Overview – Unit 07

Tenant:	South Side Antique Market (Rae Spradley & Barbara Kilgore)
Square Feet:	10,011 SF
Lease Start Date:	Since 2018
Lease Expiration Date:	January 31, 2026
Annual Base Rent	\$24,000
Current Reimbursement:	\$0

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
02/01/24-01/31/26	\$24,000	\$2.40
Option: 10% rate increase		
02/01/26-01/31/28	\$26,400	\$2.64

The Tenant is responsible for maintaining, repairing, and replacing, as necessary, all portions of the Premises that are not the Landlord's obligation, including, without limitation, nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, as well as repairs and replacements), utility lines exclusively serving the Premises, and plumbing lines and drains. The Tenant shall also be responsible for all repairs of any damages to the Premises, common areas, other buildings, loading ramps, and/or platforms caused by the Tenant, its employees, agents, or invitees.

Tenant Overview – Unit 12

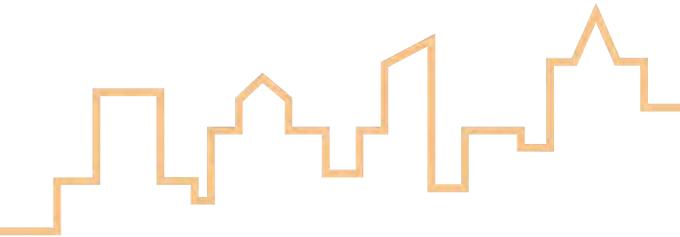
Tenant:	Music / Band Equipment Retail Store
Square Feet:	3,200 SF
Lease Start Date:	April 01, 2026
Lease Expiration Date:	March 31, 2031
Annual Base Rent	\$15,600
Current Reimbursement:	\$2,400

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/26-03/31/31	\$15,600	\$4.88
Option:		
04/01/31-03/31/34	\$15,600	\$4.88

The Tenant is responsible for maintaining, repairing, and replacing, as necessary, all portions of the Premises that are not the Landlord's obligation, including, without limitation, nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, as well as repairs and replacements), utility lines exclusively serving the Premises, and plumbing lines and drains. Tenant shall be required to maintain a service contract for HVAC maintenance. Tenant shall also repair all damages to the premises, common areas other buildings, loading ramps and/or platforms caused by tenants, its employee and agents and invitees.

Lease Abstract



TOBACCO PALACE

Tenant Overview - Unit 11

Tenant:	Tobacco Palace (Aaron Kapler)
Square Feet:	2,200 SF
Lease Start Date:	January 01, 2022
Lease Expiration Date:	April 30, 2026
Annual Base Rent:	\$10,800
Current Reimbursement:	\$0

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/22-04/30/26	\$10,800	\$4.91

The Tenant shall, at its own expense, monitor and pump its grease trap, maintain or replace the HVAC system with regular scheduled maintenance, and upkeep floor coverings, plate glass, and interior décor as needed. The Tenant is responsible for the operation and maintenance of its fixtures, plumbing, water, and gas lines within the Premises, as well as any repairs to utility lines outside the Premises caused by the Tenant, its employees, or invitees.

Tenant Overview - Unit 09

Tenant:	Lux Nail Salon
Square Feet:	1,400 SF
Lease Start Date:	November 01, 2025
Lease Expiration Date:	October 31, 2030
Annual Base Rent:	\$8,400
Current Reimbursement:	\$840

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/25-10/31/30	\$8,400	\$6.00

Tenant shall maintain, repair, and replace as necessary all portions of the Premises not under Landlord's obligation, including nonstructural floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems, utility lines, and plumbing; install and maintain a grease trap if required; keep the Premises in compliance with applicable laws; repair damages caused by Tenant or its agents; and upon expiration or termination, surrender the Premises in usable condition, making necessary repairs beyond normal wear.

Lease Abstract - Daneese Carter



Tenant Overview - Unit 10

Tenant:	Tax & Accounting (Daneese Carter- UPS/FedEx)	
Square Feet:	1,984 SF	
Lease Start Date:	August 01, 2025	
Lease Expiration Date:	June 31, 2026	
Annual Base Rent:	\$8,400	
Current Reimbursement:	\$0	

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/25-06/31/26	\$8,400	\$4.23

The Tenant shall be responsible for the maintenance, repair, and replacement, as necessary, of all portions of the Premises that are not the Landlord's obligation. This includes, without limitation, nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, as well as necessary repairs and replacements), utility lines serving exclusively the Premises, and plumbing lines and drains. Additionally, if the Tenant's operations require a grease trap, the Tenant shall install, maintain, monitor, and clean the grease trap as needed to ensure proper functioning.

Existing Tenant (Daneese Carter - Tax and Accounting) recently signed a new lease for a UPS store/Fed Ex ship station business, and will include some of her boutique items to get it out of her tax office.

Tenant Overview - Unit 02

Tenant:	Tax & Accounting (Daneese Carter)	
Square Feet:	1,300 SF	
Lease Start Date:	October 01, 2018	
Lease Expiration Date:	MTM	
Annual Base Rent:	\$7,200	
Current Reimbursement:	\$0	

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/2018 - MTM	\$7,200	\$5.54

The Tenant shall, at its own expense, be responsible for the operation, maintenance, and regular scheduled servicing of the building's heating and air conditioning (HVAC) equipment. In addition, the Tenant shall maintain the floor coverings, all plate glass, and redecorate the interior of the Premises as it deems necessary. The Tenant shall also assume responsibility for the operation and maintenance of plumbing, water, and gas lines within the Premises. Furthermore, the Tenant shall be responsible for repairing such utility lines outside the Premises if any damage or malfunction results from the actions of the Tenant, its employees, or invitees.

Lease Abstract



Tenant Overview - Unit 04

Tenant:	Chinese Chef (Zheng Xin Yang)
Square Feet:	1,800 SF
Lease Start Date:	Since 1990
Lease Expiration Date:	April 30, 2035
Annual Base Rent:	\$9,600
Current Reimbursement:	\$2,021

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
05/01/22-04/30/35	\$9,600	\$5.33

The Tenant is responsible for the maintenance, repair, and replacement, as necessary, of all portions of the Premises that are not the Landlord's obligation. This responsibility includes, without limitation, the nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, as well as repairs and replacements), utility lines exclusively serving the Premises, and plumbing lines and drains. If the Tenant's operations require a grease trap, the Tenant shall be solely responsible for its installation, as well as for regularly cleaning, monitoring, and pumping the grease trap as necessary to ensure proper functionality. Furthermore, the Tenant shall be responsible for repairing any damage to the Premises, common areas, other buildings, loading ramps, and/or platforms caused by the Tenant, its employees, agents, or invitees.

Chinese Chef has been a tenant at Dodge Plaza since 1990.

Tenant Overview - Unit 08

Tenant:	Six Seasons Seafood Restaurant
Square Feet:	2,800 SF
Lease Start Date:	April 01, 2026
Lease Expiration Date:	March 31, 2027
Annual Base Rent:	\$15,600
Current Reimbursement:	\$2,400

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/26-03/31/27	\$15,600	\$5.57

The Tenant is responsible for maintaining, repairing, and replacing, as necessary, all portions of the Premises that are not the Landlord's obligations, including, without limitation, the nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, repairs and replacements), utility lines exclusively serving the Premises, and plumbing lines and drains. Tenant's shall be required shall be required to maintain a service contract for HVAC maintenance. If tenant's use requires a grease trap, tenant shall install the same and shall regularly clean, monitor and pump its grease trap as necessary. Tenant shall also be responsible for all repairs or alterations required to keep the premises in compliance with all applicable laws. Tenant shall also repair all damages to the premises, common areas other buildings, loading ramps and/or platforms caused by tenant, its employees and agents and invitees.

Lease Abstract- Arts & Crafts



Tenant Overview - Unit 01

Tenant:	Sip & Paint Arts & Crafts
Square Feet:	900 SF
Lease Start Date:	May 01, 2023
Lease Expiration Date:	MTM
Annual Base Rent:	\$6,000
Current Reimbursement:	\$0

Lease Term	Annual Base Rent	Rent Per SF/YR
05/01/23-MTM	\$6,000	\$6.67

The Tenant is responsible for maintaining, repairing, and replacing, as necessary, all portions of the Premises that are not the Landlord's obligations, including, without limitation, the nonstructural portions of floors, floor coverings, doors, windows, plate glass, lighting, HVAC systems (including routine maintenance in accordance with the manufacturer's recommendations, as well as repairs and replacements), utility lines exclusively serving the Premises, and plumbing lines and drains. If the Tenant's use requires a grease trap, the Tenant shall install one and shall regularly clean, monitor, and pump the grease trap as necessary. The Tenant shall also be responsible for repairing all damage to the Premises, common areas, other buildings, loading ramps, and/or platforms caused by the Tenant, its employees, agents, or invitees.

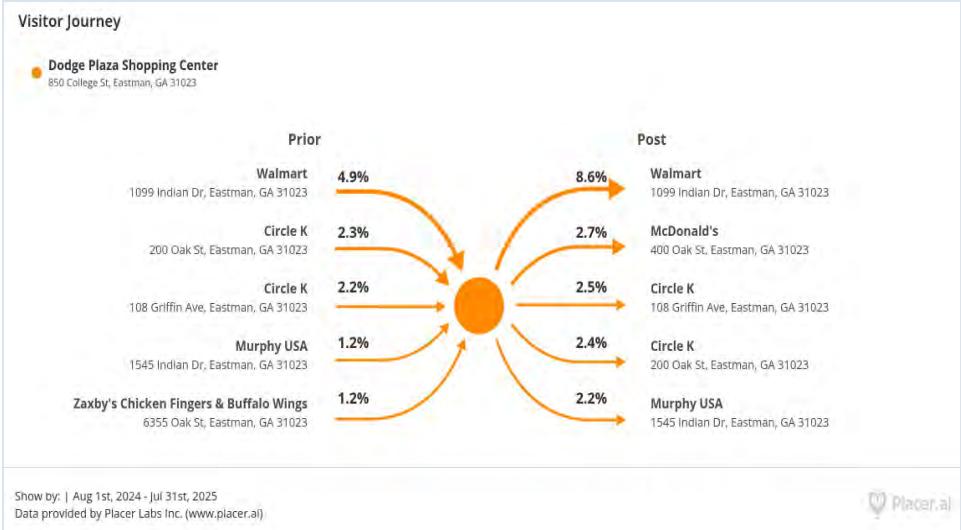
Retailer Map



Retailer Map

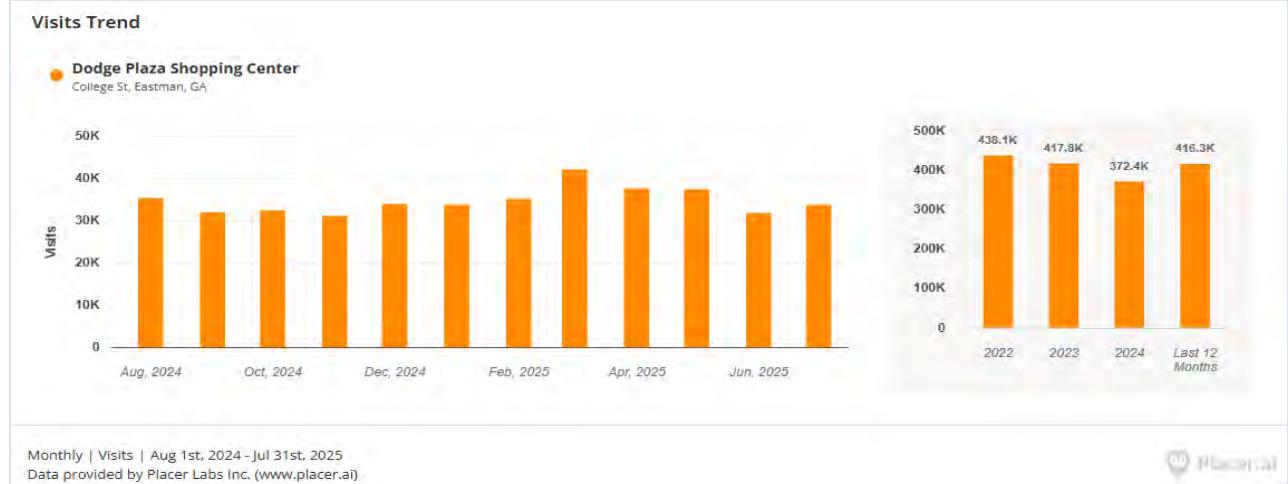


Foot Traffic Insights – Dodge Plaza Shopping Center



Metrics Aug. 01, 2024 – July 31, 2025

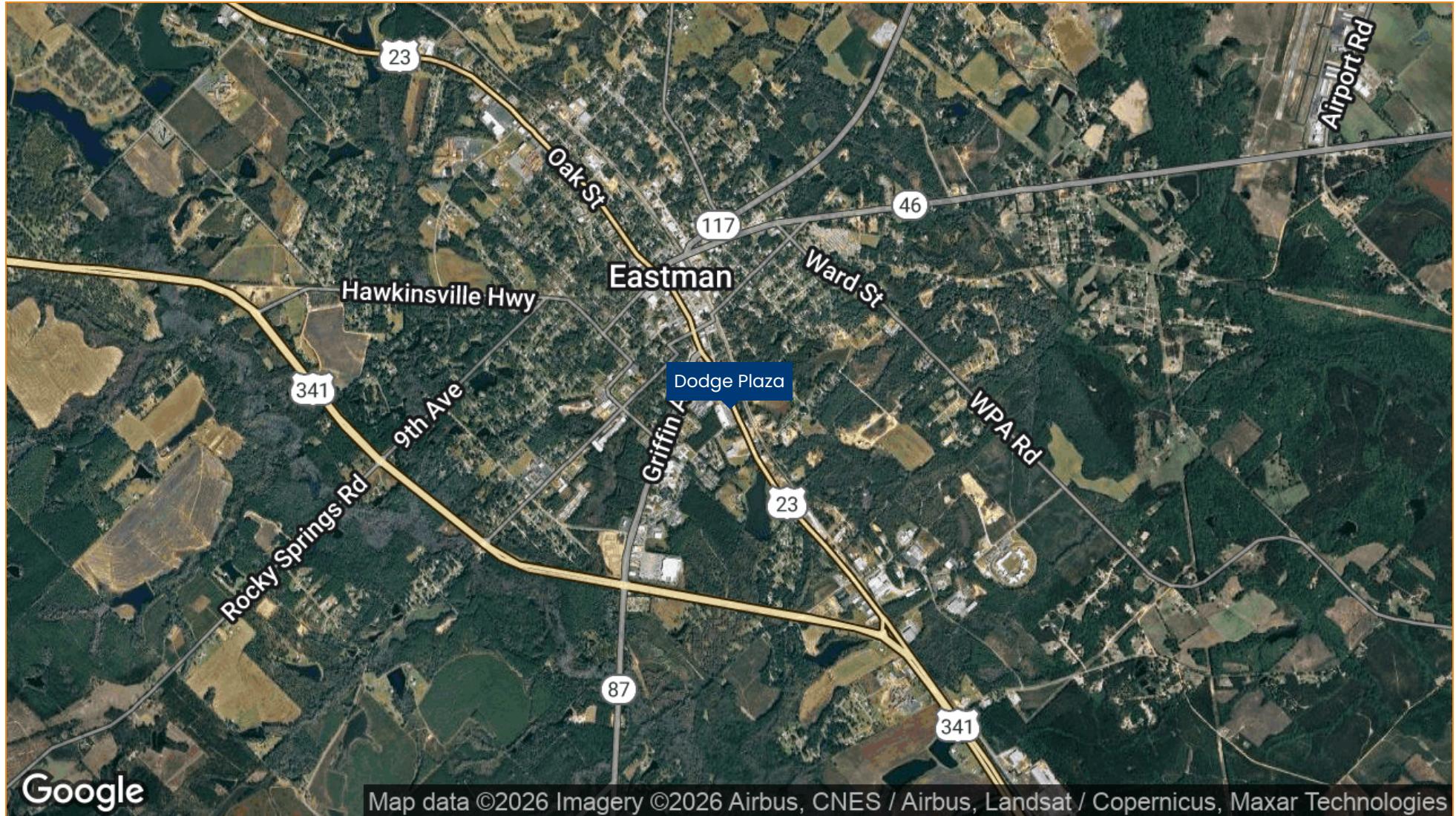
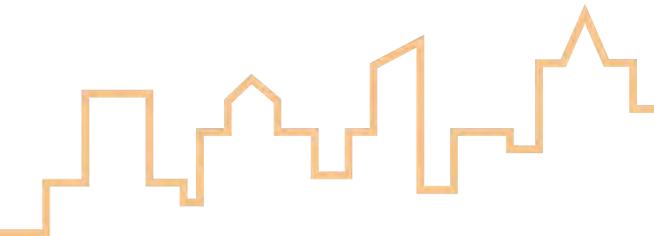
Estimated # of Visits:	416.3K
Estimated # of Visitors:	39.9K
Average Visit Frequency	10.43
Average Length of Stay:	40 min
Visits YOY:	+12%
Market:	other Market Areas



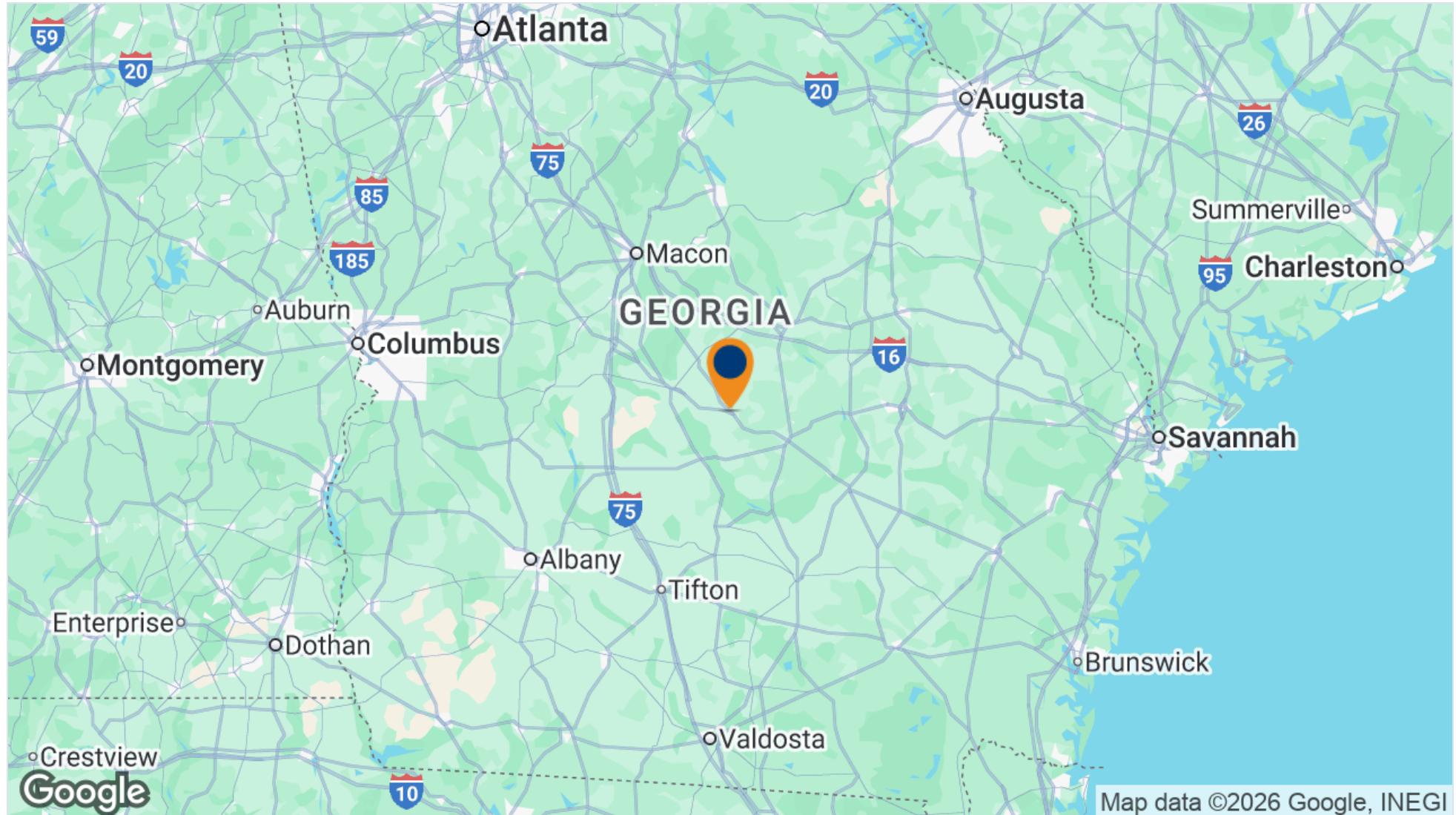
Market Landscape



Regional Map

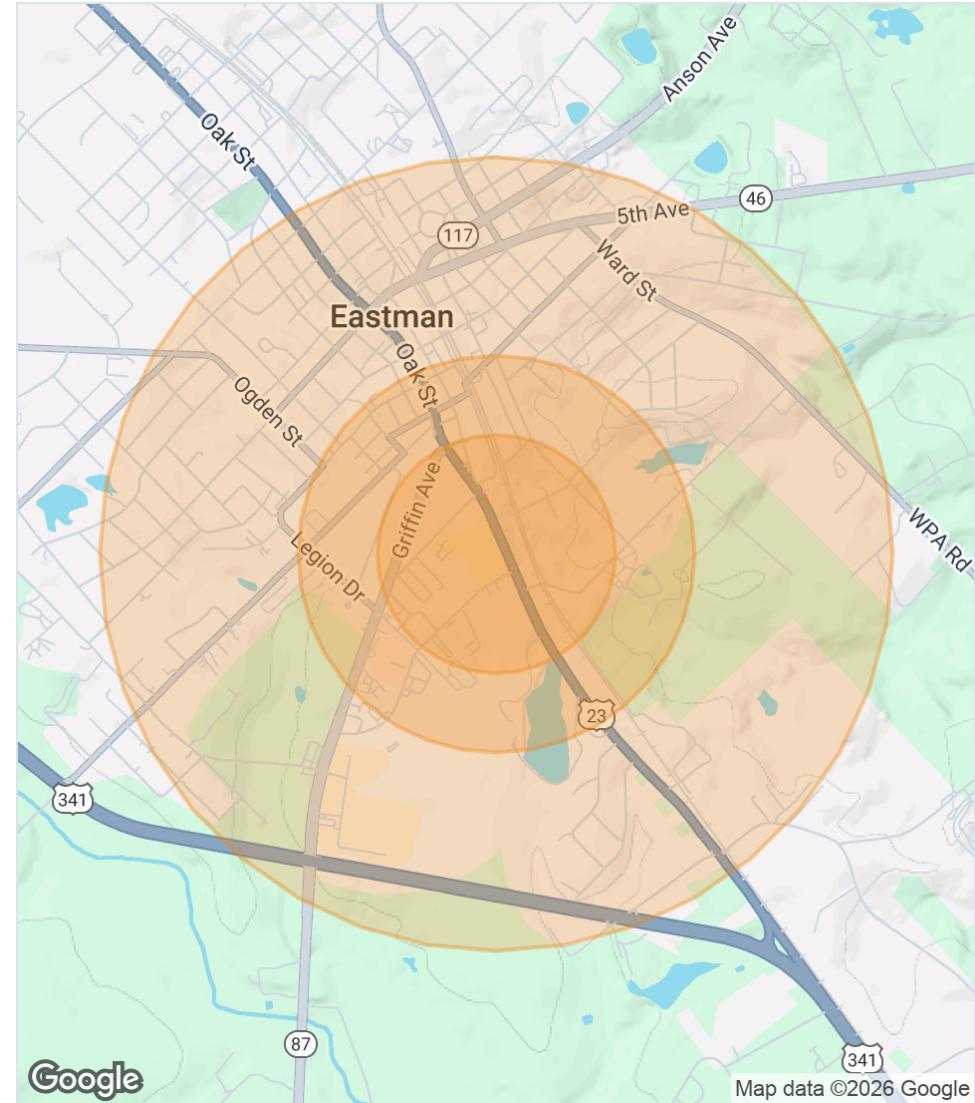


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	4,145	9,584	10,592
2020 Population	3,493	8,354	9,467
5 Year Projected	4,253	9,863	10,898
2020 to 2024 % Growth	+18.67%	+14.72%	+11.88%
<hr/>			
Households			
2024 Population	1,652	3,774	4,139
2020 Population	1,216	3,276	3,596
5 Year Projected	1,699	3,890	4,267
2020 to 2024% Growth	+35.85%	+15.20%	+15.10%
<hr/>			
Income			
2024 Average Household Income	\$74,670	\$69,610	\$70,502
5 Year Projected	\$86,367	\$80,644	\$81,692
2024 to 5year Projected % Growth	+15.66%	+15.86%	+15.87%



Advisor Biographies Page

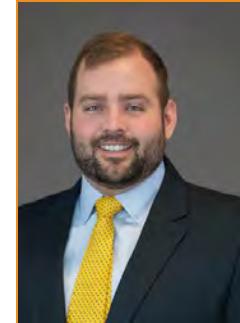


Elliott Kyle

Vice President | Partner
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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

Vice President | Partner
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Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.