



# The Village Vets

1940 MOORES MILL RD  
ATLANTA, GA

**OFFERED FOR SALE**

**\$3,360,000**

**6.00% CAP**

DOWNTOWN ATLANTA  
7 MILES

MARIETTA BLVD - 33,094 VPD

CORONET WAY - 2,655 VPD

MOORES MILL RD - 27,347 VPD

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS





# The Village Vets

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been engaged to solicit offers for the sale of The Village Vets in Atlanta, Georgia. This 5,125 SF single tenant building has been 100% occupied by The Village Vets since 2019 and has recently executed a 10-year lease that runs through 2036. Tenant has invested over \$850,000 toward property improvements showing long term commitment to the site.

RENT SCHEDULE	TERM	ANNUAL RENT
Rent Escalation	9/1/2026 - 8/31/2027	\$201,569
Rent Escalation	9/1/2027 - 8/31/2028	\$207,153
Rent Escalation	9/1/2028 - 8/31/2029	\$212,944
Rent Escalation	9/1/2029 - 8/31/2030	\$218,889
Rent Escalation	9/1/2030 - 8/31/2031	\$224,361
Rent Escalation	9/1/2031 - 8/31/2032	\$229,970
Rent Escalation	9/1/2032 - 8/31/2033	\$235,719
Rent Escalation	9/1/2033 - 8/31/2034	\$241,612
Rent Escalation	9/1/2034 - 8/31/2035	\$247,653
Rent Escalation	9/1/2035 - 8/31/2036	\$253,844

NOI	\$201,569
CAP	6.00%
PRICE	\$3,360,000

## ASSET SNAPSHOT

Tenant Name	The Village Vets (Southern Veterinary Partners)
Address	1940 Moores Mill Rd, Atlanta, GA 30318
Building Size	+/- 5,125 SF
Land Size	0.43 AC
Year Built/Renovated	1965 / 2019
Signator/Guarantor	SVP Vilver, LLC
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, Exterior Insurance
Lease Expiration Date	2/29/2036
Remaining Term	10 Years
NOI	\$201,569



69,995 PEOPLE  
IN 3 MILE RADIUS



\$168,364 AHHI  
IN 3 MILE RADIUS



27,347 VPD  
MOORES MILL RD







## ANNUAL RENTAL INCREASES

The lease features 3% annual increases until 2030 upon which increases revert to 2.5%



## LIMITED LANDLORD RESPONSIBILITIES

NNN lease with limited landlord responsibilities (Roof, Structure, and Exterior Insurance)



## EXCEPTIONAL TENANT SALES PERFORMANCE

Detailed Tenant sales can be made available with signature of NDA



## EXPERIENCED OPERATOR

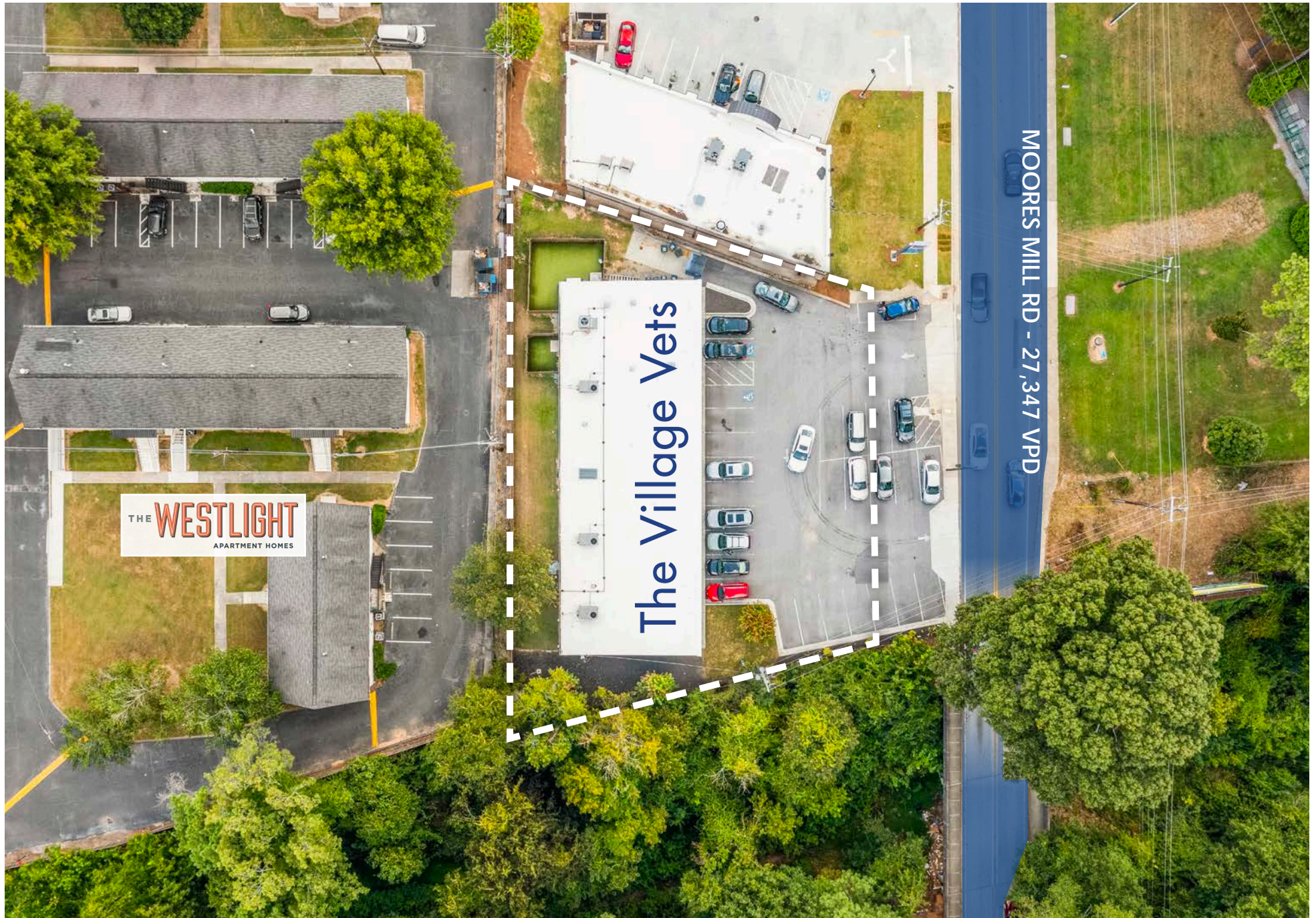
The Village Vets operator (SVP) has over 300 veterinary locations in the U.S.



## ROBUST DEMOGRAPHICS

The property features 3 Mile Population of 69,995 earning \$168K









DOWNTOWN ATLANTA  
7 MILES



**The Village Vets**  
1940 MOORES MILL RD  
ATLANTA, GA

THE **WESTLIGHT**  
APARTMENT HOMES  
172 UNITS



THE UPPER WEST SIDE IS A REGION ON THE RISE, WITH PLENTY OF NEW DEVELOPMENT IN THE WORKS IN ADDITION TO COMMUNITY MAINSTAYS. STRATEGICALLY LOCATED IN BUCKHEAD, THE NEIGHBORHOOD BENEFITS FROM ITS PROXIMITY TO AN INCREASING POPULATION WITH AN AVERAGE HOME PRICE OF +\$500K, PRIME SHOPPING THOROUGHFARES WITH A NEW PUBLIX, AND ACCESS TO MAJOR HIGHWAYS.

MOORES MILL RD - 27,347 VPD







## SOUTH VIEW

THE VILLAGE VETS ATLANTA, GA

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**BRYKS**  
576 UNITS  
LEASING FALL 2024

**ALTUS at  
THE QUARTER**  
UPPER WEST SIDE  
228 UNITS

**DUNKIN'**

**WESTSIDE  
VILLAGE**  
**the REFINERY**  
**WOODALL**  
**the WHOLE DOG  
MARKET**  
**AT&T**  
**Juniper**

**LUNA**  
345 UNITS

**Piedmont  
HEALTHCARE**  
**ups**  
**SpillerPark  
COFFEE**

**THE WESTLIGHT**  
APARTMENT HOMES  
172 UNITS

**amazon**

FUTURE DISTRIBUTION CENTER  
80 ACRES | 220,000 SF FACILITY  
1,100+ DELIVERY VEHICLE SPACES

**Publix**

**TRUIST**  
**tropical CAFE**

**CVS**

MARIETTA BLVD NW - 29,842 VPD

**Chevron**

CORONET WAY - 2,655 VPD

MOORES MILL RD - 27,347 VPD



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ATLANTA, GA





# IMMEDIATE TRADE AREA

THE VILLAGE VETS ATLANTA, GA

7



## The Village Vets

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**MARIETTA BLVD - 33,094 VPD**







## TENANT SUMMARY

The Village Vets is a network of veterinary clinics known for providing high-quality, compassionate care to pets and their owners. Offering a range of services, including routine check-ups, surgery, emergency care, and advanced diagnostics, they are equipped to handle a variety of medical needs. Their team of experienced veterinarians and staff is dedicated to creating a welcoming and comforting environment for both pets and their families. Many of their locations offer 24/7 emergency services, ensuring that care is available when needed most. The Village Vets prioritize preventive care and wellness, helping to keep pets healthy and happy throughout their lives. They also foster strong relationships with pet owners, offering personalized advice and treatment plans tailored to each animal's needs. With a reputation for excellent care and a commitment to the well-being of pets, The Village Vets is trusted by pet owners throughout their communities.



The Village Vets has invested over \$850,000 toward property improvements showing long term commitment to the site.

RECENT LEASE EXTENSION ADDING TO TENANT COMMITMENT TO THE SITE



7 MILES

ATLANTA

ATLANTA HAS 123,536 AVERAGE DAILY VEHICLE TRIPS, MAKING IT THE 14TH BUSIEST CITY IN THE COUNTRY AND **SECOND BUSIEST IN THE SOUTH**







# LEASE ABSTRACT

LESSEE	The Village Vets (Southern Veterinary Partners)			
LAND	0.43 Acres			
LEASE TERM	Ten (10) Years			
INITIAL RENT COMMENCEMENT DATE	November 22, 2019			
EXPIRATION DATE	February 29, 2036			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	3/1/2026 - 8/31/2026	\$196,132	\$16,344	\$38.27
Rent Escalation	9/1/2026 - 8/31/2027	\$201,569	\$16,797	\$39.33
Rent Escalation	9/1/2027 - 8/31/2028	\$207,153	\$17,263	\$40.42
Rent Escalation	9/1/2028 - 8/31/2029	\$212,944	\$17,745	\$41.55
Rent Escalation	9/1/2029 - 8/31/2030	\$218,889	\$18,241	\$42.71
Rent Escalation	9/1/2030 - 8/31/2031	\$224,361	\$18,697	\$43.78
Rent Escalation	9/1/2031 - 8/31/2032	\$229,970	\$19,164	\$44.87
Rent Escalation	9/1/2032 - 8/31/2033	\$235,719	\$19,643	\$45.99
Rent Escalation	9/1/2033 - 8/31/2034	\$241,612	\$20,134	\$47.14
Rent Escalation	9/1/2034 - 8/31/2035	\$247,653	\$20,638	\$48.32
Rent Escalation	9/1/2035 - 8/31/2036	\$253,844	\$21,154	\$49.53
SECURITY DEPOSIT:	Upon Tenant's execution of the Lease, Tenant shall deposit with Landlord a security deposit in the amount of \$16,996.03, which sum shall be held by Landlord to secure Tenant's obligations under the Lease.			
SIGNATOR/ GUARANTOR:	SVP Vilver LLC			
REQUIRED PARKING:	Tenant and its employees and invitees shall have the right to use any parking areas located on the Premises. Landlord shall not be responsible for enforcing Tenant's parking rights against third parties.			
USE RESTRICTIONS:	The Premises shall be used only for a veterinary office and animal hospital including short term boarding and outpatient services, related office use, and for the incidental sale of pet-care and similar or related products. No other use of the Premises may be made without Landlord's prior written approval, which shall be granted or withheld at Landlord's sole discretion.			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Tenant shall reimburse Landlord as Additional Rent under this Lease, all real property taxes.			
COMMON AREA EX- PENSES:	Tenant responsible for all CAM expenses except for Roof, Structure, and Exterior Insurance			
UTILITIES:	Tenant shall obtain all water, gas, electricity, heat, telephone, sewer, sprinkler, and other utilities and services used at the Premises and pay each utility provider directly. Landlord shall not be liable for any interruption or failure of utility service to the Premises.			

REPAIRS & MAINTENANCE:	Landlord shall maintain the foundation, roof, load bearing and exterior walls, and other structural portions of the Building and all of the improvements installed on the Premises. Tenant shall keep and maintain the Premises in a good and clean condition at its sole cost and expense (including HVAC system), and Tenant shall perform all maintenance and perform all repairs in first class order on the Premises, and shall replace such portions of the Premises as may be necessary to maintain the Premises and all parts of the Premises in good condition, order, and repair. Janitorial services to the Premises shall be obtained by Tenant, at Tenant's sole expense.
INSURANCE:	Tenant shall procure and maintain throughout the Term, for the protection of Tenant and Landlord as their interests may appear, policies of insurance which afford the following coverages: property insurance insuring the Building, Tenant's business personal property and any Tenant Improvements against direct risk of loss, broad form coverage, and insuring Tenant's business income, with one hundred percent (100%) current replacement cost valuation and one (1) year's total anticipated net earnings for business income. Landlord shall procure and maintain property and liability insurance for the Project in such reasonable amounts, and with such reasonable coverage, as would be carried by a prudent owner of a similar building in metropolitan Atlanta, or as any lienholder may require but in any event providing for (i) casualty/property insurance covering the full replacement and repair of the Building upon the occurrence of a casualty.
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall not, without the prior written consent of Landlord, 1) advertise that any portion of the Premises is available for lease, or cause or allow any such advertisement, 2) assign, transfer, or encumber the Lease or any estate or interest in the Lease, whether directly or by operation of law, 3) permit any other entity to become Tenant under the Lease by merger, consolidation, or other reorganization, 4) if Tenant is an entity other than a corporation whose stock is publicly traded, permit the transfer of an ownership interest in Tenant so as to result in a change in the current control of Tenant, 5) sublet any portion of the Premises, 6) grant any license, concession, or other right of occupancy of any portion of the Premises, or 7) permit the use of the Premises by any parties other than Tenant
ESTOPPEL CERTIFICATE:	Tenant shall, from time to time within ten (10) business days after written request by Landlord, deliver to Landlord, or Landlord's designee, 1) a copy of the certificate of occupancy for the Premises, 2) once each calendar year, unaudited financial statements for Tenant and any guarantor of Tenant's obligations under the Lease, 3) evidence reasonably satisfactory to Landlord that Tenant has performed its obligations under the Lease (including evidence of payment of the Security Deposit), and 4) not more often than two (2) times per calendar year, an estoppel certificate stating that the Lease is in full effect, the date to which rent has been paid, the unexpired Term, the status of any alleged Landlord defaults, and such other factual matters pertaining to the Lease as may be requested by Landlord.
HOLDING OVER:	If Tenant fails to vacate the Premises at the end of the Term, or upon the earlier termination of the Lease, then Tenant shall be a tenant at will, and Tenant shall pay, in addition to all applicable Additional Rent due under the Lease, a daily Base Rent equal to one hundred fifty percent (150%) of the daily Base Rent payable during the last month of the Term.





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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DOWNTOWN ATLANTA  
7 MILES

MARIETTA BLVD - 33,094 VPD

MOONET WAY - 2,655 VPD

MOORES MILL RD - 27,347 VPD

**BROKER OF RECORD:**

**Shelley Jordan Bell**

# 000085916-0

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