



OFFERING MEMORANDUM

AARON'S

705 E LAMAR ST., AMERICUS, GA

Marcus & Millichap
DIFFIE RETAIL TEAM



\$488,000

LIST PRICE

8.00%

CAP RATE

DEAL HIGHLIGHTS



CORPORATE GUARANTEE



RECENT THREE YEAR EXTENSION



ONE, FIVE-YEAR RENEWAL OPTION



BELOW MARKET RENTS



FUTURE UPSIDE POTENTIAL

PROPERTY SUMMARY

Address	705 E Lamar St., Americus, GA
Gross Leasable Area	8,035 SF
Lot Size	0.81 AC
Year Built	2006
Lease Type	Absolute Net
Lease Expiration	December 31, 2028

PRICING SUMMARY

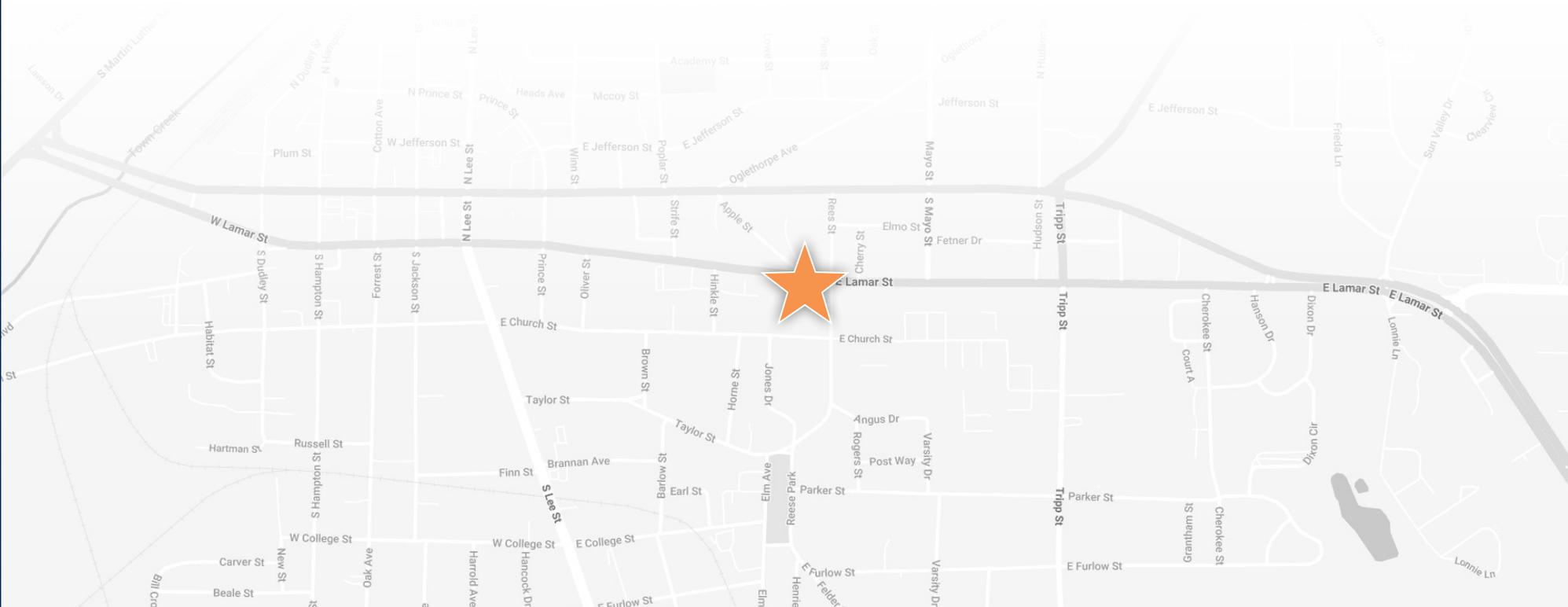
List Price	\$488,000
Cap Rate	8.00%
Price/SF	\$60.74

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$39,065	\$3,255	\$4.86
Option 1	\$42,972	\$3,581	\$5.35

LEASE SUMMARY

Tenant	Aaron's
Guaranty	Corporate
Type of Ownership	Fee Simple
Lease Type	Absolute Net
Lease Expiration	December 31, 2028
Increases	In Option
Renewal Options	One (1), 5-Year Option
Landlord Responsibilities	None
Tenant Responsibilities	All





CITITRENDS DOLLAR TREE
belk DOLLAR GENERAL HIBBETT CITY GEAR

ZAXBY'S ALDI Pizza Hut Wendy's

FAMILY DOLLAR McDonald's
Little Caesars Pizza Hardee's

Outpost Storage

CVS

KFC

SONIC

SUBWAY

POPEYES

Chick-fil-A

CLINIC DRUG STORE

Pediatric Convenient Care

PAPA JOHN'S
Better Ingredients. Better Pizza.

Walgreen's

Burger King

O'Reilly
AUTO PARTS

FIRSTSTATE
BANK
A "CUSTOMER FIRST" BANK

FAMILY FOOT & ANKLE CENTER

SUBJECT PROPERTY

Americus Urgent Care

1st Franklin Financial
Allstate

Downtown Americus



Sneakers.com



Americus Urgent Care



CENTURY 21

E Lamar St | VPD: 12,400+



SUBJECT PROPERTY



Aaron's®

Easy. Beautiful. Affordable.®

Founded in 1955, Aaron's is a prominent American retail company specializing in lease-to-own agreements for a variety of products. Headquartered in Atlanta, Georgia, Aaron's offers an extensive range of furniture, electronics, appliances, and computers.

Aaron's caters to a diverse customer base, including families, individuals, and businesses. The flexibility of its leasing options appeals particularly to customers who may not qualify for traditional financing or who prefer the convenience of leasing. The company's commitment to customer service and satisfaction has helped it maintain a loyal clientele over the years.

Aaron's is also known for its community involvement and philanthropic efforts. The company supports various charitable initiatives and partners with local organizations to give back to the communities it serves. This includes donations, sponsorships, and volunteer activities that align with the company's values and mission.

Currently there are over 1,300 company-operated and franchised stores in 47 states and Canada.



Website: <https://www.aarons.com>



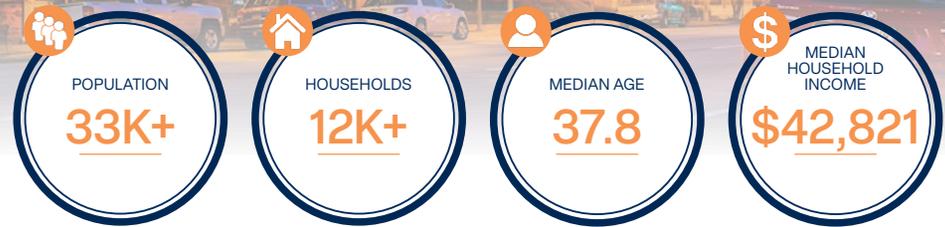
Locations: 1,300+



Headquarters: Atlanta, GA



Year Founded: 1955



AMERICUS, GA

Americus, GA is the county seat of Sumter County. It is located 40 miles north of Albany and 60 miles southeast of Columbus. It is rich in history and culture, decorated with architectural design, unique restaurants, and two institutions of higher learning. Its major economy driver is manufacturing, industrial, and agriculture. The city benefits from a diverse workforce supported by South Georgia Technical College and Georgia Southwestern State University, which provide both educational and workforce development opportunities. Americus also serves as a regional hub for healthcare, retail, and small business activity, while its strong agricultural base supports related industries such as food processing and equipment manufacturing. With steady infrastructure investment and a central location within the region, Americus continues to attract businesses and residents seeking affordability, skilled labor, and a community-oriented lifestyle.

POPULATION



	1 Mile	3 Miles	5 Miles
2030 Projection	6,552	18,933	21,665
2025 Estimate	6,529	18,960	21,699
2020 Census	6,638	19,329	22,106

HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
2030 Projection	2,823	7,574	8,652
2025 Estimate	2,803	7,528	8,601
2020 Census	2,767	7,445	8,508

HOUSEHOLD INCOME

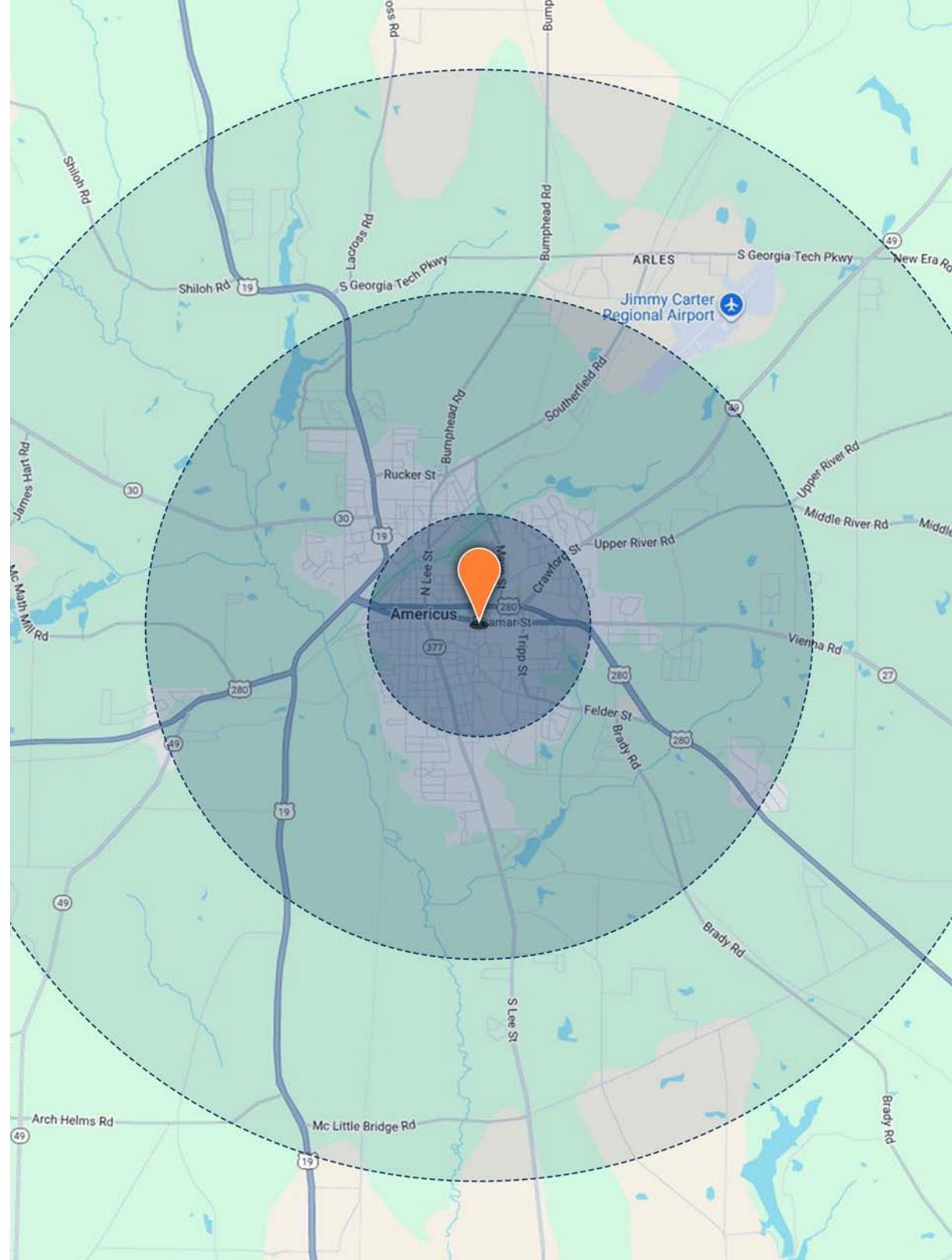


	1 Mile	3 Miles	5 Miles
Average	\$55,392	\$62,720	\$64,586
Median	\$46,996	\$48,147	\$48,753
Per Capita	\$23,654	\$26,069	\$26,687

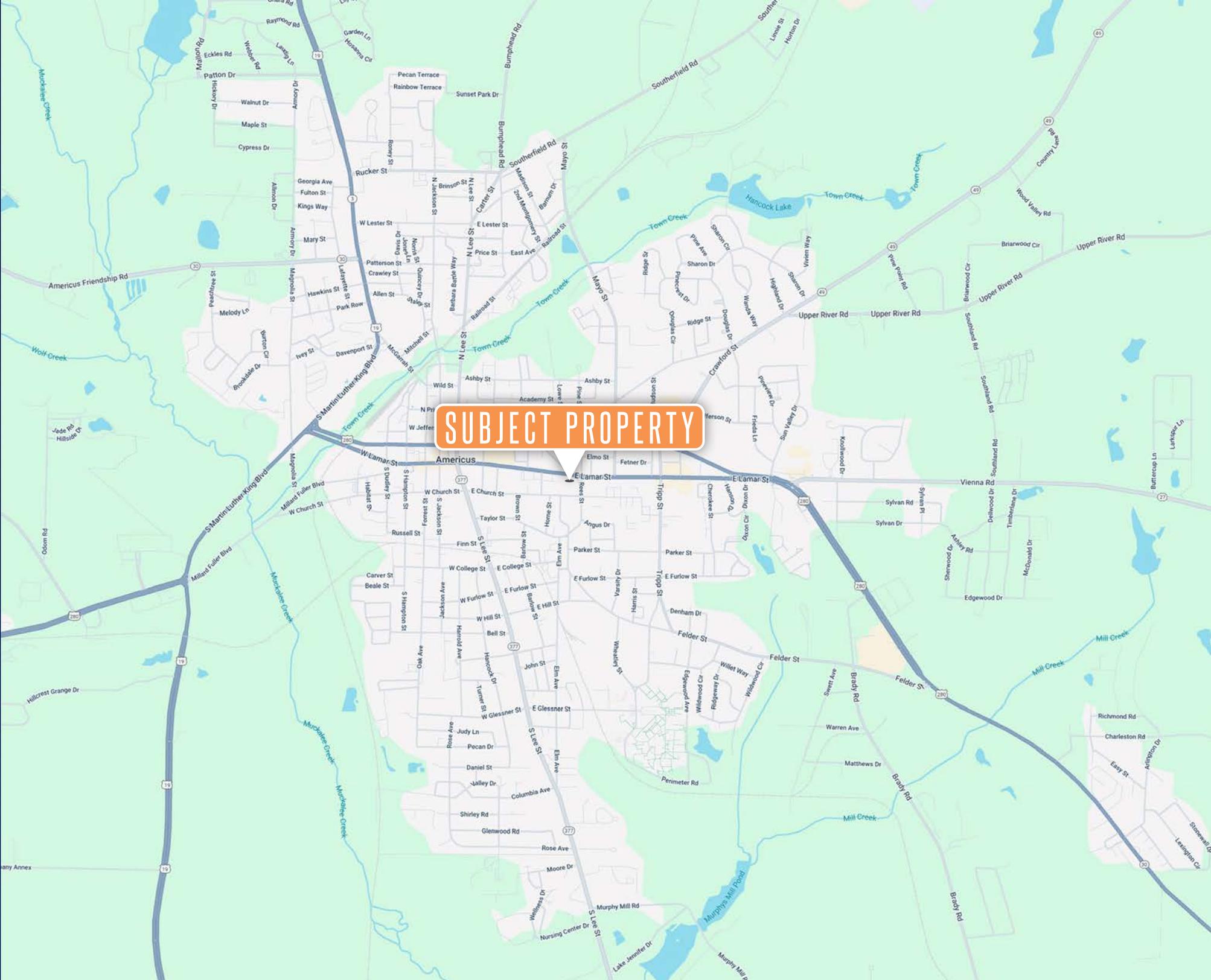
EMPLOYMENT

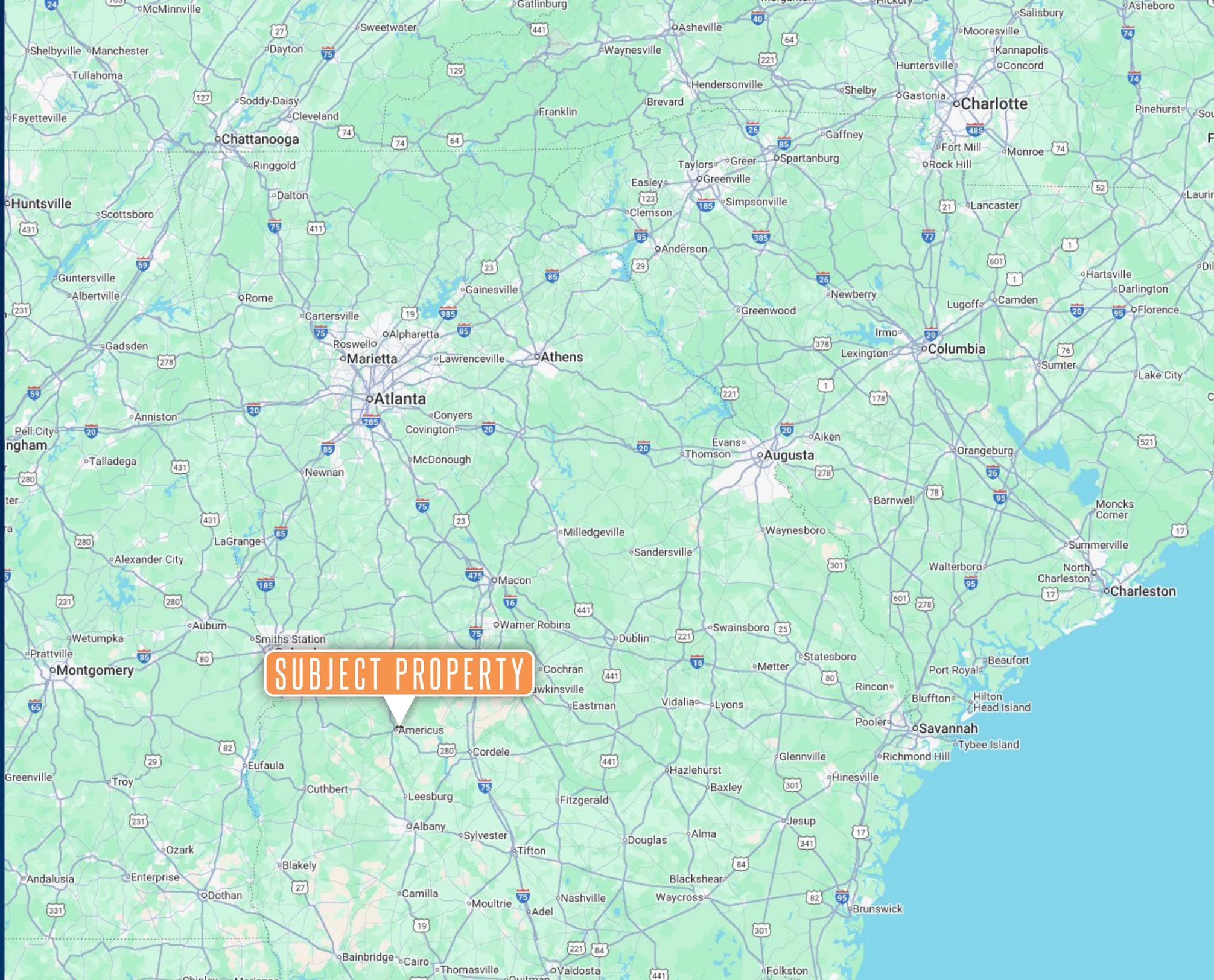


	1 Mile	3 Miles	5 Miles
2025 Daytime Pop.	7,016	20,342	22,889
2025 Unemployment	3.39%	2.87%	2.84%
Average Travel (Min)	19	18	18



SUBJECT PROPERTY





SUBJECT PROPERTY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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