

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



(S&P: BB | NYSE: VVV)

Brand New 15-Year Deal | 58,200 VPD | 10% Rent Bumps



2651 Powder Springs Road SW | Marietta, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412





OFFERING

Pricing	\$1,650,000
Net Operating Income	\$82,500
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	2651 Powder Springs Road SW Marietta, Georgia 30064
Rentable Area	1,674 SF
Land Area	0.52 AC
Year Built	2025
Tenant	Valvoline
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	11/1/2025
Lease Expiration	10/31/2040

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Valvoline	1,674	11/1/2025	10/31/2040	Year 1	-	\$6,875	\$82,500	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$7,563	\$90,750	10% Increases at Beg. of Each Option
				Year 11	10%	\$8,319	\$99,825	

15-Year Lease | Scheduled Rental Increases | Corporate Signed | New Construction

- The tenant just signed a 15-year lease with 4 (5-year) options to extend
- Corporate lease signature from Valvoline, LLC
- The lease features rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- The newly-constructed building features a state-of-the-art design with high-quality materials

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Outparcel to Lidl | Dense Retail Corridor | Wellstar Cobb Medical Center

- The asset is located at the signalized, hard corner intersection of East-West Connector and Powder Springs Rd which combined average 58,200 VPD
- The subject property is an outparcel to a Lidl
- The site is located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Home Depot, Lowe's, Target, Taco Bell, McDonald's, Kohl's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the asset is in close proximity to Wellstar Cobb Medical Center (387 beds) increasing consumer traffic to the immediate trade area

Local Demographics 5-Mile Trade Area | Six-Figure Incomes | Proximity to Atlanta

- More than 162,000 residents and 37,000 employees support the trade area
- An affluent average household income of \$113,001
- 20 miles from Atlanta

SITE OVERVIEW



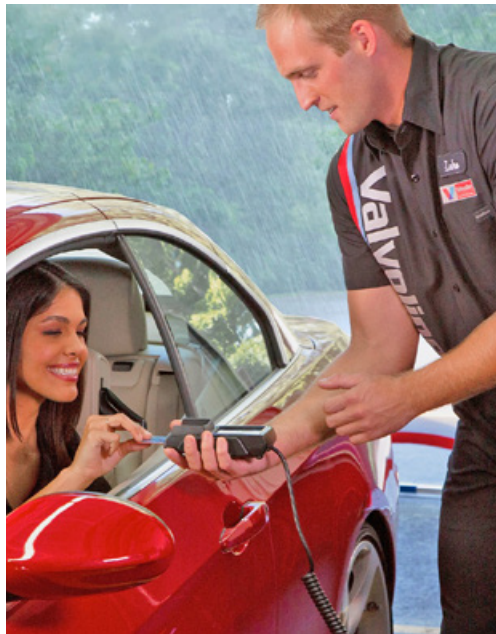
PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



VALVOLINE

valvoline.com

Company Type: Public (NYSE: VVV)

Locations: 2,100+

2024 Employees: 10,500

2024 Revenue: \$1.62 Billion

2024 Net Income: \$211.5 Million

2024 Assets: \$2.44 Billion

2024 Equity: \$185.6 Million

Credit Rating: S&P: BB

Valvoline Inc. (NYSE: VVV) delivers quick, easy, trusted service at approximately 2,100 franchised and company-operated service centers across the United States and Canada. The company completes more than 28 million services annually system-wide, from 15-minute stay-in-your-car oil changes to a variety of manufacturer-recommended maintenance services such as wiper replacements and tire rotations. At Valvoline Inc., it all starts with our people, including the 11,000 team members who are working to grow the core business, expand the company's retail network, and plan for the vehicles of the future.

Source: investors.valvoline.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Marietta, Georgia
Cobb County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



TBD (Under Construction)

TRAFFIC COUNTS



Powder Springs Road: 20,100 VPD
East-West Connector: 38,100 VPD

IMPROVEMENTS



There is approximately 1,674 SF of building area

PARKING



There are approximately 9 parking spaces on the owned parcel.
The parking ratio is approximately 5.38 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 19078900170
Acres: 0.52
Square Feet: 22,521

CONSTRUCTION



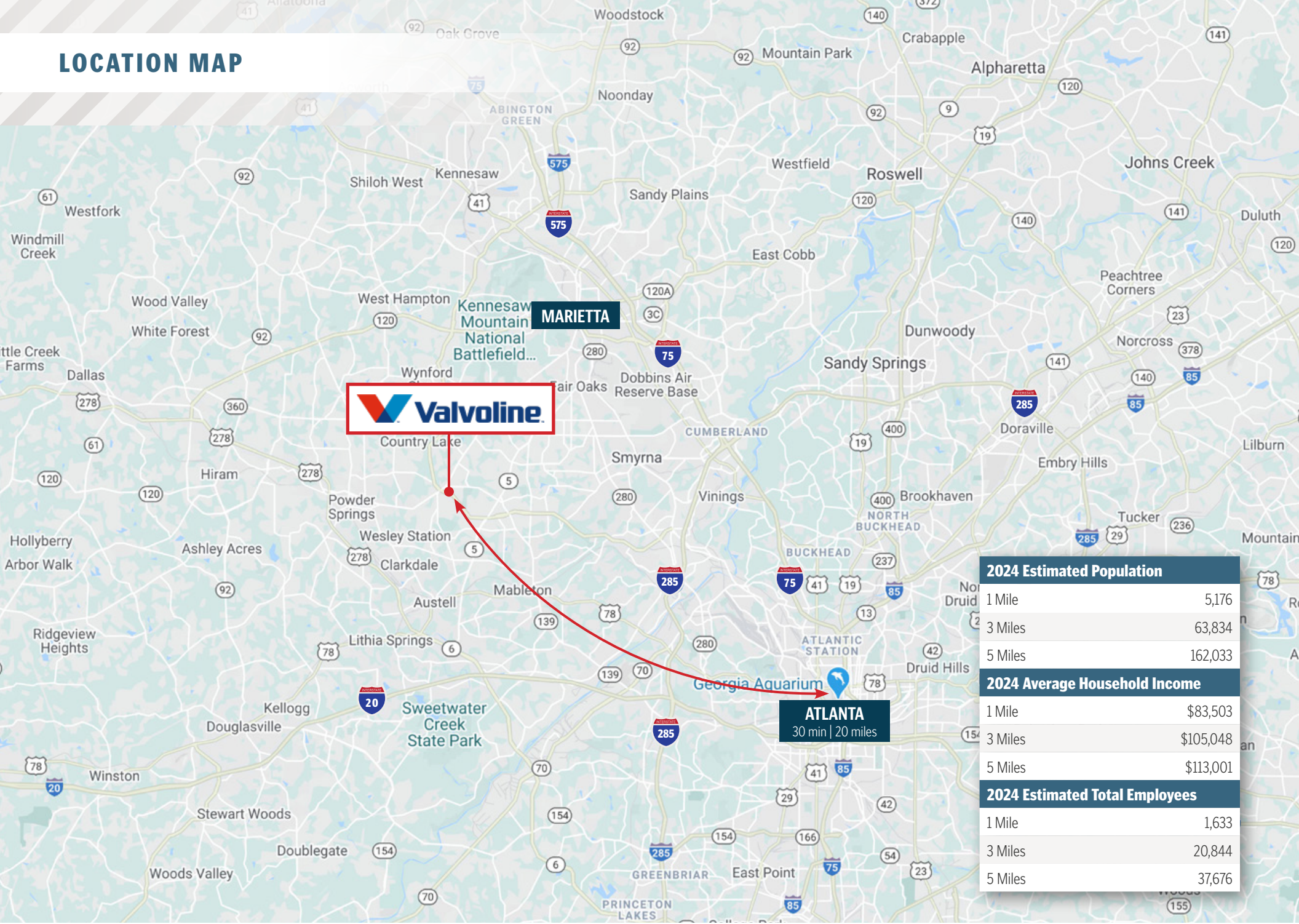
Year Built: 2025

ZONING



General Commercial

LOCATION MAP



2024 Estimated Population	
1 Mile	5,176
3 Miles	63,834
5 Miles	162,033
2024 Average Household Income	
1 Mile	\$83,503
3 Miles	\$105,048
5 Miles	\$113,001
2024 Estimated Total Employees	
1 Mile	1,633
3 Miles	20,844
5 Miles	37,676





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	5,176	63,834	162,033
2029 Projected Population	5,184	65,185	166,190
2024 Median Age	37.6	38.0	37.9
Households & Growth			
2024 Estimated Households	1,906	22,534	57,393
2029 Projected Households	1,916	23,185	59,305
Income			
2024 Estimated Average Household Income	\$83,503	\$105,048	\$113,001
2024 Estimated Median Household Income	\$77,187	\$81,512	\$86,266
Businesses & Employees			
2024 Estimated Total Businesses	211	1,763	3,766
2024 Estimated Total Employees	1,633	20,844	37,676



MARIETTA, GEORGIA

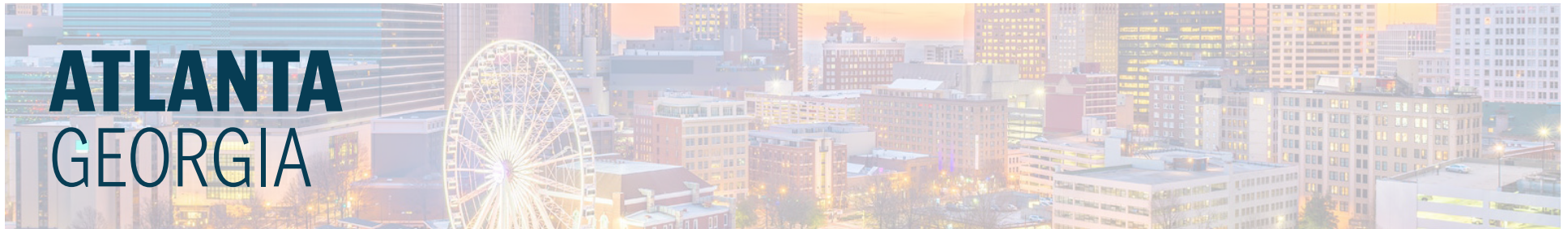
The City of Marietta is the county seat for Cobb County, Georgia with a population of 63,086 as of July 1, 2024.

The City became a center for trade and attracted wealthy visitors to its mild climate and “health giving” mineral springs. Marietta is located about 20 miles northwest of downtown Atlanta. The Atlanta Metropolitan area continues to be one of the fastest growing economies in the United States. The business environment outlook for Marietta continues to be favorable despite the economic downturn experienced by other regions of the country; in fact there are a number of redevelopment projects in the advanced planning and construction stages. The City of Marietta’s primary focus will be given to fostering small business growth and land uses oriented toward office, industrial, and business parks, which will be offering a variety of employment opportunities. The top employers within the city are Cobb County School District, WellStar Kennestone Hospital, YKK, Alere, Columbian Chemicals, C. W. Matthews Contracting Co., Tip Top Poultry, Marietta City Schools, U.S. Security Associates and Cobb County.

Marietta’s nearby Attractions are Six Flags White Water, Marietta Museum of History, Kennesaw Mountain National Battlefield Park, Root House Museum, Marietta/ Cobb Museum of Art and Zoo Atlanta Playspace.

Life University, Chattahoochee Technical College, Southern Polytechnic State University and Chattahoochee Technical College are some of the local colleges and universities.

Atlanta International is the nearest major airport.



ATLANTA GEORGIA

Busiest Airport in the World

#1



110,000,000 Passengers in 2019

THE ATLANTA MSA POPULATION IS 6.14M+

8TH LARGEST METRO IN THE COUNTRY | APPROX 1% ANNUAL POPULATION GROWTH

2022 MEDIAN
HOUSEHOLD INCOME
\$71,000



2022 MEDIAN
ATLANTA MSA AGE
36



2022 MEDIAN
HOME VALUE
\$395,000



MEAN TRAVEL
TIME TO WORK
32 minutes



**\$385B+
GDP**



**11th Largest in U.S.
22nd Largest in the World**

Notable Colleges & Universities in Atlanta

GEORGIA TECH, EMORY UNIVERSITY,
GEORGIA STATE UNIVERSITY



Downtown Atlanta



Fortune 500 Companies in Georgia

16 OF WHICH ARE LOCATED IN ATLANTA

The Home Depot	Newell Brands/Rubbermaid
AT&T	AGCO
UPS	Intercontinental Exchange
Coca Cola	Global Payments
The Southern Company	Asbury Automotive
WestRock	Graphic Packaging
Genuine Parts Co. (NAPA)	Veritiv
Delta Airlines	NCR Corp
Pulte Group	HD Supply
AFLAC	



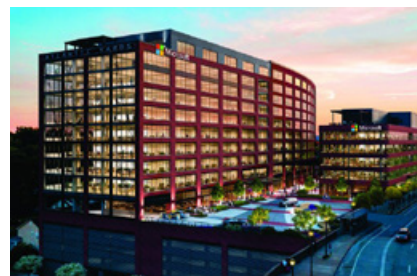
HOME TO **CORPORATE HEADQUARTERS**

CHICK-FIL-A
NCR
INSPIRE BRANDS
FOCUS BRANDS
HOOTERS

GEORGIA PACIFIC
MERCEDES BENZ
(North American HQ)
PORSCHE
(North American HQ)
CNN

THE WEATHER CHANNEL
COX MEDIA
TURNER BROADCASTING
RACETRAC PETROLEUM
NORFOLK SOUTHERN RAILWAY

ATLANTA IS HOME TO MULTIPLE MOVIE STUDIOS
AND HOSTED THE 1996 OLYMPICS



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as an active partner in the Atlanta community.



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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