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Offering Memorandum

Verizon Wireless

1445 North Expressway Griffin, GA 30223



Executive Summary



Sale Price	\$2,100,000
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Offering Summary

Cap Rate:	5.85%
NOI:	\$122,899.00
Building Size:	4,650 SF
Lot Size:	1.1 Acres
Year Built:	1982

Property Highlights

- Leased to Verizon Wireless (Cellco Partnership), a leading national wireless telecommunications provider with an established presence at the property.
- Current five-year renewal term through October 31, 2029, providing contractual income visibility to the investor.
- NNN lease structure with no landlord responsibilities
- Approximately 1.10-acre site located along N. Expressway in Griffin, Georgia.
- Located along N. Expressway near Walmart and other established retailers, benefiting from a well-developed commercial trade area.
- Established commercial location serving the Griffin market and surrounding communities, providing a stable setting for a national wireless tenant.
- Average household income demonstrates strong growth potential, increasing from \$93,800 to \$114,500 within the five-mile radius over the next five years.

Property Description

This investment offering presents the opportunity to acquire a Verizon Wireless-leased property located at 1445 N. Expressway in Griffin, Georgia. The property encompasses approximately 1.10 acres and is leased to Verizon Wireless under the Fourth Renewal Term, which commenced November 1, 2024 and extends through October 31, 2029.

The lease provides current annual base rent of \$122,899.44, or \$10,241.62 per month. The NNN lease structure places significant property-related obligations on the Tenant, including required insurance premiums and other expenses assigned under the Lease, providing an investor with a relatively passive income profile. The Fourth Amendment also confirms the continuation of the existing lease provisions except where specifically modified.

Location Description

The property is strategically located along N. Expressway in Griffin, Georgia, providing access to an established commercial corridor within the Griffin market. The location serves the surrounding residential and commercial areas of Griffin and provides a convenient setting for Verizon Wireless's customer-facing operations.

Griffin serves as a regional commercial center south of the Atlanta metropolitan area, with N. Expressway providing an important north-south connection through the community. The property's established commercial setting and accessible location support continued visibility and convenience for the Verizon Wireless tenancy.

Lease Abstract – Verizon



Tenant Overview

Tenant:	Verizon Wireless (VAW) LLC / Cellco Partnership
Square Feet:	4,650 SF
Lease Start Date:	November 17, 2004
Lease Expiration Date:	October 31, 2029
Annual Base Rent:	\$122,899
Current Reimbursement:	NNN

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/24–10/31/29	\$122,899	\$26.43

Tenant is responsible for applicable taxes, insurance requirements, utilities, maintenance, repairs, and other costs assigned under the Lease, including the obligations that remain in effect through the Fourth Renewal Term.

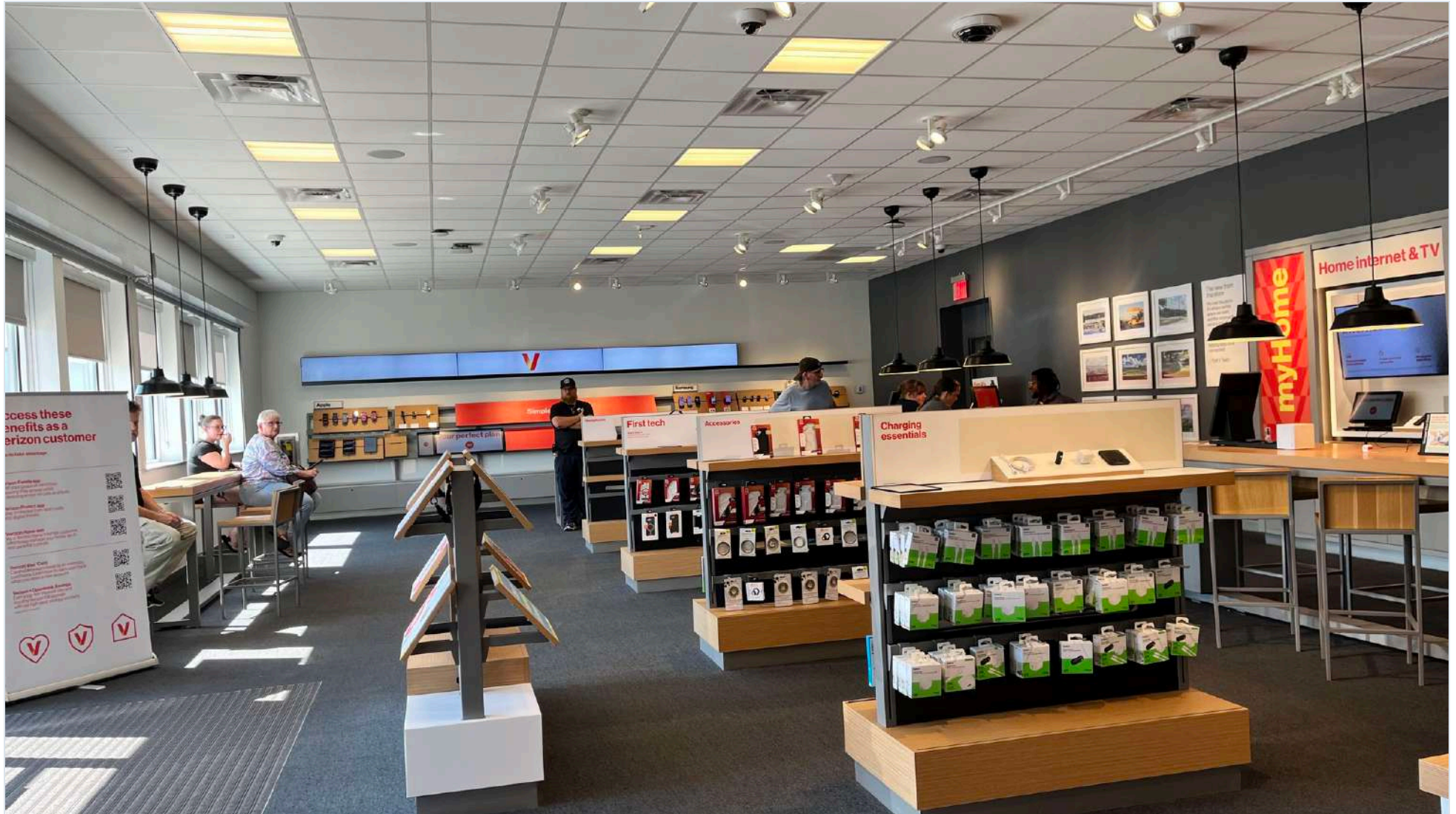
Adjacent to Walmart



Surrounding Area



Interior Photo



Additional Photos



Retailer Map



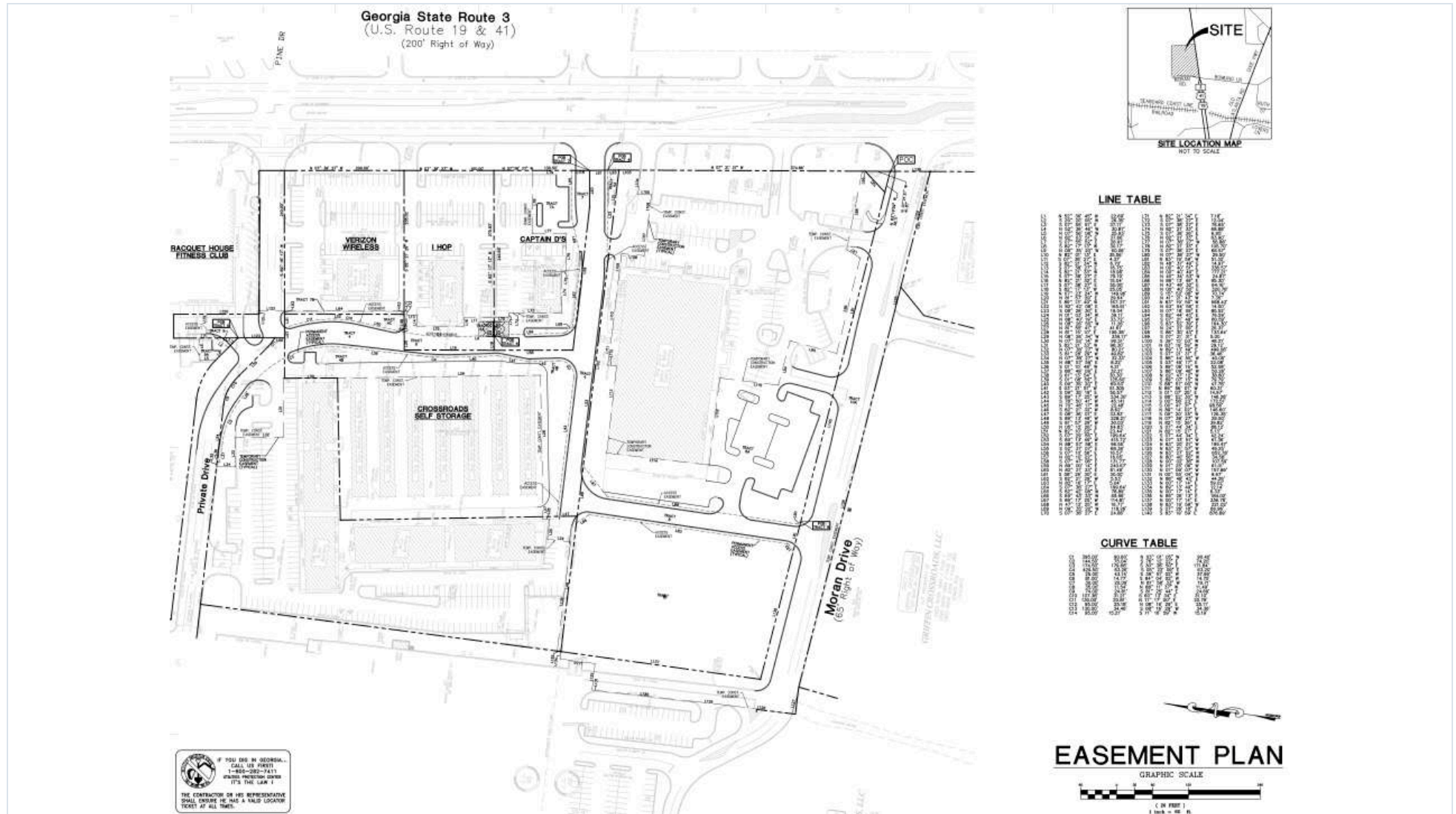
Retailer Map



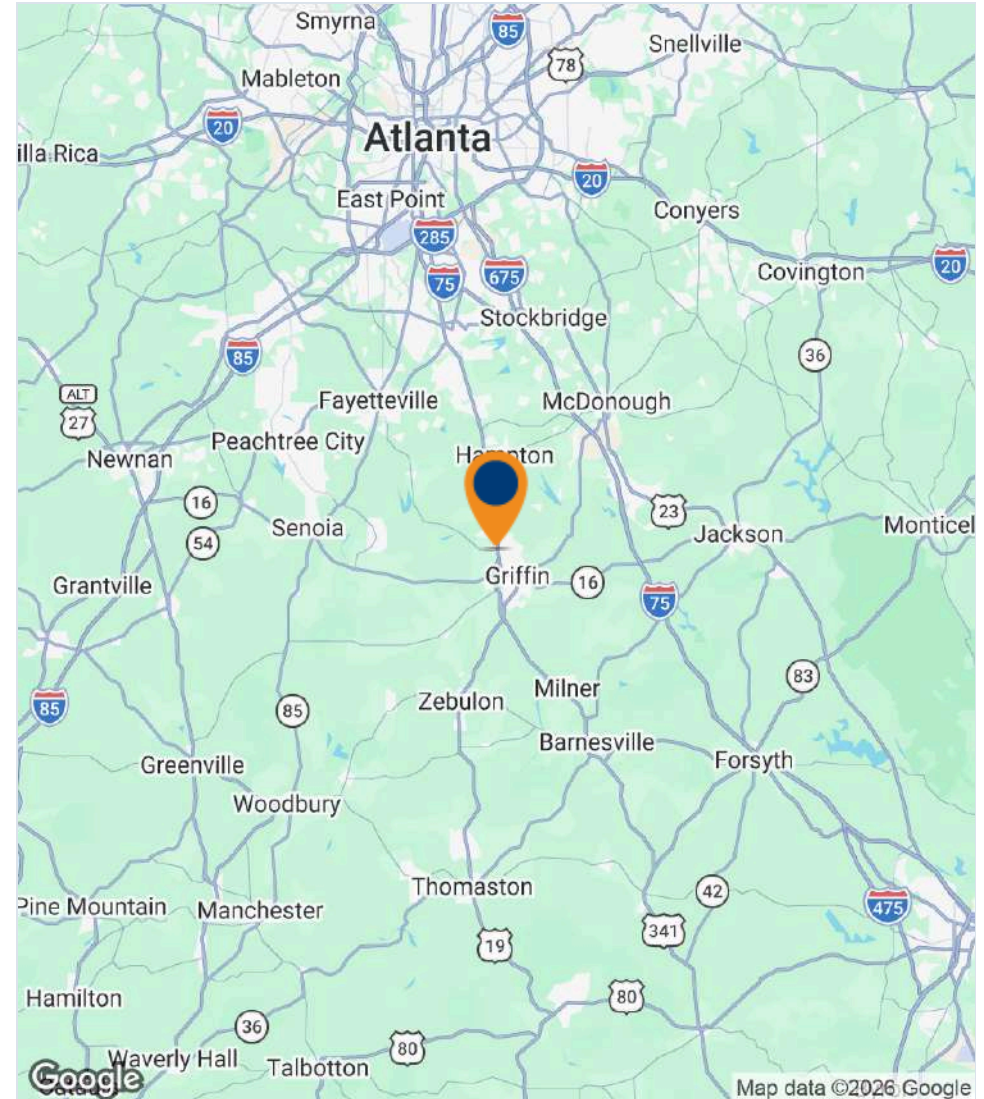
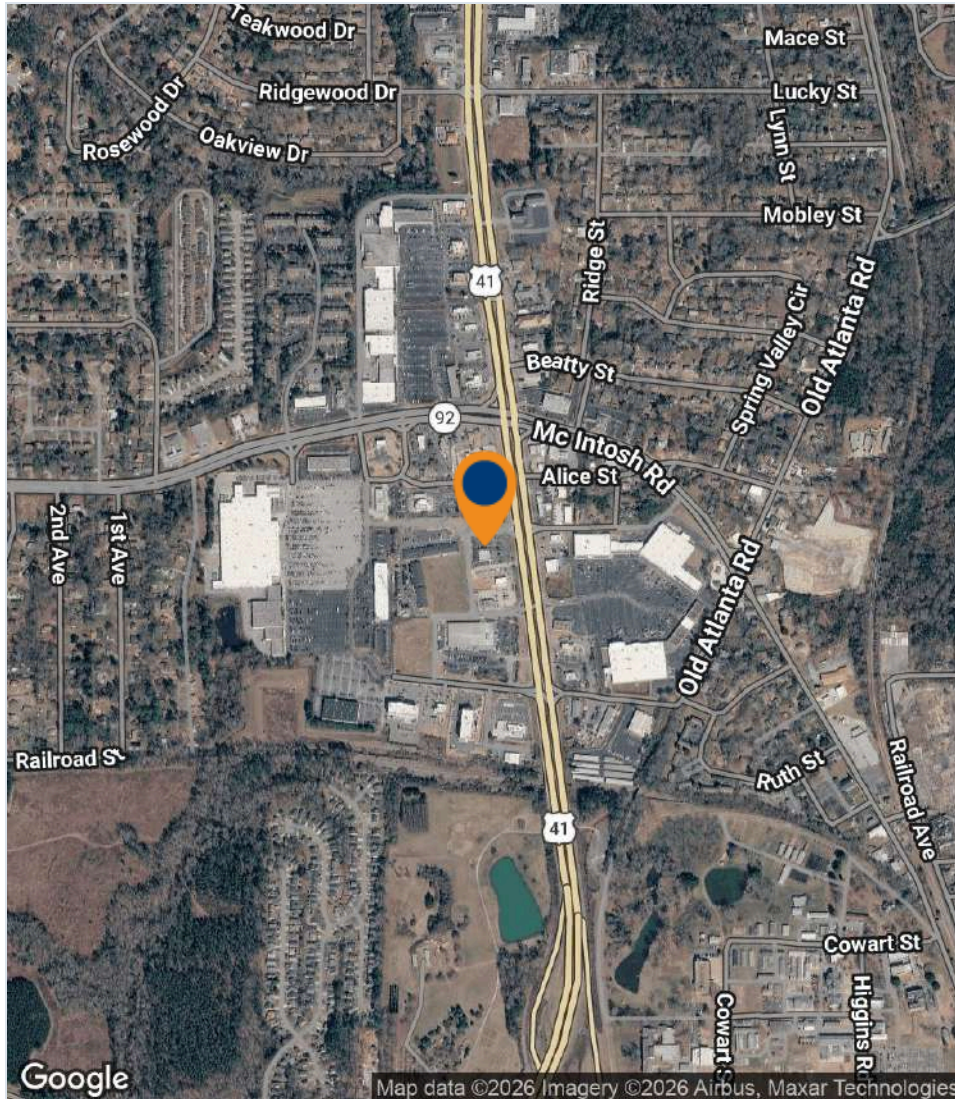
Year	Percentage
1990	70
1991	70
1992	75
1993	75
1994	75
1995	75
1996	70
1997	70
1998	75
1999	75
2000	80
2001	80
2002	75
2003	75
2004	75
2005	80
2006	80
2007	85
2008	85
2009	80
2010	80



Survey

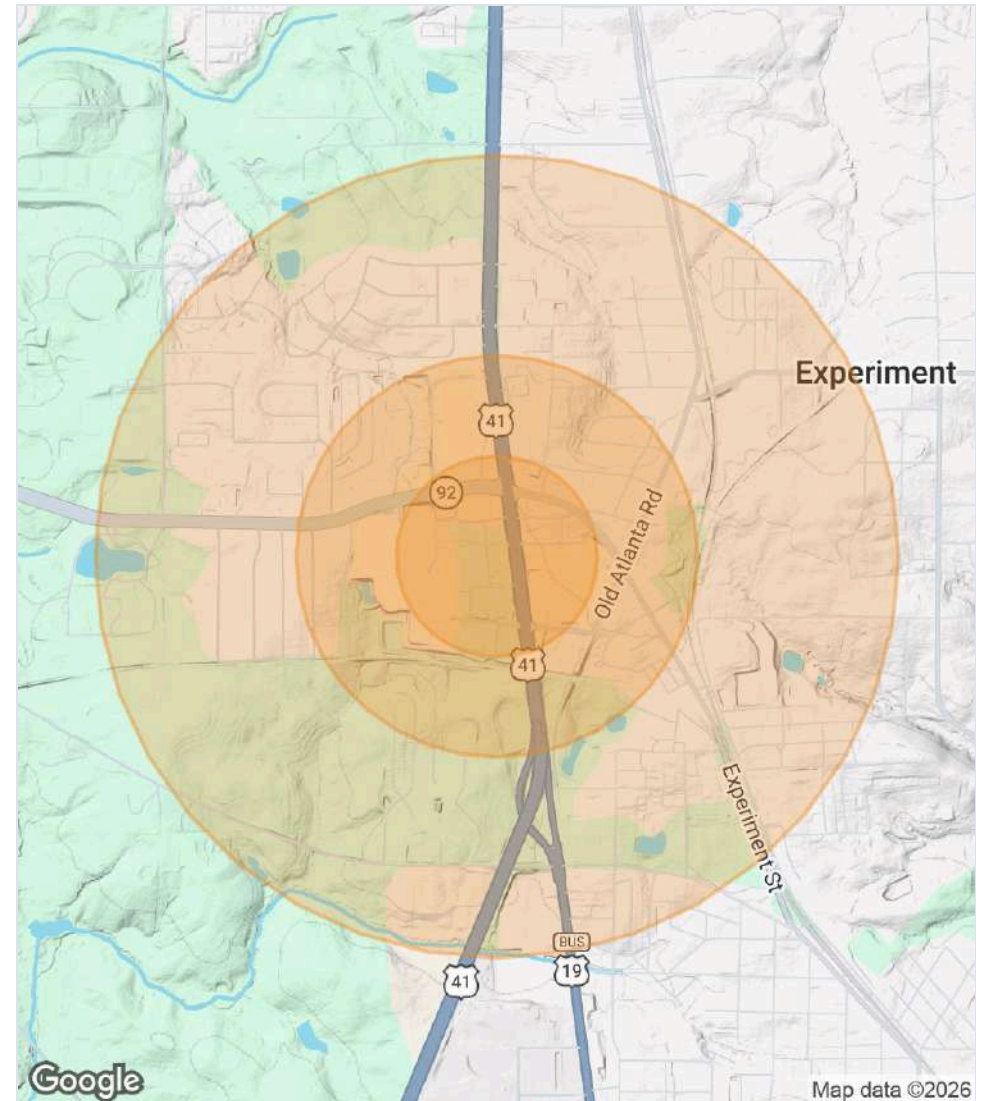


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	4,270	24,850	51,990
5 Year Projected	4,440	25,620	53,510
Households			
2025 Population	1,640	9,180	20,010
5 Year Projected	1,710	9,460	20,590
Income			
2025 Average Household Income	\$66,900	\$63,700	\$93,800
5 Year Projected	\$81,700	\$77,700	\$114,500



Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers

Coca-Cola

DELTA



Chick-fil-A

WestRock

State Farm

Google

CNN

NCR

ORKIN

Invesco

COX

newell
BRANDS

Microsoft

AT&T



Mercedes-Benz

TRUIST

PORSCHE

ups

PAPA JOHN'S

RaceTrac

EQUIFAX

GAS
SOUTH

salesforce

Arby's

tbs

PULTE
GROUP

LOCKHEED MARTIN

NAPA

Southern
Company

NORFOLK SOUTHERN



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Communication. Responsiveness. Results.

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LEASING

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TENANT REPRESENTATION



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Advisor Biographies Page



Elliott Kyle

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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 breadth 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.



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Chase Murphy is a Senior 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.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.