

FOR SALE

2491 TOBACCO ROAD
HEPHZIBAH, GA



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

Absolute 20-Year NNN Lease | +/- 2,700 SF | 1.31 Acres | Zero Landlord Responsibilities

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Georgia License Number: 445386



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2491 TOBACCO ROAD

HEPHZIBAH, GA

SALE PRICE	\$2,254,000
CAP Rate	6.71%
NOI	\$151,200
LEASE TYPE	Absolute NNN
LEASE TERM	20 Years (January 2020)
LEASE EXPIRATION	January 31, 2040
RENEWAL OPTIONS	(3) 5-Year Options
RENT ESCALATIONS	5% Every 5 Years
DRIVE THRU	Yes
BUILDING SIZE	2,700 SF
LOT SIZE	1.31+/- Acres
PARKING SPACES	34
ZONING	B-2 (General Business)
YEAR BUILT	2015
TMS	141-4-004-00-0

Rent Schedule

Years 1-5	\$ 144,000.00
*Years 6-10 (current rent)	\$ 151,200.00
Years 11-15	\$ 158,760.00
Years 16- 20	\$ 166,698.00
Years 21-25 (Option 1)	\$ 175,032.90
Years 26-30 (Option 2)	\$ 183,784.55
Years 31-35 (Option 3)	\$ 192,973.77





Bill Beazley
HOMES

Diamond Lakes
Elementary School

BI-LO

FAMILY DOLLAR

Public Storage



SUBWAY

CITITRENDS

H&R
BLOCK



Little Caesars

O'Reilly
AUTO PARTS

Advance
Auto Parts



jiffy lube



WELLS FARGO

GREENWICH



Waffle House



SONIC

DOLLAR TREE

cricket

Walmart

Walgreens



Hardee's

Windsor Spring Rd

Windsor Spring
Baptist Church

POPEYES

LOUISIANA KITCHEN

DOLLAR
GENERAL

Tobacco Rd

Bill Beazley
HOMES

Diamond Lakes
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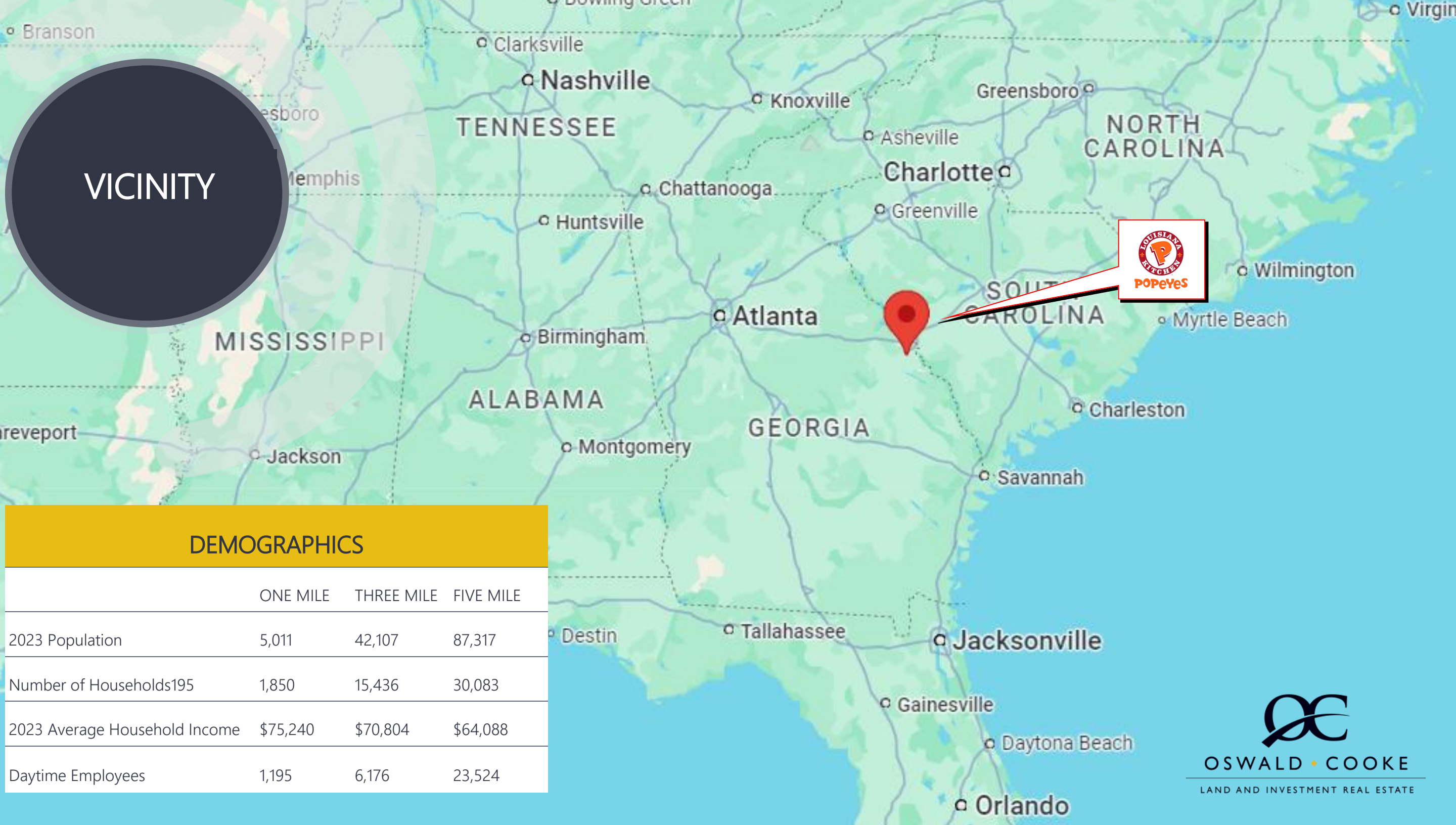
Windsor Spring Rd

DOLLAR
GENERAL



POPEYES
LOUISIANA KITCHEN

Windsor Spring
Baptist Church



VICINITY



DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2023 Population	5,011	42,107	87,317
Number of Households	1,850	15,436	30,083
2023 Average Household Income	\$75,240	\$70,804	\$64,088
Daytime Employees	1,195	6,176	23,524



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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.

