

OFFERING MEMORANDUM

SUPERMARKET PARAISO 3

1554 S Lumpkin Rd, Columbus, GA 31903



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Chase Murphy

404.812.8925
cmurphy@skylineseven.com

Evan Bauman

404.977.5890
ebauman@skylineseven.com

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary

Sale Price

\$1,040,000

Offering Summary

NOI:	\$61,002
Building Size:	9,900 SF
Lot Size:	1.05 Acres
Year Built:	1996

Property Highlights

- Single-tenant investment occupied by Supermarket Paraiso 3
- ±9,900 SF freestanding building situated on a ±1.05-acre corner lot with excess surface parking
- Supermarket Paraiso 3 recently signed a new lease through 12/31/2026, with a three-year renewal option extending through 12/31/2029
- Beginning January 1, 2027, Supermarket Paraiso 3 will begin reimbursing its pro rata share of property taxes and insurance, providing future expense recovery upside
- Highly visible corner location with multiple points of ingress and egress
- Immediate adjacency to McDonald's and CVS, reinforcing the strength of the surrounding retail corridor
- Located along S Lumpkin Road, a primary commercial corridor in Southeast Columbus with strong visibility and access, and traffic counts exceeding 10,200 VPD
- Positioned within an established residential trade area serving Southeast Columbus neighborhoods
- Population, households, and household incomes within the trade area are projected to grow steadily over the next five years, supporting long-term tenant demand



Property Description

This ±9,900 SF single-tenant retail property was constructed in 1996 and is situated on a ±1.05-acre corner parcel in Southeast Columbus, Georgia. The property is fully occupied by Supermarket Paraiso 3, a well-established grocery operator serving the surrounding community.

The site features excellent visibility, ample parking, and multiple points of access, making it well-suited for high-traffic retail use. Its strategic location along S Lumpkin Road places the property within a strong commercial corridor supported by national retailers including McDonald's and CVS. Surrounded by stable residential neighborhoods and benefiting from steady population and household income growth, the property represents an opportunity to acquire a well-located, single-tenant net-lease asset with built-in rental stability and long-term income durability in an established Columbus submarket.

Aerial Photo



Aerial Photo



Aerial Photo



Net Operating Income



Income Summary

Gross Scheduled Income	\$77,700
Other Income	-
Total Scheduled Income	\$77,700
Vacancy Cost	\$0
Gross Income	\$77,700

Expense Summary

Property Taxes	\$10,157
Insurance	\$6,540
Gross Expenses	\$16,697
Net Operating Income	\$61,002

Note: The tenant pays an additional \$800/month to lease the extra 1,300 SF space (suite 3).

Lease Abstract



Supermarket Paraiso 3 (Suites 1, 2, 3)

Square Feet:	9,900 SF
Lease Start Date:	11/01/2025
Lease Expiration Date:	12/31/2026
Annual Base Rent:	\$66,000
Current Reimbursement:	Gross (NN beginning 01/01/2027)

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/2025-12/31/2026 (Current)	\$66,000	\$7.67
Renewal Option Term		
01/01/2027-12/31/2029	\$66,000	\$7.67

Landlord is responsible for payment of real estate ad valorem taxes and maintaining insurance on the building. Beginning January 1, 2027, Landlord will bill Tenant for its pro rata share of property taxes and insurance through monthly estimated reimbursements, subject to annual reconciliation. Landlord is also responsible for maintaining the roof, foundations, exterior walls (excluding glass and exterior doors), and underground utility and sewer lines located outside the building, and for delivering the existing HVAC system in good working order.

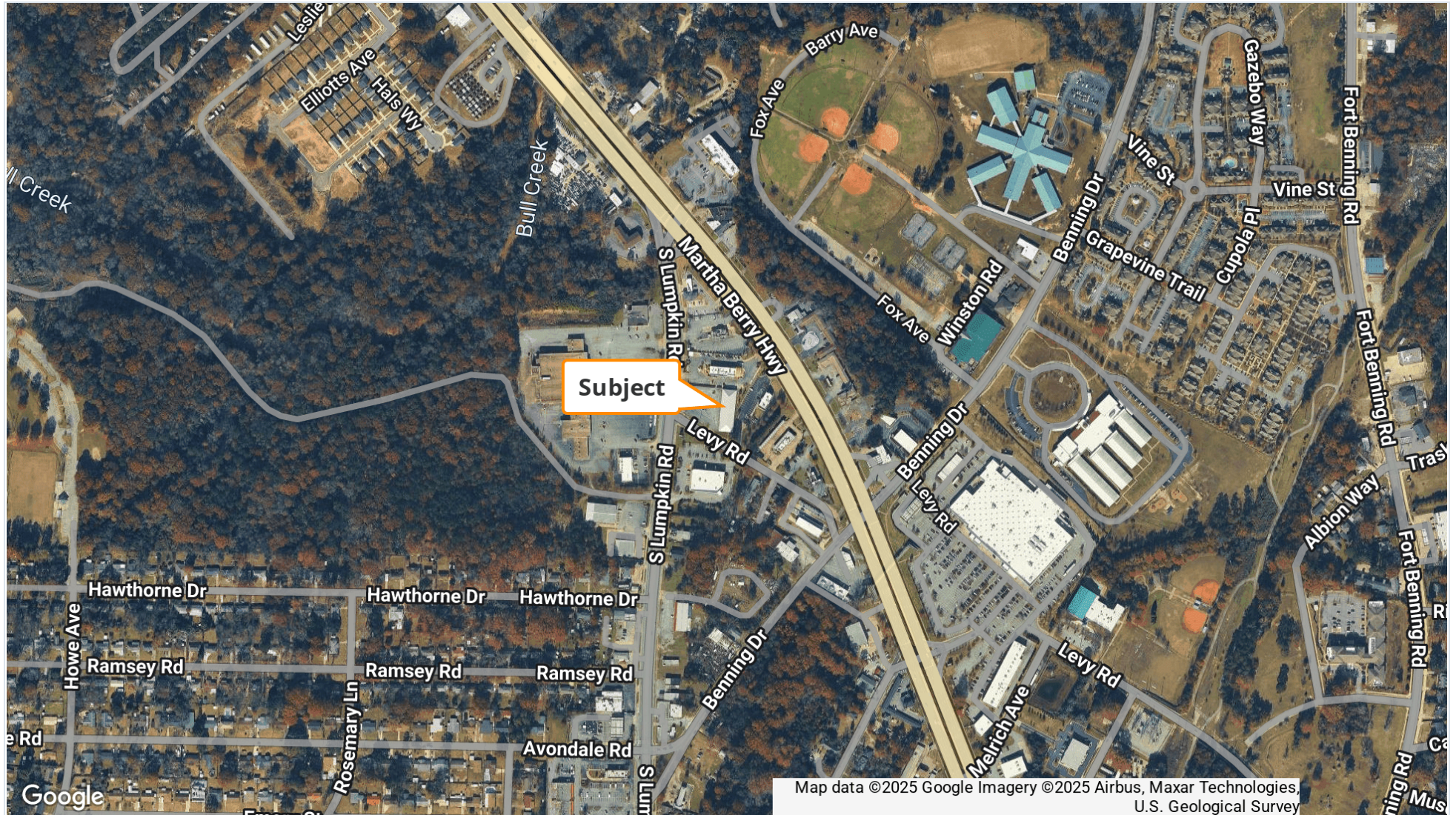
Tenant reimburses Landlord for its pro rata share of property taxes and building insurance beginning January 1, 2027, with annual true-ups for overages or shortages. Tenant is responsible for all utilities, including trash service, and for insuring the contents and personal property within the premises. Tenant maintains and repairs the interior of the building, including full responsibility for HVAC maintenance and replacement, monthly air filter replacement, and annual HVAC servicing. Tenant also maintains the parking lot, landscaping, sidewalks, and dumpster areas, and returns the premises in good condition at lease expiration, ordinary wear and casualty excepted.

Note: Tenant paid \$11,000 in prepaid rent pursuant to the Right to Occupy provision of the lease, representing two months of rent; this amount is non-recurring. They have one three-year renewal option extending the lease term through 12/31/2029, with NN reimbursements beginning 01/01/2027.

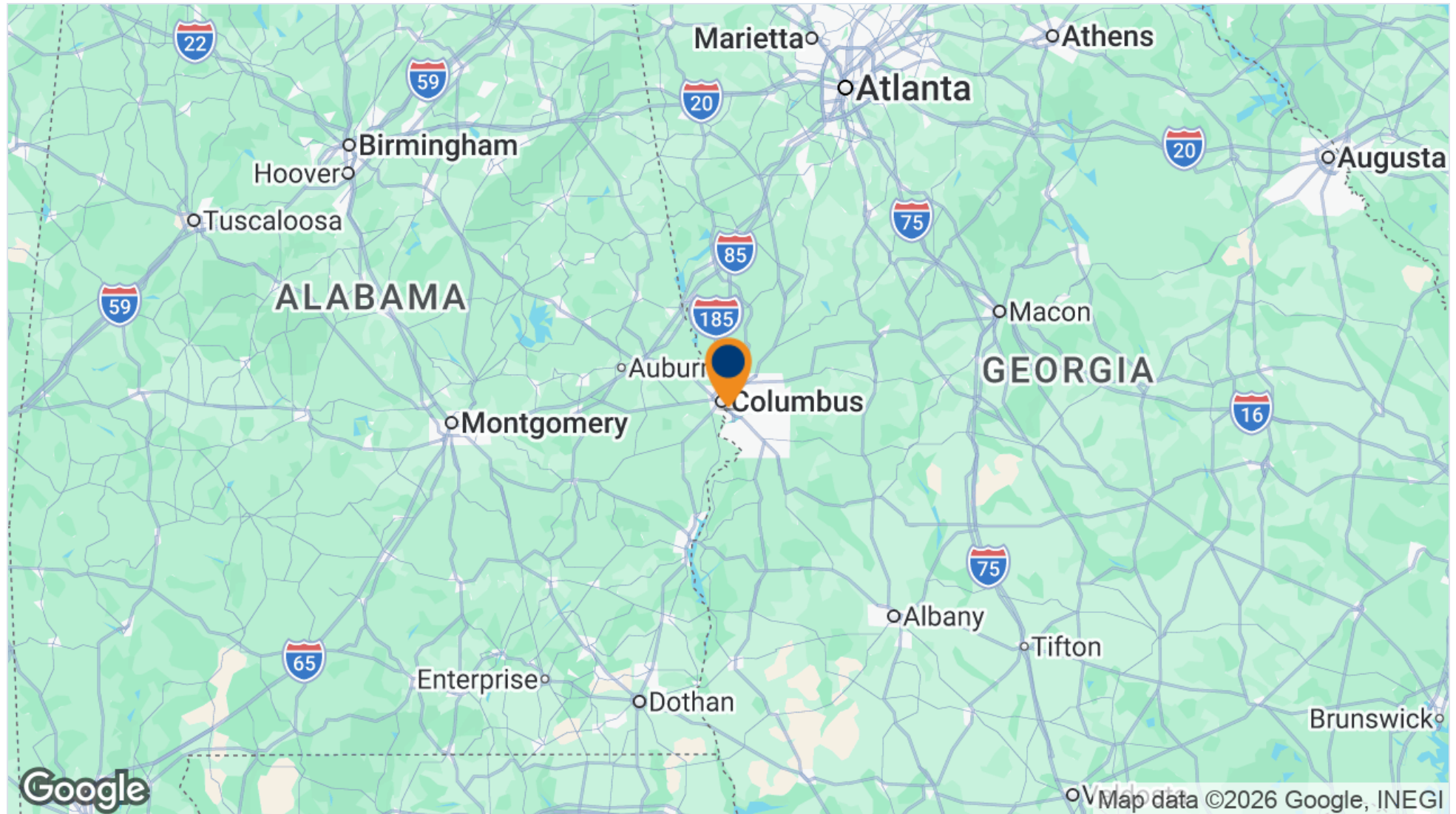
Retailer Map



Aerial Map

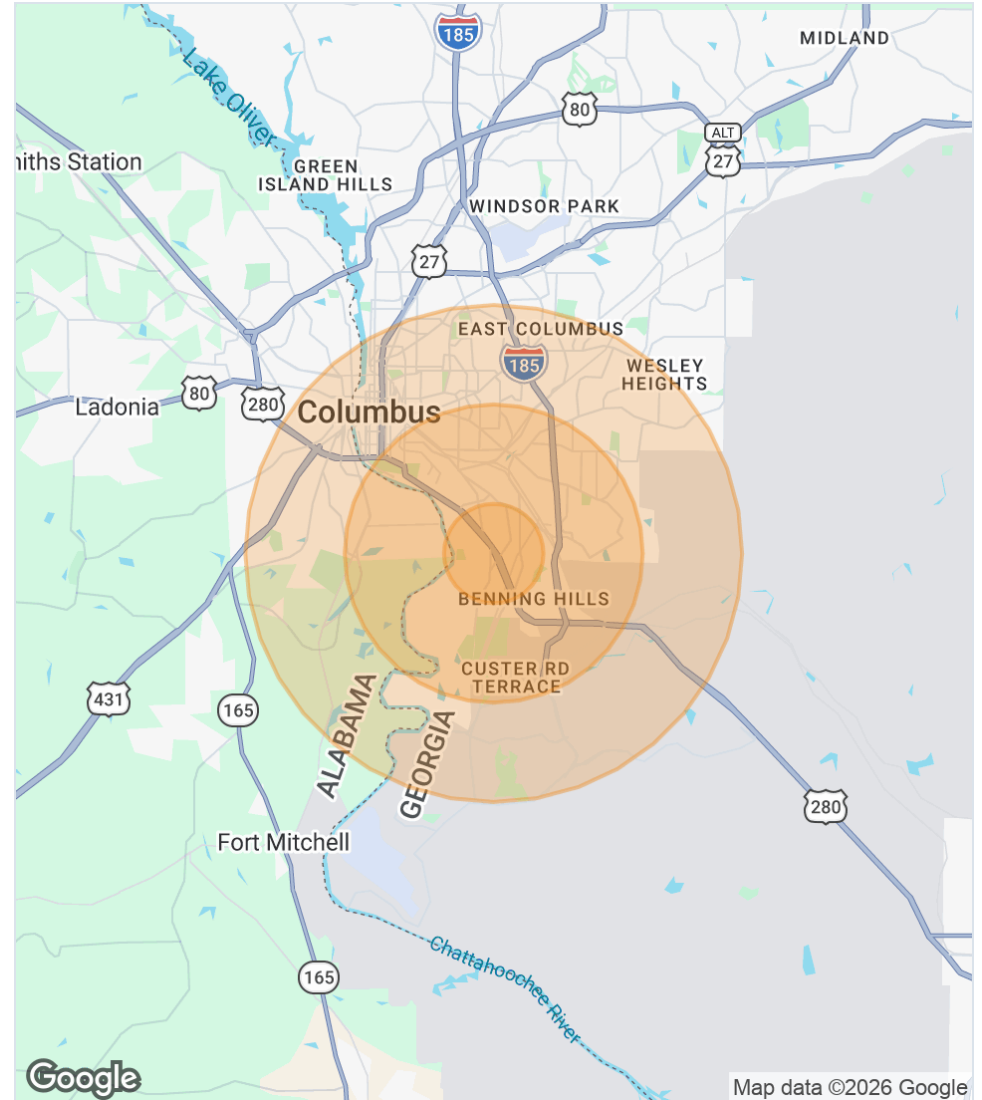


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	5,915	51,388	109,105
2024 Population	6,405	52,422	108,813
5 Year Projected	6,408	52,609	109,750
Households			
2020 Households	2,491	18,221	40,408
2024 Households	2,686	20,405	42,895
5 Year Projected	2,687	20,509	43,308
Income			
2020 Average Household Income	\$31,025	\$46,078	\$49,894
2024 Average Household Income	\$39,577	\$54,080	\$60,069
5 Year Projected	\$44,683	\$61,067	\$68,575



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

**SVP
Partner**

ekyle@skylineseven.com
404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath 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.



Chase Murphy

**SVP
Partner**

cmurphy@skylineseven.com
404.812.8925

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.



Evan Bauman

**Investment Sales
Associate**

ebaum@skylineseven.com
404.977.5890

Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.