

FREE STANDING SINGLE TENANT

NN Investment Opportunity

verizon^v

NYSE: VZ S&P: BBB+

Signalized, Hard Corner Intersection (45,000 VPD) | Near Riverbend Shopping Center (5.7M+ Annual Visits)



805 Broad Street

ROME GEORGIA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



KYLE FANT

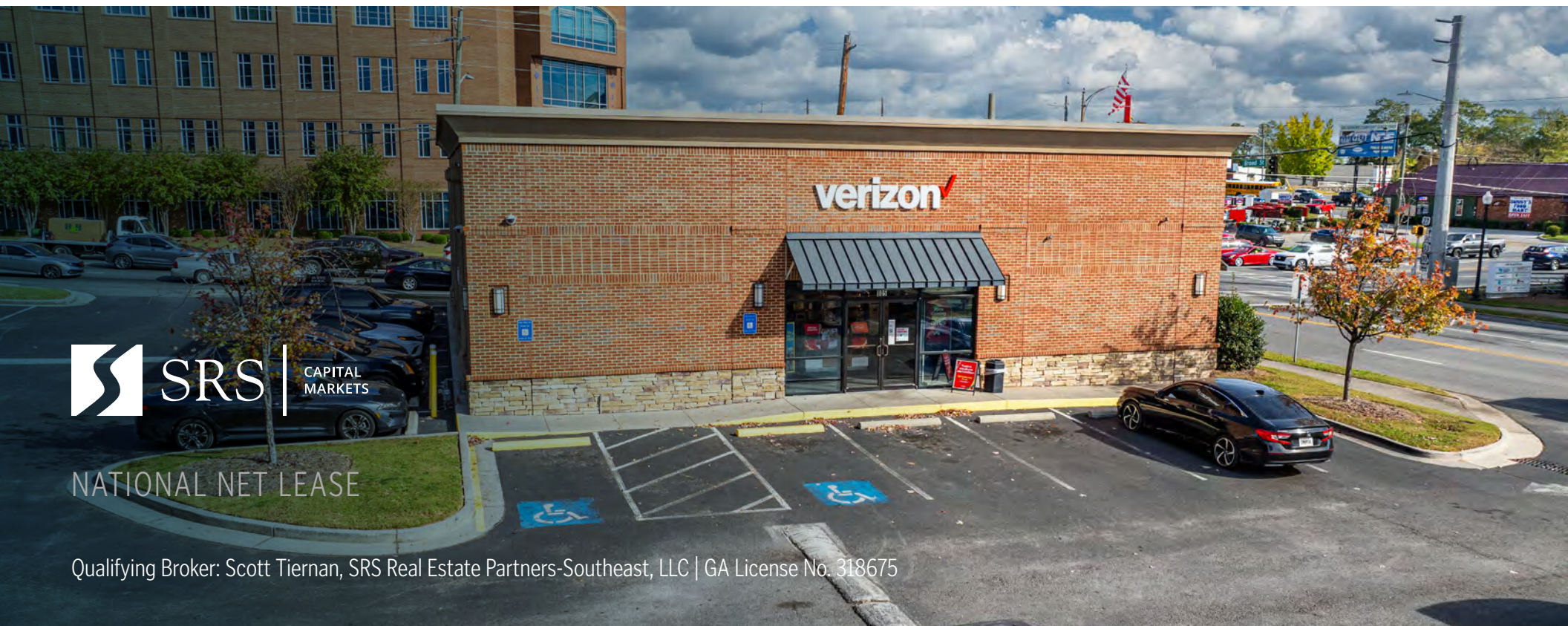
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Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in freestanding, NN leased, Verizon investment property located in Rome, Georgia. The tenant has approximately 4 years remaining with 1 (5-year) option to extend. The lease features a 10% rental increase at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with minimal landlord responsibilities making it an ideal, low-management investment opportunity for an out of state investor. Founded in 2000, Verizon is one of the world's leading providers of technology and communication services and generated revenue exceeding \$134 billion in 2023.

The asset has excellent visibility at the signalized, hard corner intersection of Broad Street and Turner McCall Boulevard (combined 45,000 VPD). The site receives significant consumer traffic from its position at the heavily trafficked intersection in addition to crossover retail exposure derived from nearby national/credit tenants. Turner McCall Boulevard is the primary retail thoroughfare serving the city of Rome, featuring major retailers including Home Depot, Publix Super Market, ALDI, and the Riverbend Shopping Center, a large-scale retail center less than 1/2-mile from Verizon. The centers receive a combined 5.7 million annual visits (per Placer.ai) and are anchored by national retailers such as Kroger, T.J. Maxx, Kohl's, Ross, and Barnes & Noble. The surrounding area serves as the primary retail destination in Northwest Georgia due to its concentration of retail space as there is over 1.8 million square feet of retail building within 1-mile of the subject property. Furthermore, the site has access to a direct consumer base as the 5-mile trade area is supported by a population of over 59,100 residents and 35,700 employees with an average household income of \$84,076.

PROPERTY PHOTOS





OFFERING

Price	\$2,857,000
Net Operating Income	\$200,000
Cap Rate	7.00%
Guaranty	Corporate
Tenant	Verizon Wireless
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	4,000 SF
Land Area	0.67 Acres
Property Address	805 Broad Street Rome, Georgia 30161
Year Built	2006
Parcel Number	J13Y- -013 -
Ownership	Fee Simple (Land & Building Ownership)



Freestanding | Corporate Guaranteed | Option To Extend | Well Known & Established Tenant | Long Term Occupancy

- The tenant, Verizon Wireless, has occupied the site for over 18-years and has approximately 4 years remaining with 1 (5-year) option to extend
- The lease features a 10% rental increase at the beginning of each option period, steadily growing NOI and hedging against inflation
- Founded in 2000, Verizon is one of the world's leading providers of technology and communication services and generated revenue exceeding \$134 billion in 2023

NN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to the roof and structure
- Ideal, low-management investment for a passive investor

Retail Corridor | Near Riverbend Shopping Center (5.7M+ Visits) Signalized, Hard Corner Intersection (Combined 45,000 VPD)

- The site is strategically located at the signalized, hard corner intersection of Broad Street and Turner McCall Boulevard (combined 45,000 VPD)
- Verizon receives significant retail exposure and consumer traffic from its position less than 1/2-mile from the Riverbend Shopping Center
- The retail center is one of the top shopping destinations in Northwest Georgia, anchored by national brands including Kroger, T.J. Maxx, Kohl's, Ross, and Barnes & Noble, and receiving over 5.7 million annual visits (per Placer.ai)
- Other nearby retailers include Home Depot, Publix Super Market, and ALDI

Strong Demographics In 5-Mile Trade Area

- More than 59,100 residents and 35,700 employees support the trade area
- \$84,076 average household income

LOCATION



Rome, Georgia
Floyd County

ACCESS



Broad Street/State Highway 293: 1 Access Point
Turner McCall Boulevard NE: 1 Access Point

TRAFFIC COUNTS



Broad Street/State Highway 293 14,000 VPD
Turner McCall Boulevard NE: 31,000 VPD

IMPROVEMENTS



There is approximately 4,000 SF of existing building area

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 7.11 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: J13Y- -013 -
Acres: 0.67
Square Feet: 29,185

CONSTRUCTION



Year Built: 2006

ZONING



C-C Community Commercial



SHORTER UNIVERSITY

MIDTOWN CROSSING SHOPPING CENTER
HOBBY LOBBY
Staples

VT INDUSTRIES

ADVENTHEALTH REDMOND

RIVERWALK

COURTYARD BY MARRIOTT

ATRIUM HEALTH FLOYD MEDICAL CENTER

DUNKIN'

Publix

DOLLAR GENERAL

BUFFALO WILD WINGS

Olive Garden
Starbucks

BARRON STADIUM

VILLAGE SHOPPING CENTER

ONE REALTYGROUP EDGE

ALDI
KFC
Applebee's
Sonic Drive-Ins

First National Community Bank

Brinson Askew Berry
ATTORNEYS AT LAW

HISTORIC DOWNTOWN
ROME GEORGIA

Dove's

Rome Floyd Chamber

SYNOVUS

Days Inn BY WYNDHAM



14,000 VEHICLES PER DAY

AMERICAN FOREST MANAGEMENT

Hampton

verizon

31,000 VEHICLES PER DAY



MANCO Logistics Corp



BROAD ST.

TURNER MCCALL BLVD NE

PROGRESSIVE





EAST BEND

KOHL'S
 Orangetheory FITNESS
 OLD NAVY
 five BELOW
 goodwill
 DISCOUNT TIRE

THE HOME DEPOT

BURGER KING

Bojangles

TACO BELL
 Wendy's
 McDonald's
 Domino's Pizza

RIVERBEND SHOPPING CENTER
 T.J. Maxx
 Michaels
 BARNES & NOBLE
 Kroger
 ROSS DRESS FOR LESS
 HIBBETT

the Y

CENTRAL PLAZA
 DOLLAR GENERAL
 UPS

STATE HIGHWAY 101

31,000
 VEHICLES PER DAY

28,300
 VEHICLES PER DAY

IdealMeals RESTAURANT

16,200
 VEHICLES PER DAY

CVS pharmacy

LIBERTY TAX

TURNER MCCALL BLVD NE

AutoZone
 Hardee's

Rome News-Tribune

Allstate

GP FEDERAL Credit Union

Checkers

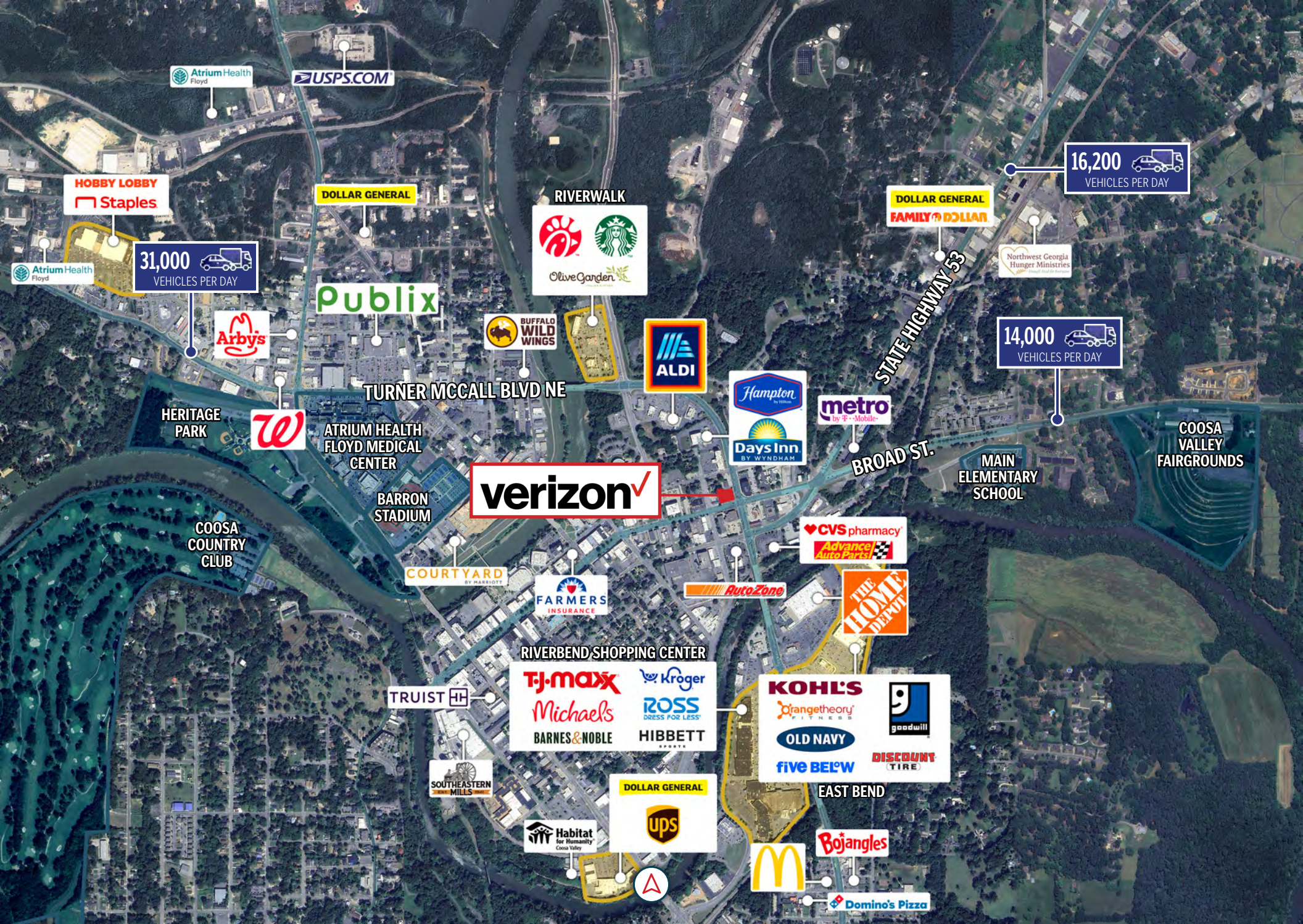
MANCO Logistics Corp

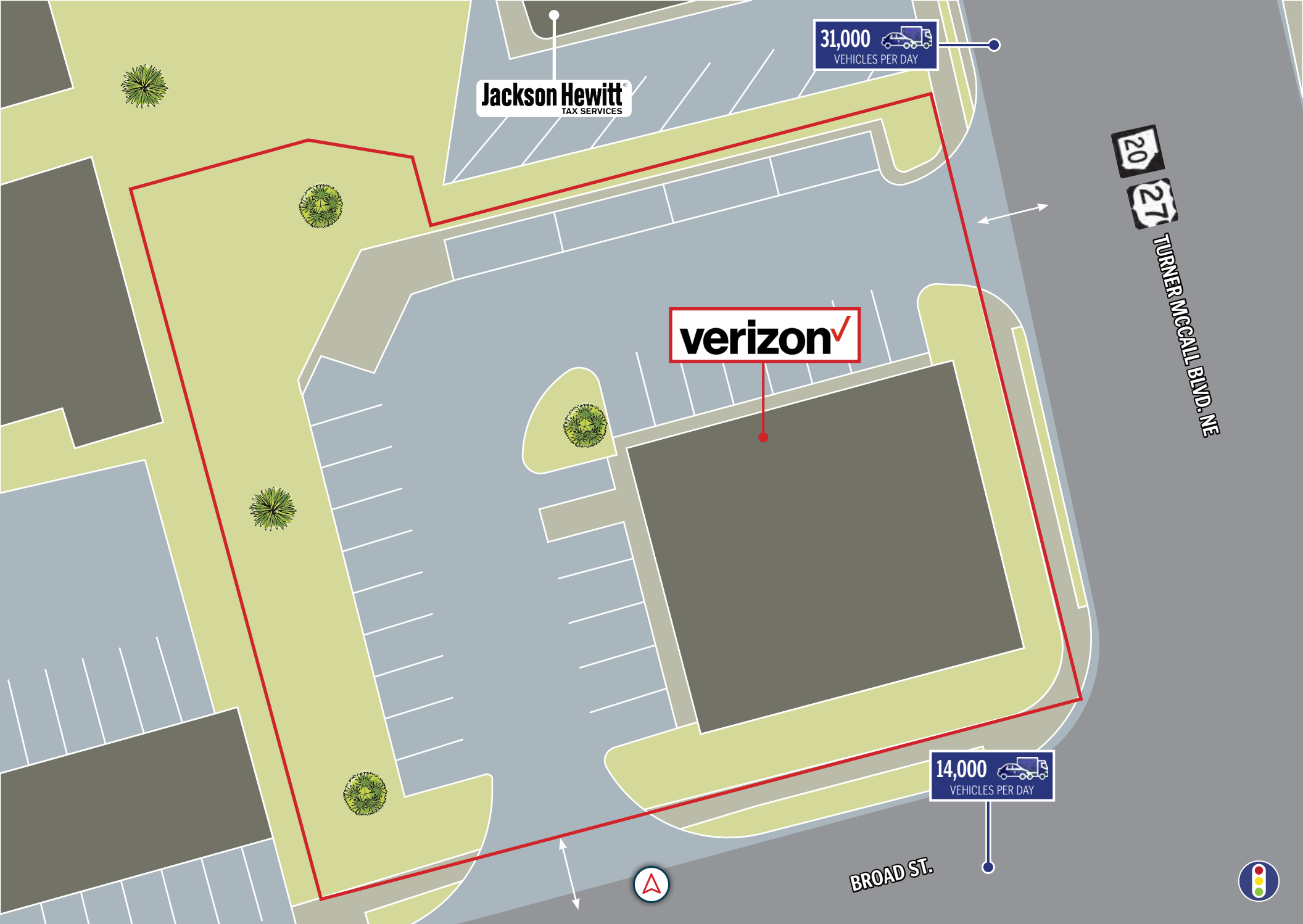
verizon

14,000
 VEHICLES PER DAY

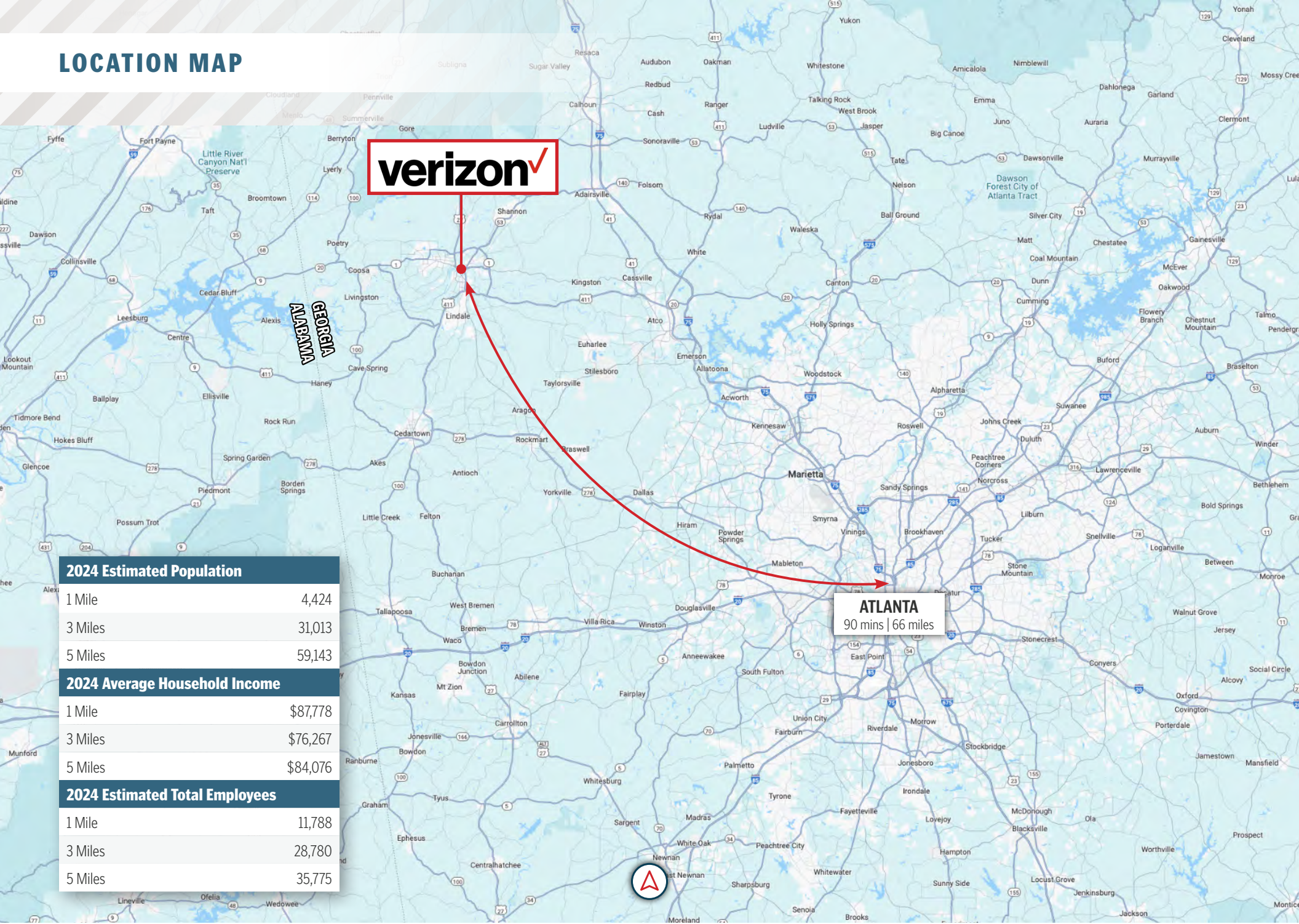
PROGRESSIVE

BROAD ST.





LOCATION MAP



2024 Estimated Population

1 Mile	4,424
3 Miles	31,013
5 Miles	59,143

2024 Average Household Income

1 Mile	\$87,778
3 Miles	\$76,267
5 Miles	\$84,076

2024 Estimated Total Employees

1 Mile	11,788
3 Miles	28,780
5 Miles	35,775



ROME, GEORGIA

Rome, Georgia, is a historic city located in the foothills of the Appalachian Mountains in northwest Georgia. Nestled among seven hills, with rivers winding through the city, earning it comparisons to its namesake, Rome, Italy. The City of Rome had a population of 38,389 as of July 1, 2024.

Known for its rich history, scenic beauty, and strong sense of community, Rome serves as a regional hub for healthcare, education, and manufacturing. Located in Floyd County, Georgia, at the convergence of the Etowah and Oostanaula Rivers, forming the Coosa River. Rome is home to two major healthcare systems, Atrium Health Floyd and AdventHealth Redmond, which are among the largest employers in the area. It Offers advanced medical care, including cardiac services, cancer treatment, and orthopedics, attracting patients from surrounding regions. The city hosts Berry College, the world's largest college campus by acreage, and Shorter University, both of which contribute significantly to the local economy and culture. Rome has a diversified industrial base, including textiles, plastics, and automotive parts manufacturing. Major employers include Suzuki Manufacturing of America Corporation and F&P Georgia, supporting the automotive supply chain.

There are many places and areas that have been listed on the National Register of Historic Places in Rome. The Rome City Hall, with its statue of Romulus and Remus in front of it, is a popular spot. Moreover, there are a number of museums in the city featuring interesting exhibits. Rome and nearby Attractions are East Rome Historic District, Etowah Indian Mounds, Rome Clock Tower, Ridge Ferry Park, Heritage Park and Historic Myrtle Hill Cemetery.

Shorter College, Floyd College and Coosa Valley Technical College are the local institutions providing facilities for higher education.

Atlanta International is the nearest major airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	4,424	31,013	59,143
2029 Projected Population	4,521	30,942	59,472
2010 Census Population	4,289	30,016	55,883
Households & Growth			
2024 Estimated Households	1,940	11,751	21,610
2029 Projected Households	1,999	11,862	21,964
2010 Census Households	2,026	11,422	20,569
Projected Annual Growth 2024 to 2029	0.60%	0.19%	0.33%
Race & Ethnicity			
2024 Estimated White	51.27%	61.47%	68.41%
2024 Estimated Black or African American	38.09%	27.10%	20.31%
2024 Estimated Asian or Pacific Islander	0.63%	1.04%	1.48%
2024 Estimated American Indian or Native Alaskan	0.79%	0.98%	0.97%
2024 Estimated Other Races	6.71%	7.91%	8.84%
2024 Estimated Hispanic	11.73%	15.99%	17.25%
Income			
2024 Estimated Average Household Income	\$87,778	\$76,267	\$84,076
2024 Estimated Median Household Income	\$40,821	\$45,675	\$54,460
2024 Estimated Per Capita Income	\$37,897	\$29,093	\$31,075
Businesses & Employees			
2024 Estimated Total Businesses	1,037	2,031	2,661
2024 Estimated Total Employees	11,788	28,780	35,775



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Verizon	4,000	6/1/2006	1/31/2029	Current	-	\$16,667	\$4.17	\$200,000	\$50.00	NN	1 (5-Year)
		(Est.)									10% Increase at the Beg. of Option

FINANCIAL INFORMATION

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Lease Type	NN

PROPERTY SPECIFICATIONS

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Land Area	0.67 Acres
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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE

ranked by RootMetrics



VERIZON

verizon.com

Company Type: Subsidiary

Locations: 6,571

Parent: Verizon Communications

2023 Employees: 101,200

2023 Revenue: \$133.97 Billion

2023 Net Income: \$11.61 Billion

2023 Assets: \$380.26 Billion

2023 Equity: \$92.43 Billion

Credit Rating: S&P: BBB+

Verizon Communications Inc. (NYSE, Nasdaq: VZ) was formed in 2000 and is one of the world's leading providers of technology and communications services. Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$134.0 billion in 2023. The company offers data, video and voice services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity and security. As of May, 2024, there are 6,571 Verizon stores in the United States.

Source: verizon.com, hasdata.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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