



# SPERRY

GRIFFIN PARTNERS

# 1613

S ADAMS ST  
FULTON, MS 38843

FOR SALE

NNN Ground Lease Retail Opportunity  
\$444,445  
6.75% Cap Rate



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Take advantage of a remarkable retail investment opportunity with this 3,470 SF building, strategically located in Fulton, MS. Built in 1998, the property exudes modern appeal and comes with a proven track record of 100% occupancy, ensuring an immediate return on investment. Perfect for retail, this well-maintained property offers a turnkey solution for expanding your investment portfolio. Its strategic location guarantees high visibility, providing an attractive opportunity in the thriving retail market. With its pristine condition and successful tenancy, this property represents a solid and compelling option for retail investors seeking a lucrative addition to their portfolio.

## PROPERTY HIGHLIGHTS

- Entering Final 5 Year Ground Lease Option Beginning 12/1/24
- NOI of \$30,000
- Strategic location for high visibility and vehicle traffic (14,000 VPD)
- Well-maintained property with excellent condition
- Constructed in 1998

## OFFERING SUMMARY

Sale Price:	\$444,444
Lot Size:	0.6 Acres
Building Size:	3,470 SF
NOI:	\$30,000.00
Cap Rate:	6.75%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	312	1,804	2,702
Total Population	851	5,615	8,174
Average HH Income	\$78,369	\$79,940	\$82,422



SECTION 2

# LOCATION INFORMATION

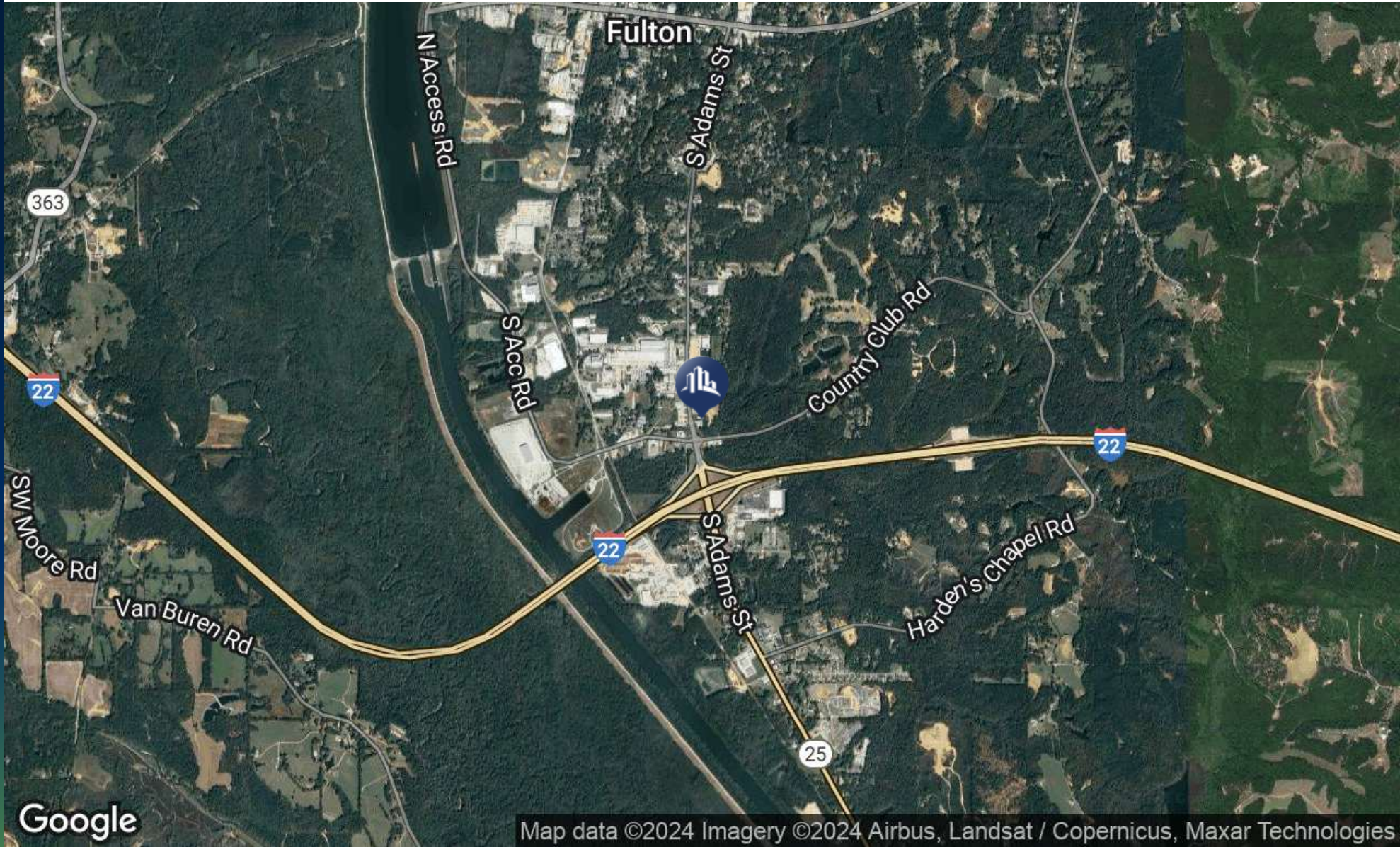
# Retailer Map



Google

Map data ©2024 Imagery ©2024 Maxar Technologies

# Location Map



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# Additional Photos



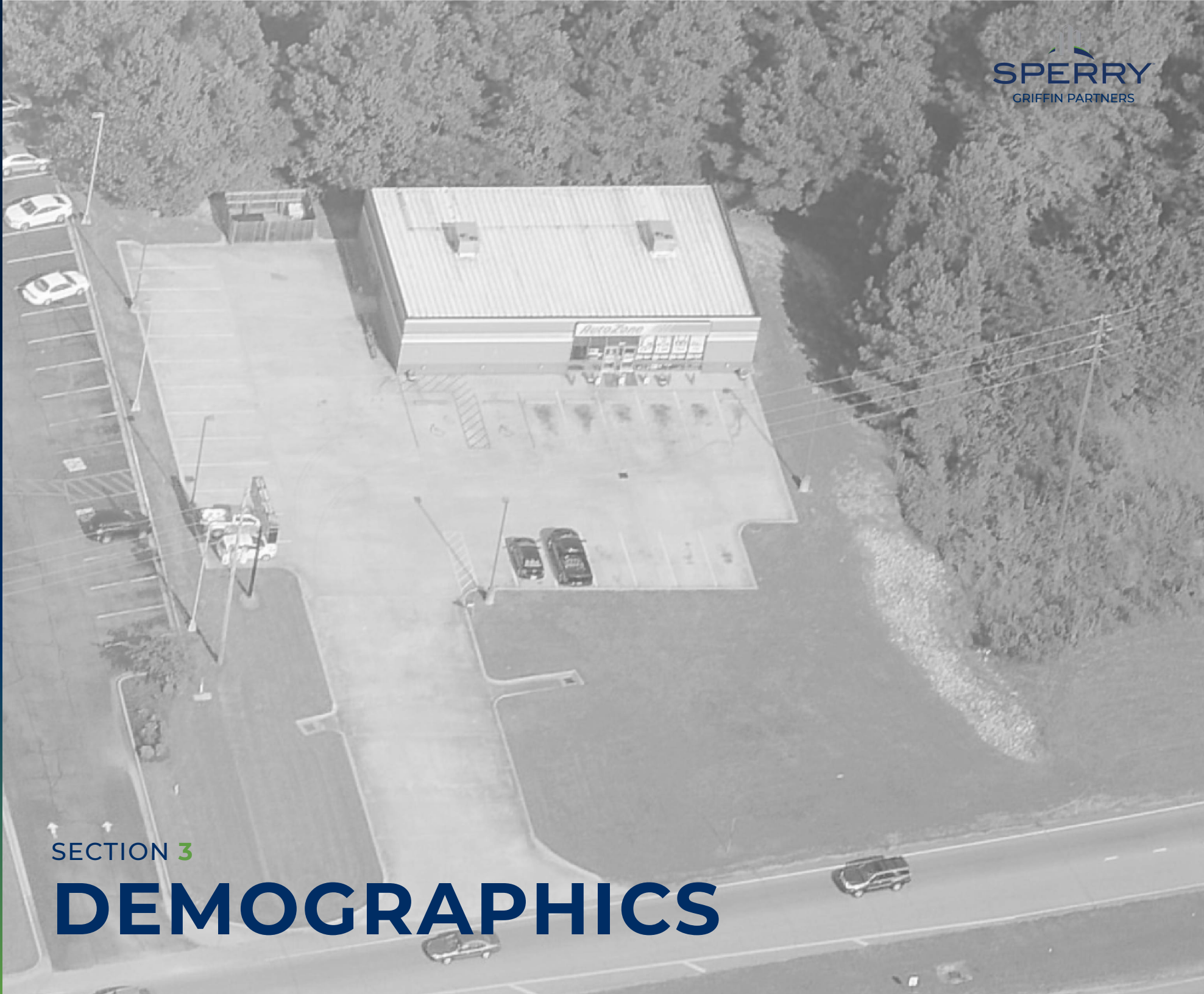


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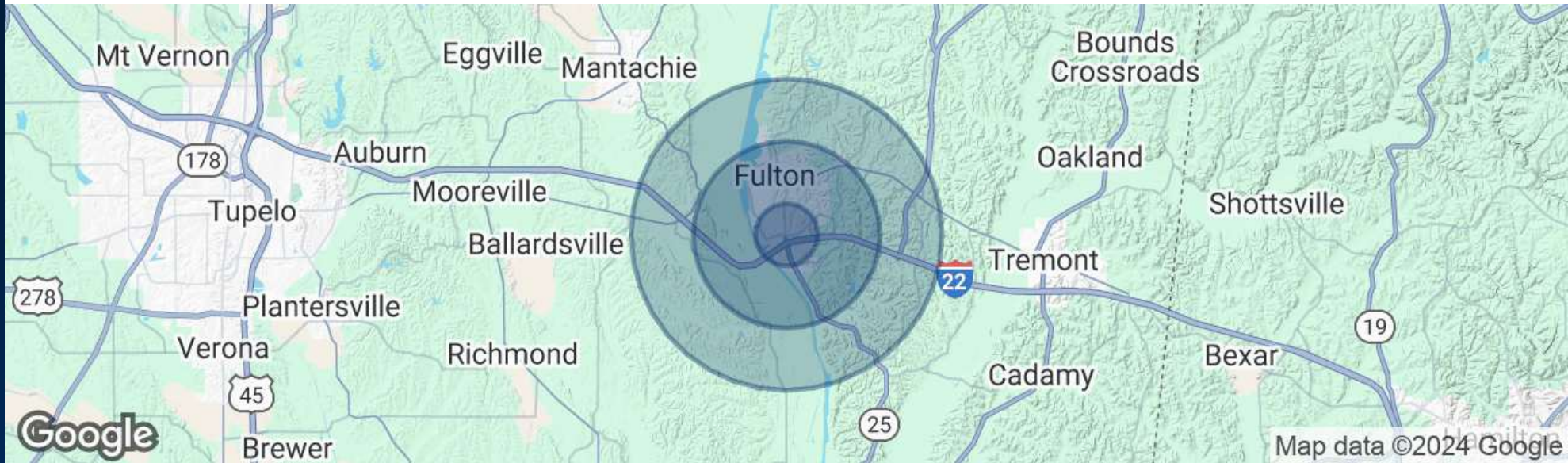


SECTION 3

# DEMOGRAPHICS



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	851	5,615	8,174
Average Age	42	38	39
Average Age (Male)	40	37	38
Average Age (Female)	44	39	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	312	1,804	2,702
# of Persons per HH	2.7	3.1	3
Average HH Income	\$78,369	\$79,940	\$82,422
Average House Value	\$275,904	\$222,510	\$228,228

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SECTION 4

# ADVISOR BIOS



# Advisor Bio 1



## NICK DENBOW

Sales Agent

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## PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

## EDUCATION

Clemson University

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# Advisor Bio 2



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Managing Principal

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## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

## EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

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