

FOR SALE
ASKING PRICE \$2,152,164

3285 INNER PERIMETER ROAD

Valdosta, GA 31602



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

2022 construction featuring Tropical Smoothie Cafe's latest prototype design w/ drive-thru

#2

15-year absolute NNN lease with 10% increases every 5 years

#3

Corporate guaranty from Dyne Hospitality Group (120+ locations)

#4

Located directly across from Walmart & Publix (adjacent to Aldi, Chipotle, and Peachtree Immediate Care)

#5

2 miles from Valdosta State University (11,000+ students)

#6

Excellent visibility right off Inner Perimeter Road with traffic counts exceeding 27,000 vehicles per day



Founded in 1993, Tropical Smoothie Cafe serves nutritious food and smoothies at more than 1,400 locations in the United States. The brand has garnered significant recognition in the franchise industry, having been ranked #1 in the Smoothie/Juice category by Entrepreneur Franchise 500 for four consecutive years. Additionally, Tropical Smoothie Cafe has been featured on the Franchise Times' Fast and Serious list for 11 straight years. In 2024, the franchise earned a FUND Score of 905 from FRANdata, showcasing its strong performance and appeal among franchisees. The company was acquired by private-equity group Blackstone in 2024.

ABOUT THE OPERATOR

DYNE Hospitality Group is the largest Tropical Smoothie Café franchisee in the brand, operating over 120 Tropical Smoothie Cafe locations throughout 8 states. Their ability to successfully operate and expand has been proven not only through their continued growth and development, but through the profitability of their current locations. The company plans to continue their aggressive growth and open up additional locations in the years to come.

PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **3285 INNER PERIMETER ROAD** — in Valdosta, GA (the ‘Property’).

The subject property is a newly constructed Tropical Smoothie Cafe drive-thru located in Valdosta, GA. The 15-year absolute NNN lease includes 10% rental increases every 5 years in the primary term and option periods. The lease is guaranteed by Dyne Hospitality Group, the largest Tropical Smoothie Cafe franchisee in the brand, operating over 120 Tropical Smoothie Cafe locations throughout 8 states.

The property is strategically located in the heart of a dense retail trade area directly across from Walmart and Publix and next to ALDI, Chipotle and Peachtree Immediate Care. The site benefits from excellent access and visibility along the most heavily trafficked thoroughfare in Valdosta (Inner Perimeter Road), which boasts over 27,000 vehicles per day. Additionally, the property is just 2 miles north of Valdosta State University (12,000 students). National retailers in the immediate vicinity include ALDI, Chipotle, Publix, Walmart, Chick-Fil-A, UPS, Walgreens, Blaze Pizza, Dollar Tree, Goodwill, GameStop, T-Mobile, Firestone, Zaxby’s, Verizon, Dollar General, Starbucks, Wells Fargo and many more.

This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.

PROPERTY SUMMARY

THE OFFERING

Address	3285 Inner Perimeter Road, Valdosta, GA
Asking Price	\$2,152,164
Net Operating Income	\$118,369
Cap Rate	5.5%
County / Municipality	Lowndes County / City of Valdosta
Location	Outparcel to ALDI, directly across from Walmart & Publix
Tenant	Tropical Smoothie Cafe (DYNE Hospitality Group)
APN/Parcel ID	0109B-147M
Property Type	Retail
Zoning	C-H (Highway Commercial)
Total Gross SF	1,680 SF (approx.)
Lot SF	25,831 SF (0.593 acres)
Year Built / Last Altered	2022
Annual Property Taxes (23/24)	\$10,563 (tenant responsible)

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,152,164
RENTABLE SQUARE FEET	1,680 SF
CAP RATE	5.5%
YEAR BUILT	2022
LOT SIZE	±25,831 SF
TYPE OF OWNERSHIP	Fee Simple

RENT SCHEDULE

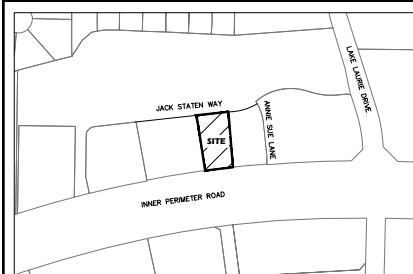
	PERIOD	MONTHLY	ANNUAL	INCREASE
BASE RENT	1/20/2023 to 1/19/2028	\$9,864	\$118,369	10%
	1/20/2028 to 1/19/2033	\$10,850	\$130,206	10%
	12/1/2032 to 11/30/2037	\$11,936	\$143,226	10%
OPTION 1	12/1/2037 to 11/30/2042	\$13,129	\$157,549	10%
OPTION 2	12/1/2042 to 11/30/2047	\$14,442	\$173,304	10%

TENANT SUMMARY

PROPERTY ADDRESS	3285 Inner Perimeter Road, Valdosta, GA
TENANT	Tropical Smoothie Café
GUARANTOR	DYNE Hospitality Group (120+ units)
CAP RATE	5.5%
BUILDING SIZE (SF)	1,680 SF
PARCEL SIZE (ACRES)	25,831 SF
YEAR BUILT	2022
LEASE STRUCTURE	Fee Simple
RENT COMMENCEMENT DATE	1/20/2023
CURRENT TERM EXPIRATION DATE	1/19/2038
REMAINING LEASE TERM (YEARS)	13+ years
NET OPERATING INCOME	\$118,369
RENT PER SF	\$70.46
RENTAL INCREASES	10% every 5 years
NEXT INCREASE	1/20/2028
RENEWAL OPTIONS	Two (2) five-year renewal options
LANDLORD RESPONSIBILITIES	None - Absolute NNN

3285 INNER PERIMETER ROAD FOR SALE

SURVEY



LOCATION MAP

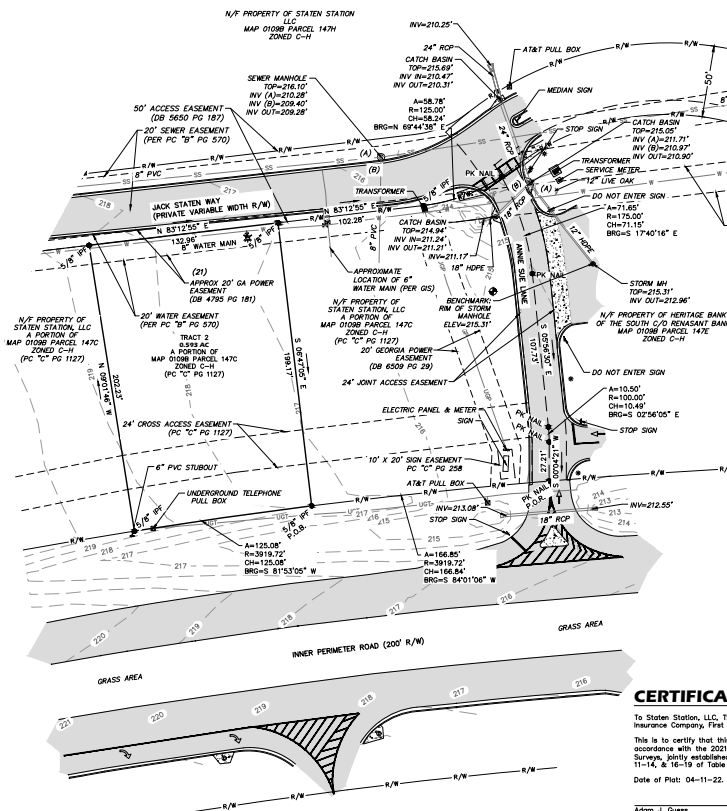
N.T.S.

LEGAL DESCRIPTION:

As that tract or parcel of land being and being located in Lot 58 of the 11th Land District, City of Valdosta, Lowndes County, Georgia, containing 0.593 acres, and being more particularly described as follows: A PORTION OF REFERENCE, begin at a point marked the intersection of the center line of Annie Sue Lane (solid road being a 24' joint access easement), and the northern 1/4 line of Inner Perimeter Road (solid road having a 200' R/W), and running thence along said northern 1/4 line of Inner Perimeter Road along the arc of a curve to the left for a distance of 166.85', said curve having a radius of 3919.72 feet, and being subtended by a chord distance of 166.84', with a chord bearing of S 84°01'50" W, to an iron pin, being the POINT OF BEGINNING; thence continue along said northern 1/4 line of Inner Perimeter Road along the arc of a curve to the left for a distance of 125.08', said curve having a radius of 3919.72 feet, and being subtended by a chord distance of 125.08', with a chord bearing of S 81°53'05" W, to an iron pin; thence N 0°01'14" W a distance of 202.23 feet to an iron pin located on the southern 1/4 line of Jack Staten Way (solid road being a private variable width R/W); thence along said 1/4 line N 87°25'07" E a distance of 132.96 feet to an iron pin; thence S 06°47'05" E a distance of 190.17 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
- FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
- HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PRECISION SP-60 GPS AND SPECTRA RANGER DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE FOUND POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (± 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.



CERTIFICATION:

To State Station, LLC, TSC Valdosta, LLC, Coleman Talley, L.P., Old Republic National Title Insurance Company, First American Title Insurance Company, and Valley National Bank, N.A.: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and include Items 1-5, 7(a)(3), 8, 11-14, & 16-19 of Table A thereof. The plat was completed on 08-11-22.

Adam J. Guesz
Registration No. 2940



IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

Know what's below.
Call before you dig. www.guapc.com



EXCEPTIONS FROM SCHEDULE B SECTION II: (FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 34714.018)

- Utility Easement from Jack Staten and E. F. Staten to Georgia Power and Light Company, dated September 21, 1963, filed October 15, 1963 and recorded in Deed Book 78, Page 248, records of the Superior Court of Lowndes County, Georgia. (DOES NOT AFFECT SUBJECT PROPERTY)
- Right-of-Way Easement from Jack Staten to Georgia Power Company, dated October 18, 1960, filed December 2, 1960 and recorded in Deed Book 62, Page 149, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Utility Easement from Jack Staten to Georgia Power & Light Company, a Georgia corporation, dated November 30, 1991, filed February 16, 1991 and recorded in Deed Book 64, Page 130, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for Right-of-Way from E. N. Murray, Jr. Individually and as executor of the Will of Mrs. E. F. (Jack) Staten to Georgia Power Company, a corporation, dated November 9, 1970, filed and recorded in Deed Book 172, Page 100, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Conditions and reservations as contained in that certain Right-of-Way Deed from E. N. Murray, Jr. and Lowndes County, Georgia, dated November 7, 1970, filed and recorded in Deed Book 337, Page 494, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Contingent Access Easement and Agreement by and between E. N. Murray, Jr. and Jacob Ventures, Inc., a Georgia corporation, dated August 17, 1988, filed August 12, 1988 and recorded in Deed Book 633, Page 24, aforesaid records; as affected by Affidavit of Edward Gray Murray, dated December 30, 2014, filed December 31, 2014 and recorded in Deed Book 5650, Page 140, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Drainage Easement and Maintenance Agreement by and between Edward Gray Murray, in his capacity as Executor under the Last Will and Testament of Edward N. Murray, Jr., deceased and Staten Plantation, LLP, a Georgia limited liability partnership, dated December 30, 1999, filed January 21, 2000 and recorded in Deed Book 1816, Page 323, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Sanitary Sewer Easement by and between Staten Plantation, LLP by Edward Gray Murray and the City of Valdosta, Lowndes County, dated October 23, 2000, filed January 4, 2001 and recorded in Deed Book 1848, Page 60, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Sanitary Sewer Easement by and between Staten Plantation, LLP by Edward Gray Murray and the City of Valdosta, Lowndes County, dated October 23, 2000, filed January 4, 2001 and recorded in Deed Book 1848, Page 102, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement Agreement by and between Staten Station, LLC, a Georgia limited liability company and Woodmen Milling Company, LLC, dated March 25, 2006, filed March 21, 2006 and recorded in Deed Book 3468, Page 50, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Underground Easement from Staten Station, LLC to Georgia Power Company, dated May 4, 2011, filed May 19, 2011 and recorded in Deed Book 4795, Page 181, aforesaid records. (AFFECTS SUBJECT PROPERTY AS DERIVED HEREON)
- Easement Agreement by and between Staten Station, LLC, a Georgia limited liability company and Lyn Investment Company, LLC, dated June 24, 2011, filed June 30, 2011 and recorded in Deed Book 4816, Page 40, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Underground Easement from Staten Station, LLC to Georgia Power Company, a Georgia corporation, dated August 16, 2016, filed September 10, 2016 and recorded in Deed Book 6506, Page 28, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)

25. All matters affecting subject property as shown on the following plats, aforesaid records:
- Plot Cabinet B1, Page 570; and
 - Plot Book PCJ, Page 258.

LEGEND

- IPS ● = IRON PIN SET - 5/8" REBAR WITH CAP #2940
GPF ● = GALVANIZED PIPE FOUND
○ = NOT MONUMENTED
— R/W — = RIGHT OF WAY
— C/L — = CENTERLINE
— FENCE —
— OP — = OVERHEAD POWER
— UP — = UNDERGROUND POWER
— UT — = UNDERGROUND TELEPHONE
— UC — = UNDERGROUND CABLE
— W — = WATER LINE
— S — = SEWER LINE
— WM — = WATER METER
— BP — = BACKFLOW PREVENTER
— V — = WATER VALVE
— I — = IRRIGATION VALVE
— F — = FIRE DEPARTMENT CONNECTION
— H — = FIRE HYDRANT
— S — = WATER SPOUT
— P — = POWER POLE
— W — = OUT WIRE
— L — = LIGHT POLE
— S — = SANITARY SEWER CLEANOUT
— G — = GAS METER
— A — = GAS VALVE
— S — = SIGN
— P — = POWER BOX
— T — = TELEPHONE BOX
— C — = CABLE BOX
EQUIPMENT USED: TOPCON POWER STATION 103 ROBOTIC TOTAL STATION
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WERE MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS WERE MADE TO THE CONTIGUOUS POINTS AND PROPERTY CORNER MARKERS. BASED ON THE REDUNDANT MEASUREMENTS, THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.1 FOOT FOR URBAN BLOCKS
METHOD OF ADJUSTMENT: KÖRNER
PLAT CLOSURE: 1/65,944"
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 131800102E EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: CITY OF VALDOSTA
MAP 0108B - PORTION OF PARCEL 147C
LAND DISTRICT 11 - LAND LOT 58
TOTAL ACREAGE: 0.593 ACRES (TRACT 2)
TOTAL NUMBER OF LOTS: 1 LOT
CURRENT ZONING: C-H
SETBACKS:
FRONT: 25' FROM R/W
REAR: 12'
SIDE: 0'
CORNER: 15'
UTILITIES: WATER AND SEWER SERVED BY CITY OF VALDOSTA UTILITIES DEPARTMENT
SUBJECT PROPERTY DEED REFERENCE: DEED BOOK 4795 PAGE 181
UPC DIG TICKET #210809-001188

ALTA/NSPS LAND TITLE SURVEY FOR:

TSC VALDOSTA, LLC

LAND LOT 58 OF THE 11TH LAND DISTRICT CITY OF VALDOSTA - LOWNDES COUNTY, STATE OF GEORGIA

DATE OF SURVEY: 8-11-22
DATE OF PLAT: 08-11-22
DRAWN BY: BPC/ALJ
PROJECT NUMBER: 0001-390
SCALE: 1 INCH = 40 FEET
1" = 40'



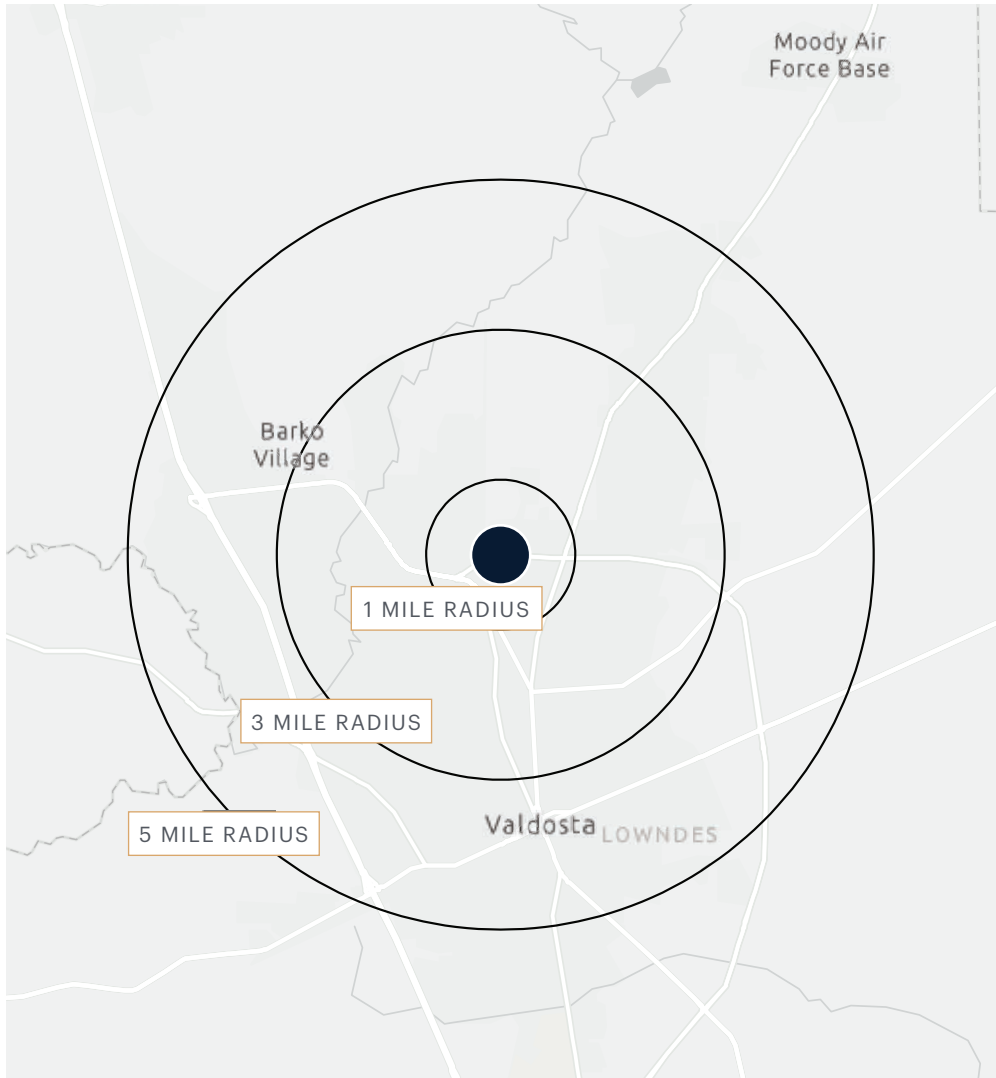
3285 Inner Perimeter Road
P.O. Box 2860
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1553
E-mail: jesse@gtl.com
GA COA: LSF000960



RETAIL MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	7,593	45,787	78,988
NUMBER OF HOUSEHOLDS	3,482	18,253	30,815
AVERAGE HOUSEHOLD INCOME	\$75,419	\$73,256	\$72,825
MEDIAN HOUSEHOLD INCOME	\$50,434	\$51,663	\$51,742
COLLEGE GRADUATES	2,581 35.7%	9,719 21.8%	15,042 20.3%
TOTAL BUSINESSES	517	1,660	3,203
TOTAL EMPLOYEES	5,477	22,239	43,117
DAYTIME POPULATION	9,424	48,368	88,499

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

JON WINZELBERG

jwinzelberg@ripcony.com
516.933.8880

DANIEL GLAZER

dglazer@ripcony.com
516.933.8880

BROKER OF RECORD

BRIAN BROCKMAN

License #: 378952
Bang Realty-Georgia, Inc
bor@bangrealty.com
513.898.1551