

# SINGLE TENANT NN

Industrial Investment Opportunity



NEW 3-YEAR LEASE WITH ANNUAL INCREASES | OPTIONS TO EXTEND | USABLE IOS COMPONENT



2986 Ethridge Mill Road | Griffin, Georgia

**ATLANTA** MSA

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675





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Investment Highlights

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## PROPERTY OVERVIEW

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## FINANCIALS

Rent Roll  
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 a NN leased, Yancey Brands investment property located in Griffin, Georgia. The tenant, Yancey Brands (34+ locations in GA), recently signed a brand new 3 year lease with 2 (2-year) options to extend, demonstrating their commitment to the site. The site is an expansion location for the tenant, who own and occupy an adjacent property in the market. The lease features 3% annual increases throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with limited landlord responsibilities making it an ideal, low management investment opportunity for a passive investor. Furthermore, the site has approximately 1.75 acres of usable industrial outdoor storage (IOS).

The subject property is located just off of US Highway 41/Peach Blossom Trail which averages over 10,600 vehicles passing by daily. US Highway 41 is a major retail thoroughfare serving the city of Griffin. Griffin hosts manufacturing and distribution sites for several credit manufacturing companies, including Caterpillar, Bridgestone, Perkins, International Paper, Rinnai America, and many others. Griffin also is home to Spalding Village Shopping Mall, a Hobby Lobby and Ollie's Bargain Outlet anchored center featuring national/credit tenants such as Ross, Chipotle, Mattress Firm, T-Mobile, KFC, Burger King, and more. The property is in the center of a primary retail corridor with other nearby national/credit tenants including a The Home Depot, Lowe's Home Improvement, Kroger, Planet Fitness, Taco Bell, Domino's, Harbor Freight, Tractor Supply and more, further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 28,500 residents with 12,400 employees and an affluent average household income of \$148,476 within 1 mile.



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS







## OFFERING

<b>Price</b>	\$4,789,000
<b>Net Operating Income</b>	\$352,000
<b>Cap Rate</b>	7.35%
<b>Lease Signature</b>	Corporate (34+ Locations in GA)
<b>Tenant</b>	Yancey Brands
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Replacement Insurance, HVAC, Taxes, Roof & Structure

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	33,000 SF
<b>Land Area</b>	4.25 Acres
<b>Property Address</b>	2986 Ethridge Mill Road Griffin, Georgia 30224
<b>Year Built / Remodeled</b>	1978 / 1990
<b>Parcel Numbers</b>	086-081 & 086-081-A
<b>Ownership</b>	Fee Simple (Land & Building Ownership)



## Corporate Signed Lease | Options To Extend | Scheduled Rental Increases

- Yancey Brands (34+ locations) corporate signed lease
- Brand new, 3-year lease with 2 (2-year) option periods to extend
- The lease features 3% annual rental increases throughout the initial term and option periods
- The asset is an expansion location for the tenant, which owns and occupies an adjacent property in the market
- The site has 1.75 acres of usable industrial outdoor storage (IOS)

## NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low management investment for a passive investor

## Manufacturing and Distribution Hub | Spalding Village

- Griffin hosts manufacturing and distribution sites for several credit manufacturing companies, including Caterpillar, Bridgestone, Perkins, International Paper, Rinnai America, and many others
- The area is home to Spalding Village Shopping Mall, a Hobby Lobby and Ollie's Bargain Outlet anchored center featuring national/credit tenants such as Ross, Chipotle, Mattress Firm, T-Mobile, KFC, Burger King, and more
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including a The Home Depot, Lowe's Home Improvement, Kroger, Planet Fitness, Taco Bell, Domino's, Harbor Freight, Tractor Supply and more, further increasing consumer traffic to the site

## Strong Demographics In the Trade Area

- More than 28,500 residents and 12,400 employees support the trade area
- \$148,476 average household income within 1 mile





## LOCATION



Griffin, Georgia  
Spalding County  
Atlanta-Sandy Springs-Roswell MSA

## ACCESS



Ethridge Mill Road: 2 Access Points

## TRAFFIC COUNTS



Peach Blossom Trail/U.S. Highway 41: 10,600 VPD

## IMPROVEMENTS



There is approximately 33,000 SF of existing building area

## PARKING



There are approximately 82 parking spaces on the owned parcel.  
The parking ratio is approximately 2.48 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 086-081 & 086-081-A  
Acres: 4.254  
Square Feet: 184,694

## CONSTRUCTION



Year Built: 1978  
Year Renovated: 1990

## ZONING



Industrial Land





**K&K**  
MANUFACTURING

**SUPREME**  
CORPORATION

**Heidelberg**  
Materials

**YALPCEY CAT**

**10,600**  
VEHICLES PER DAY

**WABASH**

**YALPCEY CAT**

**YALPCEY CAT**

**Right Price**

**ETHRIDGE MILL RD.**

**STATE HIGHWAY 7 / U.S. HIGHWAY 41**





CARVER MIDDLE SCHOOL

ingles  
ZAXBY'S  
Auto AUTO PARTS

W M  
DOLLAR TREE

WAFLE HOUSE  
SUBWAY  
verizon  
Pizza Hut  
CAR WASH

Ellis Cycle

DOLLAR GENERAL

10,600  
VEHICLES PER DAY

STATE HIGHWAY 7/U.S. HIGHWAY 41



YANSEY CAT

YANSEY CAT

YANSEY CAT

ETHRIDGE MILL RD.







ingles  
ZAXBY'S  
CLASSY AUTO PARTS

W  
M  
DOLLAR TREE

RaceTrac

SOUTHSIDE  
ANIMAL HOSPITAL

WAFFLE HOUSE  
SUBWAY  
verizon  
Pizza Hut  
CAR WASH

4,600  
VEHICLES PER DAY

COUNTY LINE RD.

USPS.COM

BLACK SMOKE  
coffee

HUNT BROTHERS  
PIZZA

ARI

YANCEY CAT

DOLLAR GENERAL

DOLLAR GENERAL

Right Price

Heidelberg  
Materials  
YANCEY CAT  
SUPREME  
CORPORATION

WABASH

10,600  
VEHICLES PER DAY

SHACKELFORD RD.

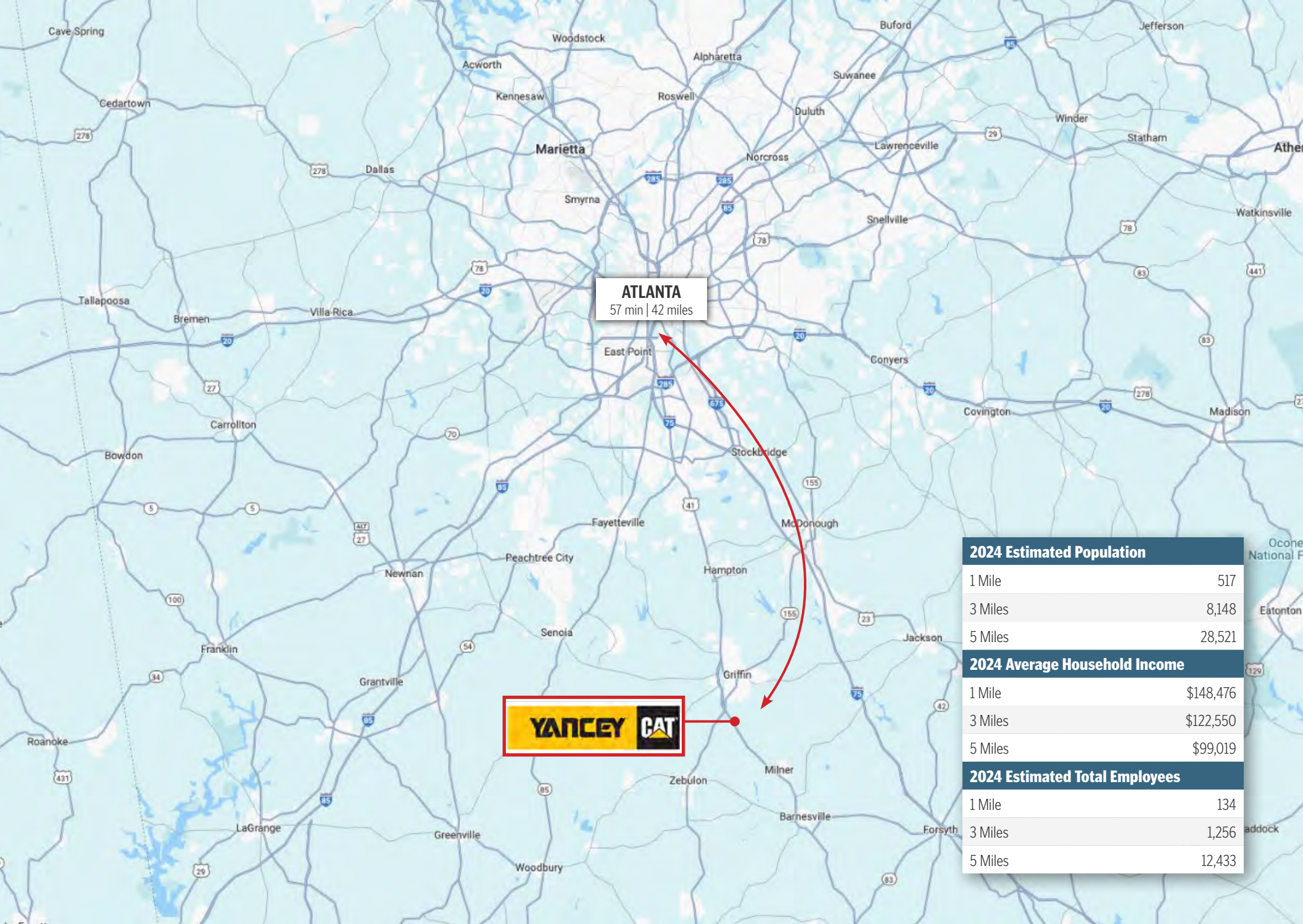
STATE HIGHWAY 70/U.S.  
HIGHWAY 19&41&41 BYP.











**ATLANTA**  
57 min | 42 miles



**2024 Estimated Population**

1 Mile	517
3 Miles	8,148
5 Miles	28,521

**2024 Average Household Income**

1 Mile	\$148,476
3 Miles	\$122,550
5 Miles	\$99,019

**2024 Estimated Total Employees**

1 Mile	134
3 Miles	1,256
5 Miles	12,433





## GRIFFIN, GEORGIA

Griffin, Georgia, in Spalding County, is 35 miles S of Atlanta, Georgia. The city benefits from easy access to the nearby cities and towns that it shares the Atlanta metropolitan area with. The City of Griffin had a population of 24,261 as of July 1, 2024.

Griffin, Georgia, boasts a diverse economy with key sectors including manufacturing, healthcare, and retail. Major employers such as Caterpillar Inc., Spalding Regional Hospital, and the Griffin-Spalding County School System provide substantial job opportunities in the area. It boasts many small businesses and local resources that make life enjoyable for its citizens. The economy of Griffin, GA employs 9.97k people. The largest industries in Griffin, GA are Retail Trade (1,634 people), Manufacturing (1,535 people), and Health Care & Social Assistance (1,276 people), and the highest paying industries are Utilities (\$108,365), Finance & Insurance (\$95,170), and Finance & Insurance, & Real Estate & Rental & Leasing (\$68,629).

Griffin and nearby attractions are Griffin Museum, Doc Holliday Museum, High Falls State Park, Eagle Creek Equestrian Center, Indian Springs State Park, Zoo Atlanta Playspace. Visitors can visit the Griffin Historic District while staying in the city. Visitor can also visit the Hawkes Library, the Griffin Museum, the Doc Holliday Museum and the Old Medical College Historical Area from Griffin. Visitors can also enjoy shopping at North Griffin Square Shopping Center, Expressway Village Shopping Center, the Market Square of Griffin Shopping Center and Dovedown Shopping Center.

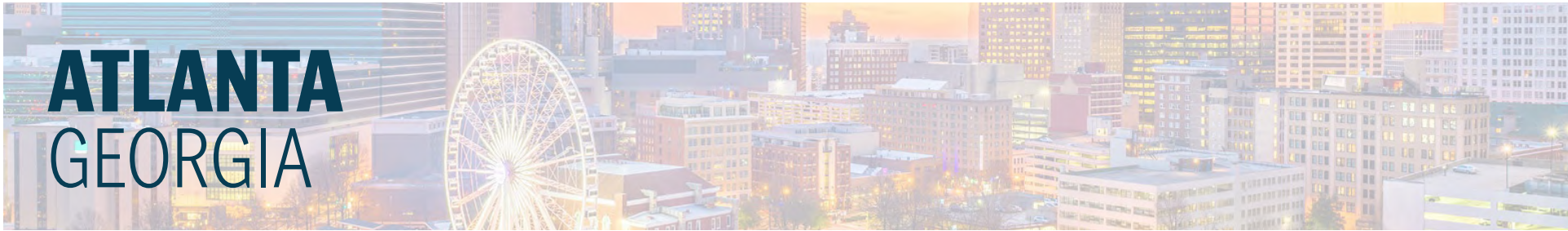
Griffin Technical College is the local college. Gordon College, Georgia Perimeter College and Clayton College and State University offer higher educational facilities. Atlanta International is the nearest major airport.



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	517	8,148	28,521
2029 Projected Population	546	8,333	29,053
2010 Census Population	461	7,208	25,786
Projected Annual Growth 2024 to 2029	1.10%	0.45%	0.37%
Historical Annual Growth 2010 to 2020	0.75%	0.91%	0.59%
<b>Households &amp; Growth</b>			
2024 Estimated Households	179	3,070	10,930
2029 Projected Households	189	3,184	11,327
2010 Census Households	154	2,728	9,579
Projected Annual Growth 2024 to 2029	1.09%	0.73%	0.72%
Historical Annual Growth 2010 to 2020	0.87%	0.77%	0.83%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	92.02%	78.41%	63.82%
2024 Estimated Black or African American	2.90%	16.03%	29.63%
2024 Estimated Asian or Pacific Islander	0.77%	0.87%	1.01%
2024 Estimated American Indian or Native Alaskan	0.39%	0.29%	0.30%
2024 Estimated Other Races	1.16%	1.33%	1.96%
2024 Estimated Hispanic	3.09%	3.44%	4.37%
<b>Income</b>			
2024 Estimated Average Household Income	\$148,476	\$122,550	\$99,019
2024 Estimated Median Household Income	\$94,565	\$93,858	\$65,562
2024 Estimated Per Capita Income	\$54,382	\$46,632	\$38,081
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	16	150	1,188
2024 Estimated Total Employees	134	1,256	12,433







# ATLANTA GEORGIA

## Busiest Airport in the World

# #1



110,000,000 Passengers in 2019

## THE ATLANTA MSA POPULATION IS 6.14M+

8TH LARGEST METRO IN THE COUNTRY | APPROX 1% ANNUAL POPULATION GROWTH

2022 MEDIAN  
HOUSEHOLD INCOME  
**\$71,000**



2022 MEDIAN  
ATLANTA MSA AGE  
**36**



2022 MEDIAN  
HOME VALUE  
**\$395,000**



MEAN TRAVEL  
TIME TO WORK  
**32 minutes**



## \$385B+ GDP



11th Largest in U.S.  
22nd Largest in the World

## Notable Colleges & Universities in Atlanta

GEORGIA TECH, EMORY UNIVERSITY,  
GEORGIA STATE UNIVERSITY



## Downtown Atlanta





Fortune 500 Companies in Georgia	
16 OF WHICH ARE LOCATED IN ATLANTA	
The Home Depot	Newell Brands/Rubbermaid
AT&T	AGCO
UPS	Intercontinental Exchange
Coca Cola	Global Payments
The Southern Company	Asbury Automotive
WestRock	Graphic Packaging
Genuine Parts Co. (NAPA)	Veritiv
Delta Airlines	NCR Corp
Pulte Group	HD Supply
AFLAC	



HOME TO **CORPORATE HEADQUARTERS**

CHICK-FIL-A  
NCR  
INSPIRE BRANDS  
FOCUS BRANDS  
HOOTERS

GEORGIA PACIFIC  
MERCEDES BENZ  
(North American HQ)  
PORSCHE  
(North American HQ)  
CNN

THE WEATHER CHANNEL  
COX MEDIA  
TURNER BROADCASTING  
RACETRAC PETROLEUM  
NORFOLK SOUTHERN RAILWAY

ATLANTA IS HOME TO MULTIPLE MOVIE STUDIOS AND HOSTED THE 1996 OLYMPICS



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as an active partner in the Atlanta community.



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Yancey Brands	33,000	3/1/2025	2/29/2028	3/1/2025	-	\$29,333	\$0.89	\$352,000	\$10.67	NN	2 (2-Year)
(Corporate Signature)				3/1/2026	3%	\$30,213	\$0.92	\$362,560	\$10.99		3% Annual Increases Throughout Each Option
1) Tenant Has a 10-Day Right of First Refusal (ROFR)				3/1/2027	3%	\$31,120	\$0.94	\$373,437	\$11.32		

## FINANCIAL INFORMATION

Price	\$4,789,000
Net Operating Income	\$352,000
Cap Rate	7.35%
Lease Type	NN

## PROPERTY SPECIFICATIONS

Year Built	1978
Rentable Area	33,000 SF
Land Area	2.51 Acres
Address	2986 Ethridge Mill Road Griffin, Georgia 30224



**FOR FINANCING OPTIONS AND LOAN QUOTES:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## YANCEY BRANDS

[yanceybros.com](http://yanceybros.com)

**Company Type:** Private

**Locations:** 30+

Yancey Bros. Co., established in 1914, is recognized as the nation's oldest Caterpillar dealer, serving Georgia for over a century. Headquartered in Austell, Georgia Yancey Bros. Co. serves as Georgia's authorized Caterpillar equipment dealer, offering a wide range of heavy machinery solutions across various industries, including agriculture, construction, forestry, and power generation. The company provides new and used equipment sales, rentals, and comprehensive maintenance services to help customers optimize their operations. Yancey Brands have multiple divisions and services which includes Yancey Rents, Yancey Power Systems, Yancey Truck Centers, Blue Bird Bus, Yancey Engineered Solutions. From their earliest days to the present, Yancey Bros. has strived to offer their customers the highest level of products and services available. The Yancey team of over 2,000 people operate at more than 30 sites across Georgia to serve their broad base of customers with the machines, parts, and service that they require. These facilities provide sales, rental, parts and service for construction equipment, jobsite tools, power generation equipment trucks and busses. They remain committed to learning more about their customers and their business, offering equipment and support to keep up with their changing needs.

Source: [yanceybros.com/about](http://yanceybros.com/about)





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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