



FOR SALE

FOR SALE

WILSON EYE CENTER

2108 N Patterson St Valdosta, GA 31602

- LONG-TERM NNN LEASE WITH ANNUAL RENT INCREASES
- RECENT ROOF, HVAC, AND INTERIOR RENOVATIONS
- PROXIMITY TO SGMC AND VALDOSTA STATE UNIVERSITY
- STRONG REGIONAL HEALTHCARE AND RETAIL HUB

Chandler Cox

Commercial Real Estate Advisor

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VAKOS REAL ESTATE SERVICES

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EXCLUSIVELY MARKETED BY



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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

PROPERTY INFORMATION



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PROPERTY SUMMARY



PROPERTY SUMMARY

Vakos Real Estate Services is pleased to exclusively offer for sale Wilson Eye Center, an 11,821 SF medical office in Valdosta, GA. Located on a high-visibility commercial corridor in Valdosta, the property is part of an established medical and professional office node. Leased to a PE-backed operator, it provides stable cash flow with annual rent growth. Serving the community since 1981, Wilson Eye Center combines long-standing tenant stability with a prime investment location.

OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$3,918,568.62 |
| Building Size: | 11,821 SF |
| NOI: | \$254,706.96 |
| Cap Rate: | 6.50% |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 21,931 | 28,385 | 38,212 |
| Total Population | 54,290 | 72,460 | 100,989 |
| Average HH Income | \$53,069 | \$59,475 | \$66,103 |

VEHICLES PER DAY

| | |
|--------------------|--------|
| N Patterson Street | 15,300 |
|--------------------|--------|

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Wilson Eye Center is Strategically located just north of Valdosta's city center, Wilson Eye Center sits within a high-demand medical and institutional corridor, steps from South Georgia Medical Center (0.6 miles) and Valdosta State University (0.3 miles). The property benefits from strong traffic, long-term stability, and proximity to the area's primary healthcare and educational drivers.

The 11,821 SF building has been strategically expanded over the years to meet increasing patient demand, highlighting its long-standing reputation as a trusted medical provider since 1981. Leased to a PE-backed operator, the property offers investors stable cash flow with built-in annual rent growth. Additional investor-friendly features include ample parking and a well-designed drive-through configuration, ensuring convenient access for patients and reinforcing the property's operational efficiency.

TENANT DESCRIPTION & BACKGROUND

Wilson Eye Center is part of a national Management Services Organization that supports independent optometry practices through best-in-class operational and administrative resources. The organization provides the infrastructure that allows doctors to stay focused on patient care while benefiting from scalable systems in technology, staffing, and supply chain management.

Originally founded in 1981 by Dr. Steven M. Wilson, Wilson Eye Center has been a trusted provider of eye care in the Valdosta community for decades. From its early days on Wayne Avenue to its current location on Patterson Street, the practice has grown thoughtfully alongside the community it serves, continually expanding to meet increasing patient demand. Today, Wilson Eye Center offers comprehensive eye exams, treatment for eye disease, emergency eye care, cataract and LASIK co-management, and contact lens evaluation and fitting.



PROPERTY INFORMATION

LEASE ABSTRACT



SUMMARY

- Lease Type: Triple Net (NNN)
- Lease Term: 10 Years
- Original Lease Commencement Date: 7/27/2018
- Amended Lease Commencement Date: 7/1/2025
- Lease Expiration Date: 12/31/2035
- Rent Escalations:
5% increase after the third year of the lease term, followed by 3% annual increases for the remaining term.
- Renewal Options:
Two (2) five-year renewal options with 3% annual rent increases during each option period.
- Tenant Responsibilities:
Real estate taxes, insurance, common area maintenance (CAM), utilities, repairs, and maintenance.
- Additional Rent:
Tenant reimburses landlord for independent third-party property management fees of up to 4% of Base Rent.
- Tenant Improvements:
Interior improvements completed in 2025.
- Zoning:
R-P (Residential-Professional)
- Lot Size: 1.376 Acres



PROPERTY INFORMATION

FINANCIAL SUMMARY



INVESTMENT OVERVIEW

| | |
|------------------|---|
| Price | \$3,918,568.62 |
| Price per SF | \$331 |
| Rent per SF | \$21.72 |
| CAP Rate | 6.50% |
| Rental Increases | 5% Bump After The First 3 Years - 3% Annual Increases For The Remaining 7 Years |
| Renewal Options | 2 (5) Year Options With 3% Increases Per Year |

OPERATING DATA

| | |
|-----------------------------|--------------|
| Annual Net Operating Income | \$254,706.96 |
|-----------------------------|--------------|

RENT BREAKDOWN

Initial Term & Monthly Base Rental

| Initial Term (Increase) | Monthly Base Rental |
|--|---------------------|
| Commencement Date – July 31, 2028 | \$21,225.58 |
| August 1, 2028 – July 31, 2029 (5% Increase) | \$22,286.86 |
| August 1, 2029 – July 31, 2030 (3% Increase) | \$22,955.46 |
| August 1, 2030 – July 31, 2031 (3% Increase) | \$23,644.13 |
| August 1, 2031 – July 31, 2032 (3% Increase) | \$24,353.45 |
| August 1, 2032 – July 31, 2033 (3% Increase) | \$25,084.06 |
| August 1, 2033 – July 31, 2034 (3% Increase) | \$25,836.58 |
| August 1, 2034 – July 31, 2035 (3% Increase) | \$26,611.68 |
| August 1, 2035 – December 31, 2035 (3% Increase) | \$27,410.03 |



ADDITIONAL PHOTOS



Front Exterior View



Back of Building



Extra Parking



LOCATION INFORMATION



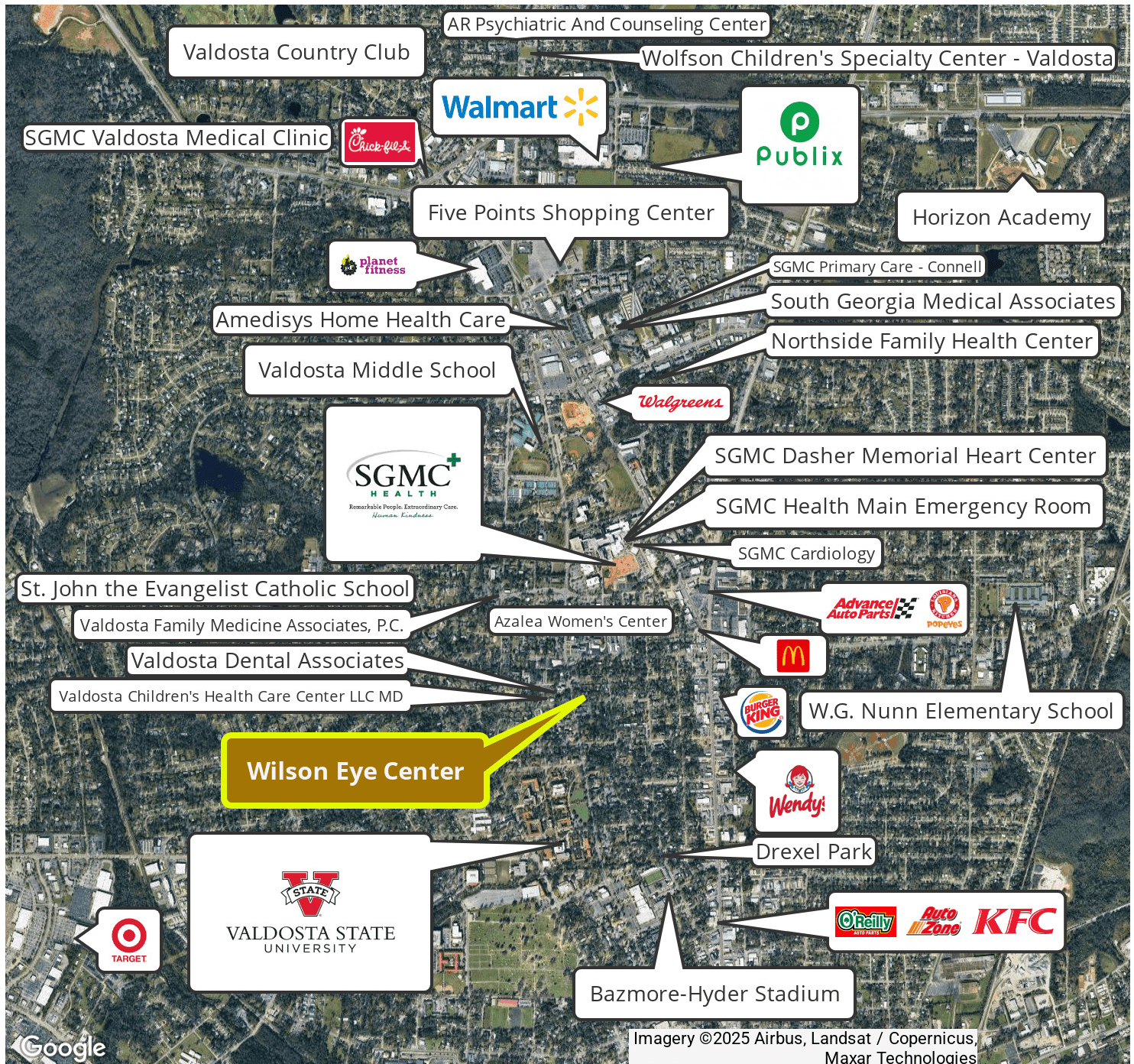
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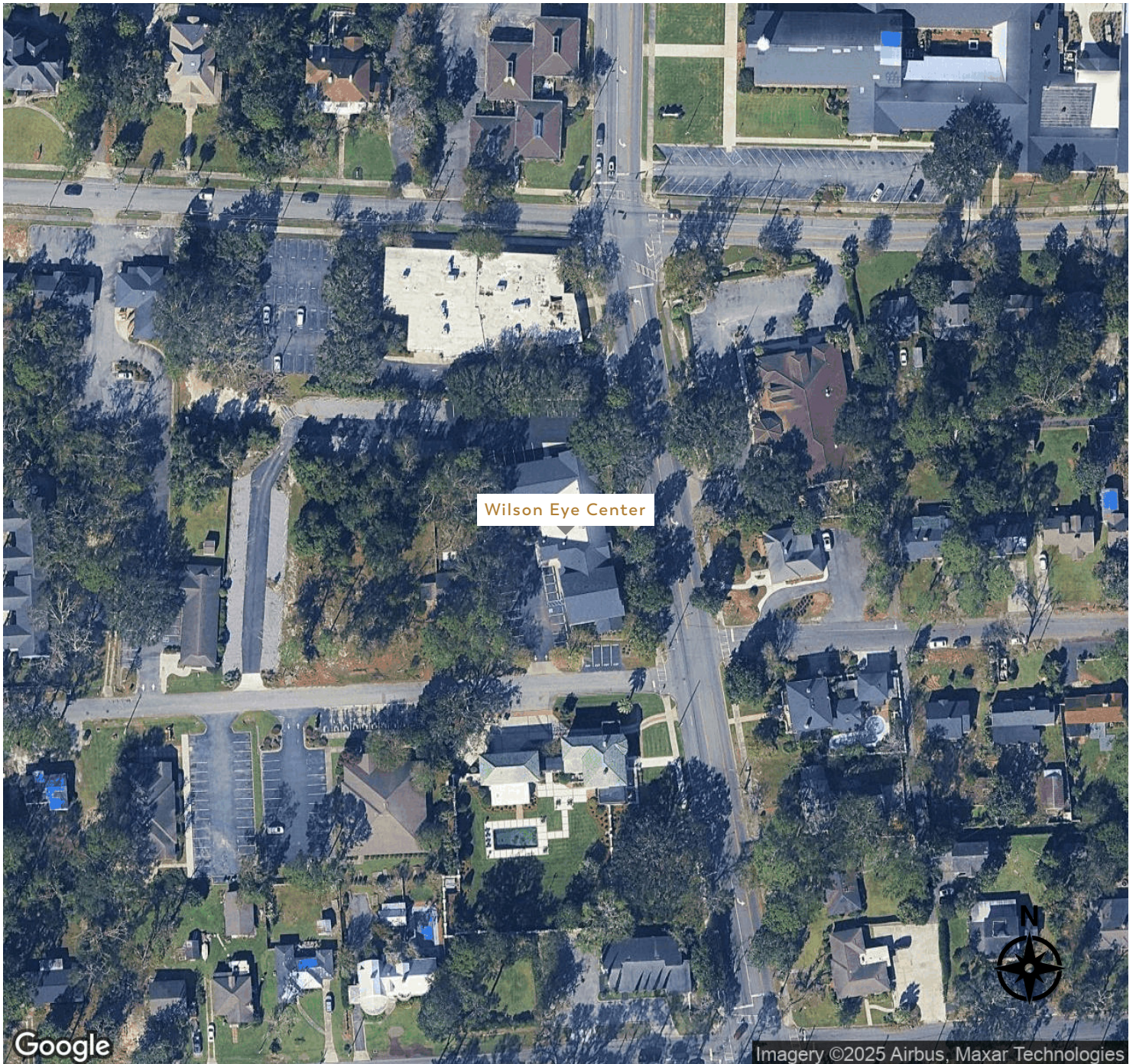
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RETAILER MAP



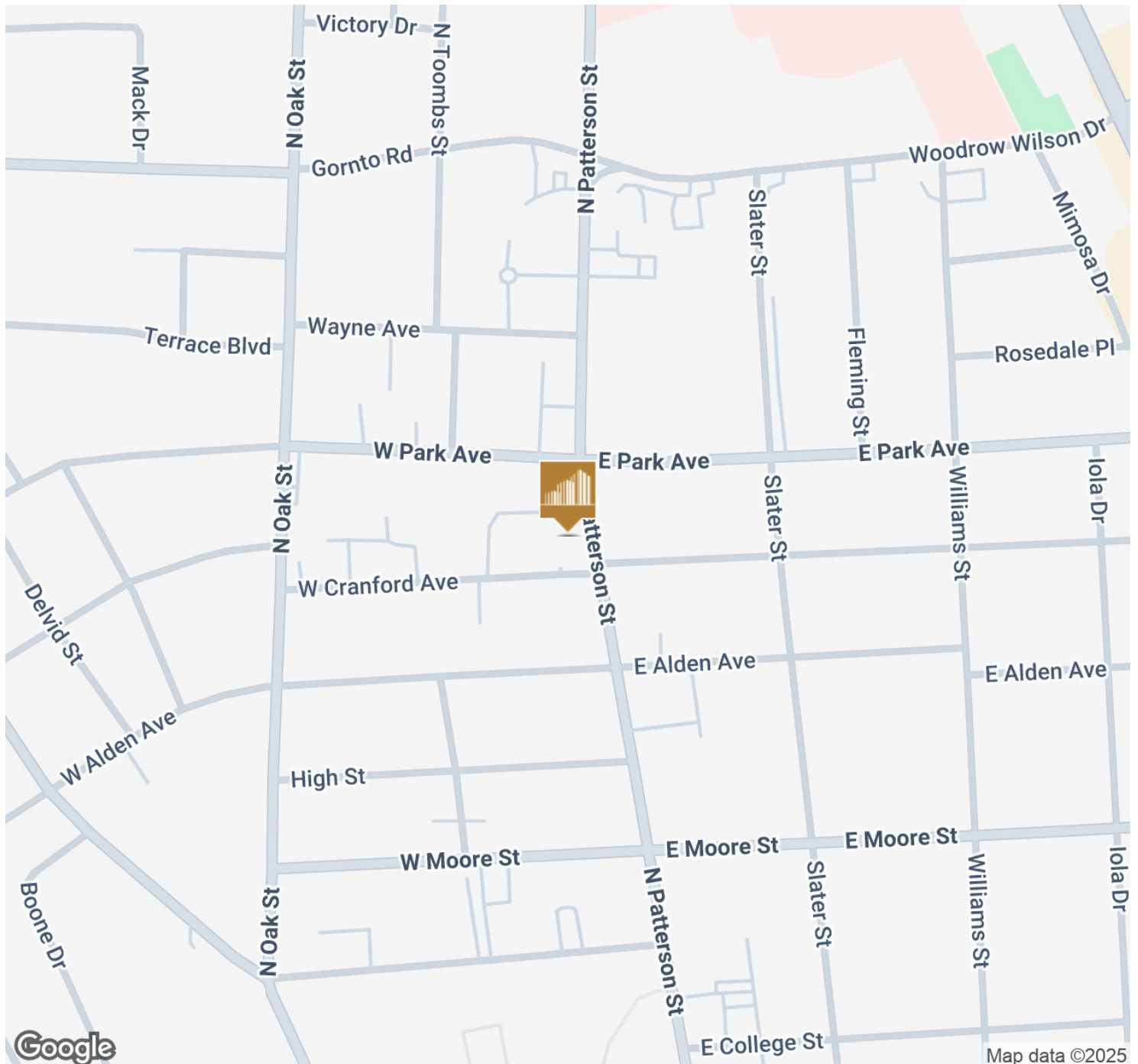
LOCATION INFORMATION

AERIAL VIEW



LOCATION INFORMATION

LOCATION MAP





DEMOCRAPHICS

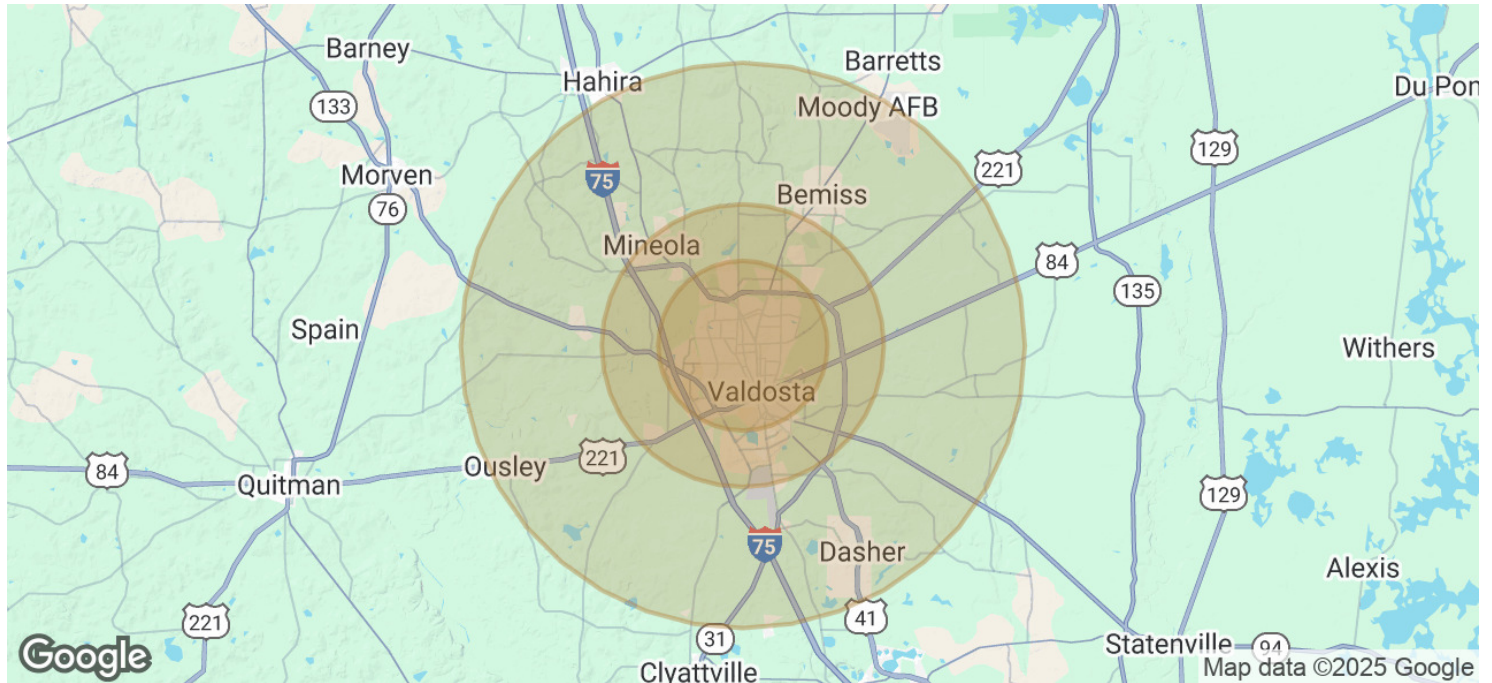
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 54,290 | 72,460 | 100,989 |
| Average Age | 36 | 36 | 37 |
| Average Age (Male) | 35 | 35 | 36 |
| Average Age (Female) | 37 | 38 | 38 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 21,931 | 28,385 | 38,212 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$53,069 | \$59,475 | \$66,103 |
| Average House Value | \$208,832 | \$229,942 | \$245,503 |

Demographics data derived from AlphaMap

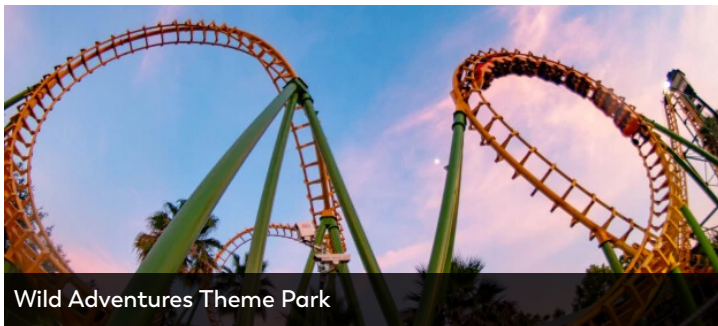


DEMOGRAPHICS

CITY INFORMATION



Downtown Valdosta



Wild Adventures Theme Park



Valdosta State University

LOCATION DESCRIPTION

Valdosta, Georgia is the county seat of Lowndes County and serves as the primary economic, healthcare, education, and retail hub for South Georgia and parts of North Florida. Strategically located along Interstate 75, the city benefits from strong regional accessibility and consistent traffic from commuters, students, and tourists. Valdosta's diverse economy is anchored by healthcare, higher education, manufacturing, logistics, and retail, drawing consumers from more than a dozen surrounding counties. The city is home to South Georgia Medical Center, the region's largest healthcare provider, which continues to expand its campus and services, reinforcing long-term employment stability. Valdosta State University, with more than 11,000 students, further supports population growth and economic activity. Attractions such as Wild Adventures Theme Park and a revitalized historic downtown contribute to tourism and quality of life, while the city's historic districts and distinctive architecture support adaptive reuse and redevelopment. Overall, Valdosta offers a stable and growing market with strong regional influence and sustained demand for commercial real estate.

LOCATION DETAILS

County

Lowndes



ADVISOR BIOS



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PROFESSIONAL BACKGROUND

Chandler Cox is an Investment Sales Advisor at Vakos Real Estate Services, specializing in the strategic acquisition and disposition of net lease investment properties. Based in Fredericksburg, Virginia, Chandler leverages his extensive industry knowledge and client focused approach to deliver exceptional results for investors across the nation.

With an established track record in commercial real estate, Chandler has developed a robust skill set that includes detailed market analysis, transaction management, and client relationship building. His experience at national net lease firms in Atlanta has equipped him with a deep understanding of the net lease market and the tools necessary to navigate complex transactions.

Chandler's career is marked by his commitment to providing insightful, data-driven advice and his ability to foster strong relationships with clients. His expertise extends to identifying lucrative investment opportunities and ensuring a seamless transaction process, making him a valuable asset to the Vakos team.

A proud alumnus of the University of Alabama, Chandler is enthusiastic about his role in helping clients achieve their investment goals and is always open to inquiries and discussions about real estate opportunities.

MEMBERSHIPS

ICSC

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