

SINGLE TENANT NN

Investment Opportunity



OUTPARCEL TO TOP RANKED PUBLIX | BRAND NEW 2024 CONSTRUCTION | SCHEDULED RENTAL INCREASES



13557 US-19

THOMASVILLE GEORGIA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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4

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

7

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

12

AREA OVERVIEW

Demographics

14

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, T-Mobile investment property located in Thomasville, Georgia. The tenant, T-Mobile, recently signed a brand new 10 year lease with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is a NN with limited landlord responsibilities making it an ideal, low management investment opportunity for a passive investor.

The T-Mobile is located near the signalized, hard corner intersection of US Highway 19 and US Highway 84 which combine to average over 46,200 vehicles passing by daily. US Highway 19, is the major retail thoroughfare serving the city of Thomasville. The T-Mobile is an outparcel to a top-ranked Publix anchored center that also features national/credit tenants including Jimmy Johns, KFC, Great Clips, Sally Beauty, and more. The asset is in close proximity to a 164,000+ square foot Lowe's anchored center with Verizon, RaceWay, and Mavis Tires and Brakes outparcels. In addition, T-Mobile is less than 2 miles from Gateway Shopping Center, a 188,000+ square foot center anchored by a Belk and Bealls Store, with other tenants including T.J. Maxx, Big Lots, Taco Bell, Smoothie King, and more. The property is in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, Chick-fil-A, Starbucks, Whataburger, Tractor Supply, Longhorn Steakhouse, 7-Brew, and more, further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 30,000 with an average household income of \$90,027, providing a direct consumer base from which the asset can draw upon.

OFFERING SUMMARY



OFFERING

Price	\$1,752,000
Net Operating Income	\$109,500
Cap Rate	6.25%
Lease Signature	Corporate
Tenant	T-Mobile
Lease Type	NN
Landlord Responsibilities	Roof/Structure Reimbursed: Taxes, Insurance, CAM

PROPERTY SPECIFICATIONS

Rentable Area	2,000 SF
Property Address	13557 US-19 Thomasville, Georgia 31792
Year Built	2024
Parcel Number	046HTH 128 H
Ownership	Fee Simple (Land & Building Ownership)



Brand New 2024 Construction | New 10 Year Lease Investment Grade Tenant | Scheduled Increases

- Brand new T-Mobile corporate signed lease
- T-Mobile (NASDAQ: TMUS) has a BBB S&P credit rating and its stock price is up over 48% YTD
- T-Mobile is the second largest telecom company in the United States with over 127 million subscribers
- 10 years remaining with 2 (5-year) option periods to extend, demonstrating their commitment to the site
- The lease features 10% increases every 5 years and at the beginning of each option period, steadily growing NOI and hedging against inflation

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord's responsibilities are limited to roof and structure - property includes transferrable roof warranty
- Tenant pays for utilities and fully reimburses the landlord for insurance, taxes, and CAM
- Tenant pays a 6% admin fee on CAM and property costs
- Ideal, low management investment for a passive investor

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The T-Mobile is located near the signalized, hard corner intersection of US Highway 19 and US Highway 84 which combine to average over 46,200 vehicles passing by daily
- The asset has excellent visibility from both US Highway 19 and US Highway 84

Outparcel to Top Ranked Publix | Gateway Shopping Center | Dense Retail Corridor | New Multi-Family Development

- The T-Mobile is an outparcel to a top-ranked Publix anchored center that also features national/credit tenants including Jimmy Johns, KFC, Great Clips, Sally Beauty, and more
- The Publix is ranked in the 98th Percentile for visits by Placer.ai and is the second most visited Publix in the state with 1.4 million annually
- Less than two miles from Gateway Shopping Center, a 188,000+ square foot center anchored by a Belk and Bealls Store, with other tenants including T.J. Maxx, Big Lots, Taco Bell, Smoothie King, and more
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, Chick-fil-A, Starbucks, Whataburger, Tractor Supply, Longhorn Steakhouse, 7-Brew, and more, further increasing consumer traffic to the site
- Two new phases of the Grand Park Apartments are in development across US Highway 19 from the site, as well as a new Hilton Home2Suites
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-Mile Trade Area

- More than 30,000 residents and 21,700 employees support the trade area, providing a direct consumer base from which the asset can draw upon
- \$90,027 average household income

PROPERTY OVERVIEW



LOCATION



Thomasville, Georgia
Thomas County

ACCESS



Smith Avenue/State Highway 38/U.S. Highway 84
Business: 1 Access Point

TRAFFIC COUNTS



Georgia Florida Parkway/State Highway 3 & 38 &
300/U.S. Highway 19 & 84: 15,900 VPD
S State Highway 38/U.S. Highway 84 Business:
30,300 VPD

IMPROVEMENTS



There is approximately 2,000 SF of existing building
area

PARKING



There are approximately 14 parking spaces on the
owned parcel.
The parking ratio is approximately 7 stalls per 1,000
SF of leasable area.

PARCEL



Parcel Number: 046HTH 128 H
Square Feet: 2,000

CONSTRUCTION



Year Built: 2024

ZONING



C-1







Vystar[®]
Credit Union

30,300
VEHICLES PER DAY

T-Mobile

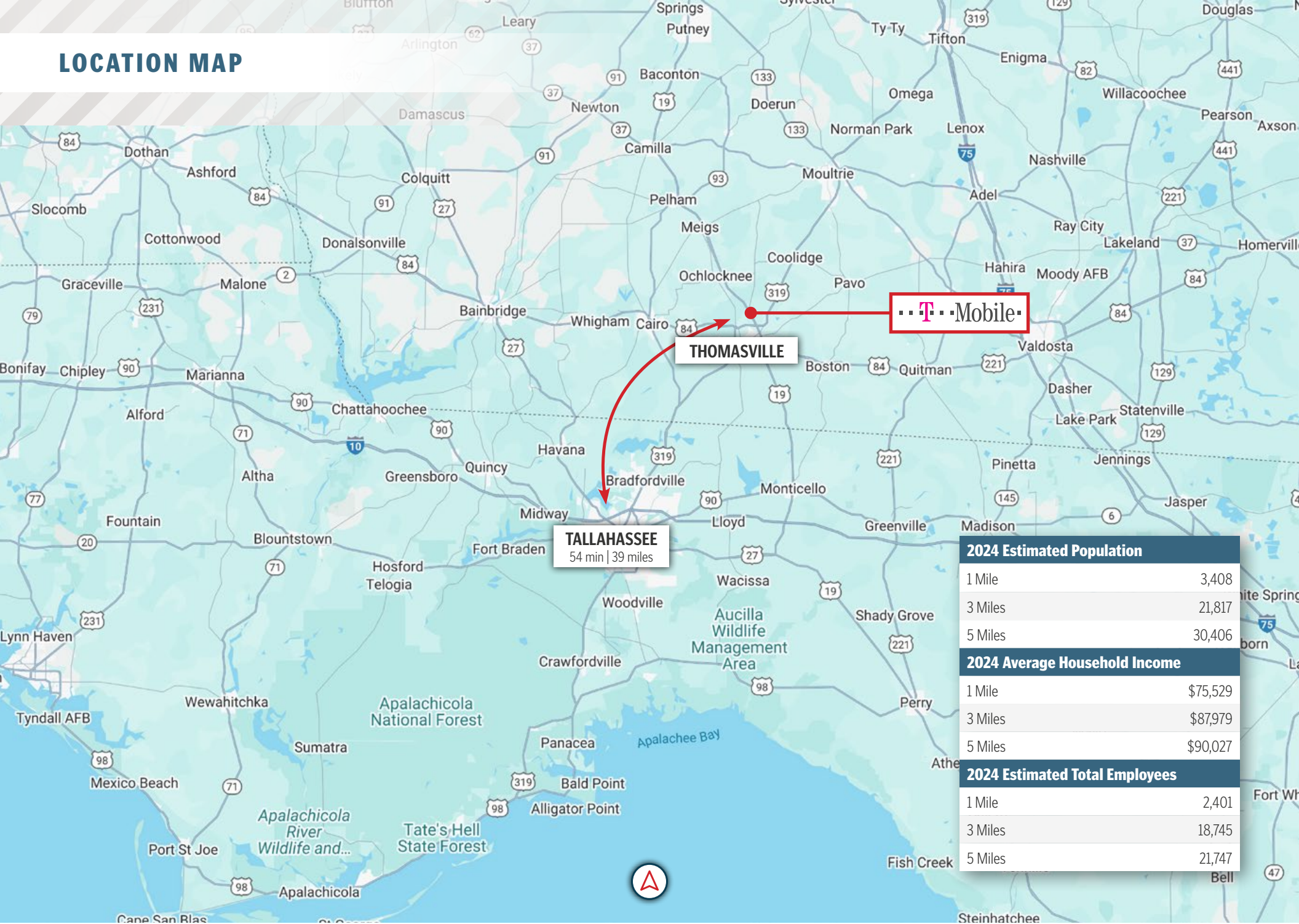
15,900
VEHICLES PER DAY

SMITH AVE.

BUSINESS
38 84



LOCATION MAP



TALLHASSEE
54 min | 39 miles

THOMASVILLE



2024 Estimated Population	
1 Mile	3,408
3 Miles	21,817
5 Miles	30,406
2024 Average Household Income	
1 Mile	\$75,529
3 Miles	\$87,979
5 Miles	\$90,027
2024 Estimated Total Employees	
1 Mile	2,401
3 Miles	18,745
5 Miles	21,747





THOMASVILLE, GEORGIA

Thomasville, Georgia, in Thomas county, is 32 miles NE of Tallahassee, Florida and 142 miles W of Jacksonville, Florida. The city is the second largest in Southwest Georgia after Albany. The City of Thomasville had a population of 19,110 as of July 1, 2024.

Thomasville's economy is diverse, with key industries in healthcare, agriculture, manufacturing, and education. Notable employers include Archbold Medical Center, Flowers Foods (a major bakery company), and various agricultural businesses. Many residents also work in nearby Tallahassee. The largest industries in Thomasville, GA are Health Care & Social Assistance (4,023 people), Retail Trade (2,618 people), and Manufacturing (1,902 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$66,000), Professional, Scientific, & Technical Services (\$58,873), and Real Estate & Rental & Leasing (\$54,286).

Thomasville and nearby Attractions are Lapham-Patterson House State Historic Site, Thomas County Museum of History, Gateway Shopping Center, Thomasville Rose Garden, Cherokee Lake, Dawson Street Historic District To learn more about the area's history and culture, one can visit the Lapham-Patterson House State Historic Site and the Thomas County Museum of History. The Thomasville City Hall, Thomasville Cultural Center, Thomasville Public Library and the Thomas County Jail are among the other notable attractions in the city. In addition, the city hosts the popular Rose Festival, the Black Heritage Festival, the Deep South Fair and the Plantation Wildlife Arts Festival every year.

Thomasville has strong educational options, with public schools operated by the Thomasville City School District and Thomas County Schools, as well as several private schools. Opportunities for higher education are provided by the Southwest Georgia Technical College and Thomas University. Tallahassee Regional is the nearest major airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,408	21,817	30,406
2029 Projected Population	3,371	21,793	30,459
2010 Census Population	3,164	20,875	29,000
Historical Annual Growth 2010 to 2020	0.78%	0.33%	0.37%
Households & Growth			
2024 Estimated Households	1,577	9,123	12,434
2029 Projected Households	1,576	9,205	12,578
2010 Census Households	1,402	8,503	11,560
Historical Annual Growth 2010 to 2020	1.13%	0.56%	0.59%
Race & Ethnicity			
2024 Estimated White	59.50%	53.29%	52.18%
2024 Estimated Black or African American	32.81%	40.29%	41.43%
2024 Estimated Asian or Pacific Islander	2.61%	1.12%	1.12%
2024 Estimated American Indian or Native Alaskan	0.41%	0.37%	0.37%
2024 Estimated Other Races	1.70%	1.57%	1.51%
2024 Estimated Hispanic	4.14%	3.56%	3.48%
Income			
2024 Estimated Average Household Income	\$75,529	\$87,979	\$90,027
2024 Estimated Median Household Income	\$53,229	\$57,964	\$59,832
2024 Estimated Per Capita Income	\$34,664	\$36,907	\$36,727
Businesses & Employees			
2024 Estimated Total Businesses	209	1,498	1,713
2024 Estimated Total Employees	2,401	18,745	21,747



RENT ROLL



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
T-Mobile	2,000	TBD	10 Years	Current	-	\$9,125	\$4.56	\$109,500	\$54.75	NN	2 (5-Year)
(Corporate Signature)				Years 6-10	10%	\$10,038	\$5.02	\$120,450	\$60.23		10% Increases at the Beg. of Each Option

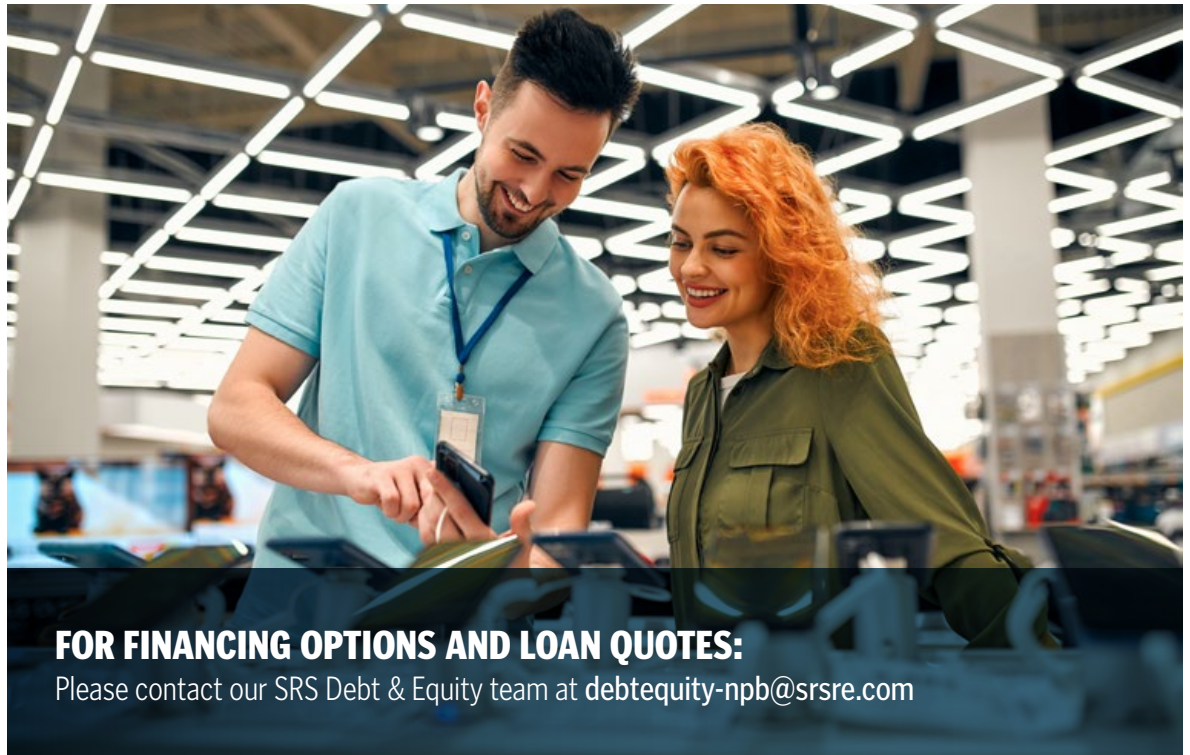
1) Rent Commencement is the Earlier of 90 days After Satisfaction of the Delivery Conditions or the Date the Tenant Opens for Business

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



T-MOBILE

t-mobile.com

Company Type: Public (NASDAQ: TMUS)

Locations: 6,272+

2023 Employees: 67,000

2023 Revenue: \$78.56 Billion

2023 Net Income: \$8.31 Billion

2023 Assets: \$207.68 Billion

2023 Equity: \$64.71 Billion

Credit Rating: S&P: BBB

T-Mobile US, Inc. (NASDAQ: TMUS) is America's supercharged Un-carrier, delivering an advanced 4G LTE and transformative nationwide 5G network that will offer reliable connectivity for all. T-Mobile's customers benefit from its unmatched combination of value and quality, unwavering obsession with offering them the best possible service experience and undisputable drive for disruption that creates competition and innovation in wireless and beyond. Based in Bellevue, Wash., T-Mobile provides services through its subsidiaries and operates its flagship brands, T-Mobile, Metro by T-Mobile and Mint Mobile. There are 6,272 T-Mobile stores in the United States as of August 13, 2024

Source: t-mobile.com/news, 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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