

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



NEW 5 YEAR EXTENSION | LONG-TERM TENANT COMMITMENT (20+ YEARS) | GROWING DEPOSIT BASE



3880 Lavista Road

TUCKER GEORGIA

ACTUAL SITE





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NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412



5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

15

AREA OVERVIEW

Demographics

18

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, investment grade (S&P: A-), corporate signed, drive-thru equipped, Regions Bank investment property located in Tucker, Georgia (Atlanta MSA). The tenant has approximately 5.5 years remaining on their current lease with 1 (5-year) option to extend. The lease features 1% annual rental increases throughout the initial term, and will have Fair Market Value rental increases in the remaining option period. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. According to the FDIC, brand deposits have steadily increased over the past few years to over \$47 Million (+33% since 2022, +68% since 2019).

The Regions Bank is located along Lavista Road, a major retail thoroughfare serving the city of Tucker, totaling 20,100 vehicles passing by daily. The asset is complete with a drive-thru, providing ease and convenience for customers. The asset is less than a quarter mile south of Briarcliff Village, a 189,000 square foot shopping mall anchored by Publix and T.J. Maxx. In addition, Regions Bank is located nearby Tucker Meridian, a 207,000 square foot shopping center anchored by Sprouts Farmers Market and Dick's Sporting Goods. The property is in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, Sam's Club, Target, Kroger, ALDI, LA Fitness, Dollar Tree, and more, further increasing consumer traffic to the site. Strong tenant synergy promotes crossover shopping to the subject property. The 5-mile local trade area is supported by a population of over 314,233 and 217,837 employees with an average household income of \$121,960.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,947,808
Net Operating Income	\$184,238
Cap Rate	6.25%
Guaranty	Corporate Signature (S&P: A-)
Tenant	Regions Bank
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	3,930 SF
Land Area	1.32 Acres
Property Address	3880 Lavista Road Tucker, Georgia 30084
Year Built	2002
Parcel Number	18-190-01-013
Ownership	Fee Simple (Land & Building Ownership)



New 5 Year Extension | Option To Extend | Scheduled Rental Increases | Investment Grade Tenant

- New 5 year extension with 1 (5-year) option period to extend
- The lease features 1% annual rental increases throughout the initial term, and will have Fair Market Value rental increases in the remaining option period, steadily growing NOI and hedging against inflation
- Oversized Parcel

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Briarcliff Village (189,000 SF) | Drive-Thru Lane Equipped | Tucker Meridian (207,000 SF) | Primary Retail Corridor

- Less than a quarter mile south of Briarcliff Village, a 189,000 square foot shopping mall anchored by Publix and T.J. Maxx
- Complete with a drive-thru, providing ease and convenience for customers
- Nearby Tucker Meridian, a 207,000 square foot shopping center anchored by Sprouts Farmers Market and Dick's Sporting Goods
- Located in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, Sam's Club, Target, Kroger, ALDI, LA Fitness, Dollar Tree, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics in 5-Mile Trade Area

- The 5-mile local trade area is supported by a population of over 314,233 and 217,837 employees with an average household income of \$121,960



PROPERTY OVERVIEW



LOCATION



Tucker, Georgia
DeKalb County
Atlanta MSA

ACCESS



Lavista Road: 2 Access Points

TRAFFIC COUNTS



Lavista Road/State Highway 236: 14,700 VPD
The Perimeter/Interstate 285: 201,000 VPD

IMPROVEMENTS



There is approximately 3,930 SF
of existing building area

PARKING



There are approximately 37 parking spaces
on the owned parcel.
The parking ratio is approximately 9.34 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 18-190 -01-013
Acres: 1.32
Square Feet: 57,499

CONSTRUCTION



Year Built: 2002

ZONING



Commercial







20,100
VEHICLES PER DAY

 **REGIONS**

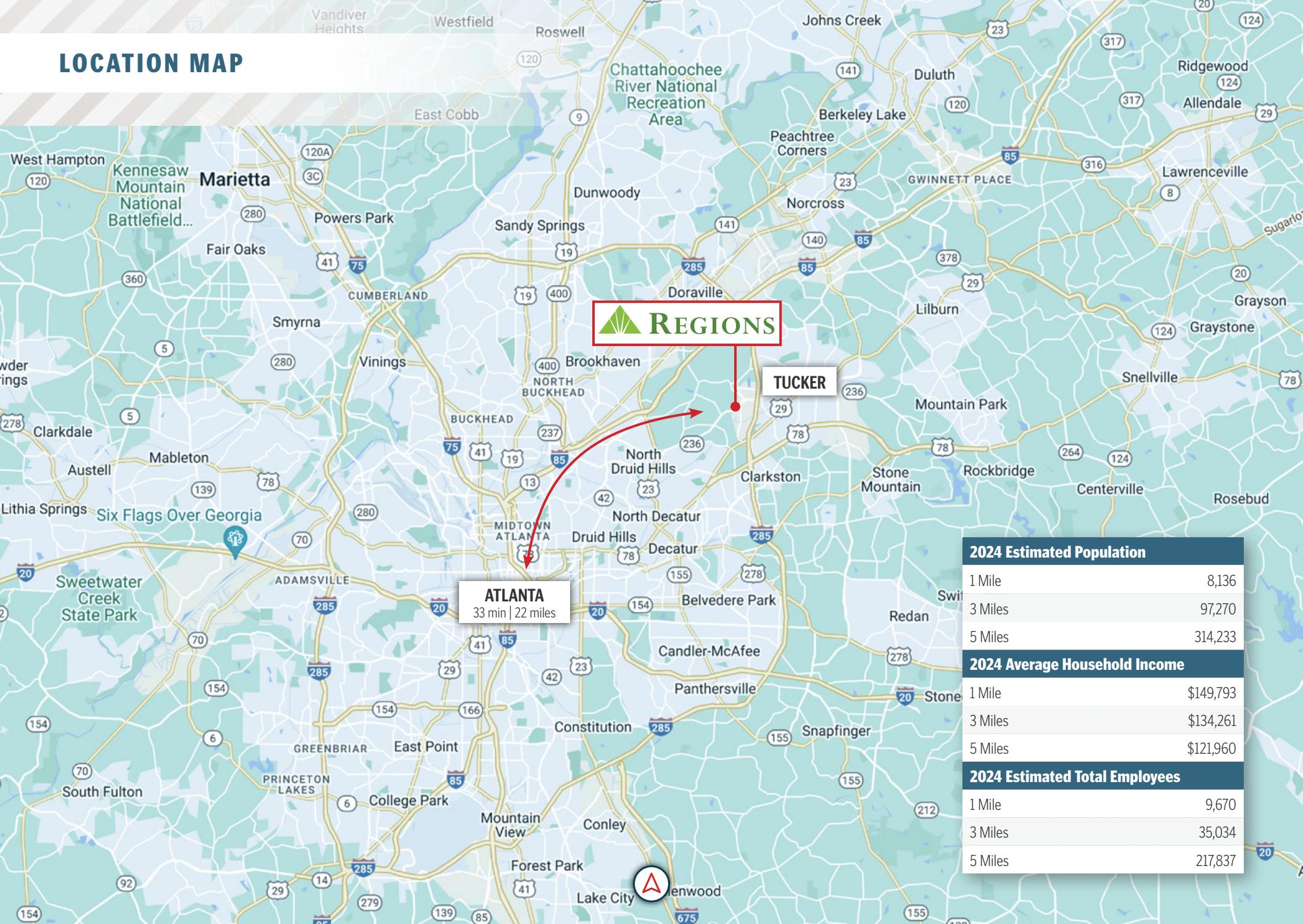
PYLON SIGN

LAVISTA RD.

236



LOCATION MAP





TUCKER, GEORGIA

Tucker is a city in DeKalb County, Georgia, situated approximately 15 miles northeast of downtown Atlanta. The City of Tucker had a population of 38,281 as of July 1, 2024.

Tuckers host a diverse economic landscape, including corporate headquarters, industrial parks, and retail centers. The city encompasses the Montreal Industrial District, Royal Atlanta Business Park, and a portion of the Northlake retail area. Tucker serves as corporate headquarters for several nationally recognized companies including Oglethorpe Power, YP Holdings, Primo Grills and Smokers, and Inland Seafood. Tucker is also home of the U.S. Poultry & Egg Association the Emory University Orthopaedics and Spine Hospital, the Montreal Industrial district, a portion of the Northlake retail area, and Royal Atlanta Business Park. The largest industries in Tucker, GA are Health Care & Social Assistance, Professional, Scientific, & Technical Services, and Educational Services, and the highest paying industries are Utilities, Information, and Public Administration.

The city boasts over 230 acres of parks, including Henderson Park, Kelley C. Cofer Park, and the Tucker Nature Preserve, offering trails, sports facilities, and natural spaces. Community also host Annual events such as Tucker Day, Taste of Tucker, and the Tucker Chili Cook-Off foster community engagement. The monthly Tucker Cruise-In car show is also a popular event during warmer months. Historic Downtown revitalize downtown Tucker include transforming alleyways into pedestrian-friendly spaces as part of a 32-mile bike trail plan, enhancing the area's appeal. Education in Tucker is managed by the DeKalb County School District. DeKalb County is a large urban county and a center for education in the Atlanta metropolitan area. DeKalb is also home to nine colleges and other postsecondary institutions such as Agnes Scott College, Columbia Theological Seminary, DeVry University, Emory University, Georgia Piedmont Technical College, and Oglethorpe University. The closest major airport to Tucker, Georgia is Hartsfield-Jackson Atlanta International Airport. This airport is in Atlanta, Georgia and is 25 miles from the center of Tucker, GA.

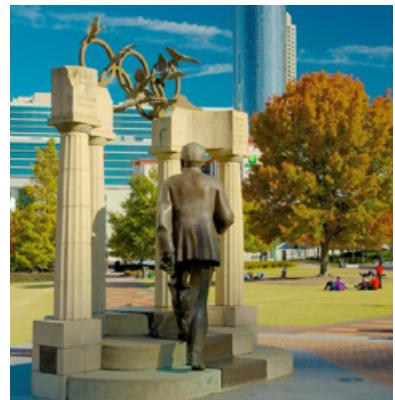


ATLANTA, GEORGIA

The City, incorporated in 1847, is located in the north-central part of the state, which is the top growth area in Georgia and has been one of the highest growth areas of the country for over three decades. The City currently occupies a land area of 131.4 square miles, with a population of 463,878 in the City according to 2015 United States Census Bureau estimates. The Atlanta-Sandy Springs-Roswell, GA MSA (commonly referred to as Metropolitan Atlanta) is the ninth largest metropolitan area in the country. The City is empowered to levy a property tax on both real and personal properties located within its boundaries.



The City has a strong economic base grounded in a diverse set of industries. Substantial concentrations of employers in government, manufacturing, education, finance, logistics and health care provide high paying jobs and a relatively reliable tax revenue base. Over the last 10 years, the largest growth sectors in the City have been education and healthcare, followed by the leisure and hospitality industries. Atlanta was recently ranked 10th in the country as a major technology market, underscoring the sector's role as an economic development engine. The City also ranks 8th nationally in the number of new technology companies being funded. The vitality of these industries – combined with an increased interest in living in urban centers will continue to support the City's revenue base.



Atlanta offers resources and opportunities for amateur and participatory sports and recreation. Jogging is a particularly popular local sport. The Peachtree Road Race, the world's largest 10 km race, is held annually on Independence Day. The Georgia Marathon, which begins and ends at Centennial Olympic Park, routes through the city's historic east side neighborhoods. Golf and tennis are also popular in Atlanta, and the city contains six public golf courses and 182 tennis courts. Facilities located along the Chattahoochee River cater to watersports enthusiasts, providing the opportunity for kayaking, canoeing, fishing, boating, or tubing.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	8,136	97,270	314,233
2029 Projected Population	8,023	96,084	318,184
2010 Census Population	6,461	87,951	282,376
Historical Annual Growth 2010 to 2020	2.09%	1.02%	0.89%
Households & Growth			
2024 Estimated Households	3,894	39,008	127,353
2029 Projected Households	3,865	38,734	129,844
2010 Census Households	3,019	35,561	110,669
Historical Annual Growth 2010 to 2020	2.23%	0.90%	1.17%
Race & Ethnicity			
2024 Estimated White	53.92%	49.82%	44.12%
2024 Estimated Black or African American	27.94%	25.70%	28.32%
2024 Estimated Asian or Pacific Islander	9.55%	11.12%	11.06%
2024 Estimated American Indian or Native Alaskan	0.27%	0.63%	1.10%
2024 Estimated Other Races	3.36%	11.01%	13.59%
2024 Estimated Hispanic	8.97%	18.22%	22.69%
Income			
2024 Estimated Average Household Income	\$149,793	\$134,261	\$121,960
2024 Estimated Median Household Income	\$102,555	\$95,211	\$79,326
2024 Estimated Per Capita Income	\$69,276	\$53,825	\$49,508
Businesses & Employees			
2024 Estimated Total Businesses	837	3,717	12,755
2024 Estimated Total Employees	9,670	35,034	217,837



RENT ROLL



LEASE TERM							RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Regions Bank	3,930	Current	11/30/2030	12/1/2025	-	\$15,354	\$184,248	Absolute NNN	1 (5-Year)
(Corporate Signature)				12/1/2026	1%	\$15,507	\$186,084		FMV Rental Increases During Option Period

*Rent Is Close To Comparable Ground Lease Rent

1% Annual Rental Increases Thereafter Throughout Initial Term

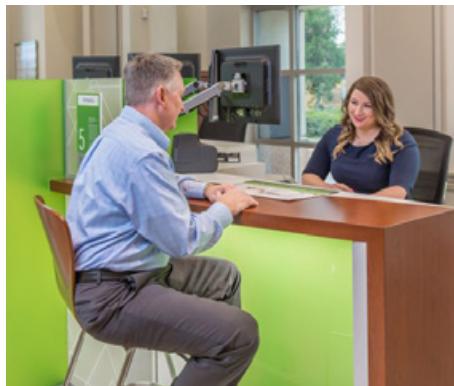
FINANCIAL INFORMATION

Price	\$2,947,808
Net Operating Income	\$184,238
Cap Rate	6.25%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2002
Rentable Area	3,930 SF
Land Area	1.32 Acres
Address	3880 Lavista Road Tucker, Georgia 30084





REGIONS FINANCIAL CORPORATION

regions.com

Company Type: Public (NYSE: RF)

Locations: 1,250+

2024 Employees: 19,644

2024 Revenue: \$7.08 Billion

2024 Net Income: \$1.89 Billion

2024 Assets: \$157.30 Billion

2024 Equity: \$17.88 Billion

Credit Rating: S&P: A-

Regions Financial Corporation (NYSE:RF), with \$160 billion in assets, is a member of the S&P 500 Index and is one of the nation's largest full-service providers of consumer and commercial banking, wealth management, and mortgage products and services. Regions serves customers across the South, Midwest and Texas, and through its subsidiary, Regions Bank, operates approximately 1,250 banking offices and more than 2,000 ATMs. Regions Bank is an Equal Housing Lender and Member FDIC. Regions Financial Corporation was founded in 1971 and is headquartered in Birmingham, Alabama.

Source: ir.regions.com, finance.yahoo.com



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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