

**FOR SALE**

2491 TOBACCO ROAD  
HEPHZIBAH, GA



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

Absolute 20-Year NNN Lease | +/- 2,700 SF | 1.31 Acres | Zero Landlord Responsibilities



# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Broker of Record

Neal Jernigan

Crossley-Jernigan, Inc.

GA license number 108177



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2491 TOBACCO ROAD

HEPHZIBAH, GA

|                  |                         |
|------------------|-------------------------|
| SALE PRICE       | \$2,304,000             |
| CAP Rate         | 6.56%                   |
| NOI              | \$151,200               |
| LEASE TYPE       | Absolute NNN            |
| Lease Term       | 20 Years (January 2020) |
| Lease Expiration | January 31, 2040        |
| Renewal Options  | (3) 5-Year Options      |
| Rent Escalations | 5% Every 5 Years        |
| DRIVE THRU       | Yes                     |
| BUILDING SIZE    | 2,700 SF                |
| LOT SIZE         | 1.31+/- Acres           |
| PARKING SPACES   | 34                      |
| ZONING           | B-2 (General Business)  |
| YEAR BUILT       | 2015                    |
| TMS              | 141-4-004-00-0          |
| Guarantor        | RRG, Inc.               |







## Rent Schedule

|                            |               |
|----------------------------|---------------|
| Years 1-5                  | \$ 144,000.00 |
| *Years 6-10 (current rent) | \$ 151,200.00 |
| Years 11-15                | \$ 158,760.00 |
| Years 16- 20               | \$ 166,698.00 |
| Years 21-25 (Option 1)     | \$ 175,032.90 |
| Years 26-30 (Option 2)     | \$ 183,784.55 |
| Years 31-35 (Option 3)     | \$ 192,973.77 |

Bill Beazley  
HOMES

Diamond Lakes  
Elementary School

BI-LO

FAMILY DOLLAR

Public Storage



SUBWAY

CITITRENDS

H&R BLOCK



O'Reilly  
AUTO PARTS

jiffy lube



Advance  
Auto Parts

WELLS FARGO

GREENWICH



Auto  
Zone

Waffle  
HOUSE



SONIC

cricket

Walmart

DOLLAR TREE

Walgreens



Windsor Spring Rd

Windsor Spring  
Baptist Church

POPEYES  
LOUISIANA KITCHEN

DOLLAR  
GENERAL

Tobacco Rd



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jiffylube



SONIC

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Little Caesars

H&R  
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DOLLAR TREE

Tobacco Rd

Walgreens

Windsor Spring Rd

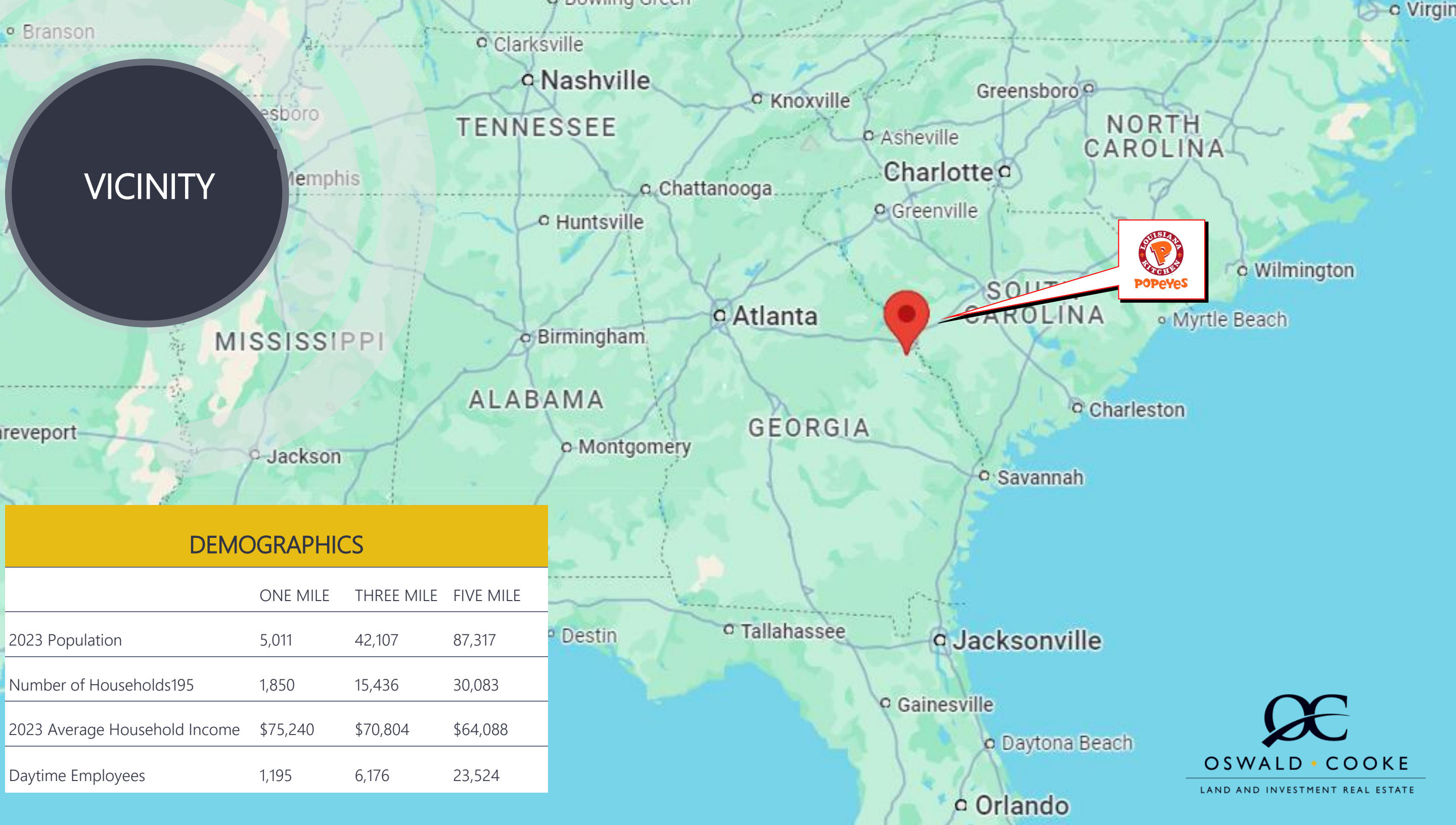
DOLLAR GENERAL

Hardee's

POPEYES  
LOUISIANA KITCHEN

Windsor Spring  
Baptist Church





VICINITY



| DEMOGRAPHICS                  |          |            |           |
|-------------------------------|----------|------------|-----------|
|                               | ONE MILE | THREE MILE | FIVE MILE |
| 2023 Population               | 5,011    | 42,107     | 87,317    |
| Number of Households          | 1,850    | 15,436     | 30,083    |
| 2023 Average Household Income | \$75,240 | \$70,804   | \$64,088  |
| Daytime Employees             | 1,195    | 6,176      | 23,524    |





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Tires Plus  
TOTAL CAR CARE

Walmart  
Neighborhood Market

AutoZone

Waffle House

Little Caesars

Sonic

Pizza Hut

Metro  
by T-Mobile

Cricket

Taco Bell

Dollar Tree

Walgreens

Hardee's

POPEYES  
LOUISIANA KITCHEN

Huddle House

Circle K

Advance  
Auto Parts

Wells Fargo

DOLLAR GENERAL

Family Dollar

Jiffy Lube

BI-LO

O'Reilly  
AUTO PARTS

CITITRENDS

SUBWAY

Kentucky Fried Chicken

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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.