



PROPERTY DETAILS

Address	1109 W Ogeechee St Sylvania, GA
Year Built	2002
Acreage	4.91 acres
Square footage	36,000
Occupancy	100%
Tenant	BI-LO
Co-Tenants (NIC)	Roses Express, Goody's, Advanced Auto Parts, H&R Block, CM City Furniture
NOI	\$376,200
Asking Price	\$4,180,000
Cap Rate	9.0%
Price / Foot	\$116psf
Lease Structure	NNN

DEMOGRAPHICS

	Population	HHI
3 Mile	4,092	\$34,398
5 Mile	6,281	\$33,306
10 Mile	10,277	\$32,851



INVESTMENT SUMMARY

Since it's development in 2002, Sylvania Station has been the primary grocery destination in the markets that serve the City of Sylvania and Screven County, GA. Sylvania Station is well maintained and enjoys a strong tenant mix that is perfect for rural markets such as this. Sylvania Station is anchored by a 36,000 SF BI-LO with co-tenants including Goody's, Roses Express, Advanced Auto Parts, and more. Visibility and Access to the center are second to none within the market and it's location at the intersection of US Highway 301 and Hwy 21 helps serve the 10 mile trade area that Sylvania Station pulls from.

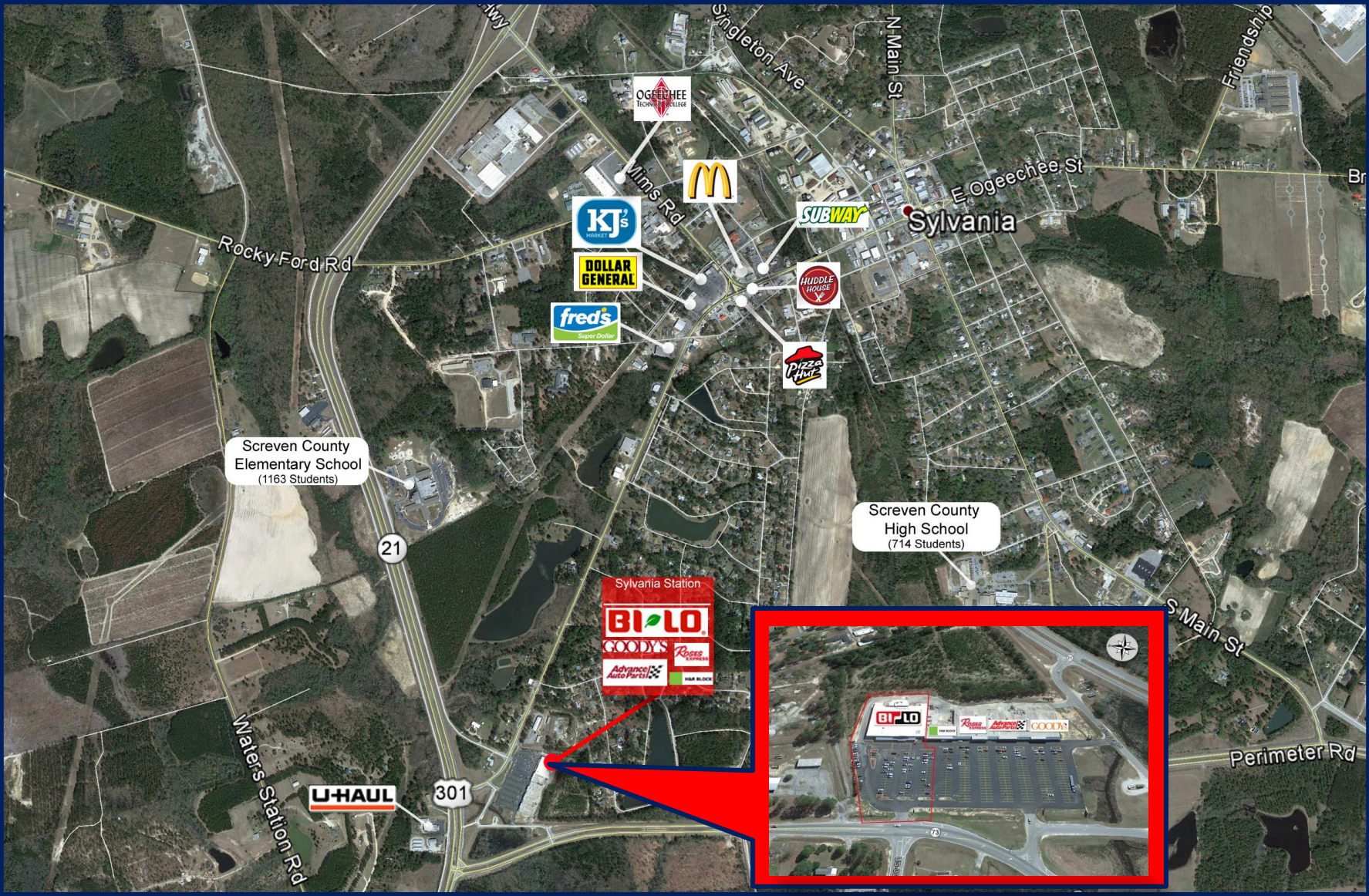
- BI-LO has an attractive health ratio just over 3%
- Strong sales of \$302 psf, a 10.5% increase year over year
- 13 years of operating history at this location
- Over 7 years remaining on primary term
- Attractive NNN lease structure
- No maintenance responsibilities for Landlord
- Large trade area
- Limited competition

LOCATION

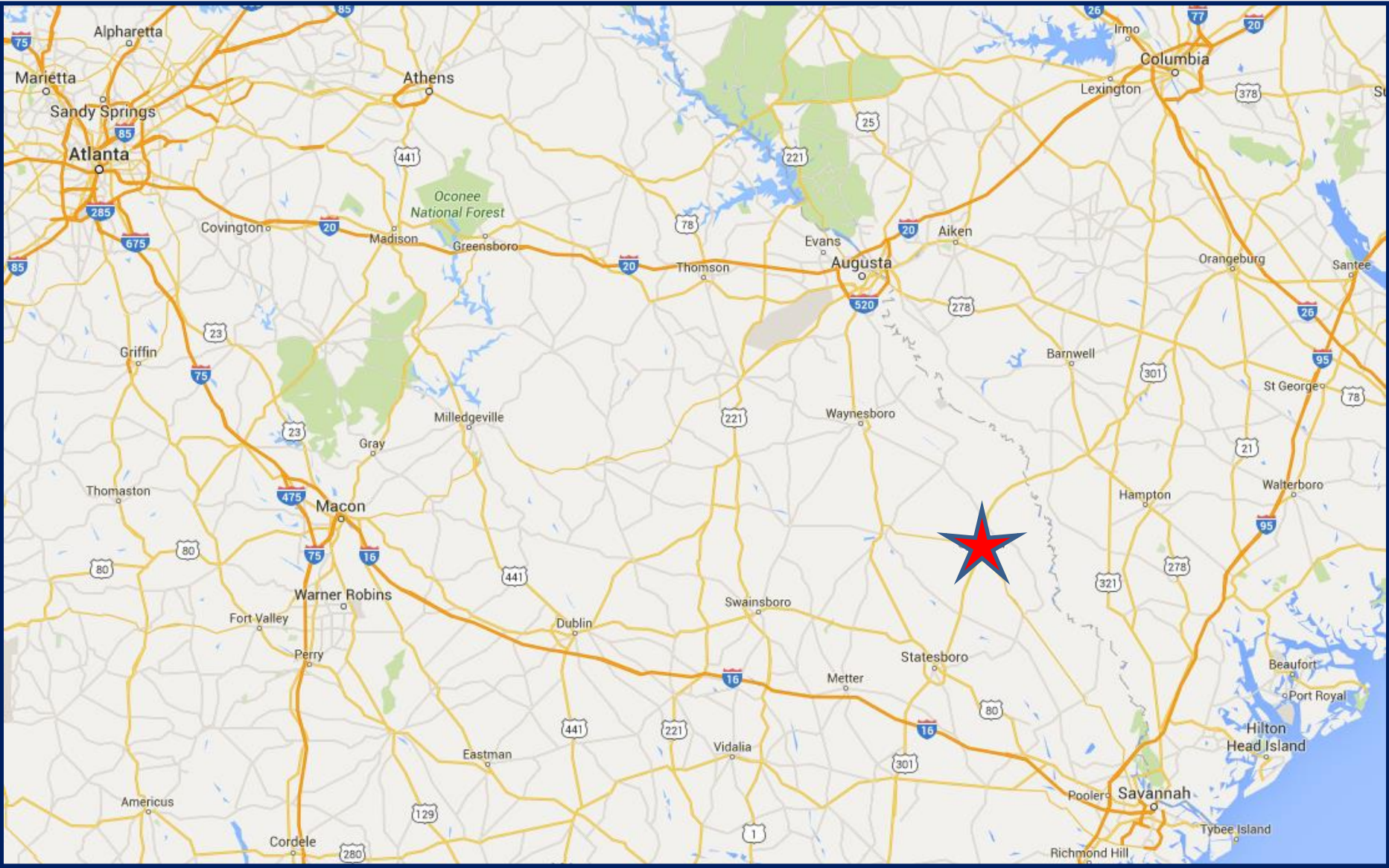
Sylvania Station is located in Sylvania, GA (Screven County) just 20 miles NE of Statesboro, GA. Located at the intersection of US Highway 301 and Highway 21, Sylvania Station benefits from a constant stream of traffic travelling between Augusta and Savannah.



SYLVANIA AERIAL



LOCATION MAP



CONTACTS



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