

FOR SALE

200 VIRGINIA PARKWAY

Waynesboro, GA



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



Not actual subject site.

16+ Year NNN Lease | 8% Increases Every 5 Years | Zero LL Responsibilities



DISCLAIMER

Benjy Cooke

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Broker of Record

Edward Oswald , Oswald Cooke & Associates GA License Number: 445386



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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 no 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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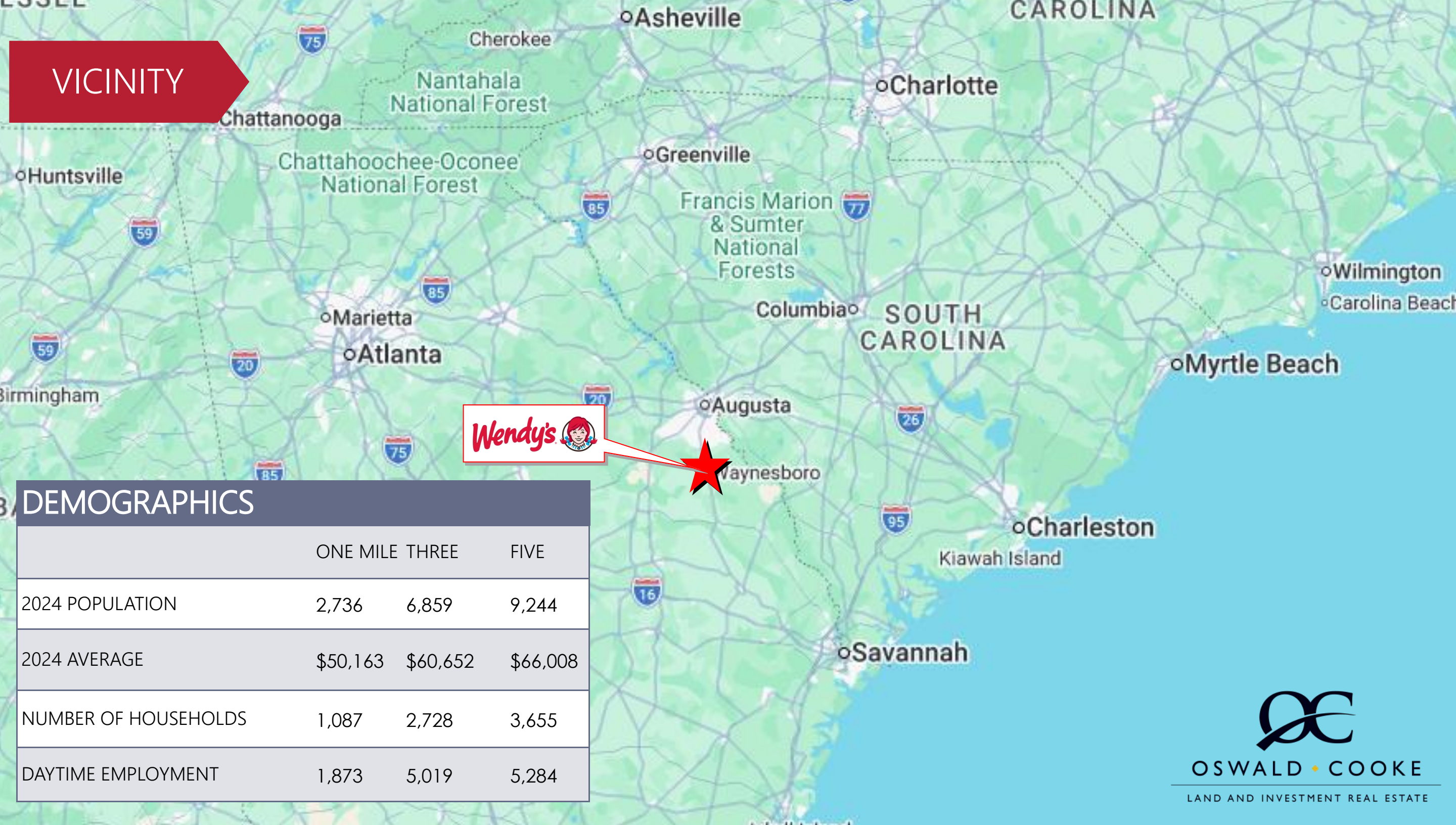
200 Virginia Pkwy Waynesboro, GA

Oswald Cooke & Associates is pleased to present a single tenant Wendy's restaurant located at 200 Virginia Parkway in Waynesboro, GA for sale. The 20-year term commenced in April 2022 and offers (4) 5-Year renewal options. The lease is subject to 8% increases every 5 years with the next bump coming in April 2027. The 2,926 square foot restaurant is guaranteed by JAI Augusta, LLC. National Retailers in the immediate area include: Walmart Super Center, Tractor Supply, Dollar Tree, KFC, Burger King, Verizon, Zaxby's, McDonalds, and many others.

PRICE	\$2,664,000
CAP RATE	5.56% <i>(6% CAP April 2027)</i>
NOI	\$148,000
NEXT RENT BUMP	April 2027 (\$159,840)
LEASE TYPE	NNN
RENT ESCALATIONS	8% every 5 years
LEASE TERM	20-Years
RENT COMMENCEMENT	April 15, 2022
LEASE EXPIRATION	April 15, 2042
RENEWAL OPTIONS	(4) 5-Year Option
NEXT RENT BUMP	April 15, 2027
TMS	065 057 C
SQUARE FOOTAGE	2,926 SF
YEAR BUILT	2019
OPPORTUNITY ZONE	Yes
LOT SIZE	1.55 Acres
GUARANTY	JAI Augusta, LLC



VICINITY



DEMOGRAPHICS

	ONE MILE	THREE	FIVE
2024 POPULATION	2,736	6,859	9,244
2024 AVERAGE	\$50,163	\$60,652	\$66,008
NUMBER OF HOUSEHOLDS	1,087	2,728	3,655
DAYTIME EMPLOYMENT	1,873	5,019	5,284

For more information contact:

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