

EXECUTIVE SUMMARY

Tesla Supercharger - Covington, Georgia

11220 GA-142 | Covington, Georgia 30014



OFFERED EXCLUSIVELY BY



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PROPERTY OVERVIEW

 **PRICE**
\$600,000

Cap Rate:	5.00%
Current NOI:	\$30,000
Lease Type:	Ground Leased License Agreement - Landlord Responsible for Common Area Upkeep (Clearing Trash/Snow in Parking Lot)
Tenant:	Tesla, Inc.
Total Land Area (For Sale):	±19,834 SF (0.455 Acres)
Tesla Licensed Area:	±8,300 SF of the ±19,834 SF Parcel
Charging Stalls:	±28 DC Fast-Charging Superchargers
Year Built/Opened:	2024
Lease Term Remaining:	±8 Years
Rent Increases:	3% Annual Beginning Year 6
Renewal Options:	Rolling 5-Year Options with 10% Increases
Parcel ID:	C081000000100000

Marcus & Millichap is pleased to exclusively offer for sale a Tesla Supercharger charging station located at 11220 GA-142 in Covington, Georgia. The property is subject to a License Agreement Ground Lease signed directly by Tesla, Inc. The sale offering comprises of ±19,834 square feet of land, of which Tesla licenses approximately 8,300 square feet for its Supercharger station. The subject property is offered for sale for \$600,000, representing a five percent day one cap rate.

Tesla constructed and opened the 28 stall Supercharger station in 2024 at its sole cost and is responsible for all installation, operation, maintenance, insurance, and utilities associated with the charging equipment. Landlord's only responsibility is clearing snow/trash in the parking lot. The ten year lease commenced May 16, 2024 and benefits from three percent annual increases beginning in Year 6, providing a growing income stream and a hedge against inflation. Following the base term, the lease provides for rolling five-year renewal options, each with ten percent rent increases per option.

The site sits directly on Highway 142 (GA-142), Covington's primary retail corridor, surrounded by national retailers, including a top-performing Walmart Supercenter, ALDI, Home Depot, QuikTrip, AT&T, Chick-fil-A, and Wendy's. Covington is within fast-growing Newton County, located roughly 35 miles east of downtown Atlanta.

INVESTMENT HIGHLIGHTS



Corporate Tesla, Inc. Guarantee: Signed directly by Tesla, Inc. (NASDAQ: TSLA), one of the world's most valuable and recognizable companies.



Additional Excess Land: Buyer acquires the full ±19,834 SF (0.455 AC) parcel while Tesla licenses only ±8,300 SF, leaving ±11,500 SF of surplus land for future upside.



Brand New 2024 Construction: ±28 DC Fast-Charging Superchargers built at the tenant's sole cost.



Built-In Rent Growth: Fixed 3 percent annual increases beginning in Year 6, hedging against inflation.



±8 Years Remaining on the primary term.



Essential EV Infrastructure: Positioned in the rapidly expanding electric-vehicle charging sector.



AERIAL



Subject Property



QuikTrip

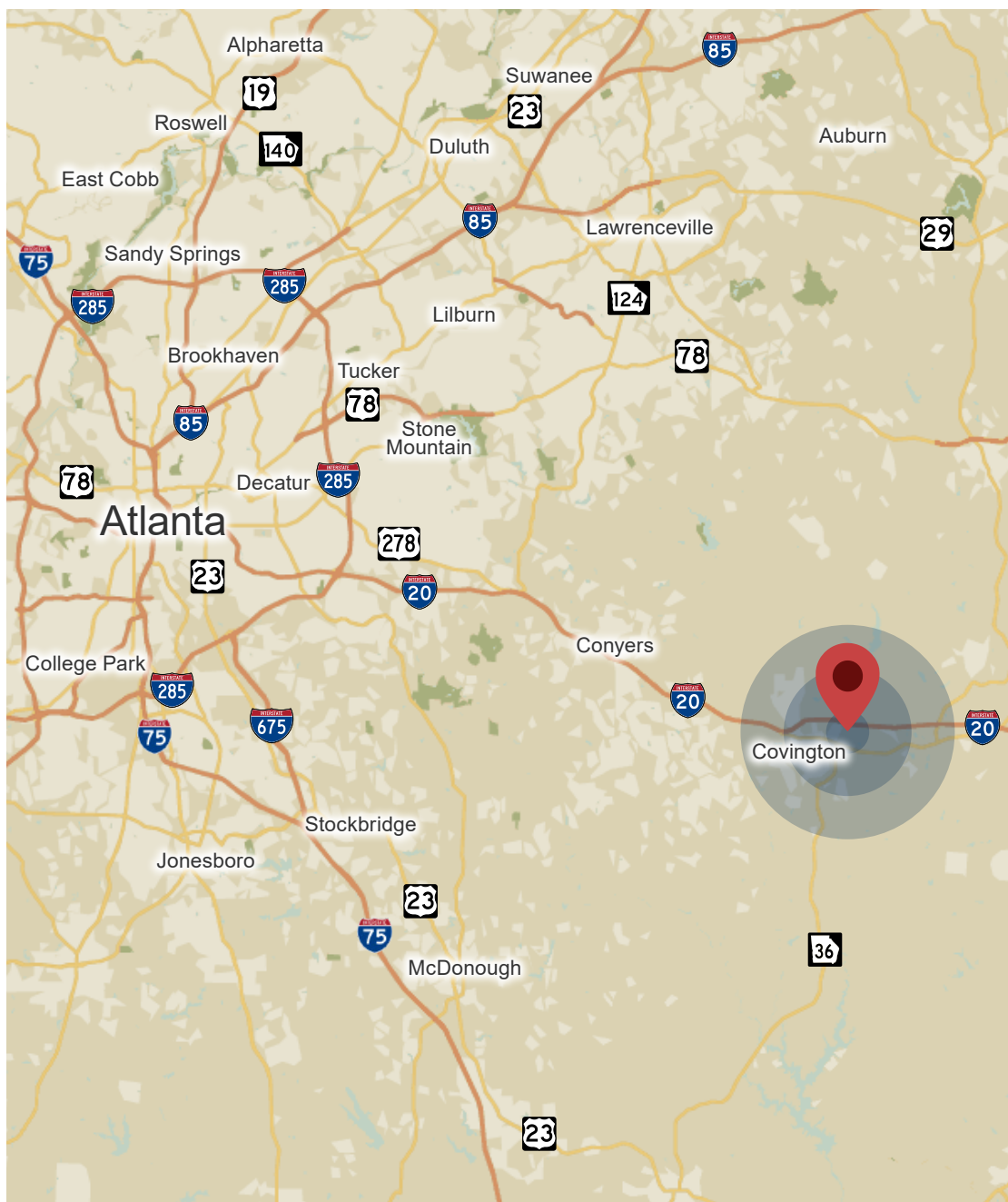
John R Williams Highway - 21,778 VPD

Lochridge Boulevard - 14,893 VPD



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	863	13,770	37,986
2025 EST. POPULATION	854	13,248	36,497
CHANGE 2025-2030	1.02%	3.95%	4.08%
2025 MEDIAN AGE	40.0	36.0	37.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	61.45%	44.15%	43.42%
BLACK	29.38%	45.26%	44.42%
ASIAN	1.11%	1.20%	1.57%
AMERICAN INDIAN, ESKIMO, ALEUT	0.70%	0.43%	0.37%
HAWAIIAN, PACIFIC ISLANDER	0.06%	0.07%	0.08%
MULTI-RACE	5.15%	5.56%	6.10%
OTHER	2.16%	3.33%	4.04%
HISPANIC ORIGIN	5.35%	7.27%	7.78%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	2.84%	5.43%	5.24%
\$150,000 - \$199,999	4.65%	6.46%	7.31%
\$100,000 - \$149,999	25.37%	15.34%	18.35%
\$75,000 - \$99,999	11.52%	14.50%	14.72%
\$50,000 - \$74,999	18.97%	13.57%	14.89%
\$35,000 - \$49,999	7.67%	12.51%	12.85%
\$25,000 - \$34,999	9.74%	12.54%	9.93%
\$15,000 - \$24,999	13.41%	8.48%	8.29%
\$10,000 - \$14,999	0.54%	3.07%	2.27%
UNDER \$9,999	5.29%	8.11%	6.15%
AVERAGE HOUSEHOLD INCOME	\$78,703	\$79,650	\$85,352
MEDIAN HOUSEHOLD INCOME	\$68,309	\$63,560	\$69,916
PER CAPITA INCOME	\$28,236	\$30,444	\$32,397
MEDIAN PROPERTY VALUE	\$163,258	\$163,455	\$169,345



MARKET OVERVIEW

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country.

Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2025, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.



6,321,280

2025 ESTIMATED
POPULATION

2,433,882

2025 ESTIMATED
HOUSEHOLDS

\$115,959

2025 ESTIMATED
AVERAGE HH INCOME

\$250,548

2025 MEDIAN
PROPERTY VALUE

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



Year Ending December 31, 2025

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