



WALMART OUTPARCEL STRIP CENTER

841-853 SHUGART RD | DALTON, GA 30720



24,205± SF
Offering GLA



100%
Occupancy



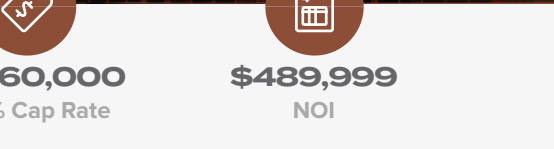
2.36± AC
Land



\$6,760,000
7.25% Cap Rate



\$489,999
NOI



SHADOW ANCHORS



NATIONAL TENANTS



petco

AspenDental

verizon

**MATTRESS
FIRM**

INVESTMENT HIGHLIGHTS

OUTPARCEL TO FOUR (4) MAJOR, REGIONAL CONSUMER DRAWS – WALMART SUPERCENTER, THE HOME DEPOT, KOHL'S, AND ACADEMY SPORTS
Placing Petco Center in the heart of a significant retail shopping hub within Dalton

LOCATED JUST OFF I-75 IN THE HEART OF DALTON – THE SECOND-LARGEST CITY IN NW GEORGIA AND “CARPET CAPITAL OF THE WORLD”
Boasting a strong local economy and convenient proximity to Chattanooga

ANCHORED BY PETCO AND COMPRISED OF OVER 93% NATIONAL CREDIT RETAILERS LIKE MATTRESS FIRM, ASPEN DENTAL AND VERIZON
Providing notable stability and facilitating buyer ability to secure more attractive financing

SIGNIFICANT BARRIERS TO ENTRY MAKE FUTURE COMMERCIAL DEVELOPMENT EXTREMELY COSTLY AND PROHIBITIVE
Limiting overall retail competition within the growing Dalton market

5-TENANT RETAIL ASSET CHARACTERIZED BY NATIONAL CREDIT
Creates a passive ownership scenario for hands-off, private investors at a more accretive return than an STNL asset

WALMART SUPERCENTER BOASTS 2.6M ANNUAL VISITORS, RANKING #27 OF 153 LOCATIONS IN GEORGIA (TOP 83%)
Providing a significant synergistic draw for the tenants at Petco Center

MARKED BY STRONG RETAIL FUNDAMENTALS
Including excellent visibility and frontage, prominent signage, a traditional retail 'strip' layout, ample parking, ease of access, and major regional consumer draws

Anchored Investment Opportunity

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