

TSCG

ATLANTA MSA

1496 ROME HWY
CEDARTOWN, GA



OFFERING
MEMORANDUM

- BRAND NEW 15-YEAR ABS NNN GROUND LEASE
- OUTPARCEL TO HOME DEPOT & ADJACENT TO WALMART
- ACROSS FROM PROPOSED GROCERY ANCHORED SHOPPING CENTER

REPRESENTATIVE PHOTO

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

NEW 15-YEAR GROUND LEASE | CORPORATE GUARANTEE | 2026 BUILD

- Absolute NNN Ground Lease - Zero landlord responsibilities with a 15-year primary term and four 5-year renewal options, providing up to 35 years of total lease term.
- 10% increases every 5 years throughout the initial term and all extension periods.
- Valvoline (NYSE: VVV) is a publicly traded tenant with \$1.71B in 2025 revenue and over 150 years of operating history, offering institutional-grade credit backed by a proven national brand.
- With 2,300+ locations and a roadmap to reach 3,500 by 2030, Valvoline's national footprint continues to grow following the recent Breeze AutoCare acquisition.

REGIONAL CONNECTIVITY | MAJOR CROSSROAD BETWEEN ROME & CARROLLTON

- Located on US-27 (Rome Highway), the primary north-south commercial corridor in Polk County connecting Rome, GA (~14 miles north) and Carrollton, GA (~33 miles south). US Hwy 27 is a key thoroughfare connecting LaGrange and Columbus.
- US-27 (north-south) and US-278 (east-west) intersect in Cedartown, positioning the city as a key regional crossroad. US-278 is the primary road for Rockmart, Dallas, Hiram, Powder Springs and Austell.
- Interstate 20 is ~25 miles south via US-27 providing connectivity to Atlanta, GA and Birmingham, AL.
- Cedartown is located 52 miles northwest of Atlanta and 35 miles west of Kennesaw.
- The property benefits from direct frontage along US-27, a GRIP (Governor's Road Improvement Program) corridor, supporting long-term infrastructure investment and consistent traffic from commuters, regional travelers, and local residents.

ESTABLISHED SERVICE DRIVERS | PROPOSED GROCERY ANCHORED DEVELOPMENT

- **National Retail Presence:** Nearby operators include Walmart Supercenter, The Home Depot, Chick-fil-A, Wendy's, and Tractor Supply Company.
 - The aforementioned Walmart generates some of the highest daily consumer traffic in the Cedartown trade area.
- **Proposed Grocery Development:** Directly across from Valvoline is a proposed 95,000 SF shopping center development with a national grocer
- **Healthcare Employment & Traffic:** Polk Medical Center, the county's critical access hospital, drives consistent medical-trip traffic and daily spending in the immediate trade area.
- **AdventHealth Redmond (Rome, GA):** Nearby 230-bed acute care hospital, serves the broader regional population and supports sustained consumer flow through the corridor.

REGIONAL TOURISM & LIFESTYLE AMENITIES

- **Silver Comet Trail:** A 61+ mile multi-use trail connecting metro Atlanta to the Alabama border, drawing regional cyclists, hikers, and outdoor recreation visitors through Polk County
- **Historic Downtown Cedartown:** National Register Historic District featuring preserved 1890s architecture, local dining, and boutique retail that attracts consistent visitor activity.
- **Paulding Northwest Atlanta Airport:** located nearby, supports continued economic and development momentum across the broader trade area.

Sources:

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- Stewart, J. (2023, July 10). Cedartown and Rockmart see influx of new commercial developments. Northwest Georgia News.
- Wikipedia. (2026). U.S. Route 27 in Georgia. https://en.wikipedia.org/wiki/U.S._Route_27_in_Georgia
- Distance Cities. Distance Cedartown–Rome, GA. <https://www.distance-cities.com/distance-cedartown-ga-to-rome-ga>
- Walmart. Walmart Supercenter #727, Cedartown GA. <https://www.walmart.com/store/727-cedartown-ga>
- Choose Polk. (2024). Living in Polk. <https://www.choosepolk.com/living-in-polk/>
- Polk County, GA. Living in Polk — Silver Comet Trail. <https://www.choosepolk.com/living-in-polk/>
- Explore Georgia. (2026). Cedartown, GA. <https://exploregeorgia.org/city/cedartown>
- Georgia Trend. (2012). Polk County: In a good place.

INVESTMENT SUMMARY



PRICE
\$1,600,000
CAP RATE
5.50%



BUILDING SIZE
1,462 SF



LAND AREA
1.038 AC



STRUCTURE
ABS NNN GL

1496 ROME HIGHWAY CEDARTOWN, GEORGIA

PROPERTY DETAILS

TENANT	Valvoline, LLC
YEAR BUILT	2026
LEASE STRUCTURE	Absolute NNN GL
LEASE TERM	15 Years
RENEWAL OPTIONS	Four, 5-Year Options
RENT INCREASES	10% Increases Every 5 Years
GUARANTOR	Valvoline, Inc.

RENT SCHEDULE

INITIAL TERM	MONTHLY	ANNUAL
Years 1 - 5	\$7,333.33	\$88,000
Years 6 - 10	\$8,066.67	\$96,800
Years 11 - 15	\$8,873.33	\$106,480
EXTENSIONS	MONTHLY	ANNUAL
Years 16 - 20	\$9,760.67	\$117,128
Years 21 - 25	\$10,736.73	\$128,841
Years 26 - 30	\$11,810.41	\$141,725
Years 31 - 35	\$12,991.45	\$155,897

REPRESENTATIVE PHOTO

LOOKING NORTH



Rome, GA
14 Miles



Hummingbird Pointe
Apartments



27 US-27 (18,600 VPD)



PROPOSED
189 Townhomes



Davis Rd (2,400 VPD)



PROPOSED
Corners of Cedartown
95,000 SF GROCERY-ANCHORED
DEVELOPMENT

LOOKING WEST



Cedartown Elementary School | 597 Students



Cherokee Golf & Country Club



GA-1-BR (11,900 VPD)



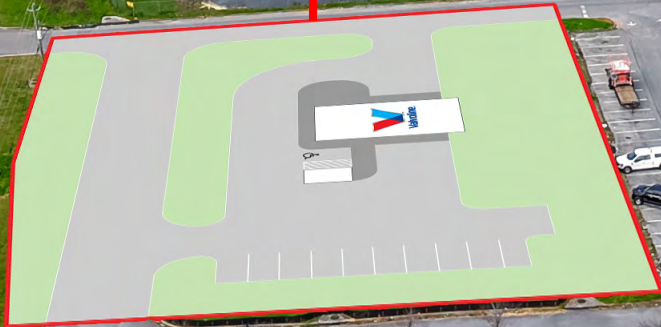
27 US-27 (18,600 VPD)



PROPOSED
Corners of Cedartown
95,000 SF
GROCERY-ANCHORED
DEVELOPMENT



Davis Rd (2,400 VPD)



LOOKING EAST


SOLARCYCLE
600+ NEW JOBS

ADVANCE


Marietta, GA
40 Miles


Cedartown Middle School
1,000+ Students


AT&T
Call Center


Atrium Health Floyd Polk
Medical Center
200+ Employees


Cedartown High School
1,400+ Students


CEDARSTREAM
WE PRIORITIZE AMERICA

GA-1-BR
(11,900 VPD)


PROPOSED
189 Townhomes


THE HOME DEPOT


Valvoline


PROPOSED
Corners of Cedartown
95,000 SF GROCERY-ANCHORED
DEVELOPMENT

Davis Rd
(2,400 VPD)

SITE PLAN



DUMPSTER



Valvoline.

1,462 SF

TENANT PROFILE



COMPANY NAME	Valvoline
PROPERTY TYPE	Automotive
LOCATIONS	2,300+
HEADQUARTERS	Lexington, KY
WEBSITE	www.valvoline.com
YEAR FOUNDED	1866
NYSE	VVV
2025 REVENUE	\$1.71 Billion

Valvoline Instant Oil Change (VIOC) has successfully transitioned into a fully independent retail services leader, solidifying its status as the nation's premier "stay-in-your-car" automotive provider. The company enters 2026 with massive momentum following the strategic acquisition of Breeze AutoCare in late 2025, which growing the network across the U.S. and Canada. With an aggressive roadmap to reach 3,500 locations by 2030, Valvoline represents a dominant, recession-resistant tenant with institutional-grade stability.

Known for industry-leading speed and transparency, VIOC delivers comprehensive preventative maintenance in typically under 15 minutes. Beyond traditional oil changes, the model has evolved to serve the modern automotive landscape, including:

- EV-specific battery health checks and advanced fluid diagnostics, ensuring long-term relevance as the national fleet shifts.
- As a leader in sustainable retail, VIOC pioneers closed-loop oil recycling and eco-friendly disposal for hybrid and EV components, aligning with modern ESG mandates and institutional investor preferences.



REPRESENTATIVE PHOTO

CITY OVERVIEW

REPRESENTATIVE PHOTO

CEDARTOWN, GEORGIA blends small-town character with strong regional connectivity in northwest Georgia. As part of the Atlanta combined statistical area, it benefits from the economic reach of one of the Southeast's most dynamic metro markets while maintaining a close-knit community feel. Continued investment in sidewalks, green space, and the historic Main Street corridor reflects a commitment to long-term community and business stability.

REGIONAL CONNECTIVITY

- US-27 (north–south) and US-278 (east–west) intersect in Cedartown, positioning the city as a natural crossroads for northwest Georgia and generating steady traffic through the retail corridor.
- Located ~50 miles west of Atlanta and 14 miles south of Rome, Cedartown sits within convenient driving distance of major economic and retail hubs.
- US-278 also connects to I-20, linking the city to both metro Atlanta and Birmingham.
- Cedartown's location along key regional routes drives consistent daily traffic from commuters, through-travelers, and residents traveling to nearby cities for work, healthcare, and shopping.

ECONOMIC DRIVERS AND KEY EMPLOYERS

Polk County has long been anchored by a strong manufacturing base, with industrial parks in Cedartown and Rockmart supporting employers across advanced manufacturing, automotive parts, aerospace, and healthcare.

- **Major employers include:** The HON Company, Jefferson Southern Corporation, Can Am Yarns, Solarcycle, Advance Storage Products, and Atrium Health Floyd Polk Medical Center.
- The Development Authority of Polk County is marketing 400+ acres of industrial-zoned land to attract new employers, particularly in automotive, advanced manufacturing, and aerospace.
- Georgia Northwestern Technical College and the Polk County College and Career Academy provide workforce training aligned with regional employer needs.

LOCAL ATTRACTIONS & URBAN AMENITIES

- **Silver Comet Trail:** 61.5-mile paved trail connecting Cedartown to metro Atlanta and terminating near the Georgia–Alabama state line, attracting cyclists, walkers, and outdoor enthusiasts from across the region.
- **Historic Downtown Cedartown:** A National Register-listed Main Street corridor known for preserved architecture and an active downtown environment.
- **Paulding Northwest Atlanta Airport:** located nearby, supports continued economic and development momentum across the broader trade area.

Sources:

- Development Authority of Polk County. (2024). Economic development. <https://www.choosepolk.com/economic-development/>
- Georgia Department of Economic Development. The HON Company to create 60 jobs in Polk County. <https://georgia.org/newsroom/press-releases/hon-company-create-60-jobs-polk-county>
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NEARBY RETAIL

Walmart
1.7M VISITS

349.7K VISITS

CEDARTOWN SHOPPING CENTER

- CAFO**
- SHOE SHOW**
- Little Caesars**
- World Finance**
- Kizuna Hibachi
- China One

ZAXBY'S

MURPHY USA

Mach-1
Express Mart



Los Abuelos Mexican Grill



TRACTOR SUPPLY CO

FACTORY CONNECTION

HIBBETT SPORTS

Franklin Financial

PAPA JOHN'S
Better Ingredients. Better Pizza.

verizon
Nail Mart

Light Up Smoke And Vape



703K VISITS



PROPOSED
189 Townhomes

PROPOSED
CORNERS OF CEDARTOWN
94,791 SF
GROCER-ANCHORED
SHOPPING CENTER

Stephens Rd

27

18,600 AADT

US-27 S
US-27 N

16,000 AADT

27

2,400 AADT

11,500 AADT

GA-1-BR 11,900 AADT

Martha Berry Hwy

27

Davis Rd



WITHIN 15 MILES



94,439

2025 Total Population



86,349

2025 Total Daytime Population



\$237,570

2025 Median Home Value



\$83,349

2025 Average Household Income

	10 MILES	15 MILES	20 MILES
2025 Total Population	44,286	94,439	171,685
2030 Total Population	44,837	95,657	174,708
2010 Total Population	42,861	89,521	162,581
2025 Median Age	40.9	40.5	39.3
2025 Total Households	16,783	35,758	63,982
2030 Total Households	17,079	36,392	65,434
2025 Median Home Value	\$219,788	\$237,570	\$242,552
2025 Average Household Income	\$83,496	\$83,349	\$84,698
2025 Total Daytime Population	37,558	86,413	164,227
2025 Daytime Population: Workers	12,798	33,818	69,563
2025 Daytime Population: Residents	24,760	52,595	94,664

Source: Esri, Esri-Data Axle, U.S. Census
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WITHIN 15 MINS



26,662

2025 Total Population



25,008

2025 Total Daytime Population



\$210,953

2025 Median Home Value



\$80,638

2025 Average Household Income

	10 MINUTES	15 MINUTES	20 MINUTES
2025 Total Population	17,363	26,662	54,501
2030 Total Population	17,626	27,030	55,250
2010 Total Population	16,600	25,648	52,049
2025 Median Age	38.4	39.5	40.0
2025 Total Households	6,434	9,974	20,381
2030 Total Households	6,578	10,173	20,763
2025 Median Home Value	\$203,593	\$210,953	\$209,052
2025 Average Household Income	\$79,251	\$80,638	\$78,165
2025 Total Daytime Population	17,263	25,008	51,881
2025 Daytime Population: Workers	7,108	9,701	21,168
2025 Daytime Population: Residents	10,155	15,307	30,713

Source: Esri, Esri-Data Axle, U.S. Census
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of the **Valvoline located at 1496 Rome Highway, Tract 4, in Cedartown, Georgia (the “Property”)**. All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner 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. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

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Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG 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. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this 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 this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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REPRESENTATIVE PHOTO

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