

WALMART NEIGHBORHOOD MARKET

4196 Bemiss Road | Valdosta, GA

OFFERING MEMORANDUM



COLLISION CAPITAL

Walmart Neighborhood Market

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Exclusively Marketed by:

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OFFERING SUMMARY

PRICE	\$11,468,251
CAP RATE	4.90%
NOI	\$561,944
LANDLORD RESPONSIBILITIES	None
TENANT	Walmart Neighborhood Market
LEASE TYPE	Absolute NNN
LEASE TERM REMANING	6 Years

PROPERTY SUMMARY

ADDRESS	4196 Bemiss Road Valdosta, GA 31605
COUNTY	Lowndes
BUILDING SF	41,117
LAND ACRES	9.83
YEAR BUILT	2016
PARCEL NUMBER	0146A-420
C-STORE W/GAS OUTPARCEL	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present a ground leased Walmart Neighborhood Market located at 4196 Bemiss Road in Valdosta, Georgia. Built in 2016 and situated on 9.83 acres of land, the Walmart Neighborhood Market is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy and a convenience store with fuel pumps. Walmart recently did a large-scale \$1.6M renovation to the property in 2022.

The subject property provides an investor both the opportunity to acquire an exceptionally well located retail asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute NNN lease with 6 years remaining and 17, 5-year options with rent increases. A contractual 3% rent increase is set to occur 12/01/2026.

Investment Highlights

- ❖ Investment Grade Credit Rating "AA" - S&P/Fitch
- ❖ 3% initial base rent increase set for 12/01/2026 + Seventeen (17), Five-Year Tenant Renewal Options w/ increases
- ❖ Absolute NNN lease. No landlord obligations
- ❖ In 2022, Walmart invested \$1.6M into property renovations showing their financials commitment at this location
- ❖ Walmart fuel and convenience store along prime Bemiss Road frontage



Submarket Overview

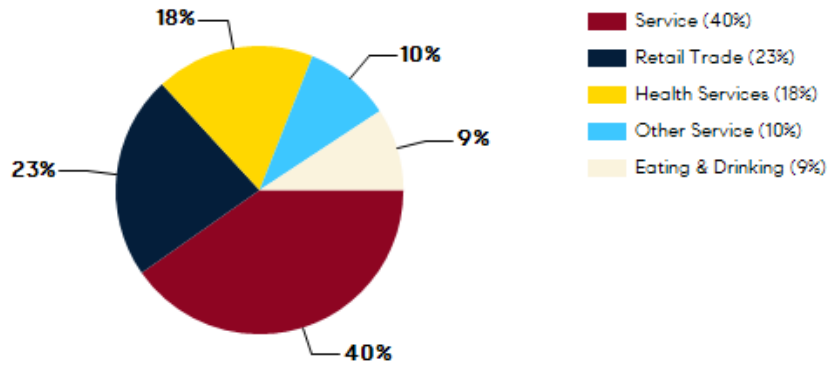
- ❖ Valdosta, Georgia's commercial real estate is influenced by its strong economy, driven by higher education and manufacturing, which is creating new job opportunities and demand for commercial space. The city also offers economic incentives for downtown development, including tax credits and low-interest loans. The overall economic growth is positive, with the area benefiting from new industry investments like the new Walmart dairy plant.

Six miles South on Bemiss Road is Valdosta State University (VSU), a major economic engine, contributing over \$385 million annually and supporting more than 3,500 local jobs. Six miles North is Moody Air Force Base, a military base known for its "Flying Tigers" and its primary mission of organizing, training, and employing combat-ready forces for combat search and rescue, close air support, and combat ground operations.

Location Highlights

- ❖ The property is located in Valdosta, a city in southern Georgia known for its vibrant community and strong economy. Valdosta is home to Valdosta State University, South Georgia Medical Center, and Moody Air Force Base.
- ❖ Valdosta is a regional hub for healthcare, education, and military activities, attracting a diverse population and contributing to the area's economic stability.
- ❖ The property's location offers convenient access to major transportation routes, including Interstate 75 and U.S. Highway 84, enhancing its visibility and accessibility to both local residents and passing travelers.
- ❖ The surrounding area features a mix of residential neighborhoods, schools, and recreational facilities, creating a dynamic environment that supports commercial activity and potential customer traffic for businesses in the area.

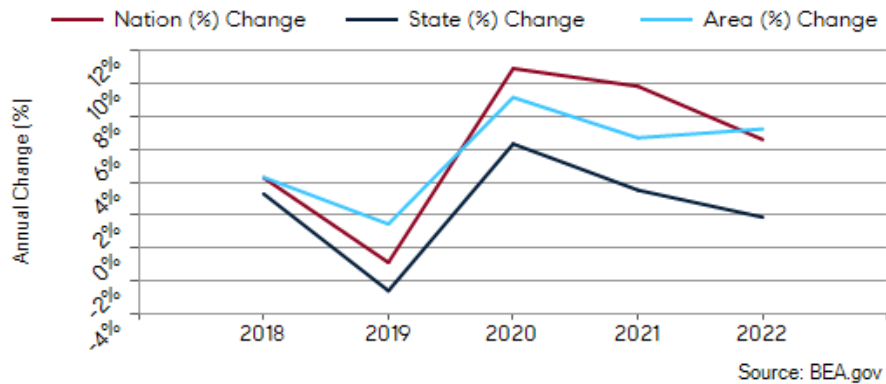
Major Industries by Employee Count



Largest Employers

Moody Air Force Base	8,000
South Georgia Medical Center	2,700
Valdosta State University	2,500
Lowndes County Schools System	1,419
Valdosta City Schools System	1,291
Lowe's Distribution Center	942
Fresh Beginnings Inc. and Eleadlone	850
Wild Adventures	750

Lowndes County GDP Trend





SUBJECT PROPERTY
4196 BEMISS RD
VALDOSTA, GA

Pizza-Hut.

Domino's

DOLLAR TREE
SUBWAY

Children's
ADVOCACY CENTER
OF LOWWYDE COUNTY

jiffylube

125

CIRCLE K

McDonald's

Advance Auto Parts

SONIC

Wendy's

125

TACO BELL

BEMISS DENTAL CARE

FIRST COMMERCE
CREDIT UNION

Waffle House

Walmart
Neighborhood Market

DOLLAR GENERAL

Freedom Park Dog Park

Freedom Park Basketball Court

Freedom Park Softball Baseball Fields

Freedom Park Disc Golf Course

1

Moody Air Force Base
5.45 miles | 9.4 minutes

2

Annette Howell Turner Center For the Arts
6.61 miles | 13.4 minutes

3

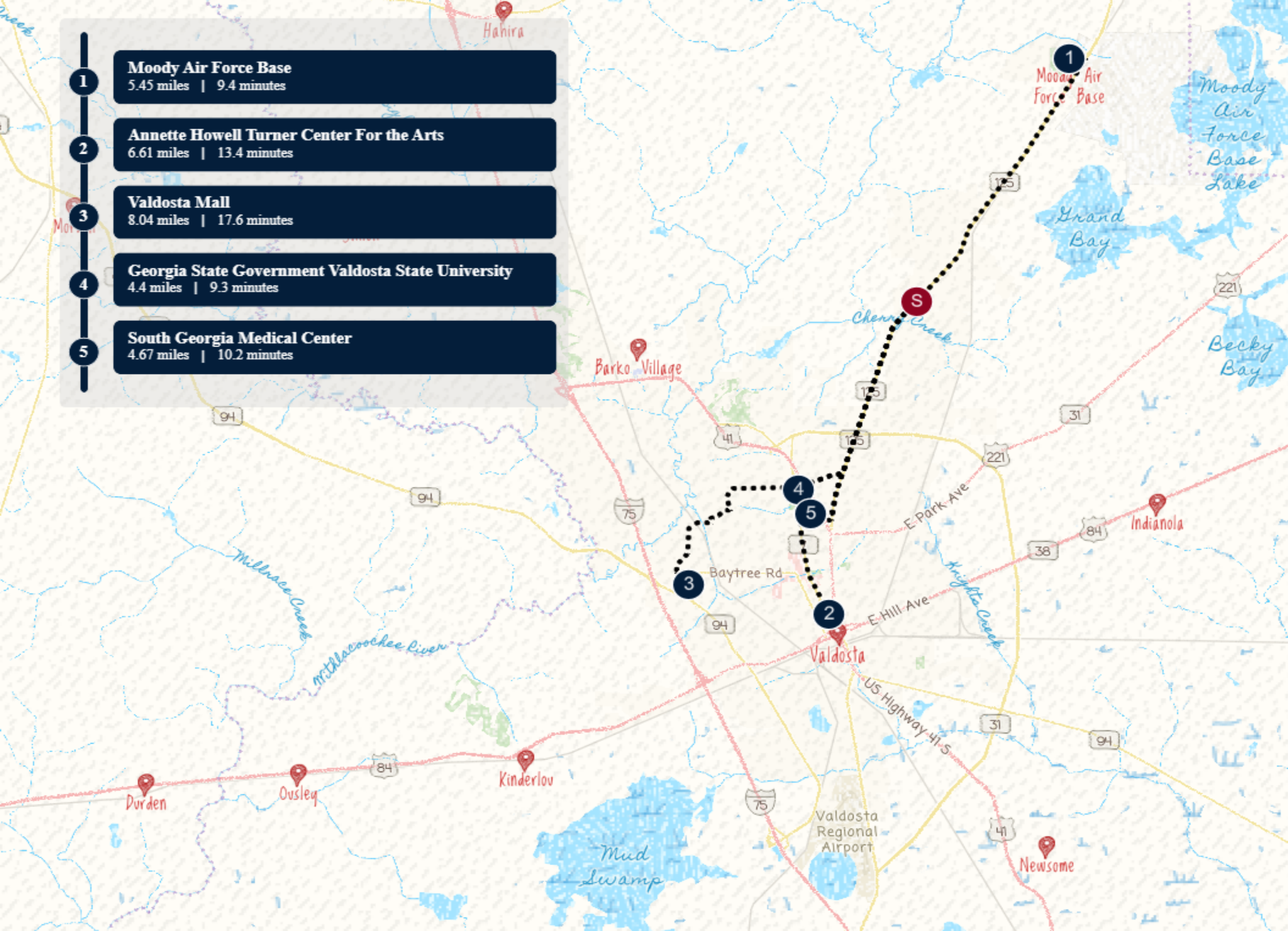
Valdosta Mall
8.04 miles | 17.6 minutes

4

Georgia State Government Valdosta State University
4.4 miles | 9.3 minutes

5

South Georgia Medical Center
4.67 miles | 10.2 minutes



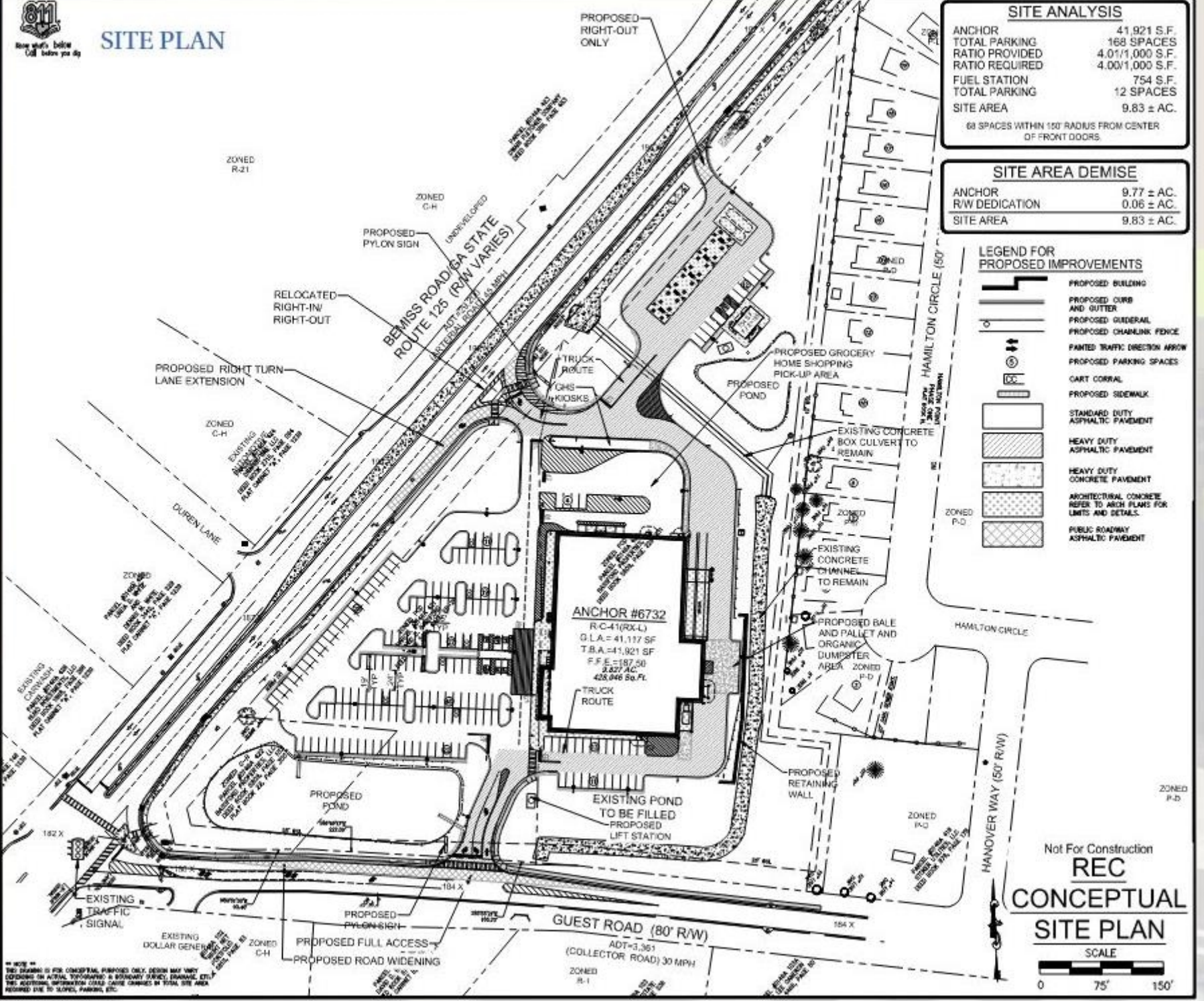


SITE PLAN

SITE ANALYSIS	
ANCHOR	41,921 S.F.
TOTAL PARKING	168 SPACES
RATIO PROVIDED	4.01/1,000 S.F.
RATIO REQUIRED	4.00/1,000 S.F.
FUEL STATION	754 S.F.
TOTAL PARKING	12 SPACES
SITE AREA	9.83 ± AC.
68 SPACES WITHIN 150' RADIUS FROM CENTER OF FRONT DOORS.	

SITE AREA DEMISE	
ANCHOR	9.77 ± AC.
R/W DEDICATION	0.06 ± AC.
SITE AREA	9.83 ± AC.

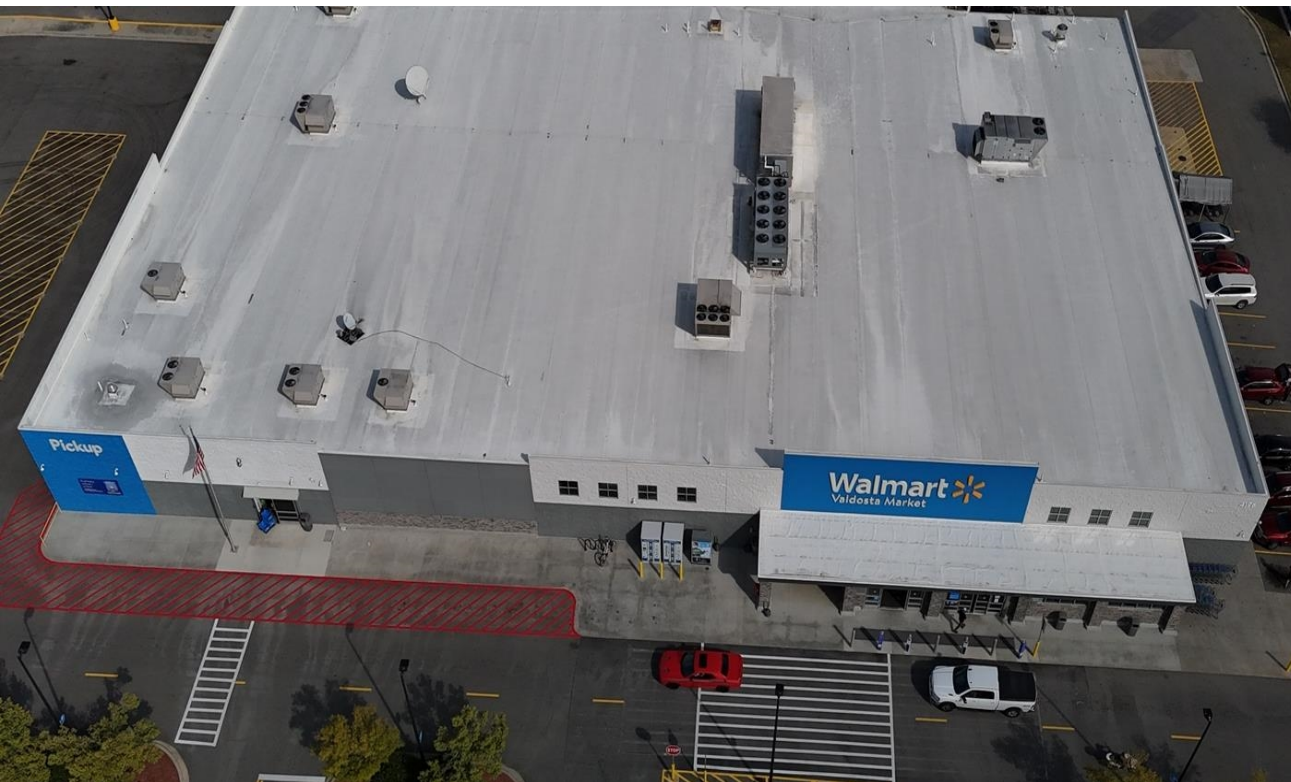
LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED GUTTER
	PROPOSED CHAINLINK FENCE
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES
	CART CORRAL
	PROPOSED SIDEWALK
	STANDARD DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR LIMITS AND DETAILS
	PUBLIC ROADWAY ASPHALTIC PAVEMENT



NOTES:
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY UPON AN ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY. DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CHANGE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPE, PARKING, ETC.

Not For Construction
REC
CONCEPTUAL
SITE PLAN
 SCALE
 0 75' 150'





LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE:WMT)
EXPIRATION DATE	11/16/2031
LEASE TERM REMAINING	6 Years
RENEWAL OPTIONS	17 - 5 Years
RENT	\$561,944
RENT INCREASES	3% Rent Bumps Every 5 Yrs, 5% Increases Every Option

RENT SCHEDULE

YEAR 1	\$561,944/Year	\$46,829/Month
YEAR 2	\$578,803/Year	\$48,234/Month
YEAR 3	\$578,803/Year	\$48,234/Month
YEAR 4	\$578,803/Year	\$48,234/Month
YEAR 5	\$578,803/Year	\$48,234/Month
YEAR 6	\$578,803/Year	\$48,234/Month
OPTION 1	\$607,743/Year	\$50,645/Month
OPTION 2	\$638,130/Year	\$53,178/Month
OPTION 3	\$670,037/Year	\$55,836/Month
OPTION 4	\$703,539/Year	\$58,628/Month
OPTION 5	\$738,716/Year	\$61,560/Month
OPTION 6	\$775,651/Year	\$64,638/Month
OPTION 7	\$814,434/Year	\$67,870/Month
OPTIONS 8-17	5% Increases Each Option Period	

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



WALMART'S STORY

Originally founded as a single variety shop in 1950 by Sam Walton, Walmart has since grown to over 10,750 retail outlets globally and operations in 19 countries. Each week, Walmart serves approximately 270 million customers across Walmart U.S., Walmart International, and Sam's Club businesses that collectively focus on providing a broad assortment of quality merchandise at everyday low prices. Headquartered in Bentonville, Arkansas, the company reported total revenues of \$681 billion in 2025 and has a market cap (9/30/25) of over \$824 billion, making Walmart the largest brick and mortar retailer in the world. Walmart continues to invest in their omni-channel capabilities through a combination of stores, eCommerce sites, and service offerings, including Walmart+, a monthly subscription service that includes unlimited complimentary shipping, free delivery from store, fuel discounts, mobile scan and go, and additional member benefits.

HIGHLIGHTS

- **Global Leader** - Walmart is the world's largest retailer and the biggest private employer globally
- **Vast Footprint** - The company operates approximately 10,750 stores and clubs in 19 countries, with over 270 million customers visiting weekly
- **High Revenue** - Walmart's annual revenue exceeded \$648 billion in fiscal year 2024, showcasing its immense financial scale
- **Technology Integration** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community
- **Pharmacy Services** - Many Neighborhood Markets include a full-service pharmacy, adding to their role as a one-stop shop for daily needs.
- **Competitive Strategy** - Neighborhood Markets compete with other grocery stores and dollar stores by offering a blend of affordability and convenience

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

1D | 5D | 1M | 6M | YTD | 1Y | 5Y | Max



Open	103.00	Mkt cap	820.41B	52-wk high	106.11
High	103.23	P/E ratio	38.92	52-wk low	78.98
Low	102.72	Div yield	0.91%	Qtrly Div Amt	0.23

Walmart

Neighborhood Market



CONCEPT

The **Walmart Neighborhood Market** concept is a smaller-footprint, community-focused grocery store format designed for quick, convenient trips to purchase fresh produce, groceries, and household essentials, often including a pharmacy. Launched in 1998, and now totaling over 675+ stores in the United States, Walmart Neighborhood Markets aim to be a convenient, local alternative to large Supercenters, emphasizing affordability, daily needs, and fresh food selections in urban and suburban markets. Walmart recently introduced expanded self-checkout, larger pharmacy/medical areas, drive-thru pickup windows and upgraded exterior signage at its WNM locations further cementing the company's financial commitment to this store format.

KEY ASPECTS

- **Smaller Footprint** - The stores have a much smaller physical size compared to Supercenters, making them easier to integrate into urban and suburban communities.
- **Grocery – Focused** - The primary focus is on groceries, produce, and household goods, providing a local supermarket experience.
- **Gas Stations** – The majority of the Neighborhood Market stores have a gas station with a store creating a one stop shop experience for customers/drivers.
- **Convenience** – The concept is built around quick in-and-out shopping for daily needs and forgotten items, offering a convenient alternative to large stores.
- **Community Connection** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community.

Walmart Neighborhood Market

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