

Diverse Net Lease Portfolio with National Tenants

Various Locations



In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | P: 949.942.6585 | A Licensed Real Estate Broker in: Arizona (#CO709902000) | Florida (#CQ1059597) | Georgia (#77666) | Massachusetts (#423311-RE-C) | New York (#10991231395) | North Carolina (#C32060) | Pennsylvania (#RB069068) | South Carolina (#23763) | Texas (#9009637) | Vermont (#083.0650387-MAIN) | & Virginia (#0226032019)

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TX RE Lic #739436

VT RE Lic # 81.0105695

VA RE Lic #81.0105695

Fisher James Corp., ParaSell, Inc., Delta Commercial, and Old Capital Group ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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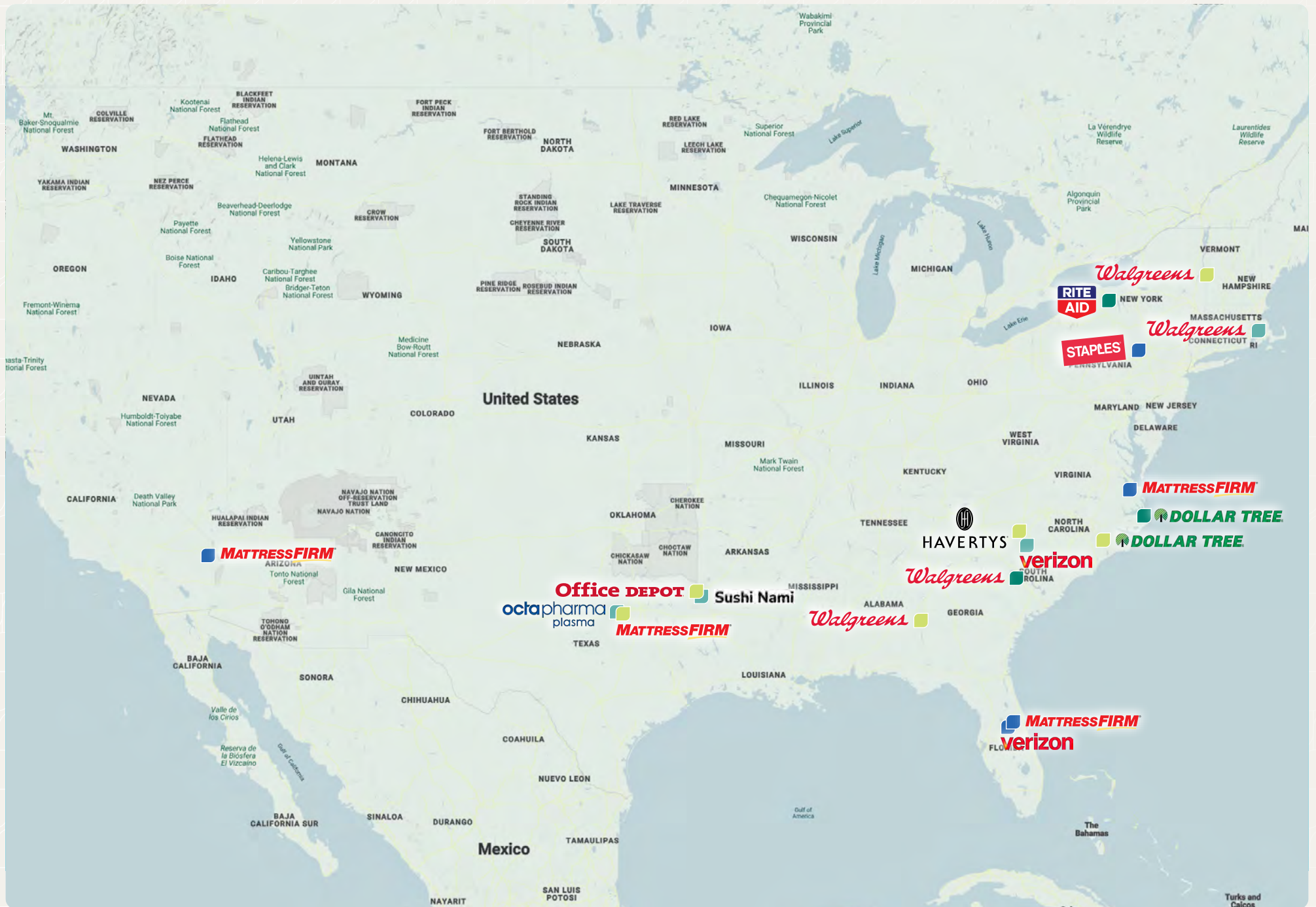
Tenant	City	State	Building Size	Lease Expiration Date
Dollar Tree	Kill Devil Hills	NC	13,824 SF	New 10-Year Lease Term
Dollar Tree	Kinston	NC	11,324 SF	7/31/2033
Havertys	Charlotte	NC	48,235 SF	2/28/2030
Mattress Firm	Hampton	VA	4,577 SF	10/31/2029
Mattress Firm	Lake Havasu City	AZ	4,500 SF	12/31/2029
Mattress Firm	Orlando	FL	5,002 SF	10/10/2027
Verizon	Orlando	FL	5,513 SF	3/31/2026
Mattress Firm	Richland Hills (Fort Worth)	TX	8,000 SF	3/31/2032
Octapharma Plasma	Fort Worth	TX	15,015 SF	8/31/2033
Office Depot	Texarkana	TX	15,565 SF	10/31/2028
Former Rite Aid	Canandaigua	NY	14,624 SF	Available for lease
Staples	Dickson City (Scranton)	PA	23,967 SF	7/31/2028
Former Juicy Seafood (Sushi Nami)	Texarkana	TX	6,720 SF	Available for lease
Verizon	Matthews (Charlotte)	NC	5,000 SF	1/31/2029
Walgreen	Brockton (Boston)	MA	13,905 SF	4/30/2058 (Termination option starting 4/30/2028)
Walgreens	Columbia	SC	15,120 SF	6/30/2062 (Termination option starting 6/30/2027)
Walgreens	Columbus	GA	13,640 SF	3/31/2066 (Termination option starting 3/31/2028)
Walgreens	West Rutland	VT	11,096 SF	9/30/2029

In-Place NOI: \$3,599,273 – Price: \$39,992,000 – CAP Rate: 9.00%














Proforma NOI: \$ 3,983,257 – Proforma Return: 9.96%

DELIVERED FREE AND CLEAR OF DEBT – MUST BE PURCHASED AS A PORTFOLIO







	LESSEE	Dollar Tree Stores, Inc.
	GUARANTOR	N/A
	LOCATION	2014 S Croatan Hwy, Kill Devil Hills, NC View on Map 
	LOT SIZE	±2.1 acres
	IMPROVEMENTS	13,824 square foot building with a drive-thru component
	NOI	\$243,302
	LEASE EXPIRATION	New 10-year lease
	RENEWAL OPTIONS	Two 5-year options
	RENTAL INCREASES	10% every 5 years
	LANDLORD RESPONSIBILITIES	Roof & structure
	SALES REPORTING	No
	ROFR/ROFO	No

- Leased to Dollar Tree Store, Inc.
- Dollar Tree is a Leading Discount Retailer Operating through Two Subsidiaries, Dollar Tree and Family Dollar
 - 16,000+ Stores Across 48 Contiguous States and 5 Canadian Provinces, as well as 25 Distribution Centers
- Ranked #137 on the 2024 Fortune 500 List
 - \$15.03 Billion Market Cap (Jan 2025)
 - \$31.22 Billion in Revenue for 2024 Fiscal Year
- Excellent Access and Visibility along S Croatan Highway (38,898 AADT) Outparcel to Harris Teeter
- Nearby Retailers include TJ Maxx, PetSmart, Food Lion, Walgreens, CVS, Circle K, Ace Hardware, McDonald's, Starbucks, Five Guys & More
- Most Populous Town in the Outer Banks with Thriving Tourism Economy



the **Y** **ACE** Hardware
PNC BANK

FOOD LION
SUBWAY
TOWNE BANK

DOLLAR TREE

DUNKIN' Jersey Mike's Subs

TJ-maxx **STAPLES** **PETSMART**

Harris Teeter Starbucks

Harris Teeter
Fuel

Ocean
Commerce Park

W8th St

S Croatan Hwy



 **DOLLAR TREE**

 **Harris Teeter** 

 **meineke**
car care center

Walgreens  
verizon 

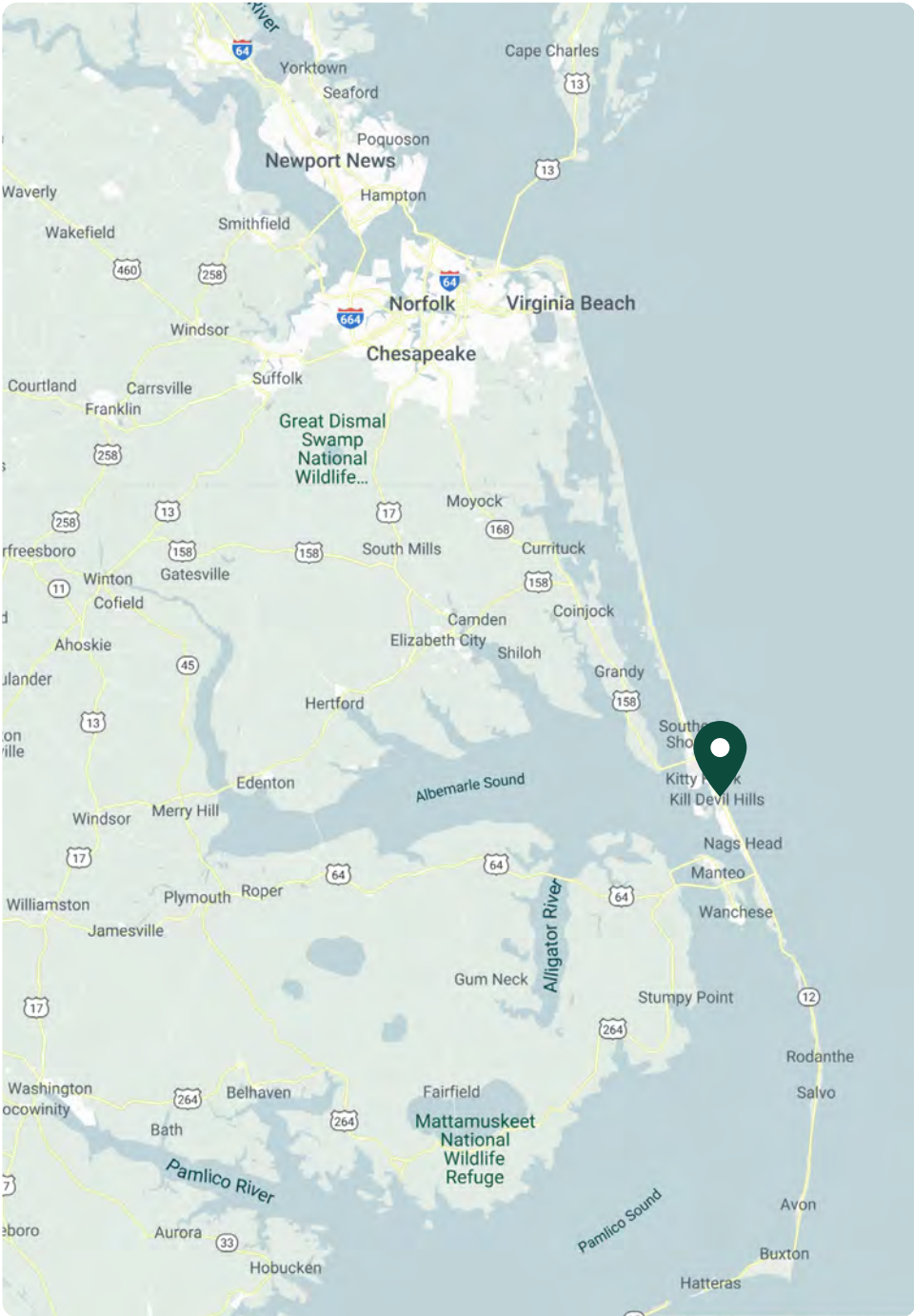
CVS/pharmacy 

 **Wendy's**

 **FIRST BANK**

**TOWNEPLACE
SUITES**
MARRIOTT



The subject property is strategically located with excellent access and visibility along South Croatan Highway (38,819 AADT). The property benefits from robust and affluent demographics with a growing, full-time population of 29,990 and average household income of \$124,762 within a 10-mile radius.

The site benefits from a prominent location along the city’s main retail node. The property is outparcel to Harris Teeter and adjacent to TJ Maxx and PetSmart. Nearby national retail tenants include Food Lion, Walgreens, CVS, Circle K, Ace Hardware, McDonald’s, Starbucks, Five Guys, Wendy’s, and more.

Kill Devil Hills is the most populous town in Dare County and the Outer Banks, a 200-mile chain of barrier islands. The town is home to the Wright Brothers’ first flight in 1903, and is a popular tourism destination with a population swell of 40,000 in the summers.

Dare County benefits from a diverse economy with top industries including retail trade, accommodation and food services, construction, and tourism. The Outer Banks saw visitor spending of nearly \$2.8 billion in 2023, making tourism the primary economic driver for the area.

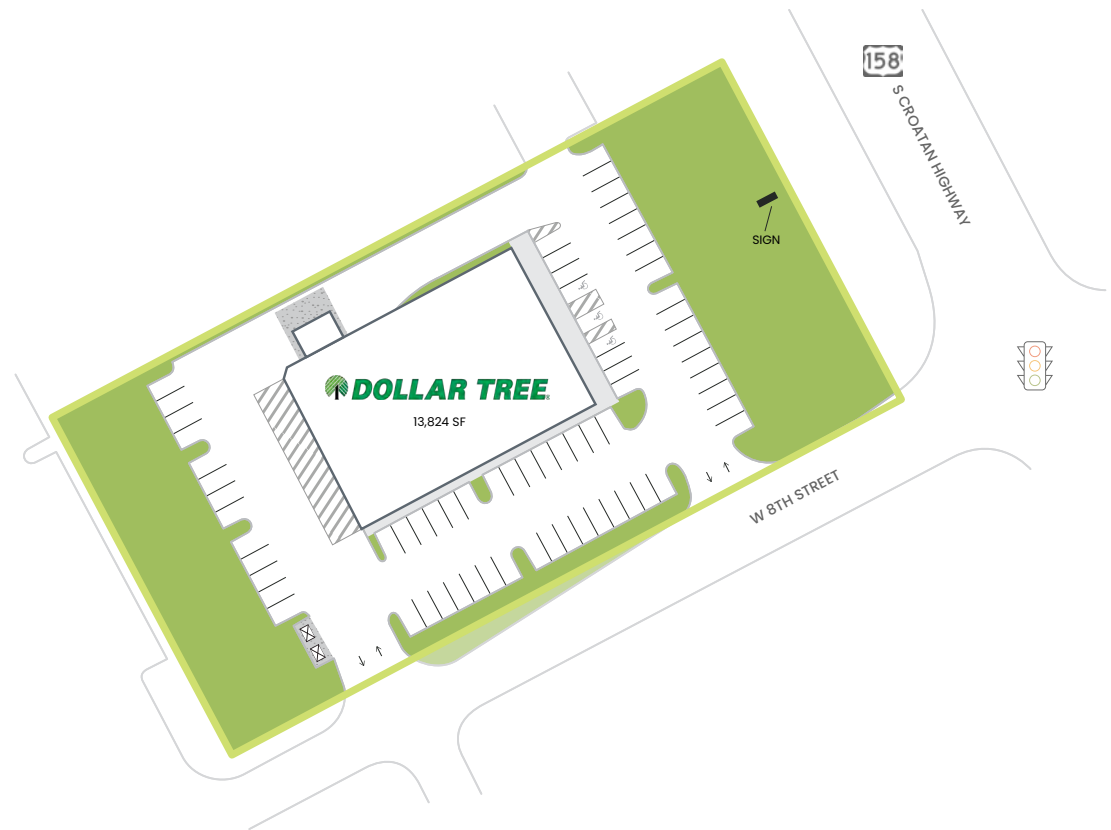
Kill Devil Hills is part of the Virginia Beach–Chesapeake Combined Statistical Area. The Virginia Beach–Chesapeake CSA has a population of 1,866,723 and a CSA a GDP of \$1.87 million.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Harris Teeter	643,000 annual visits
McDonald’s	695,000 annual visits
Food Lion	466,000 annual visits
TJ Maxx	441,000 annual visits
Walgreens	403,000 annual visits














Population Summary	1 Mile	5 Miles	10 Miles
2020 Total Population	2,480	15,510	28,693
2024 Total Population	2,437	16,116	29,990
2029 Total Population	2,539	16,580	30,898
Ave. Household Income			
2024	\$113,440	\$116,002	\$124,762
2029	\$125,996	\$129,239	\$138,405
Ave. Home Value			
2024	\$475,805	\$456,698	\$492,995
2029	\$490,883	\$473,145	\$509,026

Major Employers in Dare County	# of Employees
County of Dare	751
Dare County Schools	729
East Carolina Health Inc.	250–499
Food Lion	250–499
NC Dept. of Transportation	250–499
Surf or Sound Realty	100–249
Carolina Designs Realty Inc.	100–249
Twiddy & Company	100–249
Wal-Mart Associates Inc.	100–249

📍 2014 S Croatan Hwy, Kill Devil Hills, NC





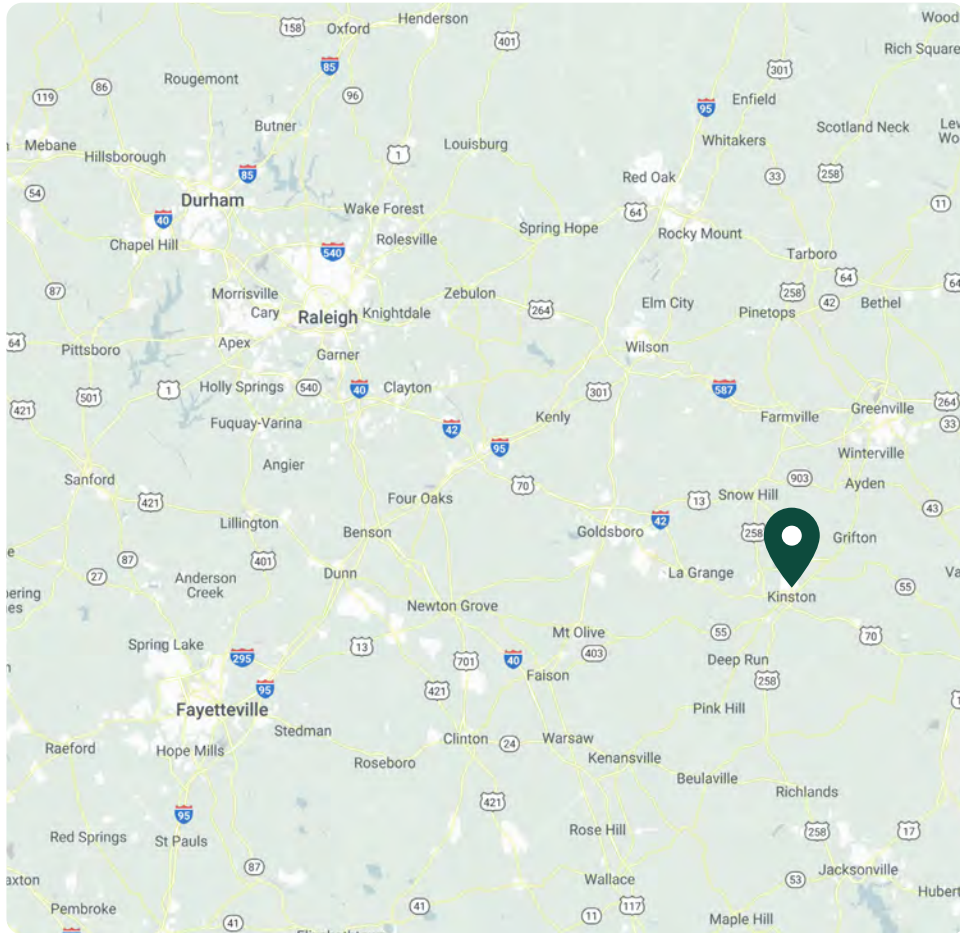
 LESSEE	Dollar Tree Stores, Inc.
 GUARANTOR	N/A
 LOCATION	201 West Vernon Avenue, Kinston, NC View on Map 
 LOT SIZE	±1.22 acres
 IMPROVEMENTS	11,324 square foot building with a drive-thru component
 NOI	\$106,353
 LEASE EXPIRATION	7/31/2033*
 RENEWAL OPTIONS	Three 5-yr options
 RENTAL INCREASES	\$0.50/SF every 5 years
 LANDLORD RESPONSIBILITIES	Roof, structure, pylon sign replacement
 SALES REPORTING	Yes
 ROFR/ROFO	No

*Early termination sales measurement period ends July 31, 2028. Sales threshold: \$1,350,000

- Corporate Net Lease to Dollar Tree (NASDAQ: DLTR) with Approximately 8 Years Remaining
 - Scheduled Rental Escalations throughout Primary Term and Options
 - Sustainable Rent of Approximately \$9 PSF
 - Minimal Landlord Responsibilities
- Dollar Tree is a Leading Discount Retailer Operating through Two Subsidiaries – Dollar Tree and Family Dollar
 - 16,000+ Stores Across 48 Contiguous States and 5 Canadian Provinces, as well as 25 Distribution Centers
- Ranked #137 on the 2024 Fortune 500 List
 - \$15.03 Billion Market Cap (Jan '25)
 - \$31.22 Billion in Revenue for 2024 Fiscal Year
- Excellent Access and Visibility along W Vernon Ave Near Intersection with N Queen Street (27,000 Combined AADT)
- Prominent Retail Location Near Downtown Kinston
 - Notable Nearby National Retailers Including McDonald's, Piggly Wiggly, Little Caesars, AutoZone, Bojangles & More







The subject property is prominently situated with excellent access and visibility along West Vernon Avenue (17,000 AADT) near its junction with North Queen Street (10,000 AADT).

The property benefits from a centralized location in Kinston adjacent to Little Caesars, McDonald's, AutoZone, and O'Reilly Auto Parts. Major retail centers in the surrounding area include Kinston Plaza, anchored by Piggly Wiggly and Big Lots; and Heritage Plaza, anchored by Food Lion. Other major retailers in the surrounding area include Bojangles and Belk.

Other major employers in the surrounding area include Sanderson Farms, Kinston's largest employer; UNC Health Lenoir (199 beds); and Kinston Regional Jetport. In addition to commercial aviation, Kinston Regional Jetport has a 25-year agreement with the Department of Defense to use the runway for training for the six nearby military installations. In addition, the property is located 3 miles from Lenoir Community College (approximately 2,300 students) and is in close proximity to St. Mary's Nursery School, Northwest Elementary School, Lenoir County Public Schools, Southeast Elementary School, Richele Middle School, Northeast Elementary School, Kinston High School, and Hope Preparatory School, drawing additional traffic from students, parents, and teachers.

Kinston, the seat of Lenoir County, was historically a tobacco and cotton trading center and has diversified its economy to include manufacturing, agriculture, textiles, chemicals, and aerospace. Major companies in Kinston include Sanderson Farms, UNC Lenoir Healthcare, Spirit AeroSystems, MasterBrand, and West Pharmaceutical Services.

Lenoir County is centrally located in eastern North Carolina approximately 75 miles southeast of Raleigh, 82 miles northeast of Fayetteville, and 75 miles northwest of Morehead City, a main seaport in North Carolina.

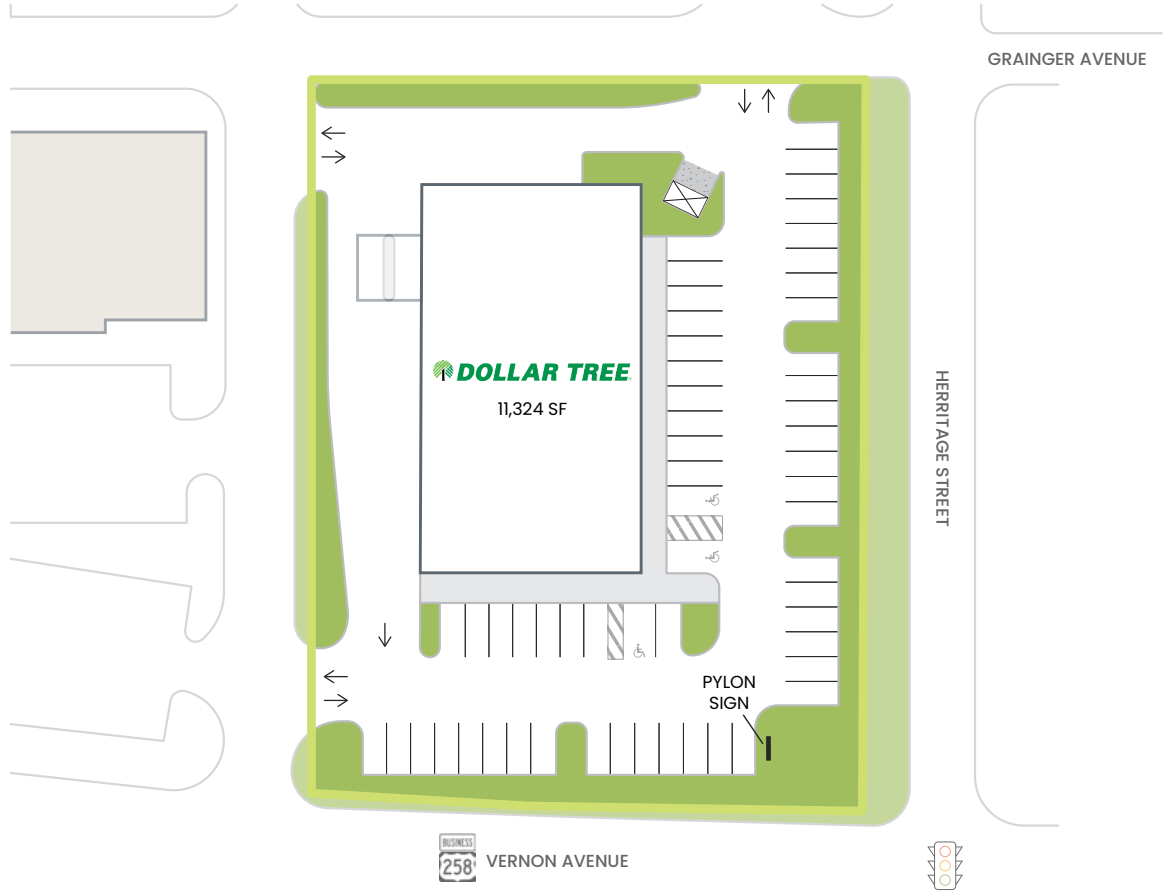
Kinston is part of the Greenville–Kinston–Washington CSA, which has a population of 270,017 and a GDP of \$11 billion.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Kinston Plaza Piggly Wiggly	11 million annual visits Top 10% location nationwide
Heritage Plaza Burger King	586,000 annual visits Top 25% location nationwide
Food Lion	617,000 annual visits
McDonald's	596,000 annual visits
Bojangles	Top 25% location nationwide

Population Summary	1 Mile	5 Miles	10 Miles
2024 Total Population	6,487	26,132	44,684
2029 Total Population	6,349	25,518	43,642
2024 Daytime Population	7,949	33,986	47,264
Ave. Household Income			
2024	\$49,486	\$61,691	\$67,339
2029	\$56,004	\$70,252	\$77,305
Ave. Home Value			
2024	\$123,431	\$156,144	\$175,784
2029	\$130,278	\$165,779	\$192,646

Major Employers in Kinston	# of Employees
Sanderson Farms	1,500
Lenoir County Schools	1,249
Caswell Center	1,200
Smithfield Foods	934
UNC Lenoir	930
Fly Exclusive	750
MasterBrand	600
West Pharmaceutical	592
Lenoir Community College	458

201 West Vernon Avenue, Kinston, NC

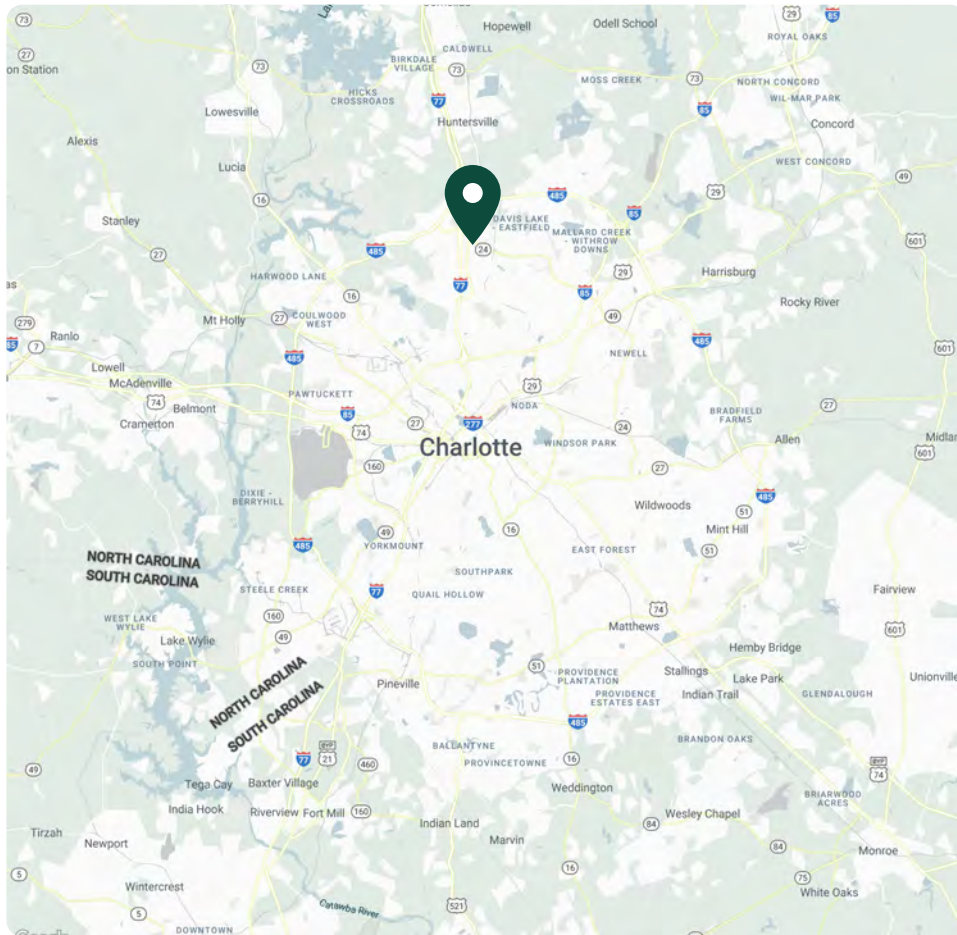




	LESSEE	Haverty Furniture Companies, Inc.
	GUARANTOR	N/A
	LOCATION	7101 Smith Corners Blvd, Charlotte, NC View on Map
	LOT SIZE	±4.502 acres
	IMPROVEMENTS	48,235 square foot building
	NOI	\$434,115
	LEASE EXPIRATION	2/28/2030
	RENEWAL OPTIONS	Three 5-yr options
	RENTAL INCREASES	5% at each option
	LANDLORD RESPONSIBILITIES	Roof, structure, HVAC maintenance and replacement
	SALES REPORTING	No
	ROFR/ROFO	No

- **Extended Corporate Net Lease to Havertys (NYSE:HVT)**
 - Scheduled Rental Escalations at Options
 - Sustainable Rent of \$9 PSF
- **Havertys is a Specialty Retailer of Residential Furniture and Accessories**
 - 130 Locations Across 17 States and Distribution to Deliver to 5 More
 - Among Oldest Publicly Traded Companies in the U.S.
 - Revenue of \$175.9M in Q3 2024
- **Roof Replaced in 2019 with 20-Year Warranty**
- **Affluent Demographics Aligned with Havertys' Target Market**
 - Average Household Income of \$106,661 Within 5-Mile Radius
- **Charlotte is One of the Fastest Growing Cities in the U.S.**
 - MSA Population of 2,805,115
- **Robust Regional Economy with MSA GDP of \$255.7 Billion**
 - 2nd Largest Concentration of Banking Assets in the U.S., After NYC
 - Major Company Headquarters include Bank of America, Wells Fargo, Microsoft, Honeywell, Nucor, Lowe's, Duke Energy & Sonic Automotive





The subject property is prominently situated with excellent access and visibility along Smith Corners Boulevard adjacent to its junction with Statesville Road (14,000 AADT), W W.T. Harris Boulevard (43,000 AADT) and the I-77 arterial (76,250 AADT). The property benefits from robust, rapidly growing demographics, with a total daytime population of 152,330 and average household income of \$106,661 within a 5-mile radius.

The site benefits from a prominent retail location in close proximity to numerous shopping centers. Within 2.5 miles from the site are Northcrest Shopping Center, anchored by Target; Bryton Town Center, anchored by Walmart; Northlake Mall, anchored by AMC, Macy's, and Dillard's; Perimeter Woods, anchored by Lowe's and Best Buy; the Shoppes at Davis Lake, anchored by Harris Teeter; and Pecan Ridge Shopping Center, anchored by Food Lion.

The property neighbors a thriving industrial market, offering long-term redevelopment potential. Major industrial users in the surrounding area include Ingersoll Rand, Concentrix, Valspar, Sanitaire, TIAA, Aramark, Carrier Corporation, Coca-Cola Bottling, Piedmont Plastics, Biotage, Husqvarna Group, Octagon, Linet Americas, Carolina CAT, Emerson Network Power, Pinnacle Cranes, Castle Metals, and more.

Charlotte (population 911,311) is the most populous city in North Carolina, the 15th most populous city nationwide, and the seat of Mecklenburg county. Charlotte is a principal city of the Charlotte-Concord-Gastonia NC-SC Metropolitan Statistical Area, with a total population of 2,805,115 and MSA GDP of \$255.7 billion.

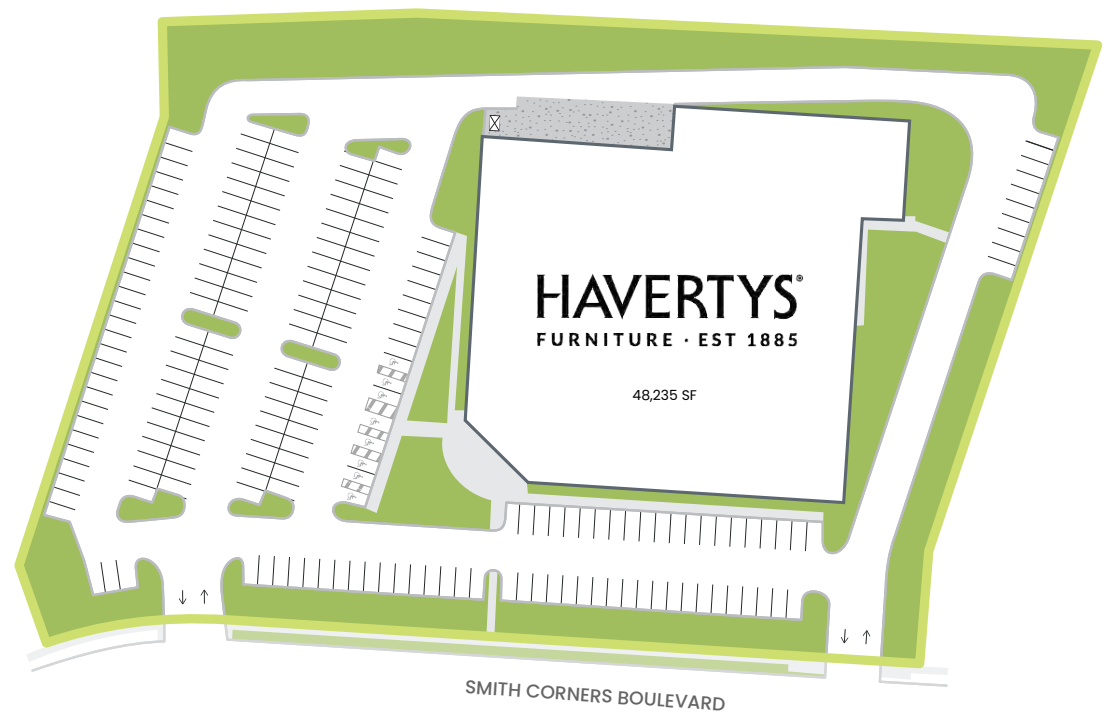
The city benefits from a broad economic base in finance, energy, logistics and transportation, foodstuffs, and more. Fortune 500 companies headquartered in Charlotte include Bank of America, Honeywell, Nucor Corp, Lowe's, Duke Energy, Sonic Automotive, Brighthouse Financial, Sealed Air, Albemarle, and Truist; and Wells Fargo's regional east coast headquarters. Charlotte has the second-most banking assets of any city in the U.S., surpassed only by New York City. Other major companies operating in Charlotte include Microsoft, Siemens Energy, Toshiba, Harris Teeter, Carolina Foods Inc, Bojangles, Food Lion, Compass Group USA, AREVA, Fluor, Metso Power, Westinghouse, Dixon Hughes Goodman, Belk, Cato Corporation, Rack Room Shoes, BBVA Compass, Atrium Health, Carlisle Companies, Metlife, Time Warner Cable, TD Bank, Lending Tree, Ingersoll-Rand, NASCAR, MAACO, and more.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Northcrest Shopping Center	3.4M annual visits
Bryton Town Center	2.9M annual visits
Northlake Mall	2.5M annual visits
Perimeter Woods	1.9M annual visits
Shoppes at Davis Lake	1.9M annual visits
Northlake Commons	1.8M annual visits














Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	4,337	51,594	152,330
2029 Total Population	5,270	57,445	160,981
2024 Daytime Population	15,926	63,462	163,138
Ave. Household Income			
2024	\$101,417	\$102,983	\$106,661
2029	\$120,892	\$121,846	\$127,348
Ave. Home Value			
2024	\$365,698	\$427,364	\$432,592
2029	\$446,471	\$534,550	\$540,500

Major Employers in Charlotte	# of Employees
Atrium Health	37,000
Wells Fargo	30,291
Charlotte–Mecklenburg Schools	18,495
Bank of America	15,000
Novant Health/Presbyterian Regional Healthcare Corporation	11,698
American Airlines/US Airways Group, Incorporated	11,000
Harris teeter, Incorporated	8,239
Duke Energy Corporation	7,900
Lowe’s Companies, Incorporated	7,801

7101 Smith Corners Blvd, Charlotte, NC



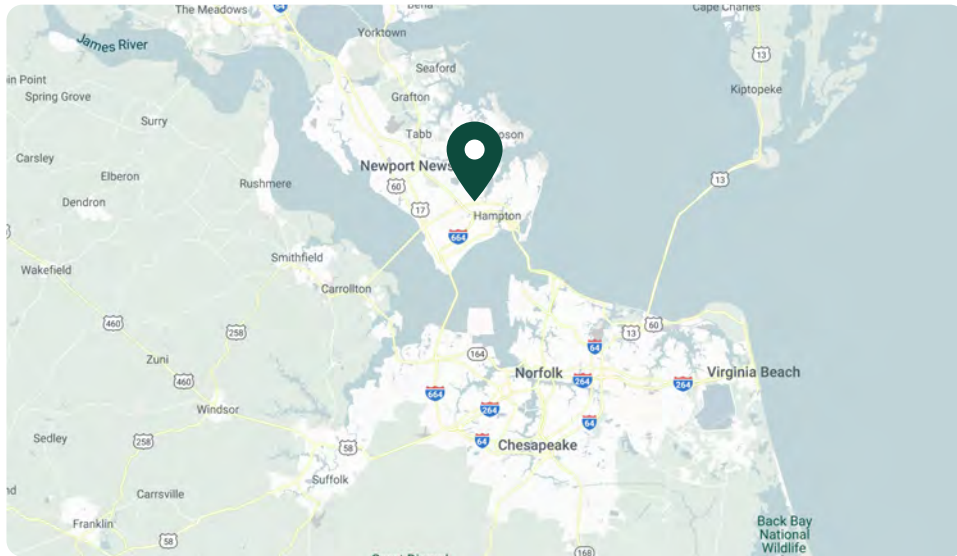


	LESSEE	Mattress Firm Inc.
	GUARANTOR	Mattress Holding Corp.
	LOCATION	920 W Mercury Blvd, Hampton, VA View on Map 
	LOT SIZE	±0.78 acres
	IMPROVEMENTS	4,577 square foot building
	NOI	\$188,801
	LEASE EXPIRATION	10/31/2029
	RENEWAL OPTIONS	Two 5-yr options
	RENTAL INCREASES	10% at each option
	LANDLORD RESPONSIBILITIES	Roof, structure, parking lot, Landlord Property Insurance
	SALES REPORTING	No
	ROFR/ROFO	No

- Corporate Net Lease to Mattress Firm, Inc. with 4.5 Years Remaining
 - Tenant Extended Primary Term Early Showing Commitment to the Site
 - Scheduled 10% Rental Escalations at Each Option
 - Minimal Landlord Responsibility
- Mattress Firm is One of the Largest and Most Successful Specialty Bedding Companies in the United States
 - 2,300+ Locations Across All 50 States
- Parent Company Mattress Firm Holding Corp Owned By Steinhoff International Holdings N.V.
 - \$29.04 Billion in Revenue, \$1.65 Billion in Operating Profit for the Fiscal Year Ending September 2022
- Excellent Access & Visibility at Signalized Hard Corner – 75,000 AADT
 - 1.5 Miles from I-64 Arterial – 167,000 AADT
- Dynamic, Dense Retail Corridor with National Retailers Including Walmart Supercenter, Kroger, Target, At Home, Barnes & Noble, CVS, Walgreens, PetSmart, Starbucks, Five Guys, IHOP, McDonald's & More
- Virginia Beach–Norfolk–Newport News, VA–NC MSA
 - Population of 1,787,169







Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Peninsula Town Center	7.1M annual visits; Top 8% shopping center nationwide
Riverpointe Shopping Center	4.6M annual visits; Top 10% community center nationwide
Power Plant Hampton Roads	4.6M annual visits; Top 10% community center nationwide
Coliseum Crossing	3.7M annual visits; Top 3% neighborhood center nationwide
Coliseum Marketplace	2.1M annual visits
Todd Center Shopping Center	1.9M annual visits; Top 4% convenience center nationwide
Walmart	2.5M annual visits
Wendy's	Top 2% location nationwide; #1 location in VA
Taco Bell	Top 5% location nationwide; Top 4% location in VA

The property is prominently located with excellent access and visibility at the signalized hard corner of Mercury Boulevard and Armistead Avenue (combined 75,000 AADT), just one mile from the I-64 arterial (167,000 AADT). The site benefits from robust demographics with a daytime population of 213,682 and average household income of \$84,461 within a 5-mile radius.

The property benefits from a prominent location in a dynamic, dense retail corridor adjacent to Walmart, CVS, Walgreens, IHOP, and Bojangles. Nearby shopping centers include Riverpointe Shopping Center, anchored by Kroger; Peninsula Town Center, anchored by Target; Coliseum Crossing, anchored by Food Lion and Ross; Coliseum Marketplace, anchored by Onelife Fitness and Michaels; Power Plant Hampton Road, anchored by Lowe's, BJ's Wholesale Club, and Bass Pro Shops; Mercury Plaza, anchored by Burlington, Walmart Neighborhood Market, and Marshalls; and Todd Center Shopping Center, anchored by Big Lots. Other nearby retail tenants include ALDI, Home Depot, Food Lion, McDonald's, Taco Bell, and Olive Garden.

Hampton Coliseum, an iconic venue for entertainment and sporting events that attracts hundreds of thousands of visitors annually, is located one mile from the site. The site is also 3.5 miles from the NASA Langley Research Center, which is made up of 200 facilities on 764 acres and employs approximately 3,400 people. The site is also located 1.5 miles from Sentara CarePlex Hospital (224 beds) and approximately 5 miles from Hampton VA Medical Center (432 beds). Colleges in the surrounding area include Hampton University (3,244 students) and Bryant & Stratton College – Hampton.

Hampton (population 137,098) is located on the Chesapeake Bay approximately 15 miles from Norfolk, 30 miles from Virginia Beach, and 75 miles from Richmond. It is part of the Virginia Beach–Norfolk–Newport News, VA–NC MSA, which has a population of 1,787,169 and GDP of \$104 billion. The city benefits from a diverse economic base with industries including advanced manufacturing, aerospace, homeland security, medical & healthcare, professional services, retail, and tourism. Companies with a major presence in Hampton include the U.S. Department of Defense, U.S. Department of Veterans Affairs, NASA, Boeing, and more.

Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	7,245	82,779	190,504
2029 Total Population	7,113	82,607	189,259
2024 Daytime Population	12,955	99,123	213,682
Ave. Household Income			
2024	\$77,780	\$82,250	\$84,461
2029	\$86,972	\$93,711	\$96,382
Ave. Home Value			
2024	\$269,860	\$284,401	\$308,488
2029	\$299,816	\$359,705	\$395,670

Major Employers in Hampton

Hampton City School Board

City of Hampton

U.S. Department of Veterans Administration

U.S. Department of Defense

National Aeronautics & Space Administration

Sentara Healthcare

Howmet Castings & Services Inc

Hampton University














Hampton-Newport News Community Services Board

Riverside Regional Medical Center

📍 920 W Mercury Blvd, Hampton, VA



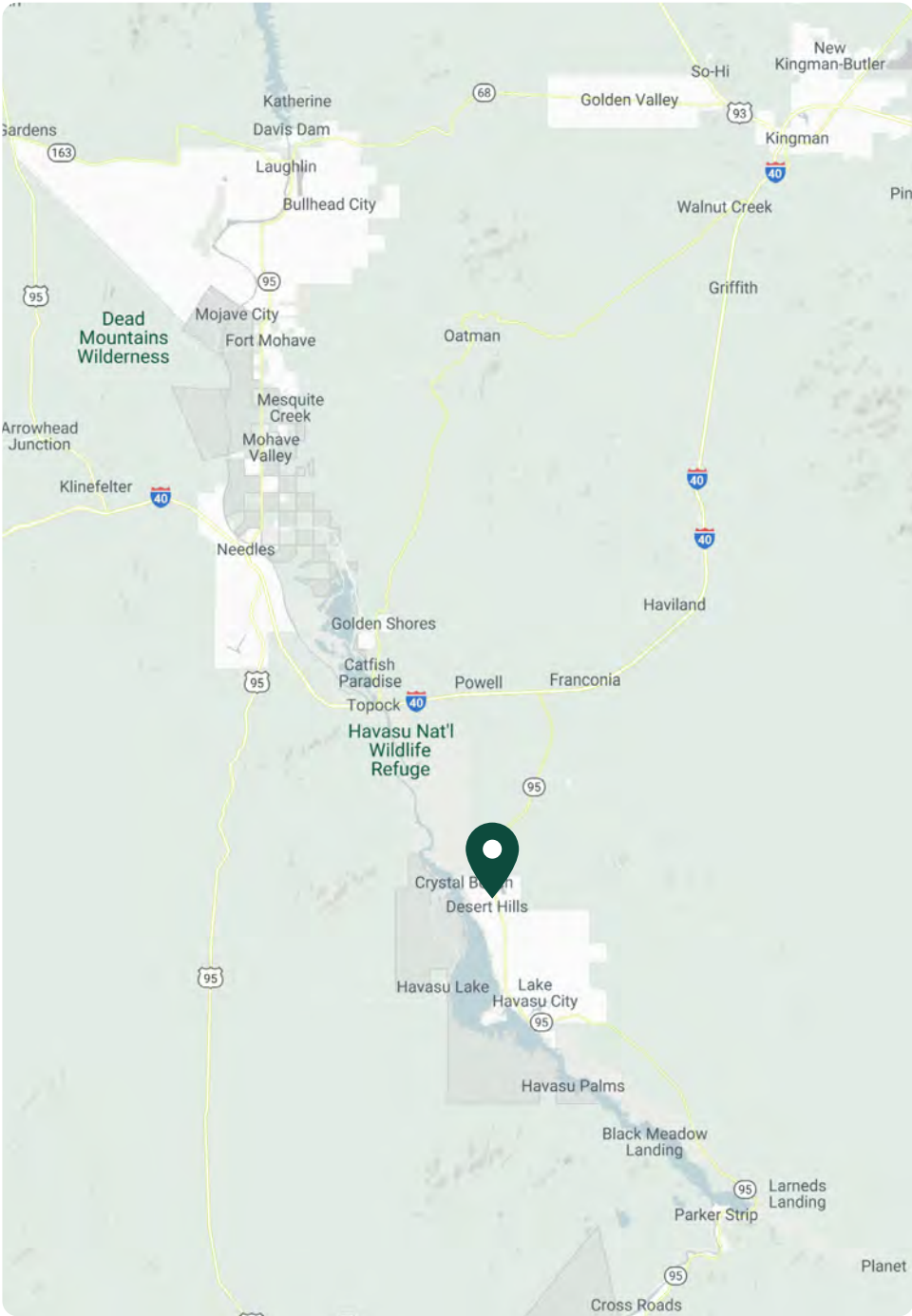


 LESSEE	Mattress Firm Inc.
 GUARANTOR	Mattress Holding Corp.
 LOCATION	5671 AZ-95, Lake Havasu City, AZ View on Map 
 LOT SIZE	±0.35 acres
 IMPROVEMENTS	4,500 square foot building
 NOI	\$146,250
 LEASE EXPIRATION	12/31/2029
 RENEWAL OPTIONS	Two 5-yr options
 RENTAL INCREASES	10% at each option
 LANDLORD RESPONSIBILITIES	Roof, structure, parking lot, Landlord Property Insurance
 SALES REPORTING	No
 ROFR/ROFO	Yes

- Corporate Net Lease to Mattress Firm, Inc. with 4.5 Years Remaining
 - Tenant Extended Primary Term Early Showing Commitment to the Site
 - Scheduled 10% Rental Escalations at Each Option
 - Minimal Landlord Responsibility
- Mattress Firm is One of the Largest and Most Successful Specialty Bedding Companies in the United States
 - 2,300+ Locations Across All 50 States
- Parent Company Mattress Firm Holding Corp Owned By Steinhoff International Holdings N.V.
 - \$29.04 Billion in Revenue, \$1.65 Billion in Operating Profit for the Fiscal Year Ending September 2022
- Prominent Retail Location Outparcel to The Shops at Lake Havasu
 - 720k SF Shopping Center fronting North Highway 95 (17,056 AADT)
 - Featuring Walmart Supercenter, Star Cinemas, JCPenney, PetSmart, Altitude Trampoline Park, Dillard's, Famous Footwear & More
- Average Household Income of \$101,047 within a 5 Mile Radius
- Adjacent to Lake Havasu City Airport







The subject property is prominently located with excellent access and visibility along N Highway 95 (17,056 AADT) near its junction with I-40 arterial (17,187 AADT), approximately 7 miles from downtown Lake Havasu City. The site benefits from robust demographics with an average household income of \$101,047 within a 5-mile radius.

The site benefits from a prominent retail location within The Shops at Lake Havasu, anchored by Walmart Supercenter, JCPenney, Dillard's, and PetSmart. Other nearby national retailers include Home Depot, McDonald's, Lowe's, Tractor Supply Co., Toyota, Chevron, and Circle K.

Additionally, the site sits adjacent to Lake Havasu City Airport. Approximately 9 miles away is Havasu Heights, a popular real estate investment destination which has recently been approved to add a subdivision with approximately 1,000 new homes.

Lake Havasu City (population 59,257) is a popular tourist destination in western Arizona located along the Colorado River near the California border, and centrally located 2-4 hours from Las Vegas, Phoenix, and Los Angeles. With a warm desert climate, it attracts visitors year-round. Lake Havasu City has grown into a vibrant community with a mix of retirees, vacationers, and outdoor enthusiasts.

In addition to tourism and vacation rentals, Lake Havasu benefits from a diverse economy with industries including retail, healthcare, accommodations and food services, professional and administrative services, and manufacturing.

Lake Havasu is experiencing significant job growth with a 10-year prediction of over 42%, surpassing the U.S. average of 33.5%, indicating a promising economic trajectory. Lake Havasu is part of the Lake Havasu City-Kingman MSA, with a population of 223,682 and GDP of \$8.85 billion.

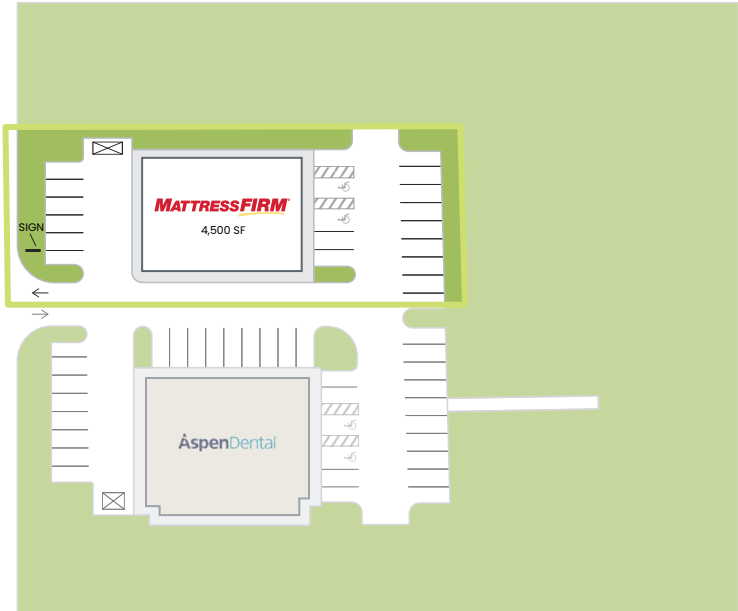
Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
The Shops at Lake Havasu	2.9M annual visits
Walmart Supercenter	2M annual visits
Home Depot	487,000 annual visits
Lowe's	484,000 annual visits
Circle K	397,000 annual visits

Population Summary	5 Mile	10 Miles	15 Miles
2020 Total Population	12,377	61,035	61,780
2024 Total Population	12,893	63,451	64,188
2029 Total Population	12,730	62,045	62,756
Ave. Household Income			
2024	\$101,047	\$99,860	\$99,894
2029	\$118,787	\$119,964	\$120,036
Ave. Home Value			
2024	\$484,017	\$479,352	\$479,709
2029	\$618,456	\$596,870	\$597,012














Major Employers in Lake Havasu City	# of Employees
Lake Havasu City	694
Havasu Regional Medical Center	671
Lake Havasu School District	613
Sterilite Corporation	353
Walmart	305
Shugrue’s Restaurants	300
Anderson Auto Group	268
London Bridge Resort	250
River Medical	180
Bashas’	150

📍 5671 AZ-95, Lake Havasu City, AZ

← Walmart Supercenter
The Shops at Lake Havasu















 LESSEE	Cellco Partnership (dba: Verizon)
 GUARANTOR	N/A
 LOCATION	3742 E Colonial Dr, Orlando, FL View on Map 
 LOT SIZE	±1.61 acres
 IMPROVEMENTS	5,513 square foot building
 NOI	\$206,738
 LEASE EXPIRATION	3/31/2026
 RENEWAL OPTIONS	One 5-yr option
 RENTAL INCREASES	Fixed increases at each option
 LANDLORD RESPONSIBILITIES	Roof, structure, sidewalks, parking lot, CAM (tenant reimburses proportionate share)
 SALES REPORTING	No
 ROFR/ROFO	No

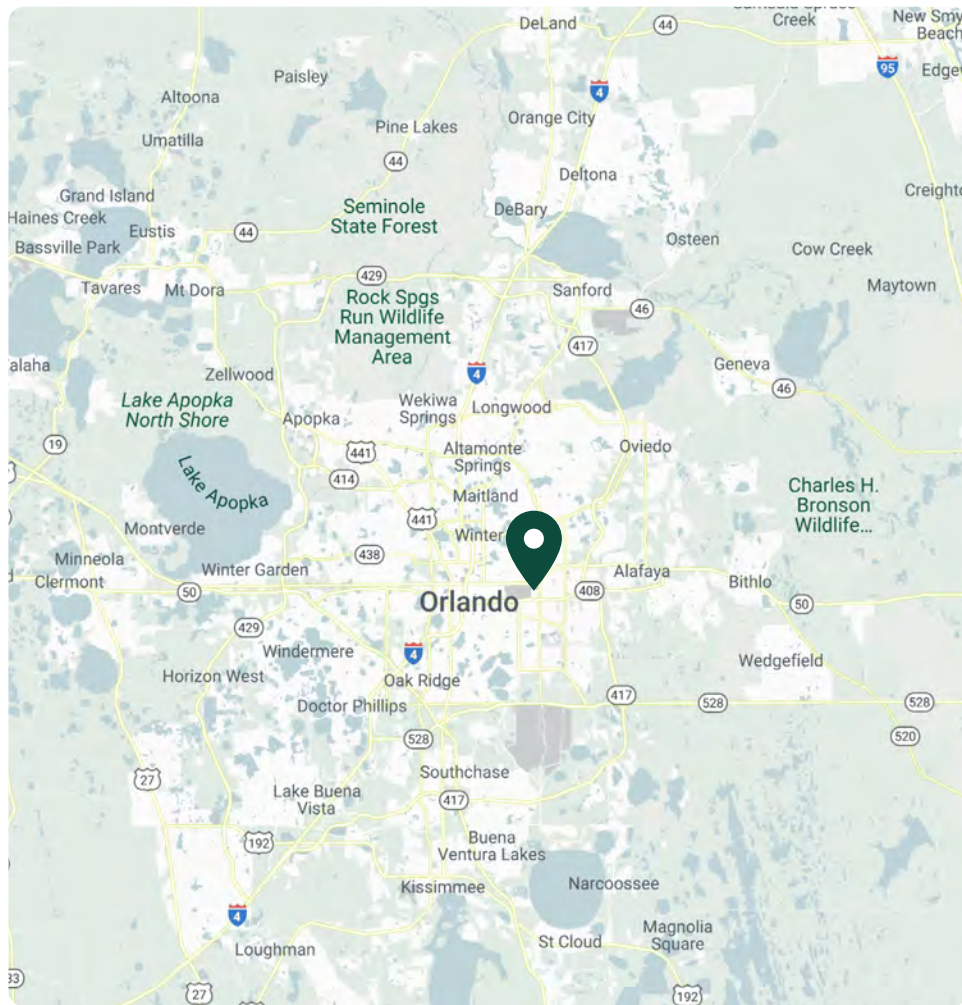
- Sustainable Net Lease to Established Verizon Franchisee with Approximately 1 Year Remaining
 - Tenant Recently Exercised 2nd Option Showing Commitment to the Site
 - Scheduled 20% Rental Escalation at 3rd Option
 - Minimal Landlord Responsibilities
- Verizon Communications (NYSE:VZ) Ranked #26 on the Fortune 500 List
 - Revenue of \$35.4 Billion for the 2024 Fiscal Year
- Prominent Retail Location at Singalized Hard Corner of E Colonial Drive and Herndon Avenue (52,000 AADT)
- Robust, Dense, and Educated Demographics in Surrounding Area
 - Total Daytime Population of 458,207 within 5-Mile Radius
 - 3.27% Annual Population Growth within 1-Mile Radius
 - 61.2% have Obtained Bachelors' Degree or Higher within 1-Mile Radius
 - Average Household Income of \$123,294 within 3-Mile Radius
- ~3 Miles from Downtown Orlando – 2nd Fastest Growing MSA in U.S.
 - Ranked #1 for Job Growth by Bureau of Labor Statistics Every Year Since 2015
- No State Income Tax in Florida



	LESSEE	Mattress Firm, Inc.
	GUARANTOR	Mattress Holding Corp.
	LOCATION	3742 E Colonial Dr, Orlando, FL View on Map 
	LOT SIZE	±1.61 acres
	IMPROVEMENTS	5,002 square foot building
	NOI	\$125,000
	LEASE EXPIRATION	10/10/2027
	RENEWAL OPTIONS	Two 5-yr options
	RENTAL INCREASES	15% at each option
	LANDLORD RESPONSIBILITIES	Roof, structure, sidewalks, parking lot, CAM (tenant reimburses proportionately + 5% admin fee, 5% CAM cap)
	SALES REPORTING	Yes
	ROFR/ROFO	No

- Corporate Net Lease to Mattress Firm, Inc. with 4 Years Remaining
 - Tenant Extended Primary Term Early Showing Commitment to the Site
 - Scheduled 15% Rental Escalations at Each Option
 - Minimal Landlord Responsibility
- Mattress Firm is One of the Largest and Most Successful Specialty Bedding Companies in the United States
 - 2,300+ Locations Across All 50 States
- Parent Company Mattress Firm Holding Corp Owned By Steinhoff International Holdings N.V.
 - \$29.04 Billion in Revenue, \$1.65 Billion in Operating Profit for the Fiscal Year Ending September 2022
- Singalized Hard Corner of E Colonial Dr. and Herndon Ave. (52,000 AADT)
- Robust, Dense, and Educated Demographics in Surrounding Area
 - Total Daytime Population of 458,207 within 5-Mile Radius
 - 3.27% Annual Population Growth within 1-Mile Radius
 - 61.2% have Obtained Bachelors' Degree or Higher within 1-Mile Radius
 - Average Household Income of \$123,294 within 3-Mile Radius
- No State Income Tax in Florida





The subject property is prominently located with excellent access and visibility on the signalized hard corner of East Colonial Drive (52,000 AADT) and Herndon Avenue, approximately 3 miles from downtown Orlando.

Adjacent to the site are Orlando Fashion Square, anchored by Macy's, Floor & Décor, and Dillard's, and expecting a future redevelopment and expansion; Colonial Landing, anchored by ALDI and Burlington; as well as Dick's Sporting Goods, Domino's, Burger King, and Wawa. Nearby shopping centers include Colonial Marketplace, anchored by Target; Colonial Plaza, featuring Hobby Lobby, Ross, Marshalls, Sprouts, Chick-fil-A, Barnes & Noble, and more; and Baldwin Park Village Center, anchored by Publix and CVS. Other nearby national retailers include Haverty's, Best Buy, Dunkin', Taco Bell, and McDonald's.

The property is adjacent to Orlando Executive Airport, a key hub for corporate and private aviation and one of the busiest general aviation airports in the region serving more than 180,000 aircraft operations annually.

Numerous residential and commercial developments are currently under construction within 3 miles of the site. The Orlando Magic's Sports and Entertainment Complex is a \$500 million mixed-use development project which will include a 200-room hotel, 270 residential units, an event venue, retail and office space, a festival plaza, and parking with over 1,100 spaces. Society Orlando is a two-phase mixed-use development including 1,000+ residential units and 70,000 square feet of commercial space. Gables Baldwin Park is a multi-family development near the site which will include 223 residential units.

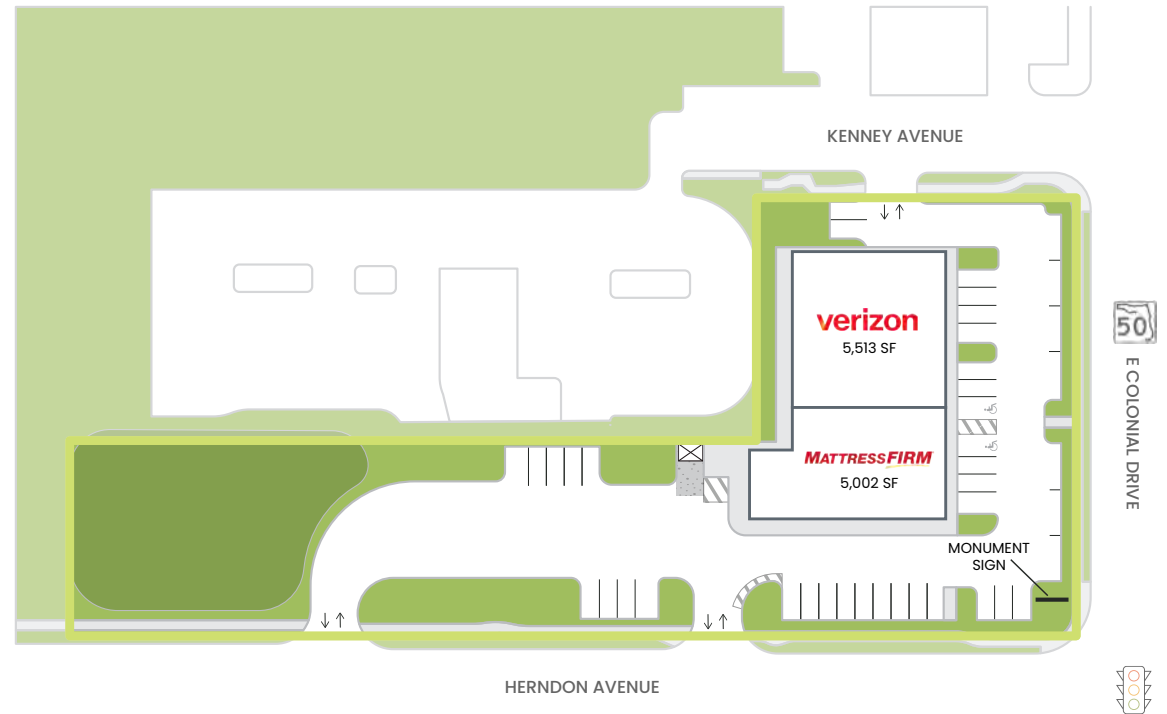
Orlando (population 320,742) is the seat of Orange County and a principal city of the Orlando-Kissimmee-Sanford MSA (population 2,817,933). Orlando is one of the largest tourist destinations in the U.S., drawing upwards of 74 million visitors annually with an economic impact of \$92.5 billion in 2023. In addition to a robust tourism economy, the city benefits from a broad economic base in technology, manufacturing, entertainment, healthcare, aviation, aerospace & defense, life sciences, and more. The city benefits from a large, well-educated workforce, with more than 500,000 students within 100 miles of the city, and has been ranked #1 for job growth by the Bureau of Labor Statistics for the last four years; in 2023, the Orlando MSA added more than 42,200 jobs, a 2.9% growth rate.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Colonial Plaza Barnes & Noble Staples	5M annual visits #4 location in FL #1 location in FL
Colonial Marketplace	2.4M annual visits
Colonial Landing	2.1M annual visits
Baldwin Park Village Center	2.1M annual visits













Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	7,090	122,505	319,012
2029 Total Population	8,329	127,135	327,940
2024 Daytime Population	14,682	201,167	458,207
Ave. Household Income			
2024	\$125,338	\$123,294	\$111,108
2029	\$139,641	\$138,252	\$126,627
Ave. Home Value			
2024	\$559,907	\$550,881	\$525,631
2029	\$613,039	\$608,971	\$600,246

Major Employers in Orlando	# of Employees
Walt Disney World Resort	75,000
Advent Health	35,938
Universal Orlando Resort	28,000
Orlando Health	26,397
Orange County Public Schools	24,294
Walmart	16,475
Lockhead Martin Corp.	14,547
University of Central Florida	13,078
Seminole County Public Schools	8,491

📍 3742 E Colonial Dr, Orlando, FL

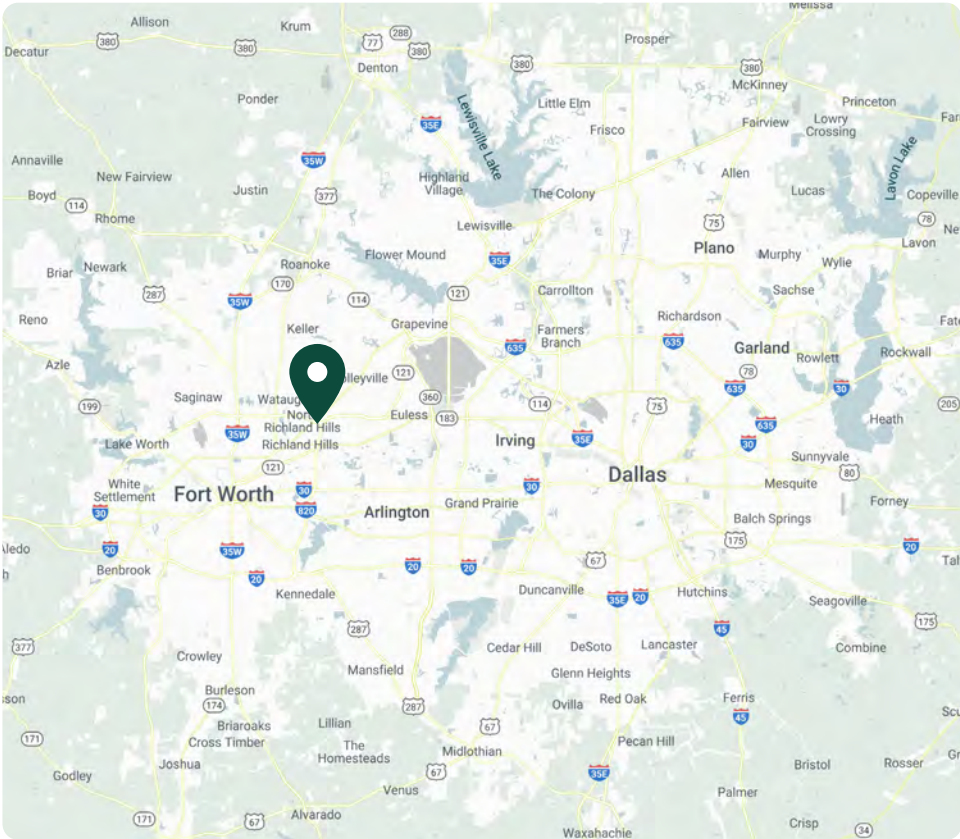




	LESSEE	Mattress Firm, Inc.
	GUARANTOR	N/A
	LOCATION	8253 Bedford Euless Rd, Richland Hills, TX View on Map
	LOT SIZE	±1.05 acres
	IMPROVEMENTS	8,000 square foot building
	NOI	\$142,000
	LEASE EXPIRATION	3/31/2032
	RENEWAL OPTIONS	Two 5-yr options
	RENTAL INCREASES	10% every 5 yrs
	LANDLORD RESPONSIBILITIES	Roof, structure
	SALES REPORTING	Yes
	ROFR/ROFO	No

- Corporate Net Lease to Mattress Firm, Inc. with 7 Years Remaining
 - Tenant Extended Primary Term Early Showing Commitment to the Site
 - Scheduled 10% Rental Escalations at Each Option
 - Minimal Landlord Responsibility
- Mattress Firm is One of the Largest and Most Successful Specialty Bedding Companies in the United States
 - 2,300+ Locations Across All 50 States
- Parent Company Mattress Firm Holding Corp Owned By Steinhoff International Holdings N.V.
 - \$29.04 Billion in Revenue, \$1.65 Billion in Operating Profit for the Fiscal Year Ending September 2022
- Excellent Access & Visibility along Bedford Euless Road – 12,190 AADT
 - Adjacent to Texas 121 TEXpress and Interstate 820 Junction (Combined 378,178 AADT)
- Approximately 10 Miles from Downtown Fort Worth
 - Dallas–Fort Worth MSA is the 4th Largest MSA in the U.S.
 - MSA GDP of \$744.65 Billion
- No State Income Tax in Texas





The subject property is prominently situated with excellent access and visibility along Bedford Euless Road (12,190 AADT) adjacent to the junction of Texas 121 TEXpress (200,208 AADT) and Interstate 820 (177,970 AADT). The site benefits from robust and dense demographics with a population of 273,645 and average household income of \$108,059 within a 5-mile radius.

Nearby shopping centers include North East Mall, featuring JCPenney, Dick’s Sporting Goods, Macy’s, Dillard’s, and Cinemark; The Shops at North East Mall, anchored by TJ Maxx, Best Buy, Burlington, and Michaels; Market Street Village/Pipeline Pointe, anchored by Ross and Hobby Lobby; The Crossing, anchored by Kroger and Kohl’s; Mayfair Village, anchored by Tom Thumb; the Shoppes at Crown Point, anchored by WinCo and Floor & Decor; North Hills Village, with Home Zone Furniture and Waffle House; and Greater Richland Shopping Center, anchored by Kroger. Other major retail tenants in the surrounding area include Target, ALDI, Walmart Supercenter, Lowe’s, Home Depot, and Walgreens, and Olive Garden.

The site is also in close proximity to other major employers and schools. Medical City North Hills (164 beds) and Glenview Medical Center (173 beds) are within 1.5 miles of the site. Tarant County College Northeast (10,400+ students), Remington College Fort Worth, Messenger College, and Charis Bible College Dallas/Fort Worth are all within 3.5 miles of the site.

North Richland Hills (population 70,658) is a suburb of Fort Worth, located approximately 10 miles east from Fort Worth and 25 miles west of Dallas. Fort Worth (population 978,468) is the the fourth most populous city in Texas and the thirteenth most-populous city in the U.S.

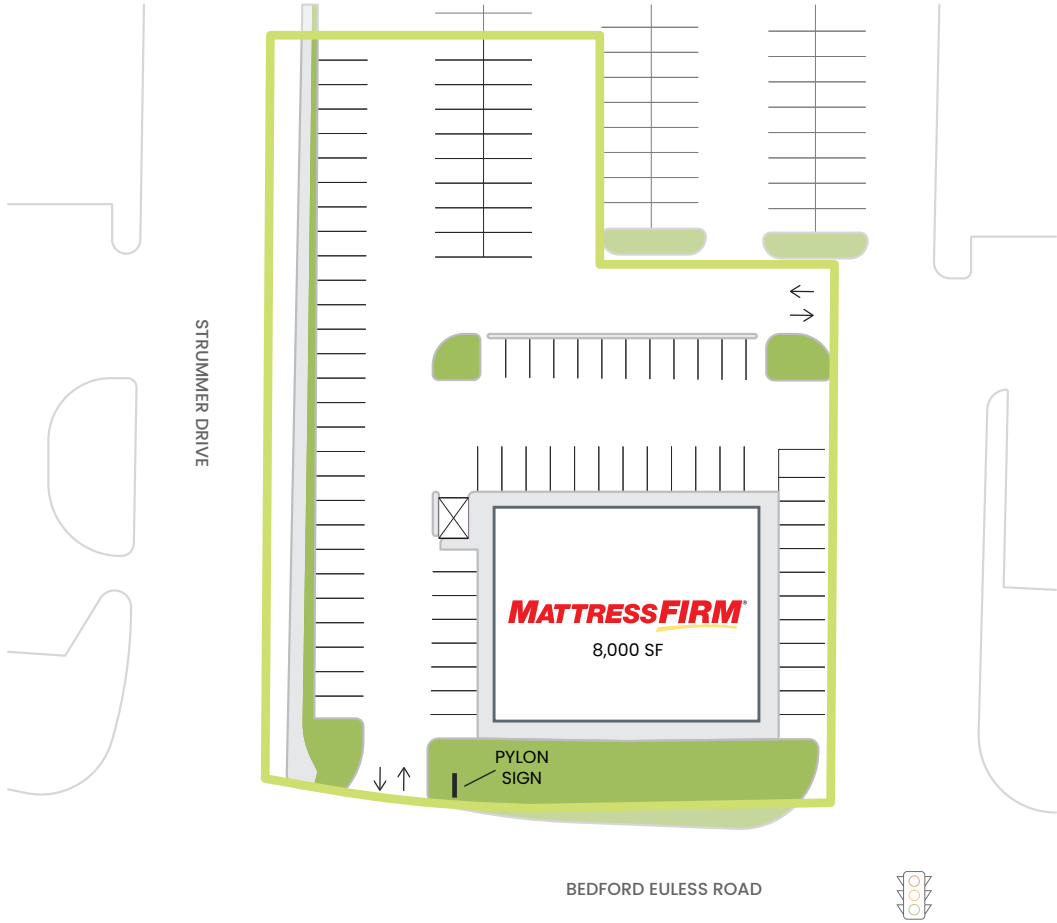
The Dallas–Fort Worth–Arlington Metropolitan Statistical Area, commonly known as the Dallas–Fort Worth Metroplex, is the fourth largest metro in the U.S., with a population of approximately 8.1 million. It is the economic hub of Northern Texas, with an MSA GDP of \$744.65 billion, making it the 17th largest metropolitan economy in the world. The Dallas–Fort Worth MSA is home to more than 10,000 companies, including the third largest concentration of Fortune 500 companies, and consistently experiences some of the highest year-over-year population growth in the country.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
The Shops at North East Mall	4.3M annual visits
North East Mall	2.9M annual visits
Market Street Village	2.9M annual visits
The Crossing	2.6M annual visits
The Shoppes at Crown Point	1.9M annual visits
Mayfair Village	1.6M annual visits
Walmart Supercenter	2.3 million annual visits
Target	1.5 million annual visits














Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	11,648	107,854	270,665
2024 Total Population	12,016	110,660	273,645
2029 Daytime Population	12,554	111,504	273,118
Ave. Household Income			
2024	\$85,050	\$102,695	\$108,059
2029	\$96,173	\$117,512	\$123,016
Ave. Home Value			
2024	\$324,333	\$354,808	\$388,122
2029	\$456,985	\$436,196	\$473,156

Major Employers in Tarrant County	# of Employees
AMR Corp./American Airlines	35,000
Lockheed Martin Aeronautics Company	23,000
DFW International Airport	14,000
Texas Health Resources	12,776
Naval Air Station Fort Worth Joint Reserve Base	11,000
General Motors Arlington Assembly Plant	10,512
Fort Worth Independent School District	9,956
Cook Children’s Health Care System	8,777
Arlington Independent School District	7,908

📍 8253 Bedford Eules Rd, Richland Hills, TX

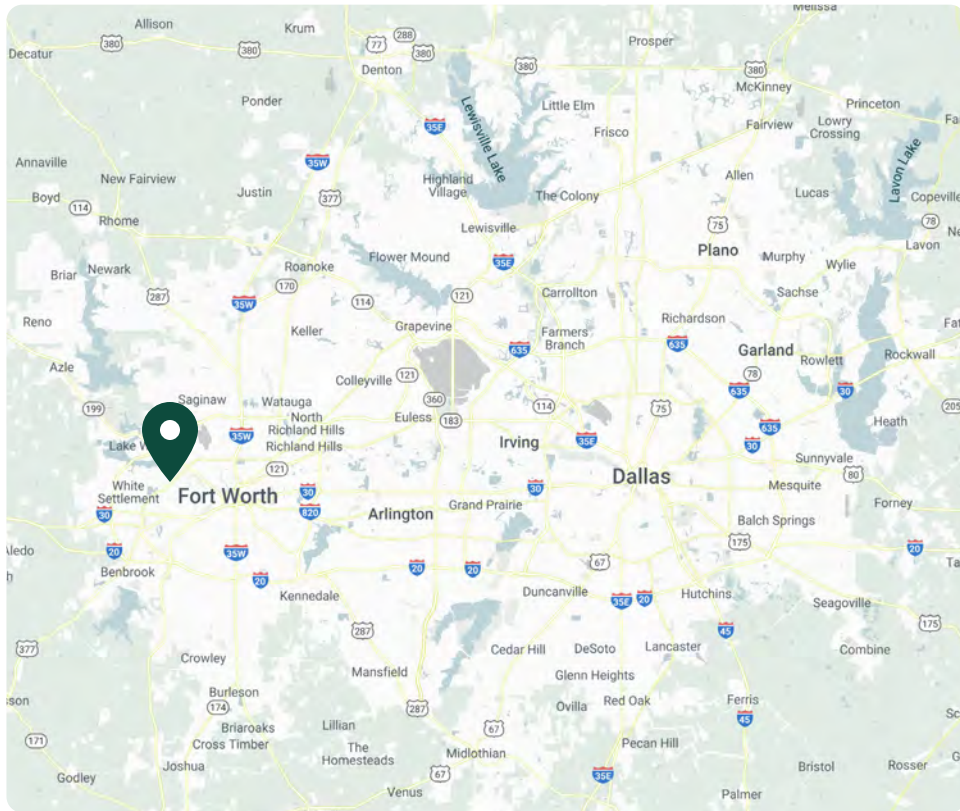




 LESSEE	Octapharma Plasma, Inc.
 GUARANTOR	N/A
 LOCATION	2400 Jacksboro Hwy, Fort Worth, TX View on Map 
 LOT SIZE	±1.58 acres
 IMPROVEMENTS	15,015 square foot building with a drive-thru component
 NOI	\$217,718
 LEASE EXPIRATION	8/31/2033
 RENEWAL OPTIONS	Three 5-yr options
 RENTAL INCREASES	10% at yr 7 and at each option
 LANDLORD RESPONSIBILITIES	Roof, structure, HVAC replacement, CAM (tenant reimburses)
 SALES REPORTING	No
 ROFR/ROFO	No

- Corporate Net Lease to Octapharma Plasma with 8 Years Remaining
 - Scheduled 10% Rental Escalations
 - Below Market Rent
 - Minimal Landlord Responsibilities
- Octapharma has 190+ Donation Centers in 35 States
- Excellent Access and Visibility at Signalized Hard Corner (52,897 AADT) with Prominent Pylon Signage
- Prominent Retail Location Less than 4 Miles from Downtown Fort Worth
 - Adjacent to Walmart Supercenter, Target, Home Depot, Albertsons, Lowe's, Planet Fitness, McDonald's, Whataburger, QuikTrip & More
- Robust & Dense Demographics within a 5-Mile Radius
 - Total Daytime Population of 328,741 with 1.32% Annual Growth Rate
 - Average Household Income of \$98,567
- Fort Worth Stockyards Located 2.5 Miles from the Site
 - Attracts ~9 Million Visitors Annually; \$630M Expansion Planned
- Dallas-Fort Worth MSA is the 4th-Largest MSA in the U.S. – GDP of \$744.65B
- No State Income Tax in Texas





The subject property is prominently located with excellent access and visibility on the signalized hard corner of Jacksboro Highway and Ephriham Ave/River Oaks Blvd (combined 52,897 AADT). The total daytime population within 5 miles is 328,741 and average household income is \$98,567.

The site benefits from a prominent, infill retail location adjacent to Walmart Supercenter, QuikTrip, Burger King, McDonald's, KFC, Whataburger, and CVS. Also nearby are Lake Worth Shopping Center, anchored by Albertsons; Landmark Lakes Center, anchored by Lowe's; Lake Worth Towne Crossing, anchored by Target and Hobby Lobby; and Lake Worth Market Place, anchored by Kohl's and Marshalls; as well as Home Depot, Walgreens, Tom Thumb, and more.

The Fort Worth Stockyards, one of Texas' most popular tourist destinations attracting 9 million visitors annually, is located 2.5 miles from the site. It was recently approved for a \$630 million expansion, which is expected to bring in more than \$845 million in net value to Fort Worth. This expansion is the largest investment in the area in over a century.

Lockhead Martin, Fort Worth's 2nd largest employer with approximately 23,000 employees, is located 7 miles from the site. Fort Worth Meacham International Airport, located 3 miles from the site, is undergoing a \$170 million master plan to support its growth.

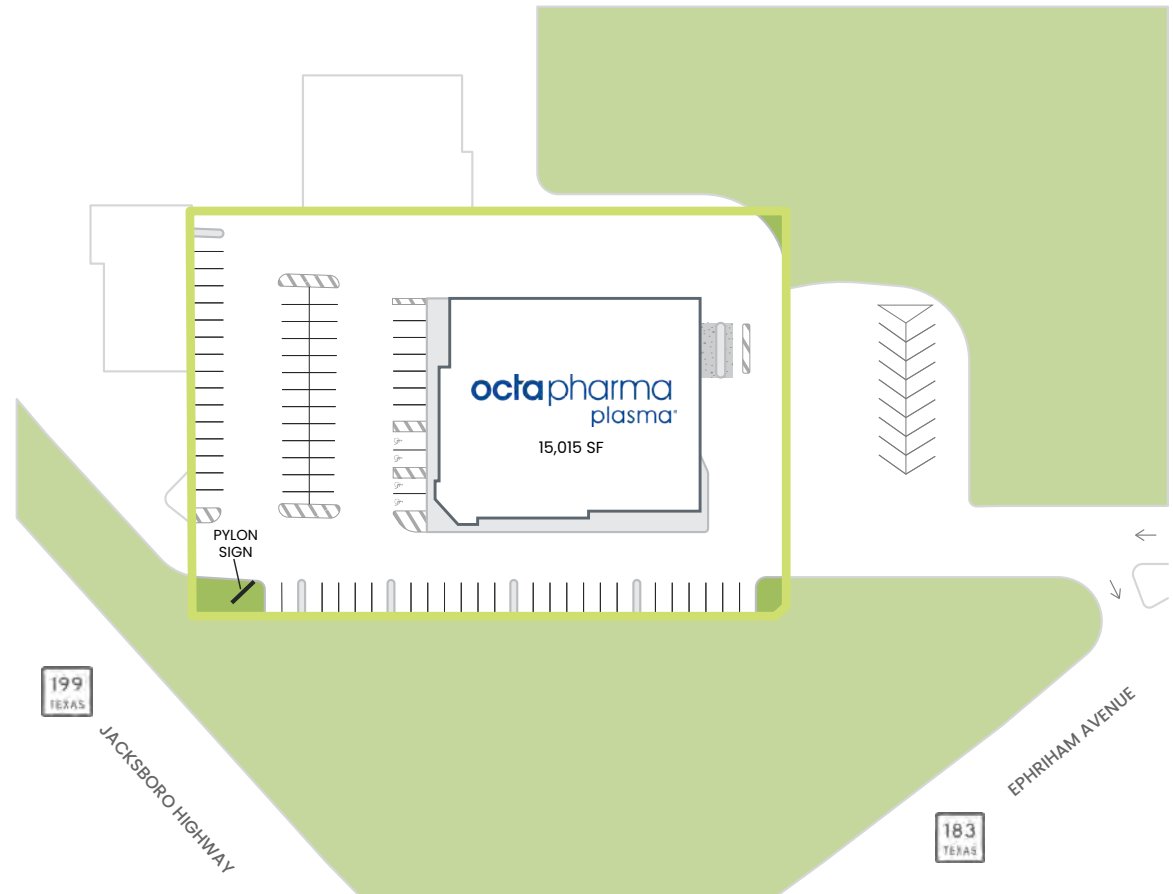
Fort Worth (population 978,468) is the fourth most populous city in Texas and the thirteenth most-populous city in the U.S. The Dallas–Fort Worth–Arlington Metropolitan Statistical Area, commonly known as the Dallas–Fort Worth Metroplex, which is the fourth largest in the U.S., has a population of approximately 8.1 million. It is the economic hub of Northern Texas, with an MSA GDP of \$744.65 billion, making it the 17th largest metropolitan economy in the world. The Dallas–Fort Worth MSA is home to more than 10,000 companies, including the third largest concentration of Fortune 500 Companies, and consistently experiences some of the highest year-over-year population growth in the country.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Lake Worth Towne Crossing	4.7M annual visits; Top 9% community shopping center (U.S.)
Target	1.1M annual visits
Walmart Supercenter	2.4M annual visits
QuikTrip	1.2M annual visits; Top 2% location nationwide
Landmark Lakes Center	2.8M annual visits
Lake Worth Market Place	1.9M annual visits
Lake Worth Shopping Center	1.6M annual visits
Home Depot	1.1M annual visits














Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	14,222	85,412	212,588
2024 Total Population	13,870	89,270	227,036
2029 Daytime Population	10,306	89,384	328,741
Ave. Household Income			
2024	\$74,757	\$89,628	\$98,567
2029	\$89,505	\$104,963	\$113,289
Ave. Home Value			
2024	\$185,112	\$319,971	\$371,456
2029	\$310,889	\$428,817	\$464,300

Major Employers in Tarrant County	# of Employees
AMR Corp./American Airlines	35,000
Lockheed Martin Aeronautics Company	23,000
DFW International Airport	14,000
Texas Health Resources	12,776
Naval Air Station Fort Worth Joint Reserve Base	11,000
General Motors Arlington Assembly Plant	10,512
Fort Worth Independent School District	9,956
Cook Children's Health Care System	8,777
Arlington Independent School District	7,908

📍 2400 Jacksboro Hwy, Fort Worth, TX



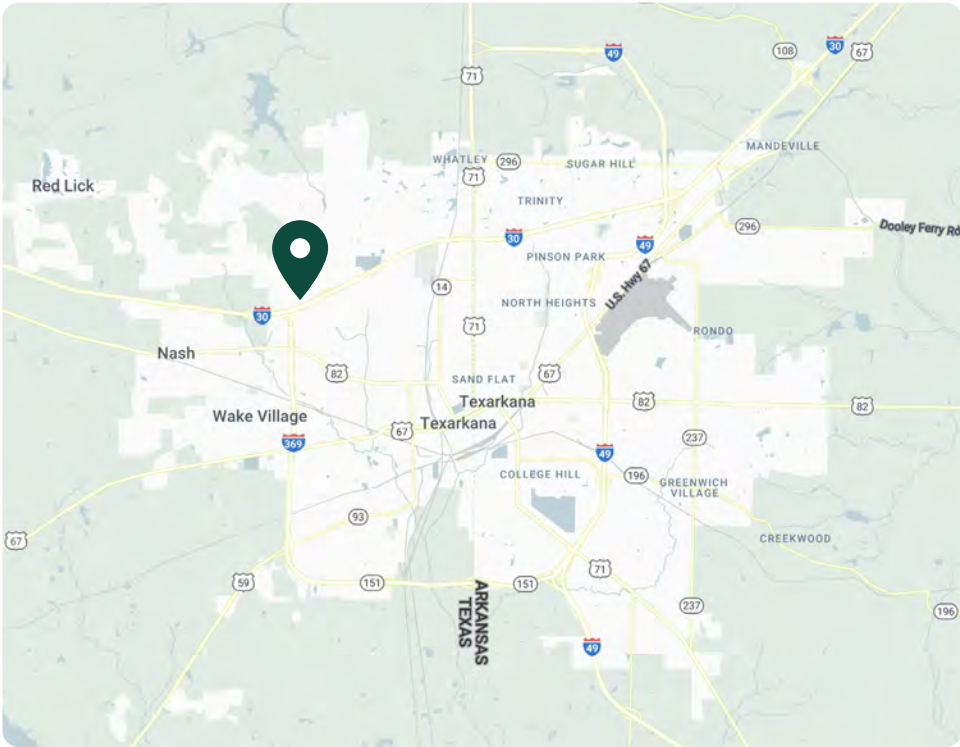


 LESSEE	Office Depot, Inc.
 GUARANTOR	N/A
 LOCATION	111 Richmond Rd, Texarkana, TX View on Map 
 LOT SIZE	±1.51 acres
 IMPROVEMENTS	15,565 square foot building
 NOI	\$241,258
 LEASE EXPIRATION	10/31/2028
 RENEWAL OPTIONS	Four 5-yr options
 RENTAL INCREASES	3% every 5 yrs
 LANDLORD RESPONSIBILITIES	Roof, structure, HVAC replacement, pylon and monument signs
 SALES REPORTING	No
 ROFR/ROFO	No

- Office Depot is a Leading Provider of Business Services, Products, and Digital Workplace Technology Solutions
 - Reported Revenue of \$147.7 Billion for Fiscal Year 2024
 - 8,560 Stores in the U.S.
- Located in Richmond Ranch Shopping Center with Co-Tenants including Target, Kohl's, Home Depot, PetSmart, Chick-fil-A, Texas Roadhouse, Longhorn Steakhouse, Starbucks & More
- Prominent Retail Location Adjacent to Junction of I-30/US-59 & I-369
 - Combined 112,714 AADT
 - Destination Corridor Serving Over 500,000 People in the Trade Area
 - Dense Retail Hub with Nearby Tenants Including Walmart Supercenter, Sam's Cub, Cinemark, Lowe's, Academy Sports, Best Buy, TJ Maxx, Old Navy, Hobby Lobby & More
- No State Income Tax in Texas







Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Richmond Ranch	3M annual visits; Top 4% community shopping center (U.S.)
Texarkana Pavilion	2.5M annual visits
Richmond Square	1.8M annual visits
Central Mall	1.7M annual visits
Walmart Supercenter	2.9M annual visits
Sam’s Club	1.8M annual visits
Academy Sports + Outdoors	972,000 annual visits (Top 5% location nationwide)
Lowe’s	961,000 annual visits (Top 8% location nationwide)

The subject property is prominently located within Richmond Ranch Shopping Center, which is within the top 4% most visited community shopping centers in the U.S. (per Placer.ai). The center is anchored by Target, Kohl’s, and Home Depot with additional co-tenants including PetSmart, Starbucks, Chick-fil-A, Texas Roadhouse, Longhorn Steakhouse, and more. Richmond Ranch is located on the corner of Richmond Road and Gibson Lane (combined 35,564 AADT), adjacent to the I-30 & I-369 junction (combined 112,714 AADT). The property benefits from robust demographics within a 5-mile radius, with a total daytime population of 83,728 and average household income of \$74,128.

Adjacent to the site is Texarkana Pavilion, which is anchored by TJ Maxx, Best Buy, and Cinemark. Additional nearby shopping centers include Richmond Square, anchored by Dollar Tree; and Central Mall, anchored by JCPenney and Dillard’s. Other major retail tenants include Walmart Supercenter, Lowe’s, Sam’s Club, Academy Sports + Outdoors, Hobby Lobby, Ross, ALDI, Walgreens, CVS, and McDonald’s.

Less than 3 miles from the site is Christus St. Michaels Hospital, Texarkana’s largest employer with a staff of 2,220. Red River Army Depot, the city’s second largest employer, is located approximately 7 miles from the site. TexAmericas Center, one of the largest mixed-use industrial parks in the country, is also located approximately 7 miles from the site. Texarkana Regional Airport, which recently added a new 40,000 square-foot terminal, is located approximately 8 miles from the site. Notable nearby schools include Texarkana College (3,800 students), Texas A&M – Texarkana (2,400 students), Texas High School (1,700 students), and Texas Middle School (1,400 students), driving additional traffic to the site with students, parents, and teachers.

Texarkana is a city in eastern Texas, with a twin city across the border in Arkansas. Texarkana is the largest city in Bowie County, and part of the Texarkana, TX-AR MSA, which has a population of 145,907. Texarkana benefits from a diverse economy with prominent industries including healthcare, defense, manufacturing, and transportation.














Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	4,816	38,696	72,212
2029 Total Population	4,799	38,275	71,776
2024 Daytime Population	11,701	49,192	83,728
Ave. Household Income			
2024	\$69,176	\$77,651	\$74,128
2029	\$78,828	\$89,636	\$85,939
Ave. Home Value			
2024	\$385,357	\$264,168	\$237,220
2029	\$512,766	\$354,878	\$320,104

Major Employers in Texarkana	# of Employees
Christus St. Michael Health Care	2,220
Red River Army Depot and Tenants	2,103
Cooper Tire & Rubber	1,820
Texarkana Texas ISD	1,350
Graphic Packaging (International Paper)	814
Walmart/Sam's Club	802
Wadley Regional Medical Center	622
Ledwell	611
Texarkana Arkansas School District	603
Southern Refrigerated Transport	572

111 Richmond Rd, Texarkana, TX



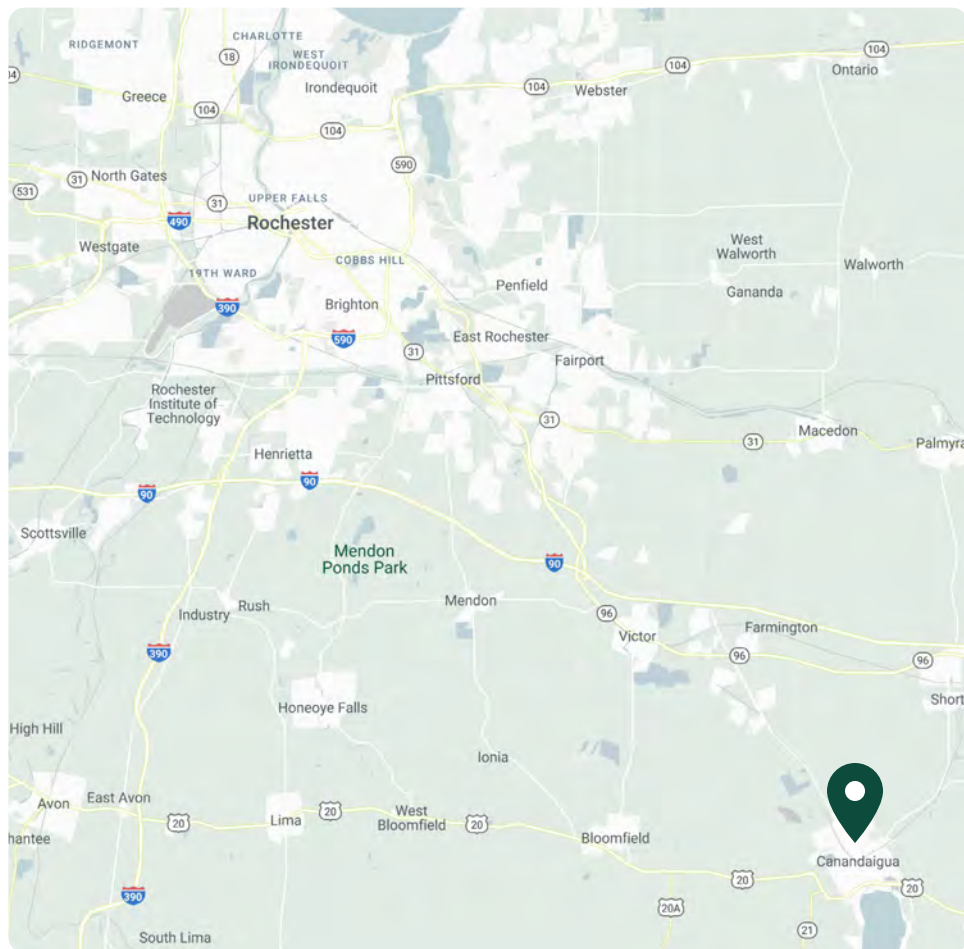


	LESSEE	Thrifty Payless, Inc. (dba: Rite Aid)
	GUARANTOR	N/A
	LOCATION	539 N Main St, Canandaigua, NY View on Map 
	LOT SIZE	±2.53 acres
	IMPROVEMENTS	14,624 square foot building with a drive-thru component
	NOI	Proforma: \$233,984
	LEASE EXPIRATION	Available for lease
	RENEWAL OPTIONS	N/A
	RENTAL INCREASES	N/A
	LANDLORD RESPONSIBILITIES	N/A
	SALES REPORTING	N/A
	ROFR/ROFO	N/A

- Excellent Access & Visibility on Signalized Hard Corner of N Main Street & Macedon Road (Combined 27,777 AADT)
- Seasonal Population Swell Seasonally Given Location on a Lake
- Robust Demographics within a 10-Mile Radius
 - Nearly 45% of Population Has Obtained a Bachelors' Degree or Higher
 - Average Household Income of \$108,312
- Nearby National Retailers Including Walmart, Lowe's, Wegmans, Harbor Freights Tools, Walgreens, McDonald's & More
- 30 Miles from Rochester – MSA Population of 1,052,087







The subject property is strategically located with excellent access and visibility at the intersection of N Main Street, Macedon Road, and North Road (combined 27,777 AADT) with access points from all three.

The site is adjacent to Tops Friendly Markets, Tim Hortons, and GO Car Wash. Nearby shopping centers include Canandaigua Towne Center, anchored by Michaels and Petco; Big Lots Plaza, anchored by ALDI; and Roseland Shopping Center, anchored by Ollie's Bargain Outlet and Jo-Ann Fabric and Craft. Other nearby major retailers include Walmart, Lowe's, Wegmans, Walgreens, McDonald's, Starbucks, Tractor Supply, Dunkin', Dollar General, and Speedway.

The site is also in close proximity to other major employers and schools. Within 1 mile of the site are the YMCA, top 9% most visited location in the country (per Placer.ai); Pactiv Corporation, one of Canandaigua's largest employers with 700 employees; Constellation Brands office with 200 employees; and Canandaigua Airport, which has recently received \$330,000 in federal funding for upgrades and renovation. Within 3.5 miles of the site are Thompson Health (113 beds) and Canandaigua VA Medical Center (200 beds). Finger Lakes Community College (5,470 students) is within 5 miles of the site; and within 2 miles of the site are Canandaigua Academy (1,036 students), Canandaigua Montessori School, St. Mary's School, Canandaigua Middle School, and Canandaigua Primary-Elementary School.

Canandaigua is the county seat of Ontario County and a suburb of Rochester. The city is part of the Rochester MSA, which has a population of 1,052,087 and GDP of \$78.5 billion. The city is positioned in the heart of the Finger Lakes region, 30 miles south of Rochester, 65 miles west of Syracuse, and 85 miles east of Buffalo. The city benefits from a diverse economy with key industries including tourism and hospitality, healthcare, wine and agriculture, education, retail and small business, and manufacturing.

There is ample development activity in the area. The former Lisk Manufacturing Company facility is being transformed into a mixed-use development to include 130 residential units and 70,000 square feet of commercial and light industrial space. Uptown Landing is a planned 100-acre mixed-use development that will include over 500 new residential units. Pinnacle North is a 34-acre neighborhood development which will include 450 residential units and 75,000 square feet of commercial space.

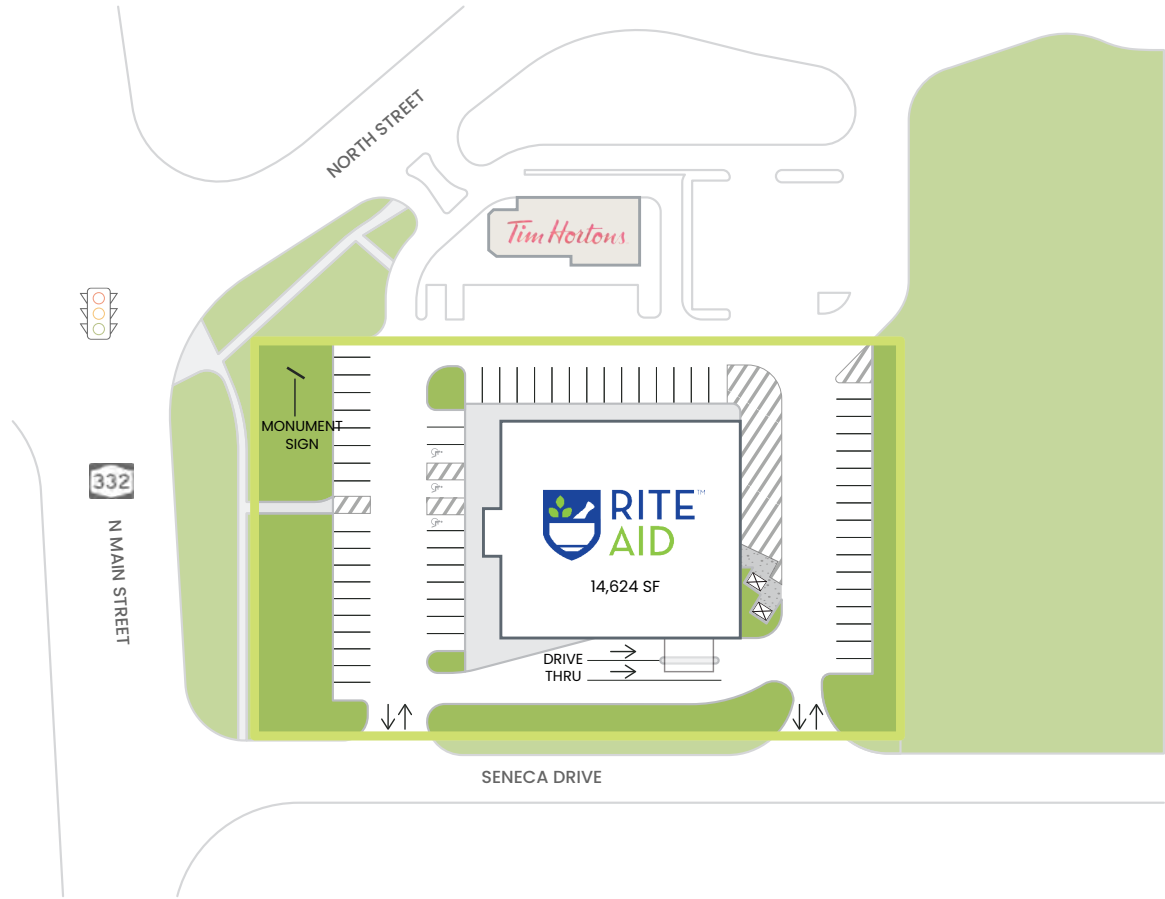
Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Roseland Shopping Center	1.6M annual visits
Canandaigua Towne Center	903,000 annual visits
Walmart Supercenter	2.4M annual visits
McDonald's	Top 2% location nationwide
Starbucks	Top 1% location nationwide; #1 in NY
Dunkin'	Top 2% location nationwide

Population Summary	1 Mile	5 Miles	10 Miles
2024 Total Population	4,805	28,725	71,701
2029 Total Population	4,831	29,995	72,489
2024 Daytime Population	4,846	30,633	72,824
Ave. Household Income			
2024	\$94,735	\$103,225	\$108,312
2029	\$107,339	\$117,031	\$122,188
Ave. Home Value			
2024	\$283,032	\$318,434	\$322,089
2029	\$325,164	\$377,313	\$383,554














Major Employers in Ontario County

Finger Lakes Health System
F. F. Thompson Hospital
Pactiv
Wegmans Markets
Hobart William Smith College
Constellation Brands
Finger Lakes Racing Assn, Inc
Clifton Springs Hospital
Abbey Industries / Ontario ARC
G.W. Lisk Co., Inc

📍 539 N Main St, Canandaigua, NY



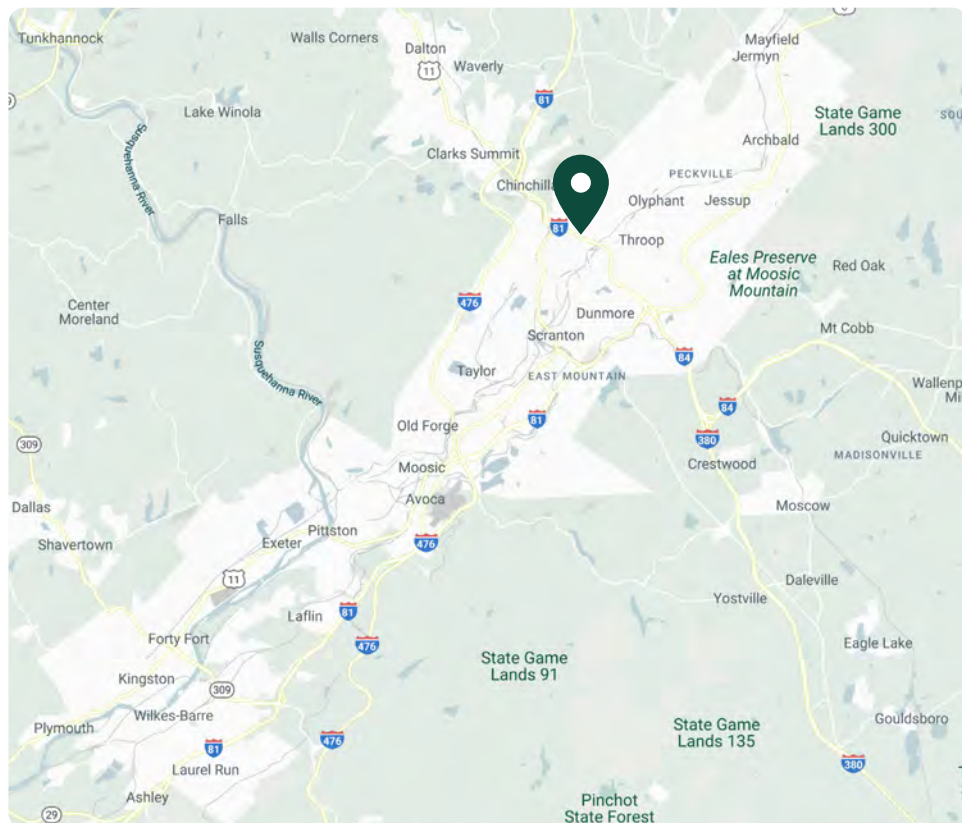


	LESSEE	Office Superstore East LLC (dba: Staples)
	GUARANTOR	USR Parent, Inc.
	LOCATION	951 Viewmont Dr, Dickson City, PA View on Map 
	LOT SIZE	±2.53 acres
	IMPROVEMENTS	23,967 square foot building
	NOI	\$303,840
	LEASE EXPIRATION	7/31/2028
	RENEWAL OPTIONS	One 5-yr option, one 4-yr 11-mo option
	RENTAL INCREASES	\$0.75/SF at each option
	LANDLORD RESPONSIBILITIES	Roof, structure & CAM (tenant reimburses proportionate share including a 10% admin fee. 10% cumulative CAM cap)
	SALES REPORTING	No
	ROFR/ROFO	No

- Net Lease to Successful Staples Franchisee with Approximately 3 Years Remaining
 - Scheduled \$0.75 PSF Rental Escalations at Options
 - Staples has the Largest Market Share of Office Supply Stores in the U.S.
- Tenant Extended Term Early, Demonstrating Commitment to Site
 - 28-Year Operating History at this Location
- Excellent Visibility from I-81 with Prominent Pylon Signage (53,100 AADT)
- Prominent Location within Scranton's Primary Retail Corridor with Signaged Access from Viewmont Drive
 - Nearby Anchor Tenants Include Walmart, Sam's Club, Target, Best Buy, HomeGoods, TJ Maxx, Home Depot, Lowe's & More
- Neighbors Johnson College, Marywood University, and Penn State Scranton
 - Student Population of 4,100+ within 5 Miles
- Across from New Geisinger Cancer Center – Dickson City
 - \$58M 61,000 SF Facility Expected to Open June 2025
- Scranton-Wilkes-Barre-Hazleton MSA Population of 569,413







The subject property is prominently situated within Scranton's primary retail corridor along Viewmont Road. It benefits from excellent visibility and signage on I-81 (53,100 AADT) near its junction with US-11 (29,000 AADT). Demographics within a 5-mile radius are robust with a total daytime population of 146,513 and average household income of \$85,486.

Nearby retail centers include Viewmont Mall, a 768,000 square foot shopping center featuring Dick's House of Sport, HomeGoods, Macy's, and more; Dickson City Crossings, anchored by Home Depot and TJ Maxx; Dickson City Commons, anchored by Target and Marshalls; and Miracle Shopping Center, with Market 23 and Starbucks. Other major retailers in the area include Walmart Supercenter, Sam's Club, Best Buy, Lowe's, Dunkin', Panera, Chick-fil-A, ALDI, and more.

The property is located within 3 miles of Johnson College (586 students), Marywood University (2,700+ students), and Penn State Scranton (827 students). Additionally, the site neighbors North Scranton Junior High, Dunmore Middle School, Holy Cross High School, and Commonwealth Charter Academy; drawing additional traffic from students, parents, and teachers. Directly across from the site, the Geisinger Cancer Center Dickson City is currently under construction. It is a \$58 million, 61,000 square foot facility expected to open in June 2025 that will draw an additional 700 employees to the immediate area.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Dickson City Crossings Home Depot PetSmart	4M annual visits Top 9% location in PA #12 location nationwide, #1 location in PA
Dickson City Commons Target	3.9M annual visits Top 15% location nationwide
Walmart Supercenter	3.4M annual visits; Top 3% location nationwide, #1 in PA
Lowe's	920,000 annual visits; Top 10% location nationwide
Chick-fil-A	1.2M annual visits; Top 7% location nationwide

Scranton (population 76,651) is the the seat of Lackawanna County and a principal city of the Scranton–Wilkes–Barre–Hazleton, PA MSA, which has a total population of 569,413 and GDP of \$34.5 billion. The city benefits from a central location with access to major metropolitan areas including New York, New Jersey, and Philadelphia – all within a 2 hour drive.

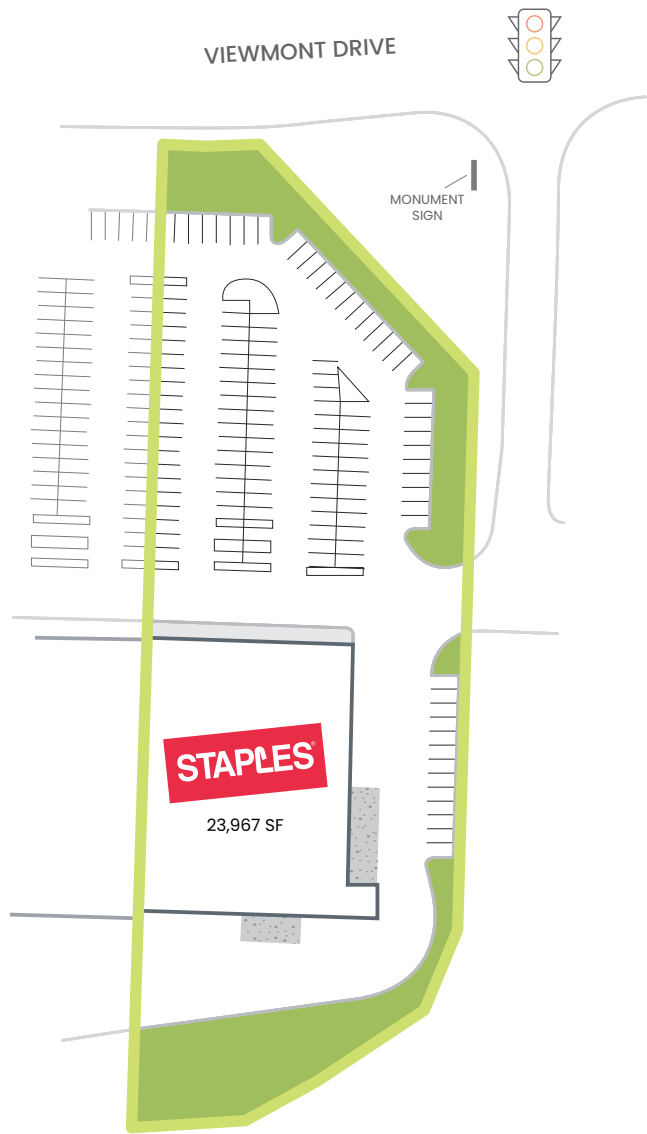
The region benefits from a broad economic base in healthcare, energy, logistics and transportation, finance, insurance, advanced manufacturing, and more. Notable companies operating in the region include Gentex, Lockheed Martin, General Dynamics, CPG International, Verizon, Comcast, Bank of America, Prudential, CIGNA, MetLife, PNC Bank, and more.

Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	4,071	57,641	134,983
2029 Total Population	4,049	57,479	134,335
2024 Daytime Population	8,344	62,891	146,513
Ave. Household Income			
2024	\$70,264	\$83,564	\$85,486
2029	\$83,777	\$97,640	\$99,861
Ave. Home Value			
2024	\$202,727	\$253,678	\$252,722
2029	\$274,279	\$326,732	\$314,224














Major Employers in Lackawanna County

State Government
Community Medical Center
Allied Services Foundation
Amazon.com Services Inc
Chewy Inc
Scranton School District
University of Scranton
Scranton Hospital Company LLC
Lackawanna County
Walmart Associates Inc

951 Viewmont Dr, Dickson City, PA



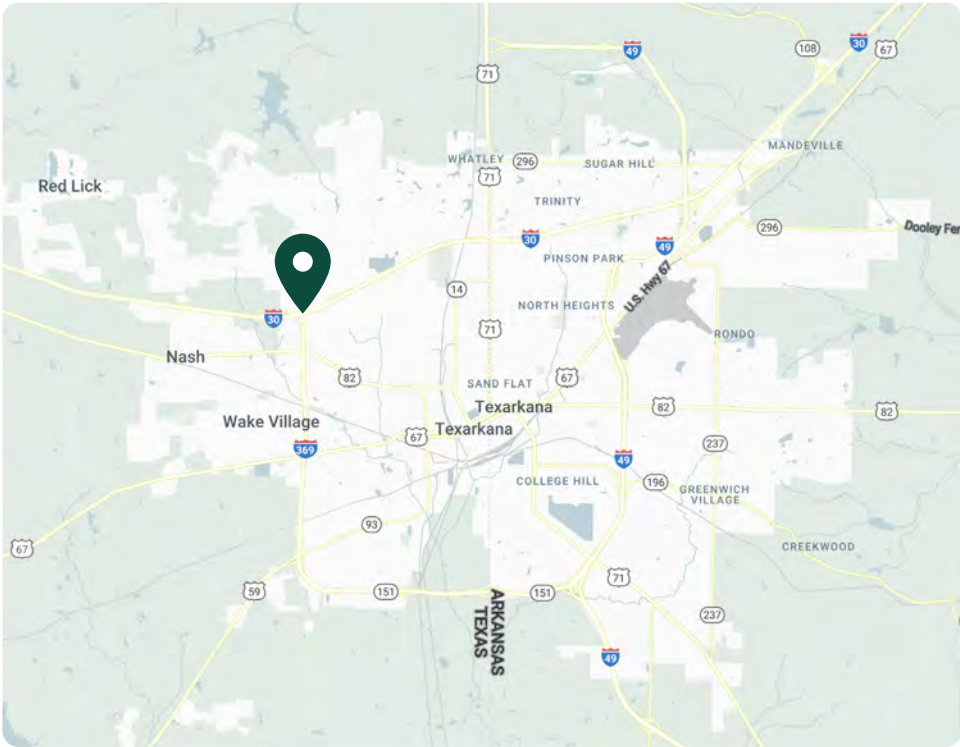


	LESSEE	Juicy Seafood
	GUARANTOR	N/A
	LOCATION	4320 St Michael Dr, Texarkana, TX View on Map 
	LOT SIZE	±1.247 acres
	IMPROVEMENTS	6,720 square foot building
	NOI	Proforma: \$150,000
	LEASE EXPIRATION	Available for lease
	RENEWAL OPTIONS	N/A
	RENTAL INCREASES	N/A
	LANDLORD RESPONSIBILITIES	N/A
	SALES REPORTING	N/A
	ROFR/ROFO	N/A

- Prominently Situated Outparcel to Highly Visible Texarkana Pavilion
 - Notable Co-Tenants include TJ Maxx, Cinemark, Best Buy, Old Navy, Shoe Carnival, On the Border, Coldstone, Simmons Bank & More
- Dense, Destination Retail Corridor Serving Over 500,000 People in the Trade Area
 - Nearby Anchor Tenants include Target, Walmart, Sam's Club, Home Depot, Academy Sports + Outdoors & More
- Excellent Access along St Michael Dr/I-30 Frontage (10,162 AADT) with Visibility from I-30 and I-369 (Combined 112,714 AADT) and Prominent Pylon Signage
- 7 Miles from Red River Army Depot
 - MSA's 2nd Largest Employer with 2,103 Personnel
 - Annual Economic Impact of \$1.6 Billion
- No State Income Tax in Texas







The subject property is prominently located with excellent access and visibility along St Michael Drive (10,162 AADT), adjacent to the junction of I-30 & I-369 (combined 112,714 AADT). The property benefits from robust demographics within a 5-mile radius, with a total daytime population of 82,145 and average household income of \$74,911.

The property is strategically located in a popular retail corridor in close proximity to shopping centers and national retail tenants. The site is located within Texarkana Pavilion, which is anchored by TJ Maxx, Best Buy, and Cinemark. Adjacent to the site is Richmond Ranch, anchored by Home Depot, Target, and Kohl’s. Nearby shopping centers include Richmond Square, anchored by Dollar Tree; and Central Mall, anchored by JCPenney and Dillard’s. Other major retail tenants include Walmart, Lowe’s, Sam’s Club, Academy Sports + Outdoors, Hobby Lobby, Ross, ALDI, Starbucks, Walgreens, CVS, and McDonald’s.

Less than 3 miles from the site is Christus St. Michaels Hospital, Texarkana’s largest employer with a staff of 2,220. Red River Army Depot, the city’s second largest employer, is located approximately 7 miles from the site. TexAmericas Center, one of the largest mixed-use industrial parks in the country, is also located approximately 7 miles from the site. Texarkana Regional Airport, which recently added a new 40,000 square-foot terminal, is located approximately 8 miles from the site. Notable nearby schools include Texarkana College (3,800 students), Texas A&M – Texarkana (2,400 students), Texas High School (1,700 students), and Texas Middle School (1,400 students), driving additional traffic to the site with students, parents, and teachers.

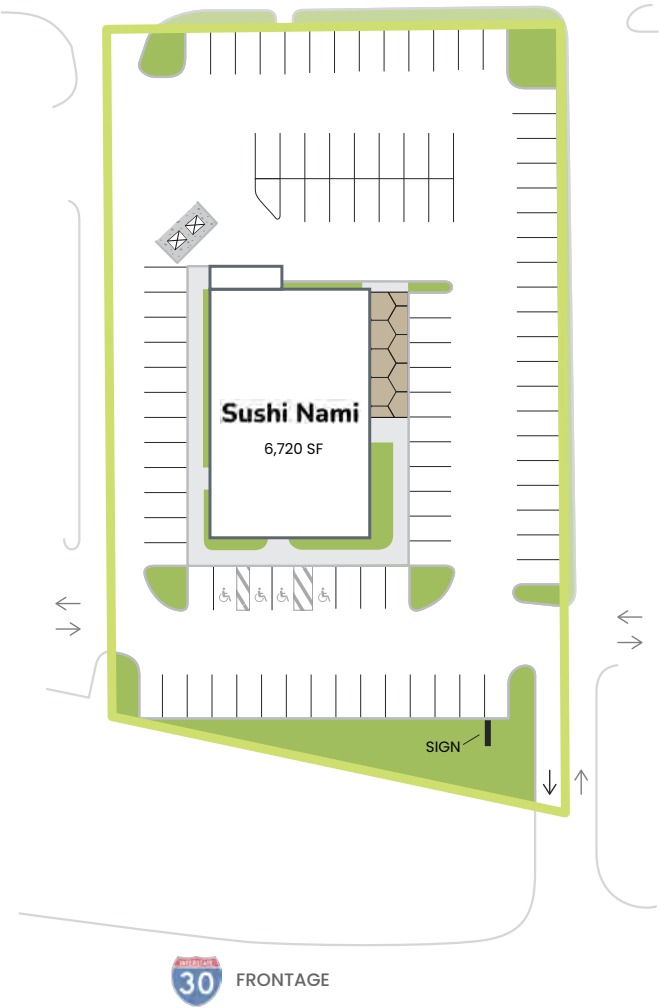
Texarkana (35,741) is a city in eastern Texas, with a twin city across the border in Arkansas. Texarkana is the largest city in Bowie County, and part of the Texarkana, TX–AR MSA, which has a population of 145,907. Texarkana benefits from a diverse economy with prominent industries including healthcare, defense, manufacturing, and transportation.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Richmond Ranch	3M annual visits; Top 4% community shopping center (U.S.)
Texarkana Pavilian	2.5M annual visits
Richmond Square	1.8M annual visits
Central Mall	1.7M annual visits
Walmart Supercenter	2.9M annual visits
Sam’s Club	1.8M annual visits
Academy Sports + Outdoors	972,000 annual visits (Top 5% location nationwide)
Lowe’s	961,000 annual visits (Top 8% location nationwide)














Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	3,635	38,379	71,421
2029 Total Population	3,634	37,981	71,021
2024 Daytime Population	6,680	47,793	82,145
Ave. Household Income			
2024	\$69,297	\$77,764	\$74,911
2029	\$79,193	\$89,947	\$86,928
Ave. Home Value			
2024	\$407,316	\$262,231	\$239,757
2029	\$520,987	\$352,926	\$325,166

Major Employers in Texarkana	# of Employees
Christus St. Michael Health Care	2,220
Red River Army Depot and Tenants	2,103
Cooper Tire & Rubber	1,820
Texarkana Texas ISD	1,350
Graphic Packaging (International Paper)	814
Walmart/Sam's Club	802
Wadley Regional Medical Center	622
Ledwell	611
Texarkana Arkansas School District	603
Southern Refrigerated Transport	572

📍 2107 S 5th St, Chickasha, OK 73018



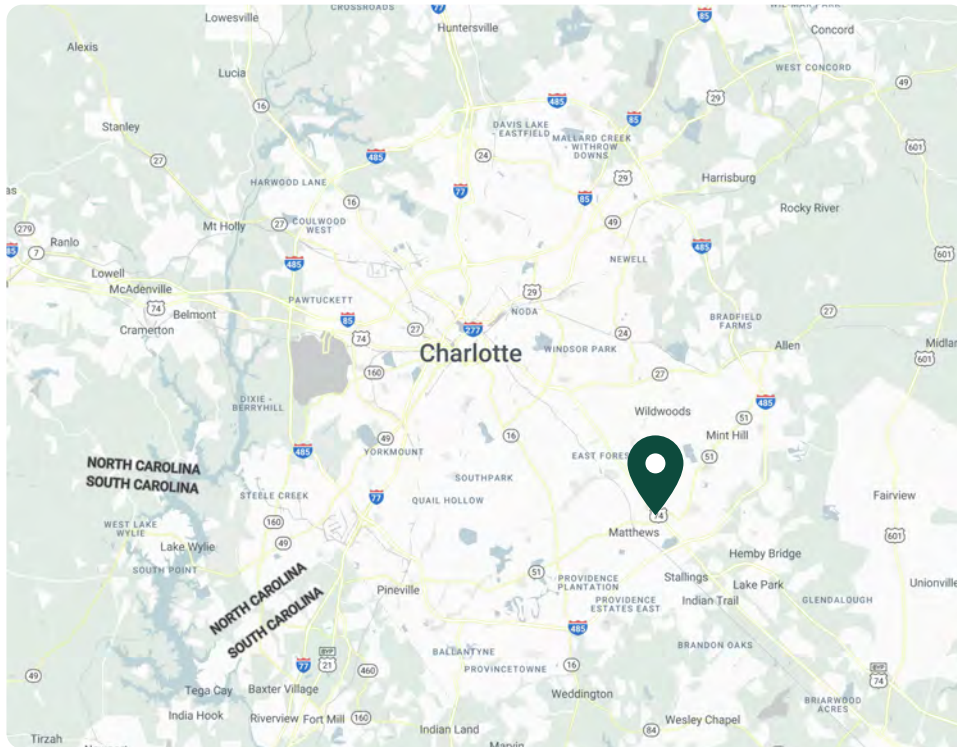


 LESSEE	Cellco Partnership (dba: Verizon)	View on Map 
 GUARANTOR	N/A	
 LOCATION	2218 Matthews Township Pkwy, Matthews, NC	
 LOT SIZE	±1.09 acres	
 IMPROVEMENTS	5,000 square foot building	
 NOI	\$187,500	
 LEASE EXPIRATION	1/31/2029	
 RENEWAL OPTIONS	Three 5-yr options	
 RENTAL INCREASES	10% every 5 years	
 LANDLORD RESPONSIBILITIES	Roof, structure, utility & plumbing lines	
 SALES REPORTING	No	
 ROFR/ROFO	No	

- Sustainable Net Lease to Established Verizon Franchisee with Approximately 4 Years Remaining
 - Tenant Recently Extended the Lease Early, Showing Commitment to the Site
 - Scheduled 10% Rental Escalations at Each Option
 - Minimal Landlord Responsibilities
- Verizon Communications (NYSE:VZ) Ranked #26 on the Fortune 500 List
 - Revenue of \$35.4 Billion for the 2024 Fiscal Year
- Ideally Situated within Matthews' Primary Retail Corridor Outparcel to Matthews Corners, Anchored by Hobby Lobby, Academy Sports + Outdoors, and Marshalls
 - Nearby Retailers Include Costco, Target, Lowe's, Sam's Club, Ross, Home Depot, Harris Teeter, Five Guys, Andy's Frozen Custard & More
- Located at Junction of Matthews Township Pkwy/NC-51 and E Independence Blvd/US-74 (Combined 92,486 AADT)
- Charlotte is the Most Populous City in North Carolina
 - 16th Most Populous City Nationwide
 - MSA GDP of \$255.67 Billion
 - 2nd Largest Concentration of Banking Assets in U.S., After NYC







The subject property is ideally located with excellent access and visibility at the junction of Matthews Township Parkway/NC-51 (27,000 AADT) and East Independence Boulevard/US-74 (65, 486 AADT), just 2 miles from I-485 (77,635 AADT) which loops around Charlotte. The site benefits from robust demographics with a population of 168,538 and an average household income of \$127,763 within a 5-mile radius.

The site is located within Matthews' primary retail corridor outparcel to Matthews Corners shopping center, anchored by Hobby Lobby, Academy Sports + Outdoors, and Marshalls. Notable retail in the area includes Sycamore Commons, anchored by Costco, Lowe's, and Best Buy; Matthews Township Shopping Center, with Harris Teeter, Rack Room Shoes and Chipotle; Matthews Festival; with Crunch Fitness and Texas Roadhouse; and Windsor Square, with Sam's Club, At Home, Kohl's, and Ross; as well as Target, Home Depot, Planet Fitness, Michaels, World Market, Panera Bread, Chick-fil-A, and more.

Central Piedmont Community College – Levine Campus, Charlotte Christian College, Butler High School, Queens Grant High School, Matthews Charter Academy, Trinity Prep School, Grace Academy, and numerous middle and elementary schools are all within 4 miles of the site, drawing traffic from students, parents, and teachers. Novant Health Matthews Medical Center, Matthew's second largest employer, is located 1.5 miles from the site. 18 miles from the site is Charlotte Douglas International Airport, the seventh busiest airport worldwide serving more than 53 million passengers annually.

Matthews (population 30,934) is a suburb of Charlotte (population 911,311), which is the most populous city in North Carolina and the 15th most populous city nationwide. The Charlotte-Concord-Gastonia NC-SC MSA has a total population of 2,805,115 and GDP of \$255.67 billion.

The city benefits from a broad economic base in finance, energy, logistics and transportation, foodstuffs, and more. Fortune 500 companies with headquarters in Charlotte include Bank of America, Wells Fargo, Honeywell, Nucor, Lowe's, Duke Energy, Sonic Automotive, and Bright House Financial. Charlotte has the second-most banking assets of any city in the U.S., surpassed only by New York City.














Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Sycamore Commons	6.6M annual visits; Top 2% community shopping center (U.S.)
Windsor Square	6M annual visits
Matthews Corners Marshalls Hobby Lobby	2.1M annual visits #1 location in NC; Top 4% nationwide #3 location in NC; Top 6% nationwide
Matthews Township	2M annual visits
Target	1.5M annual visits
Sam's Club	1.8M annual visits
Academy Sports + Outdoors	972,000 annual visits (Top 5% location nationwide)

Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	8,125	52,080	168,538
2029 Total Population	8,505	53,334	169,991
2024 Daytime Population	15,424	61,341	157,832
Ave. Household Income			
2024	\$107,560	\$120,398	\$127,763
2029	\$126,702	\$141,531	\$149,654
Ave. Home Value			
2024	\$551,826	\$472,532	\$484,933
2029	\$732,812	\$567,362	\$572,425

Major Employers in Mecklenburg County	# of Employees
Atrium (formerly Carolinas HealthCare)	37,000
Wells Fargo Bank	30,291
Charlotte–Mecklenburg Schools	18,495
Bank of America Corporation	15,000
Novant Health	11,698
American Airlines	11,000
Harris Teeter	8,239
Duke Energy	7,900
Lowe’s Companies, Inc.	7,801
City of Charlotte	6,800





 LESSEE	Walgreens Eastern Co.
 GUARANTOR	Walgreen Co., Inc.
 LOCATION	610 Pleasant St, Brockton, MA View on Map
 LOT SIZE	±0.71 acres
 IMPROVEMENTS	13,905 square foot building with a drive-thru component
 NOI	\$321,996
 % RENT	2% of general sales, 0.5% of food and prescriptions sales
 LEASE EXPIRATION	4/30/2058 (Termination option starting 4/30/2028)
 RENEWAL OPTIONS	Termination option every 5 years starting 4/30/2028
 RENTAL INCREASES	Flat
 LANDLORD RESPONSIBILITIES	Roof, structure, utility lines, sewer
 SALES REPORTING	Yes
 ROFR/ROFO	Yes

- Corporate Net Lease to Walgreens
 - Sustainable Below Market Rent of \$23.16/SF
- Largest Retail Pharmacy, Health, and Drug Store Chain in the World
 - Ranked #60 on Fortune 500
 - Walgreens and its Parent Companies are in More Than 25 Countries, Operates More Than 12,500 Stores, and Employs More Than 311,000
 - Walgreens Boots Alliance Inc. Reported 2024 Revenue of \$147.7 Billion and Net Income of \$8.6 Billion
- Excellent Access & Visibility at the Intersection of Pleasant Street and Reynolds Memorial Highway/West Street (Combined 37,081 AADT)
 - Less than a Mile from Fall River Expressway/MA-24 (117,909 AADT)
- Prominent Retail Location with Lowe's, Burlington, Walmart, Marshalls, ALDI, Market Basket, Chick-fil-A, Five Guys, AT&T, and More Nearby
- Within 3 Miles of Massasoit Community College, Stonehill College, Fisher College, and the National College of Technical Instruction Brockton Campus
 - Total Student Population of More than 9,700
- Boston-Cambridge-Newton MSA Location – GDP of \$610.49 Billion
 - 22 Miles from Downtown Boston





Downtown
Brockton

 **MASSASOIT**
COMMUNITY COLLEGE
(7,000+ Students)

 **SIGNATURE**
HEALTHCARE
BROCKTON HOSPITAL

Walgreens

d'angelo
GRILLED SANDWICHES

WESTGATE LANES EST. 1959
PUB & GRILL | ARCADE | BILLIARDS
FIVE GUYS
BURGERS and FRIES
Maaco **LIBERTY TAX** **edible**
arrangements

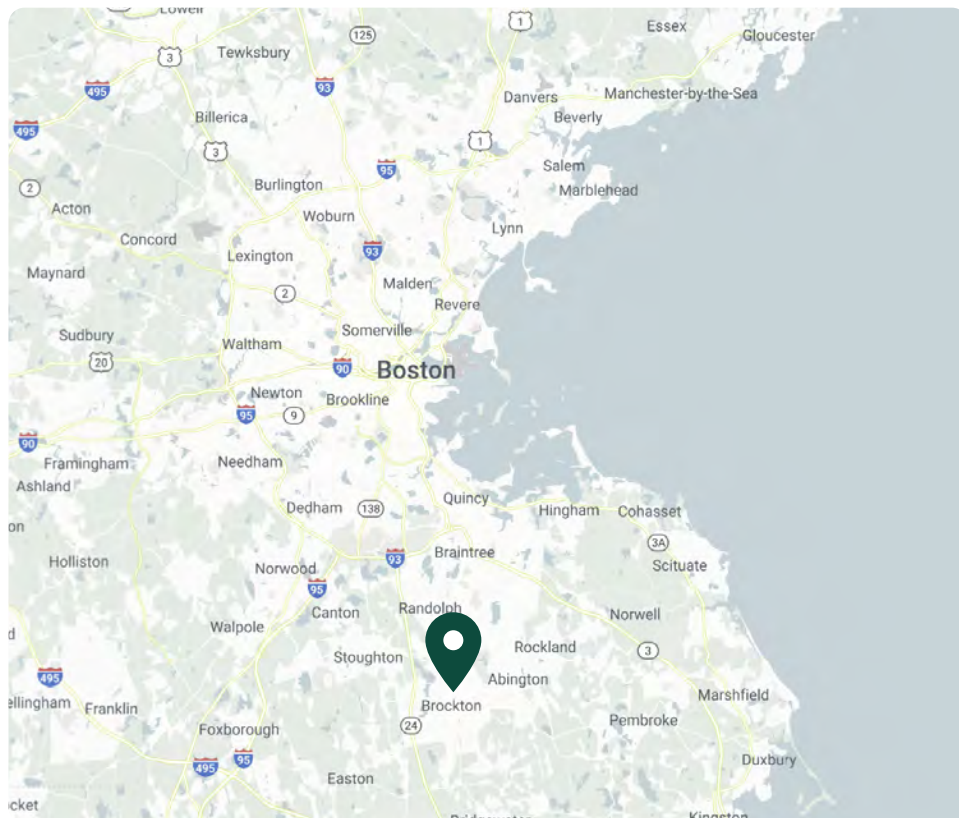
 **AT&T**

West St

 **IRVING**

Ynolds Memorial Hwy (18,900 AADT)

Pleasant St (21,145 AADT)



The subject property benefits from a prominent retail location at the signalized intersection of Pleasant Street (21,445 AADT) and Reynolds Memorial Highway/West Street (15,636 AADT) less than 1 mile from its junction with Fall River Expressway (117,909 AADT). The property benefits from robust demographics with a population of 182,525 and average household income of \$120,717 within a 5-mile radius.

The property is situated within Brockton's primary retail corridor in close proximity to shopping centers, retail tenants, schools, and other employers. Nearby shopping centers include Westgate Mall, with tenants including Market Basket, Burlington, Dicks' Sporting Goods, Planet Fitness, Best Buy, IHOP, Chipotle, and more; Westgate Plaza, anchored by Marshalls, ALDI, and Chick-fil-A; RK Plaza, featuring TJ Maxx, DSW, Five Below, and Michaels; Points West Plaza, featuring Crunch Fitness. Other major retail tenants in the surrounding area include Lowe's, Walmart, Shaw's Supermarket, Harbor Freight Tools, Five Guys, and more.

The property is located approximately 1.5 miles from Good Samaritan Medical Center, one of the city's largest employers with 224 beds and a staff of more than 1,100. In addition, the site is located within 3 miles of Massasoit Community College (5,574 students), Stonehill College (2,611 students), Fisher College Brockton (1,421 students), and the National College of Technical Instruction – Brockton Campus (108 students).

Brockton (population 104,826), situated approximately 25 miles from Boston, is part of the Boston–Cambridge–Newton MSA, with a total population of approximately 5 million and GDP of \$610.49 billion. The greater Boston area benefits from a broad economic base in finance, education, healthcare, bioscience, technology, publishing, and more. Major companies in and around Boston include General Electric, Liberty Mutual, BCG, Gillette, Dunkin Brands, The TJX Companies, Randstad, Chase, Staples, Dell Technologies, Bose Corporation, Boston Scientific, Cisco Systems, Hewlett–Packard, Intel Corporation, Marshalls Inc., Novartis, Fidelity Investments, Raytheon Technologies, Houghton Mifflin Harcourt, Stop & Shop, and more.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Westgate Mall Market Basket Chipotle	5.7M annual visits 2.1M annual visits; #8 location nationwide Top 3% location nationwide
Westgate Plaza Marshalls	2.1M annual visits 421,000 annual visits
RK Plaza TJ Maxx	1.5M annual visits 414,000 annual visits
Walmart	1.6M annual visits
Shaw's Supermarket	1.1M annual visits; #7 location nationwide
Lowe's	534,000 annual visits















Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	16,969	109,352	181,092
2024 Total Population	17,083	110,453	182,525
2029 Total Population	17,315	111,051	183,055
Ave. Household Income			
2024	\$105,517	\$105,666	\$120,717
2029	\$122,172	\$120,653	\$138,267
Ave. Home Value			
2024	\$475,454	\$551,609	\$587,362
2029	\$564,442	\$667,633	\$697,564

Major Employers in Brockton	# of Employees
Brockton VA Hospital Medical Center	1,000–4,999
Good Samaritan Medical Center	1,000–4,999
Massasoit of NC Inc	1,000–4,999
NiSource Inc	1,000–4,999
Signature Health Care Brockton	1,000–4,999
Brockton High School	500–999
Brockton School District	250–499
Brockton Special Education	250–499
Campanelli Stadium	250–499
Eversource Gas of Massachusetts	250–499

📍 610 Pleasant St, Brockton, MA





	LESSEE	Walgreen Co.
	GUARANTOR	N/A
	LOCATION	3501 Forest Dr, Columbia, SC View on Map 
	LOT SIZE	±1.60 acres
	IMPROVEMENTS	15,120 square foot building with a drive-thru component
	NOI	\$299,000
	% RENT	2% of general sales, 0.5% of food and prescriptions sales
	LEASE EXPIRATION	6/30/2062 (termination option starting 6/30/2027)
	RENEWAL OPTIONS	N/A
	RENTAL INCREASES	N/A
	LANDLORD RESPONSIBILITIES	Roof, structure, parking lot, light poles, utility sewer lines
	SALES REPORTING	Yes
	ROFR/ROFO	Yes

- Absolute NNN Long-Term Corporate Lease to Walgreens
 - Extended Lease Showing Tenant's Commitment to This Location
- Largest Retail Pharmacy, Health, and Drug Store Chain in the World
 - Ranked #60 on Fortune 500
 - Walgreens and its Parent Companies have a Presence in More Than 25 Countries, Operates More Than 12,500 Stores, and Employs More Than 311,000
 - Walgreens Boots Alliance Inc. Reported 2024 Revenue of \$147.7 Billion and Net Income of \$8.6 Billion
- Walgreens Boots Alliance will be Taken Private by Private Equity Firm Sycamore Partners in a \$10 Billion Deal
- Adjacent to New Forest Acres City Center Master Planned Mixed-Use Development, Replacing Richland Mall
 - To Include 220,000 Square Feet of Retail Space, A Few Hundred Apartments, and 6-Acre Landmark City Park with Event Space
- 3 Miles from Fort Jackson – Largest U.S. Army Training Post
 - Approximately 60,000 Attend Basic or Advanced Training Annually
 - Regional Economic Impact Approximately \$4.2 Billion
- 3 Miles from Flagship Campus of University of South Carolina
 - 38,300 Students and 6,456 Staff





University of South Carolina

Downtown Columbia

Providence
HEALTH 332-Bed Hospital

PRISMA
HEALTH 704-Bed Hospital & Level I Trauma Center

CA Johnson High School

New Forest Acres City Center Development (Former Richland Mall Site Redevelopment)
Planned to include new 6-acre landmark city park with event space, new brewery, large grocery store, 20k SF of additional retail, and a few hundred apartments (Phase I), as well as additional mixed-use retail and apartments (Phase II)

FIREHOUSE
SUBS
FOUNDED BY FIREMEN



verizon

Kroger
TRUIST

Carolinas Dermatology and Plastic Surgery
Center for Vein Restoration
amedisys
LAUREL ENDOCRINE Thyroid Specialists, PA
HOLIDAY RETIREMENT
Heartland Hospice Care
FOREST ACRES POST ACUTE
Articularis RHEUMATOLOGY SPECIALISTS
PALMETTO PAINMANAGEMENT

16

NB Beltline Rd (18,300 AADT)

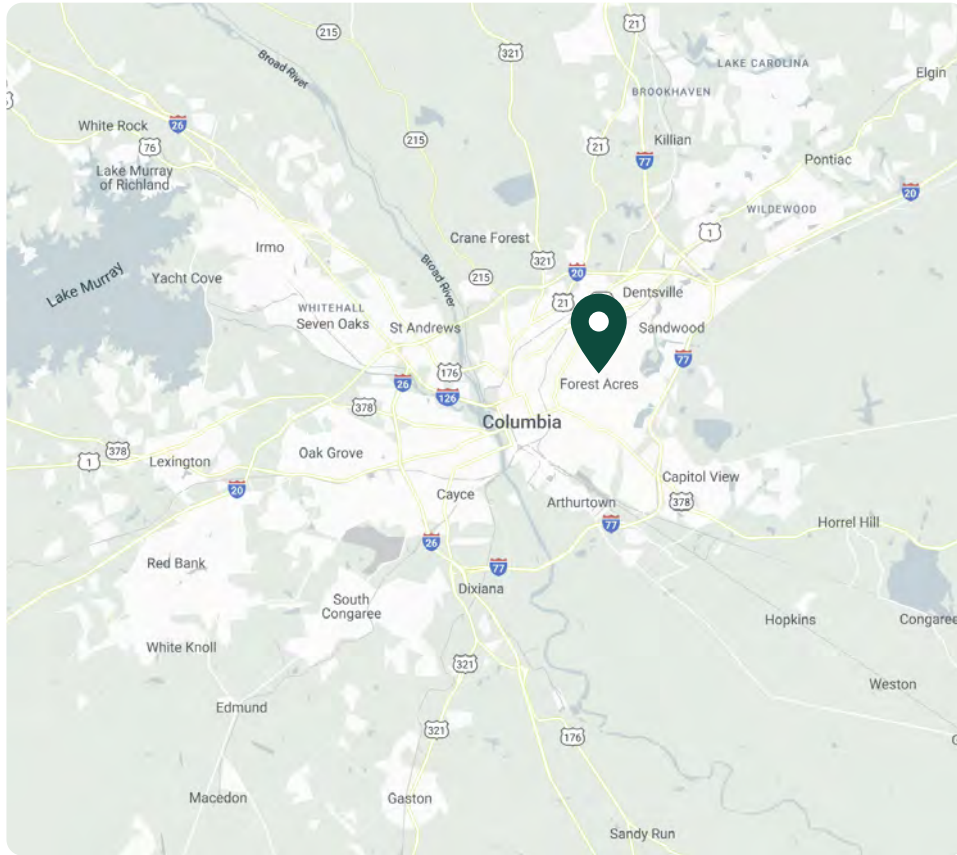


Forest Dr (19,500 AADT)

Walgreens

PALMETTO
CITIZENS
FEDERAL CREDIT UNION

Sevita Providence
PRISMA HEALTH Always Best Care senior services
PALMETTO PRIMARY CARE PHYSICIANS TRC TALENT SOLUTIONS GREEN ORTHODONTICS



The subject property is prominently situated with excellent access and visibility at the hard corner signalized intersection of Forest Drive (26,300 AADT) and Beltline Boulevard (24,300 AADT). The site benefits from a total daytime population of 245,524 within a 5-mile radius.

The property benefits from a desirable retail location adjacent to Kroger, 7 Brew Coffee, and Shell. Other major retail centers in the surrounding area include Forest Park Shopping Center, anchored by Lowe's Foods; Trenholm Plaza, anchored by Publix and Fresh Market; East Forest Plaza, anchored by Walmart; and Cross Hill Market, anchored by Whole Foods. Other major retail tenants in the surrounding area include Sam's Club, Trader Joe's, and Circle K.

The site is adjacent to the former Richland Mall, which is currently being redeveloped into the Forest Acres City Center master planned, mixed-use development. It will include new 6-acre landmark city park with event space, new brewery, large grocery store, 20,000 square feet of additional retail, and a few hundred apartments (Phase I), as well as additional mixed-use space, with 200,000 square feet of retail and additional apartments (Phase II).

Approximately 3 miles from the site is Fort Jackson, the largest and most active U.S. Army initial training center, which provides basic training for approximately 48,000 new soldiers annually. In addition, 12,000 soldiers attend advanced training or courses at Fort Jackson each year. The base houses 15,500 soldiers and their family members, employs 3,500 civilian personnel, and has a regional economic impact in excess of \$4.2 billion annually.

Other major employers in the surrounding area include Prisma Health Richland, a 641-bed hospital, Level 1 trauma center, and Columbia's largest employer; and Providence Health, a 304-bed hospital. In addition, the property is located approximately 3 miles from the flagship campus of the University of South Carolina, the largest university in the state with a student body of approximately 38,300 and 6,456 employees.

Columbia (population 144,489) is the capital of South Carolina, and the seat of Richland county. The city benefits from a broad economic base in manufacturing, healthcare, insurance, technology, transportation and logistics, research and development, and higher education.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
East Forest Plaza (Walmart)	3.7M annual visits
Trenholm Plaza (Publix)	3.2M annual visits; Top 5% neighborhood center in U.S.
Cross Hill Market (Whole Foods)	1.4M annual visits
Forest Park (Lowe's Foods)	1.1M annual visits
Sam's Club	1.3M annual visits
Trader Joe's	#2 location in SC
Circle K	Top 15% location nationwide














Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	9,145	84,537	172,953
2029 Total Population	9,287	85,799	175,426
2024 Daytime Population	10,137	135,895	245,524
Ave. Household Income			
2024	\$118,747	\$98,042	\$85,206
2029	\$138,792	\$114,908	\$99,851
Ave. Home Value			
2024	\$390,149	\$375,482	\$338,931
2029	\$519,904	\$472,114	\$430,427

Major Employers in Columbia	# of Employees
Prisma Health	15,000
Blue Cross Blue Shield of SC	10,998
University of South Carolina	6,456
SC Department of Corrections	4,478
SC Department of Social Services	4,272
Richland County School District 1	4,265
SC Department of Mental Health	4,069
SC Department of Transportation	4,004
Richland County School District 2	3,654

3501 Forest Dr, Columbia, SC



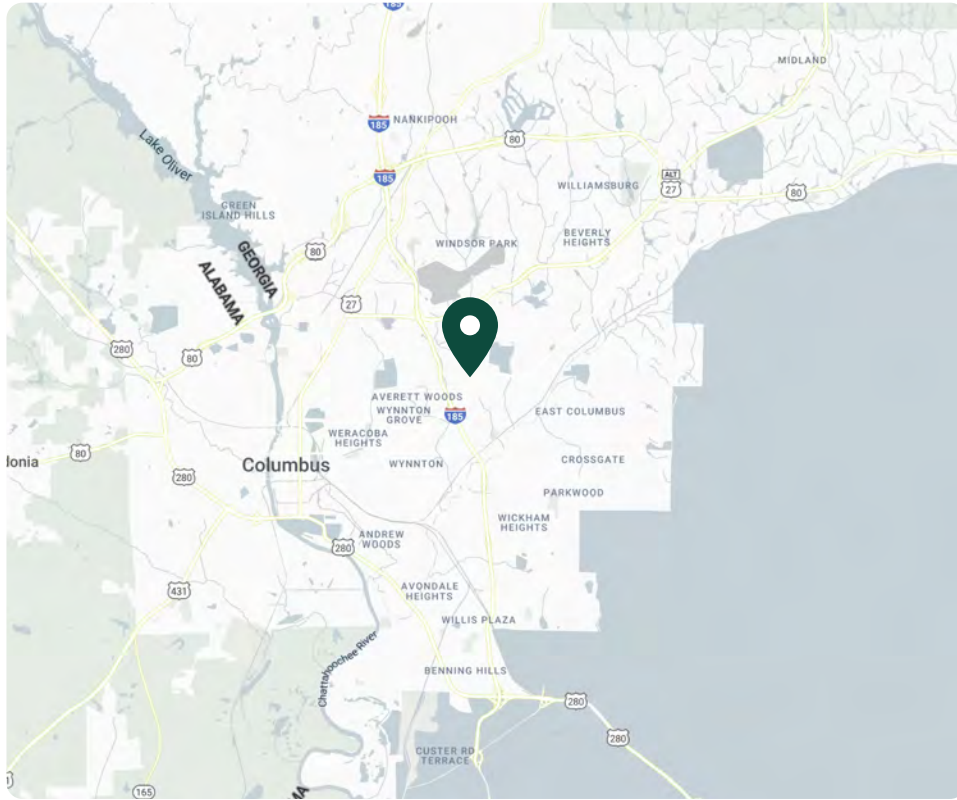


	LESSEE	Walgreen Co.
	GUARANTOR	N/A
	LOCATION	3700 Macon Rd, Columbus, GA View on Map
	LOT SIZE	±1.65 acres
	IMPROVEMENTS	13,650 square foot building with a drive-thru component
	NOI	\$200,000
	% RENT	2% of general sales, 0.5% of food and prescriptions sales
	LEASE EXPIRATION	3/31/2066 (Termination option starting 3/31/2028)
	RENEWAL OPTIONS	Termination option every 5 years starting 3/31/2028
	RENTAL INCREASES	Flat
	LANDLORD RESPONSIBILITIES	Roof, structure, exterior, light poles, parking area replacement (tenant responsible for resurfacing & repair), all capital expense items, utility lines, sewer lines & conduits
	SALES REPORTING	Yes
	ROFR/ROFO	Yes

- Long Term Net Lease to Walgreens
 - Tenant Extended Lease Early, Demonstrating Commitment to Site
- Largest Retail Pharmacy, Health, and Drug Store Chain in the World
 - Ranked #60 on Fortune 500
 - Walgreens and its Parent Companies have a Presence in More Than 25 Countries, Operates More Than 12,500 Stores, and Employs More Than 311,000
 - Walgreens Boots Alliance Inc. Reported 2024 Revenue of \$147.7 Billion and Net Income of \$8.6 Billion
- Walgreens Boots Alliance will be Taken Private by Private Equity Firm Sycamore Partners in a \$10 Billion Deal
- Excellent Visibility and Access at Signalized Hard Corner
 - Combined 26,800 AADT
 - Near Junction with I-185 – 70,000 AADT
- Prominent Retail Location Near Downtown Columbus
 - Notable Nearby National Retailers Including Publix, Walmart, Five Below, Dollar General, Circle K, Chevron & More
- Less Than 1 Mile from Columbus State University (8,000 Students)
- Near Downtown Columbus – 2nd Largest City in Georgia







The subject property is prominently situated with excellent access and visibility at the signalized hard corner of Macon Road and Elm Drive (combined 26,800 AADT), in close proximity to Interstate 185 (70,000 AADT). The site benefits from robust, dense demographics with a total daytime population of 194,523 within a 5-mile radius and an average household income of \$82,714 within a 1-mile radius.

Adjacent retailers include Circle K, Dairy Queen, Dollar General, and Chevron. Additional notable retail in proximity to the site include Cross Country Plaza, anchored by Publix and TJ Maxx; Midtown Shopping Center, anchored by Ross and ALDI; Fountain Park, anchored by Winn-Dixie; and Peach Tree Mall, anchored by Macy's and JCPenney; as well as Walmart Neighborhood Market, Burger King, CVS, McDonald's, Chick-fil-A, and more.

The site is located less than a mile from Columbus State University (approximately 8,000 students) and Miller-Motte College Columbus (335 students); and in close proximity to numerous high schools, middle schools, and elementary schools drawing additional traffic from students, parents, and teachers. The site is also located with 3.5 miles of St. Francis-Emory Healthcare (376 beds) and Piedmont Columbus Regional-Midtown (583 beds).

Columbus Airport is located 4 miles from the site, and serves more than 100,000 passengers annually. Approximately 10 miles from the site is Fort Moore (formerly Fort Benning) and The Maneuver Center of Excellence, a 285 square-mile training base that trains more than 64,000 Army soldiers annually. Collectively, Fort Moore supports more than 120,000 active-duty military, family members, reserves, retirees, and civilian employees.

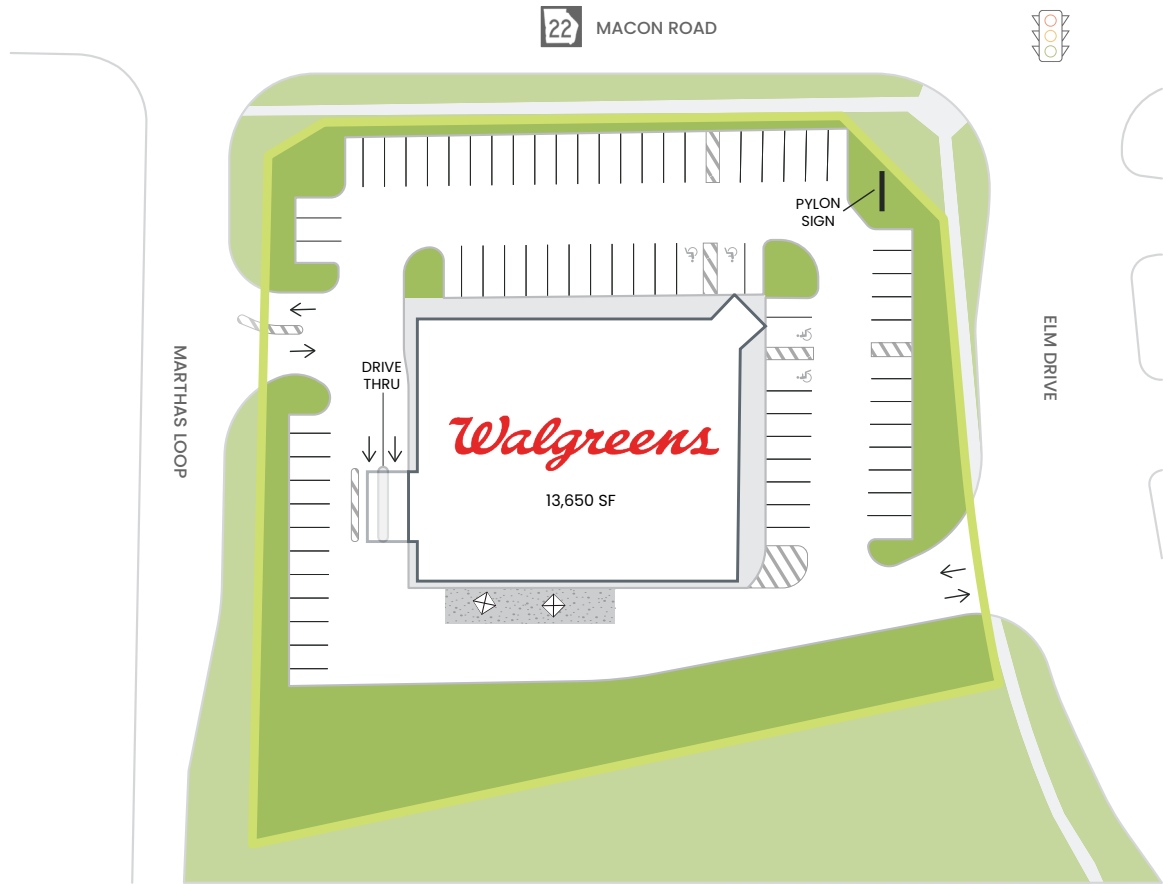
Columbus (population 200,167) is the second largest city in Georgia and the seat of Muscogee County. Columbus is part of the Columbus-Auburn-Opelika, GA-AL Combined Statistical Area, with a population of 563,970 and GDP of \$18.7 billion. Columbus is located approximately 80 miles east of Montgomery and 100 miles south of Atlanta. Companies with headquarters in Columbus include Aflac, Synovus, TSYS, and WC Bradley. Other companies with major operations in Columbus include Kia, NCR, Hostess Brands, and Anthem Blue Cross Blue Shield.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Cross Country Plaza Publix	4.5M annual visits; #4 in GA Top 3% location nationwide
Peach Tree Mall	3.3M annual visits
Midtown Shopping Center Starbucks Five Below	2.4M annual visits #2 location in GA #10 location nationwide
Walmart Neighborhood Market	1.5M annual visits; #3 location in GA
Chick-fil-A	1.2M annual visits; Top 5% nationwide
Burger King	550,000 annual visits; #11 nationwide
Circle K	Top 15% location nationwide














Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	6,805	79,324	166,325
2029 Total Population	6,690	77,832	164,775
2024 Daytime Population	7,175	90,470	194,523
Ave. Household Income			
2024	\$82,714	\$69,017	\$73,174
2029	\$97,201	\$82,648	\$87,561
Ave. Home Value			
2024	\$290,822	\$228,892	\$231,246
2029	\$383,441	\$344,928	\$338,606

Major Employers in Columbus	# of Employees
Fort Moore Military Reservation (U.S. Army)	45,320
Muscogee County School District	5,500
TSYS – Global Payments	4,075
AFLAC, Inc.	3,335
Columbus Consolidated Government	2,811
Piedmont Columbus Regional	2,430
The Pezold Companies/McDonald’s	2,000
Pratt & Whitney	1,850
St. Francis Hospital, Inc.	1,735
Anthem Bue Cross Blue Shield of Georgia	1,650

📍 3700 Macon Rd, Columbus, GA





	LESSEE	Cellco Partnership (dba: Verizon)
	GUARANTOR	N/A
	LOCATION	294 Main St, West Rutland, VT View on Map 
	LOT SIZE	±1.30 acres
	IMPROVEMENTS	11,096 square foot building with a drive-thru component
	NOI	\$235,402
	LEASE EXPIRATION	9/30/2029
	RENEWAL OPTIONS	Four 5-yr options
	RENTAL INCREASES	5% at each option
	LANDLORD RESPONSIBILITIES	None
	SALES REPORTING	No
	ROFR/ROFO	Yes

- Absolute NNN Corporate Lease to Walgreens
 - No Landlord Maintenance Responsibilities
- Largest Retail Pharmacy, Health, and Drug Store Chain in the World
 - Ranked #60 on Fortune 500
 - Walgreens and its Parent Companies are in More Than 25 Countries, Operates More Than 12,500 Stores, and Employs More Than 311,000
 - Walgreens Boots Alliance Inc. Reported 2024 Revenue of \$147.7 Billion and Net Income of \$8.6 Billion
- Walgreens Boots Alliance will be Taken Private by Private Equity Firm Sycamore Partners in a \$10 Billion Deal
- Excellent Access & Visibility on Main Street Adjacent to US-4 Arterial
 - Combined 25,050 AADT
- Prominent Retail Location in West Rutland Directly Across from Market 32 Grocery Store (Price Chopper), Family Dollar, and Subway
 - Nearby Anchor Tenants include Walmart, ALDI, CVS, and More
- Approximately 19 Miles from Killington Ski Resort
 - Major Tourist Attraction Drawing Thousands of Visitors Annually
 - Largest Ski Area in Eastern U.S.



Rutland
Country Club

Downtown
Rutland

Walgreens

Stewart's
Shop

VERMONT
4A

Main St (11,750 AADT)

RUTLAND PLAZA

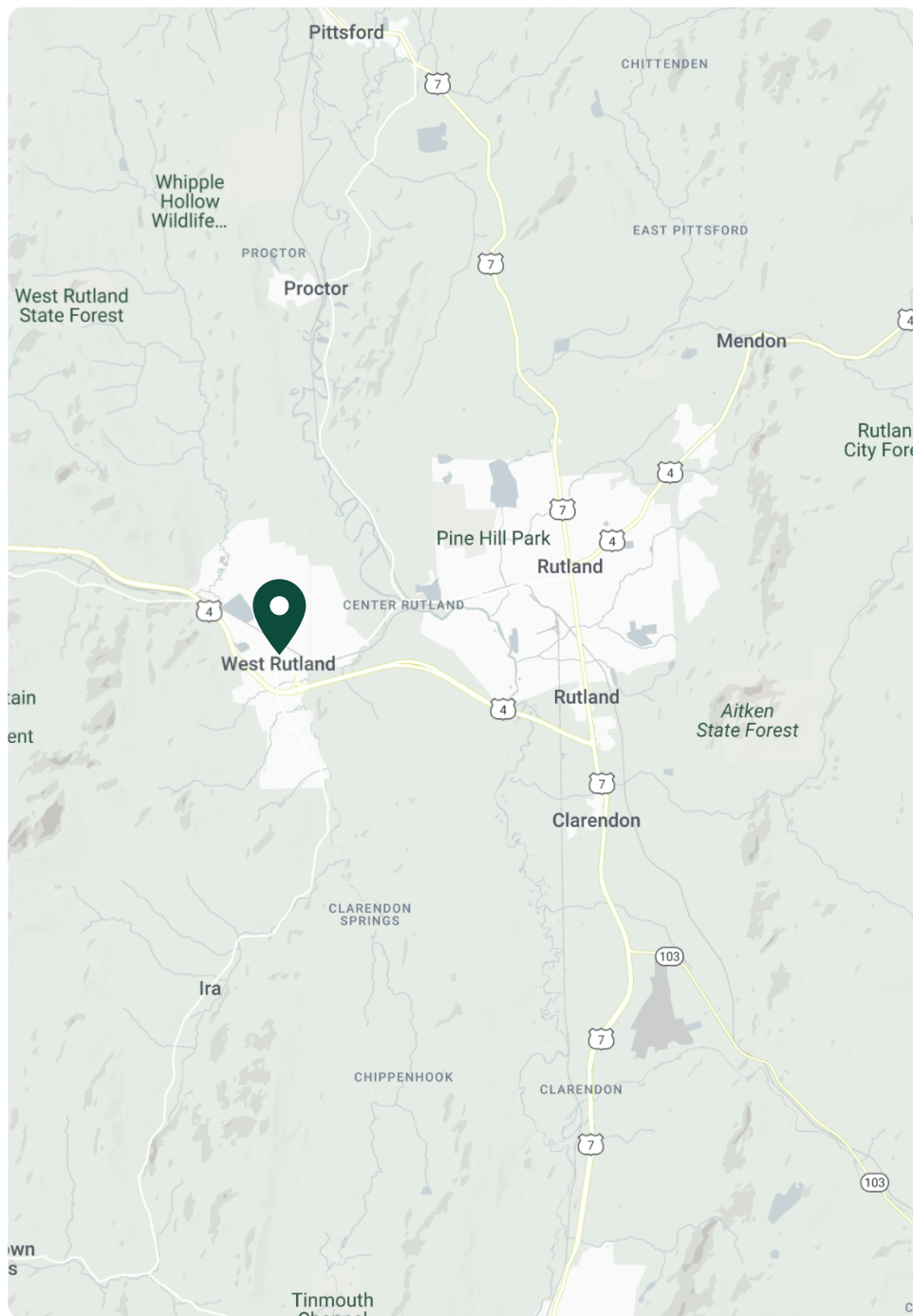
Walmart TJ-maxx
SALLY BEAUTY Price Chopper DOLLAR TREE planet fitness

4 (13,300 AADT)

Price Chopper FAMILY DOLLAR
Sweet Caroline's RESTAURANT UNITED STATES POSTAL SERVICE

SUBWAY JIFFY mart CITGO





The subject property is prominently situated with excellent access and visibility along Main Street (11,750 AADT) less than half a mile from the US-4 arterial (13,300 AADT). The property benefits from robust demographics with a total daytime population of 40,564 and average household income of \$88,438 within a 10-mile radius.

The property benefits from a strategic location within a regional retail hub approximately 4 miles from downtown Rutland. The property is adjacent to Westway Mall, anchored by Market 32 (Price Chopper) and Family Dollar. Nearby shopping centers include Rutland Plaza, anchored by Walmart and TJ Maxx; and Green Mountain Shopping Plaza, anchored by Hannaford Supermarket, Staples, Petco, Dick's Sporting Goods, and Michaels. Other major retail tenants in the surrounding area include Dunkin', Subway, ALDI, Tractor Supply Co., McDonald's, Dollar General, and more.

Rutland (population 15,630) is the third largest city in Vermont and the seat of Rutland County. The region benefits from a centralized location within easy reach of the major population centers of eastern U.S. and Canada and is located in close proximity to tourist attractions including Killington Ski Resort, Pine Hill Park, and Lake Bomoseen. The city is located approximately 162 miles from Montreal, 170 miles from Boston, and 260 miles from New York City. Rutland county benefits from a broad, established economic base in education, aviation, specialty food, wood products, mining, manufacturing, technology, and more.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Rutland Plaza Walmart TJ Maxx	3.5M annual visits; #1 community center in VT 1.8M annual visits 377,000 annual visits
Green Mountain Shopping Center Hannaford Staples	2.1M annual visits; #1 neighborhood center in VT 1.1M annual visits; Top 10% location nationwide 175,000 annual visits; #1 location in VT
McDonald's	Top 6% location nationwide
ALDI	495,000 annual visits; #1 location in VT
Tractor Supply Co.	319,000 annual visits; Top 2% location nationwide

Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	1,586	22,166	39,031
2029 Total Population	1,627	22,025	38,759
2024 Daytime Population	1,188	27,357	40,564
Ave. Household Income			
2024	\$80,322	\$80,597	\$88,438
2029	\$97,753	\$94,105	\$103,471
Ave. Home Value			
2024	\$266,376	\$262,355	\$300,150
2029	\$277,600	\$274,082	\$313,312

Major Employers in Rutland County	# of Employees
Rutland Regional Medical Center	1,788
GE Aerospace	1,100
Killington/Pico Ski Resort	800
Green Mountain Power	600
Casella Waste Systems	583
The Vermont Country Store	552
Vermont State University – Castleton	525
Community Health	425
Community Care Network	374
Hubbardton Forge	250

📍 294 Main St, West Rutland, VT



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TX RE Lic #739436

VT RE Lic # 81.0105695

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Residents of and property owners in Arizona and Pennsylvania, contact the State licensed broker for more information.

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