

WALMART NEIGHBORHOOD MARKET

108 S. Westover Blvd. | Albany, GA

OFFERING MEMORANDUM



COLLISION CAPITAL

Walmart Neighborhood Market

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Exclusively Marketed by:

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OFFERING SUMMARY

PRICE	\$12,425,053
CAP RATE	4.75%
NOI	\$590,190
LANDLORD RESPONSIBILITIES	Roof and Structure
TENANT	Walmart Neighborhood Market
LEASE TYPE	Modified NNN
LEASE TERM REMAINING	9 Years

PROPERTY SUMMARY

ADDRESS	108 S. Westover Blvd. Albany, GA 31707
COUNTY	Dougherty
BUILDING SF	41,963
LAND ACRES	6.99
YEAR BUILT	2014
RENOVATION	2025
PARCEL NUMBER	00306-00017-022
CONVENIENCE STORE + FUEL	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present a net leased Walmart Neighborhood Market located at 108 S. Westover Blvd. in Albany, Georgia. Built in 2014 and situated on 6.99 acres of land, the Walmart Neighborhood Market is comprised of 41,963 square feet of retail space which includes a drive-thru pharmacy and a convenience store with fuel pumps. This Walmart Neighborhood Market is subject to a 20-year modified NNN lease with 9 years remaining and 4, 5-year options.

The property is adjacent to Albany State University's West Campus spanning 186 acres and including the Darton College of Health Professionals.

In 2024, Walmart invested heavily in this property enhancement and expansion showing their commitment to the site.

Investment Highlights

- ❖ Investment Grade Credit Rating "AA" - S&P/Fitch
- ❖ Four (4), Five-Year Tenant Renewal Options w/ increases
- ❖ Walmart fuel and convenience store
- ❖ Walmart went through a substantial renovation and expansion in 2024



Submarket Overview

- ❖ Albany, Georgia's commercial landscape includes a growing downtown area, a significant agricultural and manufacturing base, and recent developments like new retail spaces and a new Academy Sports + Outdoors store. The city's economy is supported by major industries such as agriculture, defense, and logistics, and new commercial developments are aimed at revitalizing the downtown core and providing new amenities for residents.

Albany has been an important shipping and railroad hub, and its location continues to be a factor in its logistics industry. The central Sunbelt location is a crucial hub for manufacturing and distribution throughout the Southeast region.

Albany Highlights

- ❖ The property's location in Albany positions it in a growing market with economic development opportunities, making it an attractive investment for prospective buyers.
- ❖ Albany has a robust transportation network, with easy access to major highways like US-82 and I-75, facilitating smooth commuting for employees and customers.
- ❖ The area boasts a diverse mix of businesses, from retail stores to healthcare facilities, contributing to a vibrant commercial landscape.
- ❖ Surrounding the property are various amenities and services, including restaurants like Harvest Moon and shopping centers such as Albany Mall, offering convenience to both tenants and customers.
- ❖ The property is located in Albany, GA, a city known for its strong sense of community and Southern hospitality. Albany is home to attractions such as the Thronteeska Heritage Center and the Flint RiverQuarium.



SUBJECT PROPERTY
108 S WESTOVER BLVD
 ALBANY, GA

WESTOVER CROSSING MALL
 Applebee's
 Order Oats
 HONEY BAKED Ham
 TONY'S
 DIAMOND NAILS
 Decanter

CVS
 Children's Healthcare of Atlanta

The UPS Store
 PLATO'S CLOSET
 ROSS DRESS FOR LESS
 Wendy's
 FOOD LION

FAMILY DOLLAR
 TALBOTS
 TACO BELL

BURGER KING
 DUNKIN'

HARBOR FREIGHT
 SHERWOOD ACRES ELEMENTARY SCHOOL
 DOLLAR GENERAL
 DQ
 DOLLAR GENERAL
 The UPS Store
 Goodwill
 T-Mobile

DEERFIELD WINDSOR LOWER SCHOOL

DOLLAR GENERAL
 FAMILY DOLLAR
 SUBWAY
 bp

WESTOVER HIGH SCHOOL

McDonald's

O'Reilly AUTO PARTS
 DOLLAR TREE
 MI CASA MEXICAN RESTAURANT

LAKE PARK ELEMENTARY SCHOOL

Staples ZAXBYS
 Wendy's

GILLIONVILLE RD

Albany State University West Campus

ALBANY HONOR OF ART

Albany State University

Baldwin Park

BROOKS PLAZA
 RAW US B M
 Brooks Furniture

ROBERT A CROSS MIDDLE MAGNET SCHOOL

Walmart Neighborhood Market
 WAFFLE HOUSE

ALBANY COMMUNITY CENTER

DOLLAR GENERAL

WESTTOWN ELEMENTARY SCHOOL

AutoZone
 FAMILY DOLLAR
 CITITRENDS

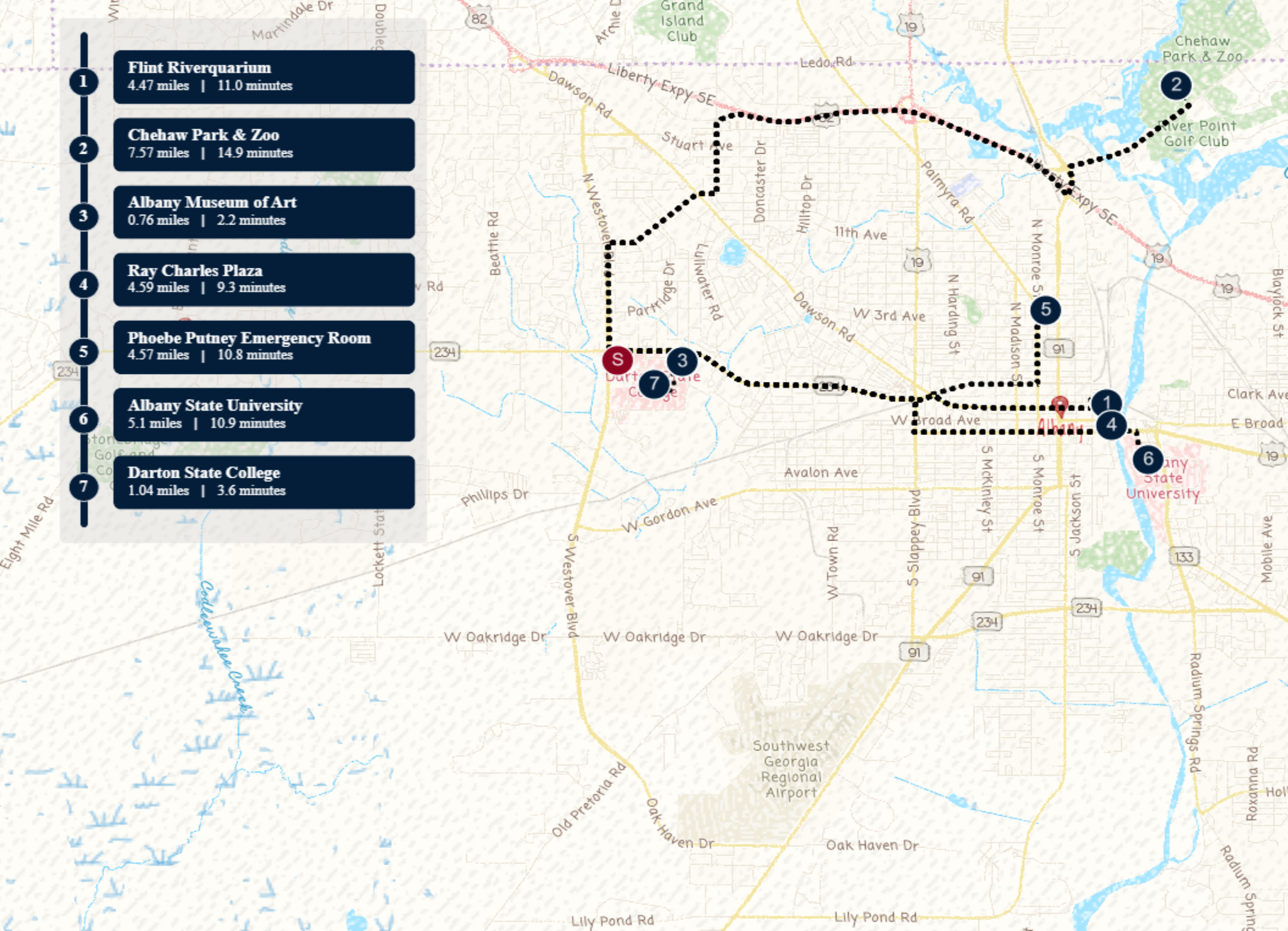
S WESTOVER BLVD

Gordon Sport Complex

USPS.COM

ALBANY Technical College

- 1** Flint Riverquarium
4.47 miles | 11.0 minutes
- 2** Chehaw Park & Zoo
7.57 miles | 14.9 minutes
- 3** Albany Museum of Art
0.76 miles | 2.2 minutes
- 4** Ray Charles Plaza
4.59 miles | 9.3 minutes
- 5** Phoebe Putney Emergency Room
4.57 miles | 10.8 minutes
- 6** Albany State University
5.1 miles | 10.9 minutes
- 7** Darton State College
1.04 miles | 3.6 minutes







LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE:WMT)
EXPIRATION DATE	12/9/2034
LEASE TERM REMAINING	9 Years
RENEWAL OPTIONS	4 - 5 Year
CURRENT RENT	\$590,190
RENT INCREASES	10% Increases Each Option 1 & 2, 5% Increases Option 3 & 4

RENT SCHEDULE

YEAR 1	\$590,190/Year	\$49,183/Month
YEAR 2	\$590,190/Year	\$49,183/Month
YEAR 3	\$590,190/Year	\$49,183/Month
YEAR 4	\$590,190/Year	\$49,183/Month
YEAR 5	\$590,190/Year	\$49,183/Month
YEAR 6	\$590,190/Year	\$49,183/Month
YEAR 7	\$590,190/Year	\$49,183/Month
YEAR 8	\$590,190/Year	\$49,183/Month
YEAR 9	\$590,190/Year	\$49,183/Month
OPTION 1	\$649,209/Year	\$54,101/Month
OPTION 2	\$714,130/Year	\$59,511/Month
OPTION 3	\$749,836/Year	\$62,486/Month
OPTION 4	\$787,328/Year	\$65,611/Month

LEASE STRUCTURE

LEASE TYPE	Modified NNN
ROOF	Landlord
STRUCTURE	Landlord
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



WALMART'S STORY

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

HIGHLIGHTS

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

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

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



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

Walmart

Neighborhood Market



CONCEPT

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

KEY ASPECTS

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

Walmart Neighborhood Market

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