

WALMART NEIGHBORHOOD MARKET

1810 North Tift Avenue | Tifton, GA

OFFERING MEMORANDUM



COLLISION CAPITAL

Walmart Neighborhood Market

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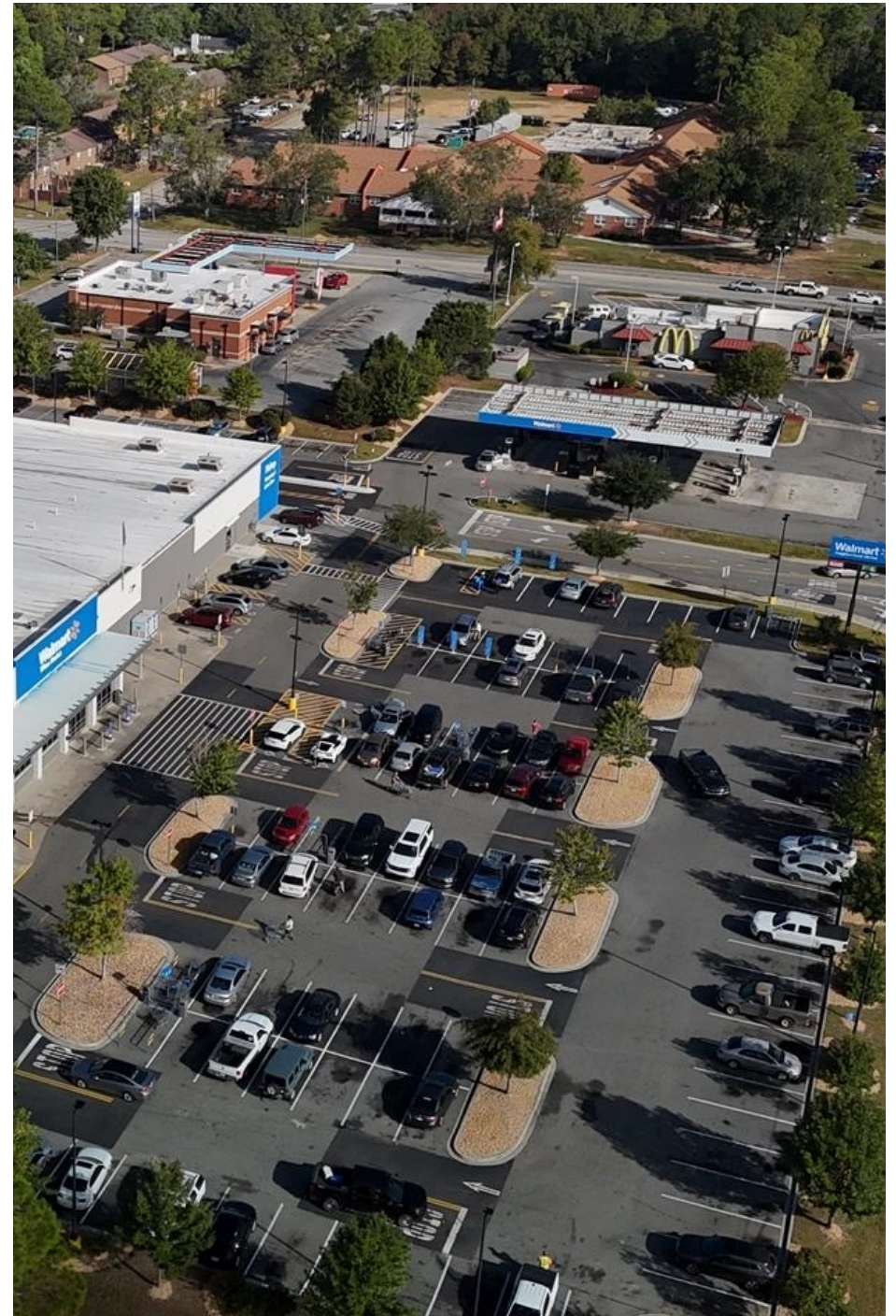
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OFFERING SUMMARY

PRICE	\$12,022,822
CAP RATE	5.68%
NOI	\$682,394
LANDLORD RESPONSIBILITIES	None
TENANT	Walmart Neighborhood Market
LEASE TYPE	Absolute NNN
LEASE TERM REMANING	5 Years

PROPERTY SUMMARY

ADDRESS	1810 North Tift Avenue Tifton, GA 31794
COUNTY	Tift
BUILDING SF	41,117
LAND ACRES	4.62
YEAR BUILT	2015
YEAR RENOVATED	2025
PARCEL NUMBER	T053-116
WALMART FUEL & CONVENIENCE STORE	Yes
STORE OF THE FUTURE	Yes





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present a "Store of the Future" Walmart Neighborhood Market in Tifton, Georgia. Built in 2015 and situated on 4.62 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a convenience store with 12 fuel pump positions.

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease with 5 years remaining and 17 5-year options each with 5% rent increases.

Investment Highlights

- ❖ Walmart selected and has upgraded this store to one of their "Stores of the Future". Georgia has 150 Walmarts and decided to upgrade 20 of the stores to the enhanced concept.
- ❖ Investment Grade Credit Rating "AA" - S&P/Fitch
- ❖ Seventeen (17), Five-Year Tenant Renewal Options w/ increases
- ❖ Absolute Triple-Net (NNN) Lease
- ❖ Walmart fuel and convenience store at signalized intersection of main ingress/egress
- ❖ Strategic location to I-75, downtown Tifton and the Tift Regional Medical Center (TRMC) a 181-bed acute care facility



Submarket Overview

- ❖ The property is located at 1810 North Tift Avenue in Tifton, Georgia. Coined the "friendly city", Tifton is a growing leisure destination in the heart of charming South Georgia. The city is known to locals and tourists as having a perfect combination of welcoming hometown appeal and exciting cultural chic.

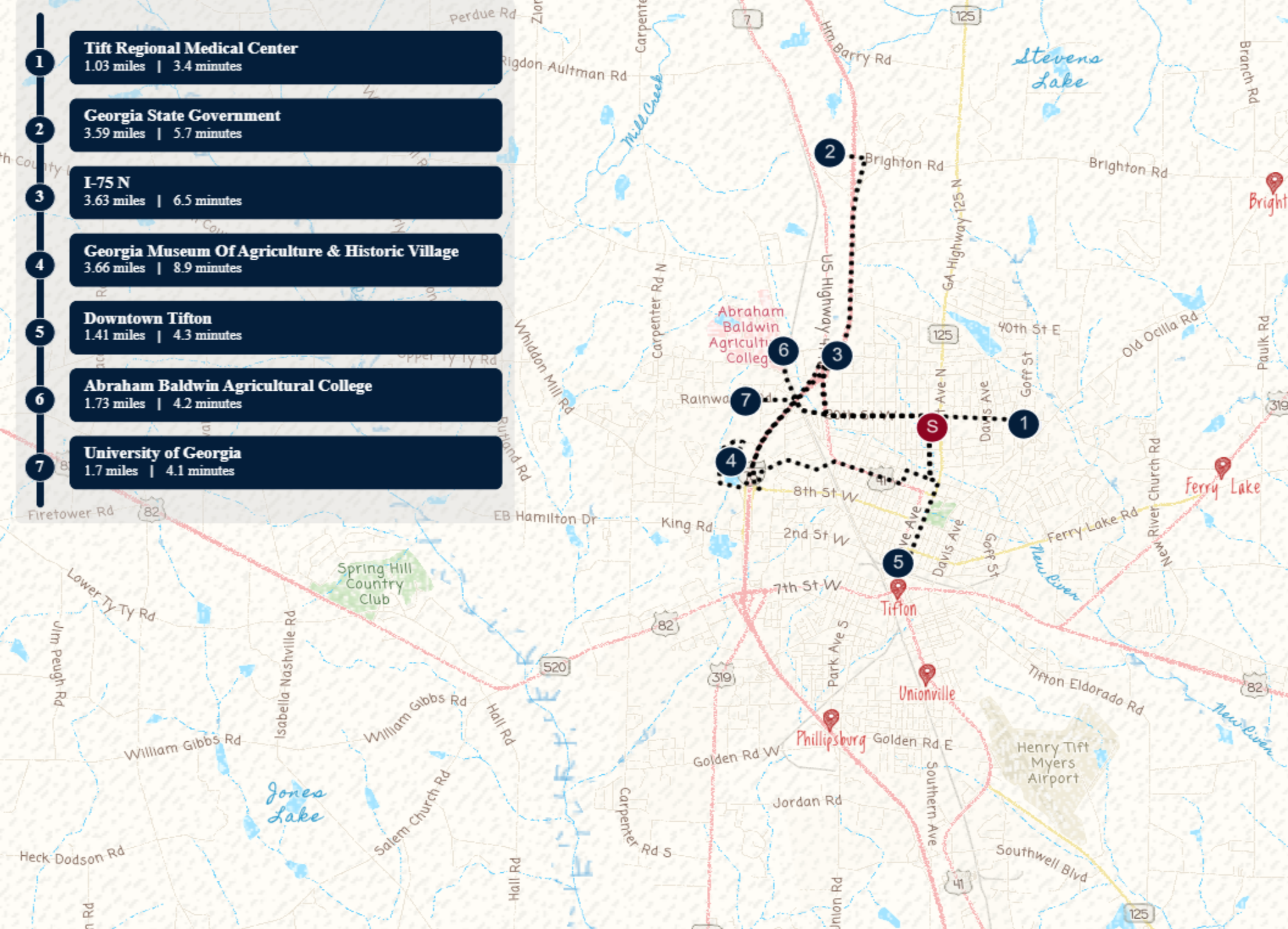
Strategically located just 2.5 hours south of Atlanta, Tifton can be reached easily by I-75, US 319, US 82, and US 41. The central location in the sunbelt results in an average daily traffic count of over 30K cars passing by the property. Nearby I-75 experiences 419,000 cars per day traveling throughout Georgia.

The property is situated exactly 1 mile from the Tift Regional Medical Center. The hospital has expanded recently with the additions of an emergency center and patient tower increasing the size of the campus by 263,000SF. The hospital coupled with the other major employment hubs and close proximity to downtown results in this store being consistently busy.

Tifton Highlights

- ❖ The property is located in Tifton, Georgia, a city known for its strong agricultural industry, including the Tifton Peanut Company and the Georgia Peanut Commission.
- ❖ Tifton is home to the University of Georgia Tifton Campus and the Abraham Agricultural College, which attracts students and faculty to the area.
- ❖ The property is situated near major highways, including Interstate 75, providing excellent access and visibility for potential customers or clients.
- ❖ Tifton is recognized for its Southern hospitality and community events, such as the annual Rhythm & Ribs BBQ Festival and the Love Affair Fine Arts Festival.
- ❖ The surrounding area offers a mix of residential neighborhoods, local businesses, and amenities, creating a diverse and vibrant community that could potentially benefit a commercial property investment.











LEASE ABSTRACT

TENANT TRADE NAME	Walmart Neighborhood Market
GUARANTOR	Corporate
EXPIRATION DATE	10/28/2030
LEASE TERM REMAINING	5 Years
RENEWAL OPTIONS	17 - 5 Years
CURRENT RENT	\$682,394
RENT INCREASES	5% Each Option Period
ROFR	Yes - 15 Days

RENT SCHEDULE

YEAR 1	\$682,394/Year	\$56,866/Month
YEAR 2	\$682,394/Year	\$56,866/Month
YEAR 3	\$682,394/Year	\$56,866/Month
YEAR 4	\$682,394/Year	\$56,866/Month
YEAR 5	\$682,394/Year	\$56,866/Month
OPTION 1	\$716,513/Year	\$59,709/Month
OPTION 2	\$752,339/Year	\$62,695/Month
OPTION 3	\$789,956/Year	\$65,830/Month
OPTION 4	\$829,454/Year	\$69,121/Month
OPTION 5	\$870,926/Year	\$72,577/Month
OPTION 6	\$914,473/Year	\$76,206/Month
OPTION 7	\$960,196/Year	\$80,016/Month
OPTION 8-17	5% Increases Each Option Period	

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
ROOF	Tenant
STRUCTURE	Tenant
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



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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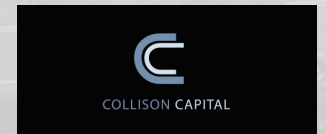
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