

WALMART NEIGHBORHOOD MARKET

801-AE General Stewart Way | Hinesville, GA

OFFERING MEMORANDUM



COLLISION CAPITAL

Walmart Neighborhood Market

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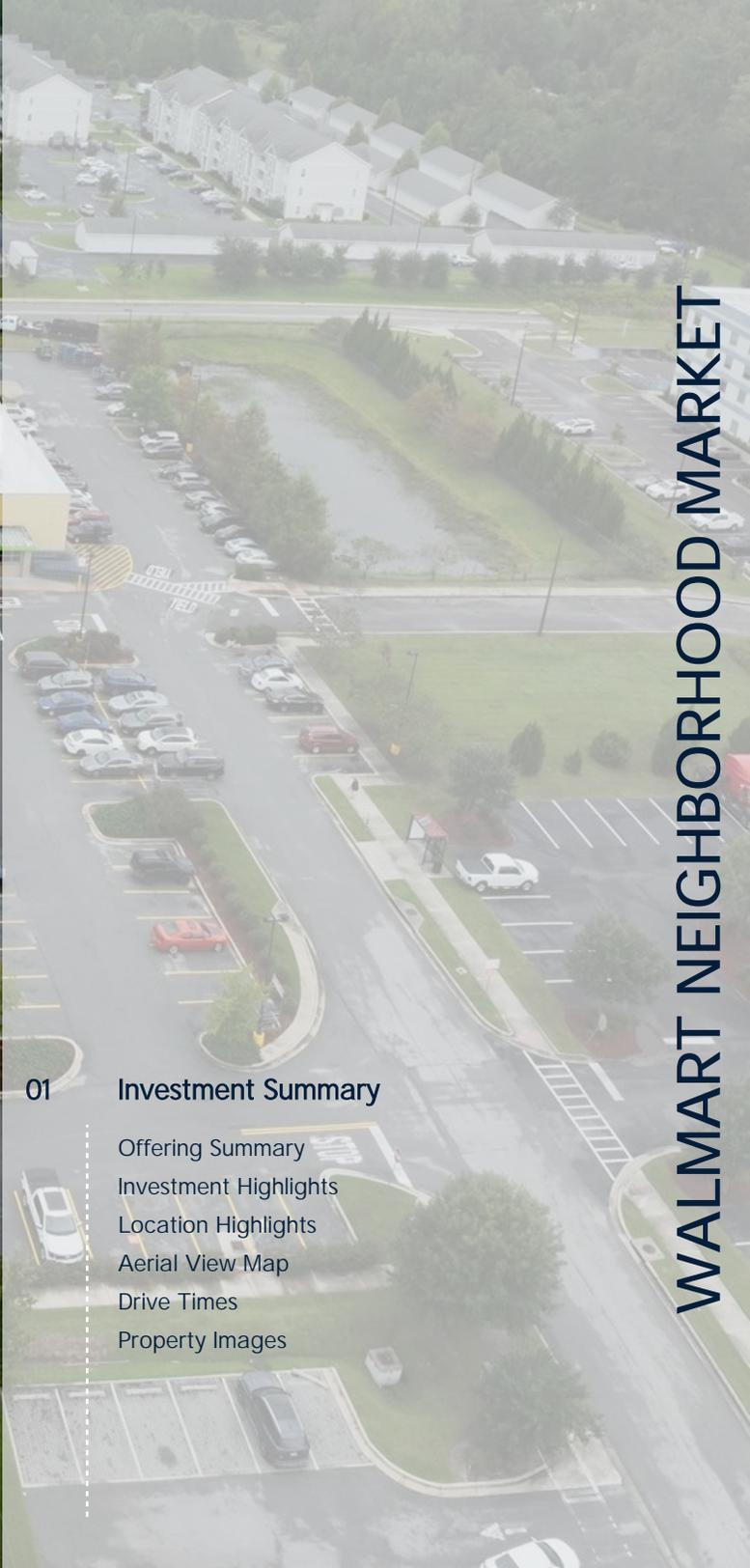
Exclusively Marketed by:

Carter Collison

Collison Capital, LLC
Director of Acquisitions and Dispositions
(407) 234-4111
carter@collisoncap.com
Georgia - 435587



<https://collisoncapital.com/>



01 Investment Summary

- Offering Summary
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- Property Images

OFFERING SUMMARY

PRICE	\$13,632,686
NOI	\$715,716
OPTIONS	17 5-Year Options
TENANT	Walmart Neighborhood Market
LEASE TYPE	Absolute NNN
LEASE TERM REMANING	5

PROPERTY SUMMARY

ADDRESS	801-AE General Stewart Way Hinesville, GA 31313
COUNTY	Liberty
BUILDING SF	41,117
LAND ACRES	5.80
YEAR BUILT	2015
LEASE TYPE	Absolute NNN
PARCEL NUMBER	069C-080
CONVENIENCE STORE + FUEL	Yes
RIGHT OF FIRST REFUSAL	15 Days
OWNERSHIP TYPE	Fee Simple





INVESTMENT

Investment Overview

- ❖ Collison Capital is pleased to present a Walmart Neighborhood Market located at 801-A East General Stewart Way, Hinesville, GA. Built in 2015 and situated on 5.80 acres of land, the Walmart Neighborhood Market is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, as well as a convenience store with fuel pumps.

The Walmart Neighborhood Market property provides an investor with the opportunity to acquire a well-located asset next to Fort Stewart, the largest Army base East of the Mississippi. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) ground lease with 5 years remaining and 17 5-year options each with 5% rent increases. The lease has a Walmart corporate backed guarantee.

Investment Highlights

- ❖ Absolute NNN lease with 5 years remaining of initial term
- ❖ Tenant has an Investment Grade Credit Rating "AA" - S&P/Fitch (NYSE:WMT)
- ❖ Seventeen (17), five-year tenant renewal options w/ 5% increases at each option
- ❖ Includes a Walmart convenience store + fuel

Location Overview

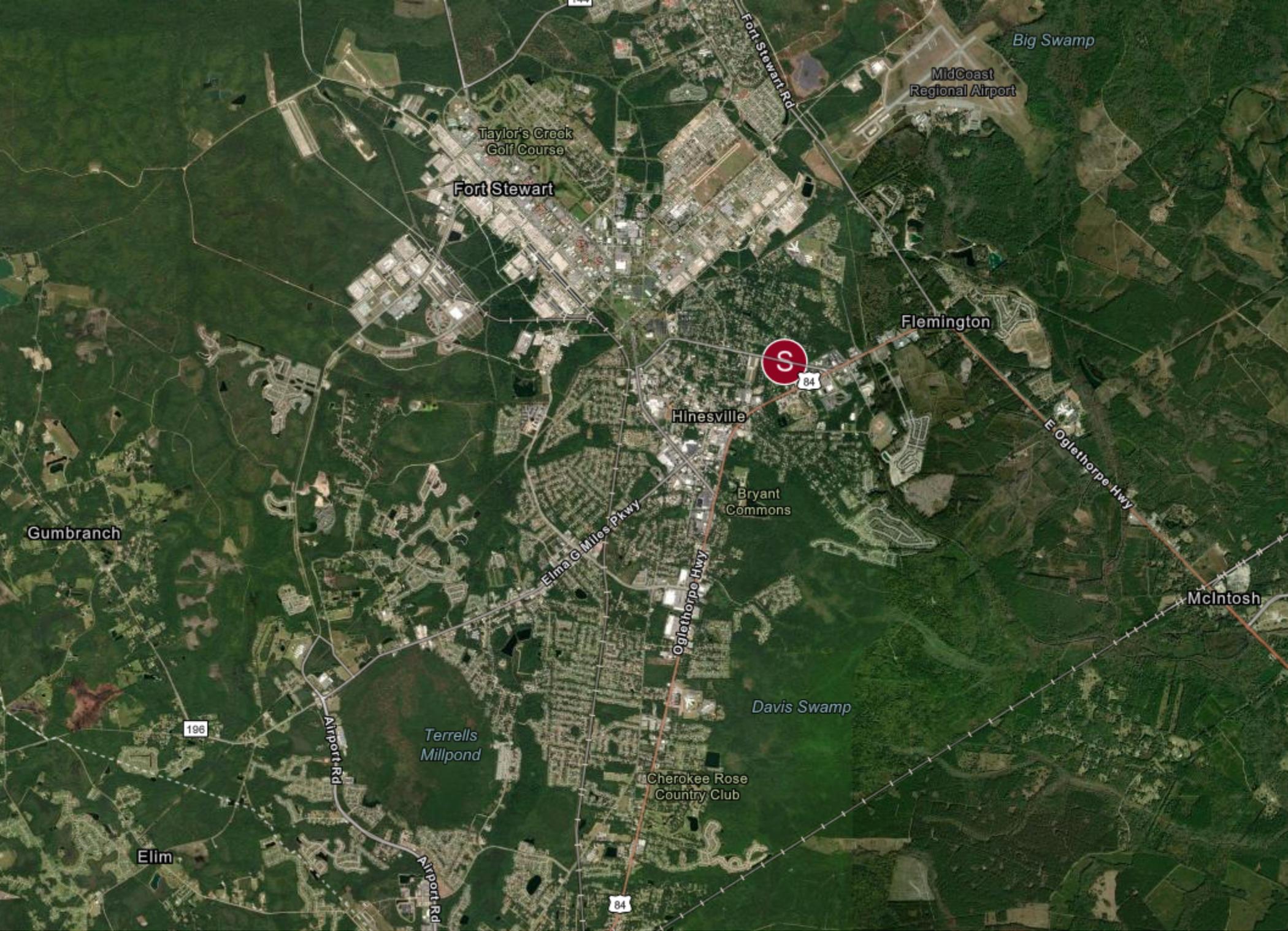
- ❖ The Walmart Neighborhood Market is located on General Stewart Way, which is the main arterial road to access Fort Stewart's main entrance. Fort Stewart is a 288,000 acre military base which is supported by over 70,000 military/civilian personnel, making it the largest military base East of the Mississippi.

Hinesville is a stable market due to the military base anchor. Since Covid, the area has seen further job and population acceleration as the trend has been throughout the sunbelt region. Savannah is located 39 miles Northeast of Hinesville and Brunswick is 55 miles South lending Hinesville to be a popular transportation hub for both East Georgia as well as the overall Southeast.

Location Highlights

- ❖ The property is located in Hinesville, Georgia, a city known for its close proximity to Fort Stewart, one of the largest military installations in the United States.
- ❖ Hinesville has a growing economy driven by the military presence, with a diverse range of businesses catering to the needs of military personnel and their families.
- ❖ The property is situated in a commercial area with a mix of retail, dining, and service establishments, providing convenience and accessibility to potential customers.
- ❖ Nearby attractions include Bryant Commons, a community park hosting events and farmers markets, as well as diverse dining options like The Smokin' Pig BBQ and La Quinta Inn & Suites Hinesville-Fort Stewart.
- ❖ Hinesville offers a supportive business environment with a strong sense of community, making it an attractive location for commercial investment.





1

Fort Stewart

2.73 miles | 6.9 minutes

2

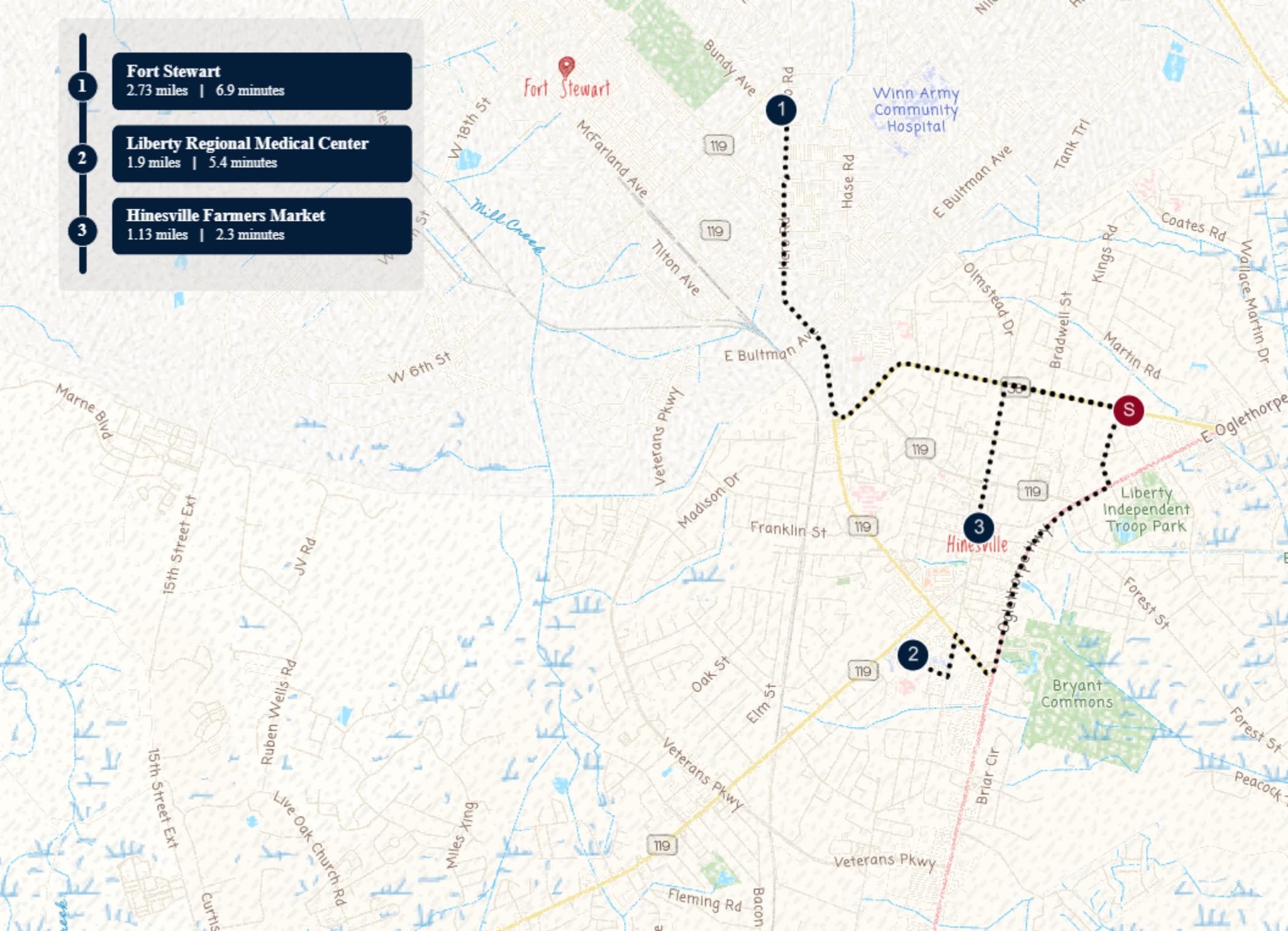
Liberty Regional Medical Center

1.9 miles | 5.4 minutes

3

Hinesville Farmers Market

1.13 miles | 2.3 minutes











02 Tenant Overview
Lease Summary

LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Corporate
EXPIRATION DATE	1/27/2031
LEASE TERM REMAINING	5
RENEWAL OPTIONS	17 - 5 Year Options
CURRENT RENT	\$715,716
RENT INCREASES	5% Increases Each Option Period
ROFR	Yes - 15 Days

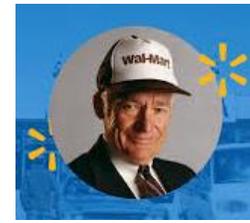
RENT SCHEDULE

OPTION 1	\$751,502/Year	\$62,625/Month
OPTION 2	\$789,077/Year	\$65,756/Month
OPTION 3	\$828,531/Year	\$69,044/Month
OPTION 4	\$869,957/Year	\$72,496/Month
OPTION 5	\$913,455/Year	\$76,121/Month
OPTION 6	\$959,128/Year	\$79,927/Month

LEASE STRUCTURE

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

03 Additional Information
Corporate Overview



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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