

Ackerman & Co.

REGIONS EARLY 10-YR LEASE EXTENSION!
\$106 MILLION IN DEPOSITS

CLASS "A" MULTI-TENANT RETAIL
BANK BRANCH AND OFFICE BUILDING
7.75% CAP YEAR 1



Now Offering

Abutment Business Center

Located in Dalton, GA – the Premier Flooring Capital of the World

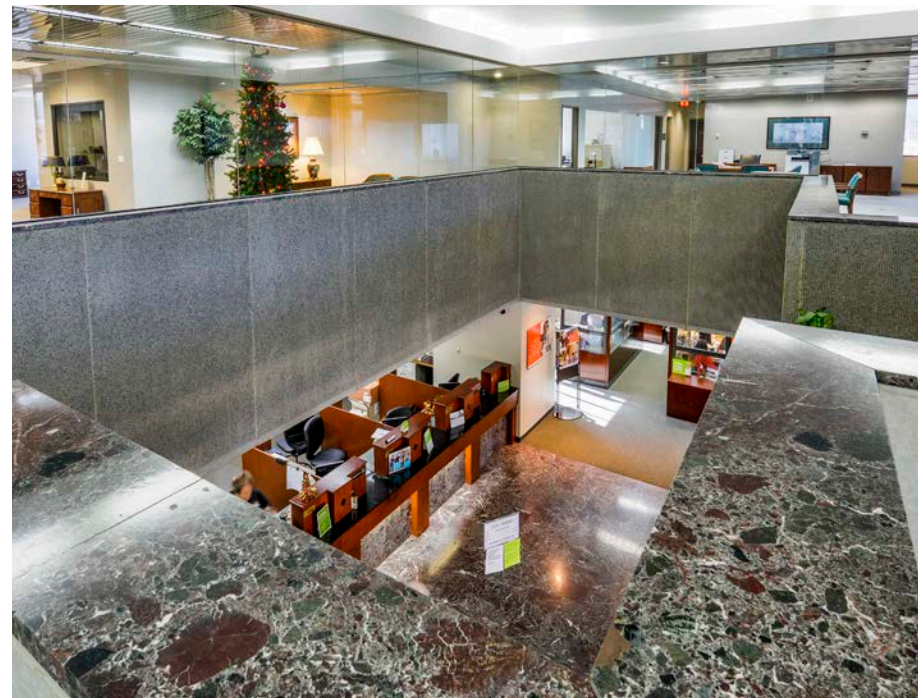
Ackerman & Co., as exclusive broker to the seller, is pleased to present the Abutment Business Center Property (the "Property") to qualified owners and investors. The Property is a higher yield Class "A" multi-tenant retail bank branch & office property, located at 500 E. Walnut Avenue in Dalton, Georgia.

Located along the premier retail corridor in Dalton and near the Downtown Business District, the property faces E. Walnut Avenue with more than 33,000 VPD. Abutment Business Center is stabilized with only one vacancy. The rent roll consists of more than 88% S&P credit-rated tenants including a Regions Bank Branch and the Georgia Department of Labor. The city of Dalton is the county seat of Whitfield County and is known for its dominance in the flooring manufacturing industry with Shaw Industries, Mohawk Industries and Beaulieu as their major employers. Dalton State College is nearby with more than 5,100 students. The overall market vacancy for the Dalton Office Market is low at 10.1% with not a lot of class "A" available spaces..



INVESTMENT PROFILE

ADDRESS:	500 E. Walnut Avenue
SIZE:	28,503 RBA SF
LOT SIZE:	4.4 Acres
YEAR BUILT:	1984, Renovated in 2005/2010
NUMBER OF FLOORS:	3
SURFACE PARKING:	242 (8.5 per 1,000 RSF)
NUMBER OF TENANTS:	4
OFFERING PRICE:	\$3,650,000
YEAR-ONE NOI:	\$282,786
CAP RATE YEAR 1:	7.75%
OCCUPANCY RATE:	94%
DEBT:	Offered Free and Clear



Located strategically near the Downtown Business District, Shaw Industries Headquarters and the Walnut Avenue Retail Corridor, the following benefits to the successful investor include:

- **Corporate Guaranty by S&P Credit Rated tenants** – Regions Financial Corp (NYSE:RF) S&P BBB Stable and Georgia Department of Labor, State Government of Georgia S&P - BB Stable.
- **Stabilized Class A Office/Retail** – Asset with 88% S&P Credit Rated Rent Roll with Regions Bank and Department of Labor tenants.
- **Regions Bank has \$106M in Deposits** – The largest in North Georgia and double the average Regions Bank deposits in the State of Georgia.
- **Annual rental escalations in a Regions lease** – 2.5% per year.
- **Over 33,000 VPD along Walnut Avenue** – The busiest retail corridor in Dalton that includes a new Wal-Mart Neighborhood Market, Verizon and a new Hardee's adjacent to the property.
- **Oversized land parcel** – Above average parking ratio and room for additional GLA or higher parking users on 4.4 acres.



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

SEAN W. PATRICK, CCIM
Ackerman & Co.

770.913.3946
spatrick@ackermanco.net

GA# 256742
©2019 All rights reserved.

Ackerman & Co.