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PROGRESSIVE LIGHTING

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LONG-TERM ABSOLUTE NNN LEASE

\$2,983,333 | 6.00% CAP

4180 GA HIGHWAY 400
CUMMING, GA 30021
(ATLANTA MSA)

RETAIL INVESTMENT GROUP, LLC
8255 E RAINTREE DR SUITE 100, SCOTTSDALE, AZ 85260
480.429.4580
RETAIL1031.COM

MARK MCLOONE
Senior Associate
480.429.4580
mark@retail1031.com
AZ #SA673250000

STEVEN DAVIS
Managing Member
480.429.4580
steven@retail1031.com
AZ #BR101032000

ANDREW THOMAS KNIGHT
Broker of Record
GA #365226



Retail Investment Group is pleased to be the exclusive listing agent for the Progressive Lighting location in Cumming, Georgia. This freestanding building is $\pm 28,732$ square feet with a land area of ± 2.40 acres. This property is located in a main retail corridor on a hard corner. Within a 5-mile radius of the property, the average household income is \$77,261 and the population is projected to increase over 16% from 2019-2024. Nearby retailers include: WalMart, Dollar General, McDonald's, Walgreens, Wendy's, Starbucks, Taco Bell and more.

The property will transfer with a long-term absolute NNN lease with annual 2% increases starting in March of 2021. Built in 2000 for the tenant, this property is Progressive Lighting's steady home and pivotal in Progressive Lighting's 54 years in business. In addition to retail sales, this location benefits from and bolsters the tenant's wholesale and online platforms.

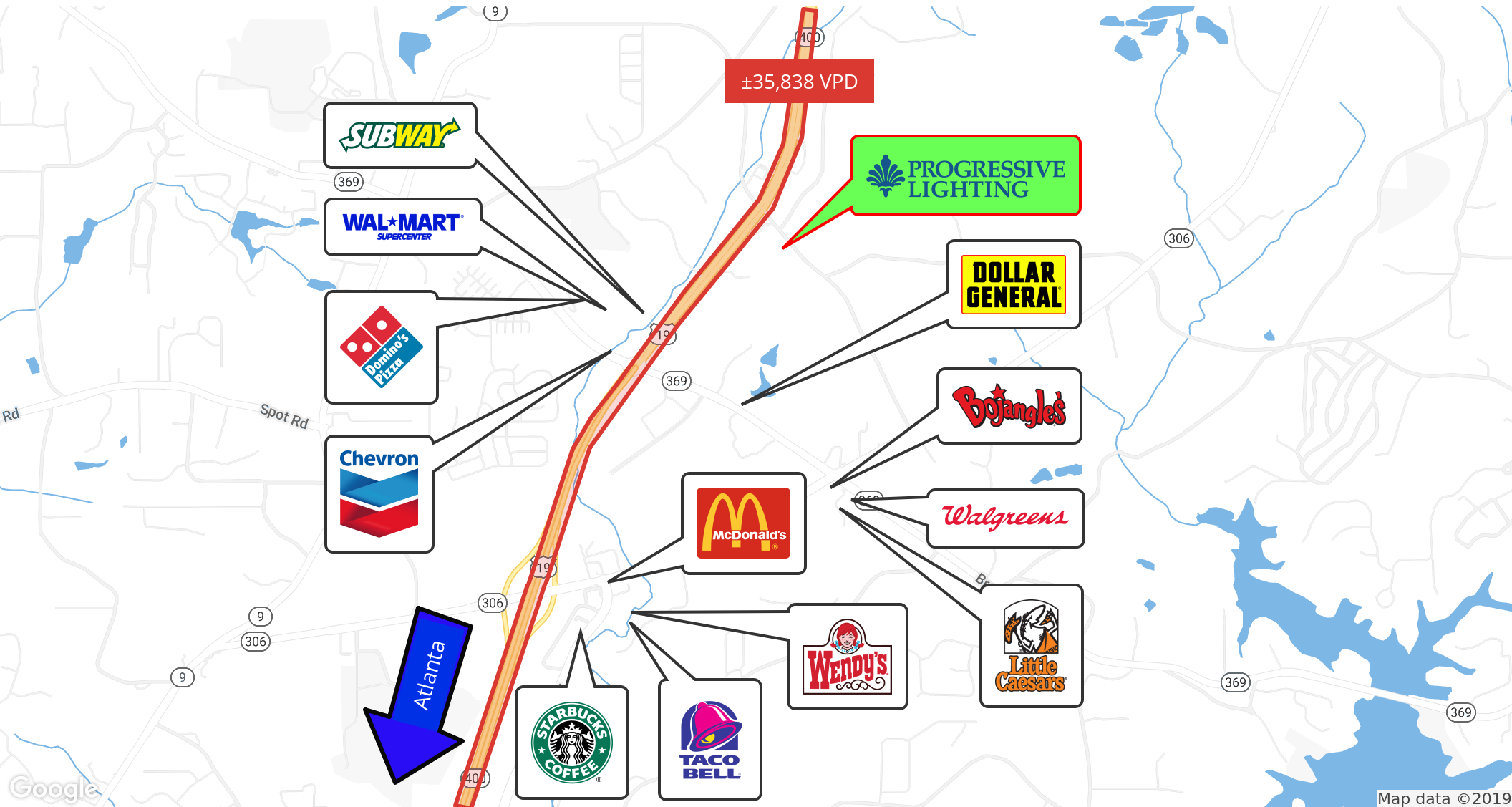
PROPERTY INFORMATION

Address:	4180 GA Highway 400 Cumming, GA 30021
Building Size	±28,732 Square Feet
Land Area:	±2.40 Acres
Price:	\$2,983,333
CAP Rate:	6.00%
NOI:	\$179,000
Lessee/ Guarantor:	Progressive Lighting, Inc - Corporate
Lease Type:	Absolute NNN
Increases:	2% Annual Increases Starting in March 2021
Lease Expiration:	03/31/2030
Options:	(3) 5-Year Options

INVESTMENT HIGHLIGHTS

- Long-Term Absolute NNN Lease with a Corporate Guaranty
- Freestanding Progressive Lighting Showroom/ Warehouse
- 2% Annual Increases Starting in March 2021 Hedging Against Inflation
- Main Retail Corridor with Excellent Visibility on Hard Corner
- Significant Growth Area - Population Projected to Increase Over 16% from 2019-2024
- Below Market Rent and Below Replacement Cost
- Proven Location & Operator: 19-Year Tenant Occupancy with a 54-Year Operating History
- Serves as Outlet for Company Sales Events
- ±32,630 VPD In Front of Site
- ±185,843 Population Count Within a 10-Mile Radius
- Average Household Income of \$77,261 Within a 5-Mile Radius









Progressive Lighting has been lighting homes for over five decades. Known as the largest chain of residential lighting showrooms in the Southeast, Progressive Lighting operates a chain of state-of the art lighting showrooms; sells its wholesale brand nationally and has a growing online platform. Progressive Lighting's 54-year history has earned it a national reputation for customer service, lighting options, professional lighting designers and value-added prices.

Progressive Lighting and its subsidiaries (Lee Lighting, Savoy House and LightsOnline.com) are longtime family-owned businesses. Progressive Lighting was established in 1965 by Robert and Fred Lee, two homebuilders who noticed that Atlanta's lighting showrooms lacked a quality assortment and a good provision of delivering lights to job sites. The company began importing lighting fixtures which blossomed into a catalog and network of sales representatives who helped sell the fixtures throughout the Southeast and then the nation.

Savoy House, the company's wholesale brand, offers a full catalog of elegant, high quality lights and accessories for the home. Its products are sold nationwide in more than 900 of the finest showrooms in the United States.

Additionally, the company-owned e-commerce site, Lights Online, founded in 2009, is a premiere source for a wide variety of lighting and home décor from more than 50 of the industry's top brands. Lights Online is a member of the American Lighting Association (ALA) whose members include lighting and fan manufacturers, retail showrooms, sales representatives and lighting designers.

From the start, a high standard was set to offer a unique variety of lighting fixtures that will create a warm, welcoming environment in local homes across the state of Georgia and beyond. Today, there are 11 retail showroom locations operating as Progressive Lighting or Lee Lighting in Texas, Georgia and North Carolina.

Over the years, Progressive Lighting has received prestigious awards for Best Indoor Lighting and Showroom of the Year as the company continues to grow and flourish.



Less than an hour north from the hub of Atlanta, the City of Cumming is part of the Atlanta metropolitan area. The combined Atlanta MSA is home to 5.6 million people. Cumming has shown consistent population growth and is expected to increase 16.63% within a 5-mile radius from 2019 to 2024. The area's job market growth is predicted to increase 53.3% in the next 10 years, exceeding the predicted U.S. average by nearly 20%.

Situated in the Northern region of the state of Georgia, Cumming is a perfect destination for outdoor enthusiasts. Cumming is home to the Sawnee Mountain Preserve, Lake Lanier, the annual IPRA World Championship Rodeo and the popular hot air balloon ride service Balloons Over Georgia. The beautiful scenery and out of the box entertainment provide a fun and unique draw for newcomers to the town of Cumming. Cumming offers a true feeling of small town southern living with activities like Taste of Forsyth and the County Fair (both at the Cumming Fairground) and the North Georgia Premium Outlets located only a 10-minute drive away.

PROGRESSIVE LIGHTING



POPULATION	3 MILES	5 MILES	10 MILES
2019	20,411	54,944	189,229
2024 (EST)	23,885	64,080	217,197



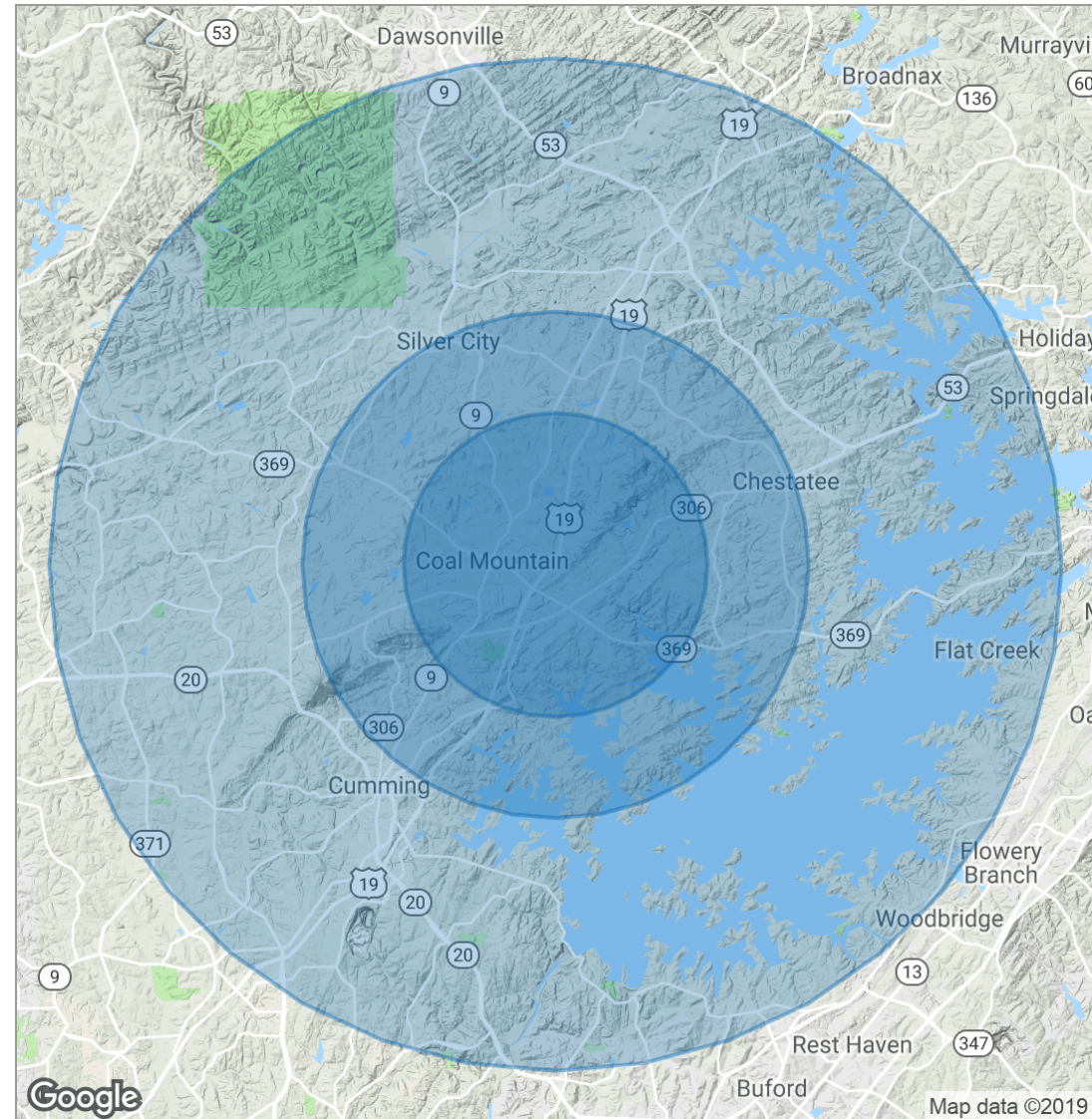
HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2019	\$71,652	\$77,261	\$87,855



HOUSEHOLDS	3 MILES	5 MILES	10 MILES
NUMBER OF HH	7,137	19,332	65,780
AVG HH VALUE	\$269,105	\$274,373	\$289,393



TRAFFIC	HIGHWAY 400	MARTIN ROAD
VPD	35,838/day	5,924/day



DEMOGRAPHICS





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