



WESTERN VETERINARY PARTNERS (COHUTTA ANIMAL CLINIC)

24 Lance Street - Blue Ridge, GA 30513

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,767 SF Western Veterinary Partners Located at 24 Lance Street in Blue Ridge, GA. This Deal Includes a New 14-Year Absolute Net Lease With Western Veterinary Partners, a Growing National Vet Clinic Owner/Operator With Over 200+ Locations. The Lease Also Has Zero Landlord Responsibilities and Attractive Rent Increases, Providing For a Secured Investment.

Sale Price

\$2,987,198

OFFERING SUMMARY

Cap Rate:	7.25%
NOI:	\$216,571
Price / SF:	\$792.99
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	24 Lance Street
City, State, Zip:	Blue Ridge, GA 30513
County:	Fannin
Building Size:	3,767 SF
Lot Size:	0.62 Acres
Year Built:	2023



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- New 14-Year, Absolute Net Lease With Western Veterinary Partners
- Construction of This Location Was Completed in 2023 Fulfilling an Existing Veterinarians Need For Additional Space
- Western Veterinary Partners Has 200+ Locations Nationwide
- This Location Has Been Outfitted With a Surgery Suite, Dental Suite, In-House Lab and Grooming Area
- Western Veterinary Partners is One of Inc. 500's Fastest Growing Companies
- Veterinary Hospitals Are Sound Investments As They Are Pandemic and E-Commerce Resistant and Have Low Relocation Rates Due to the High Buildout Costs Associated With the Locations
- The Veterinary Services Market Has Had Significant Revenue Growth of 11.40% Since 2019 and is Expected to Reach \$56.6 Billion By 2029



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

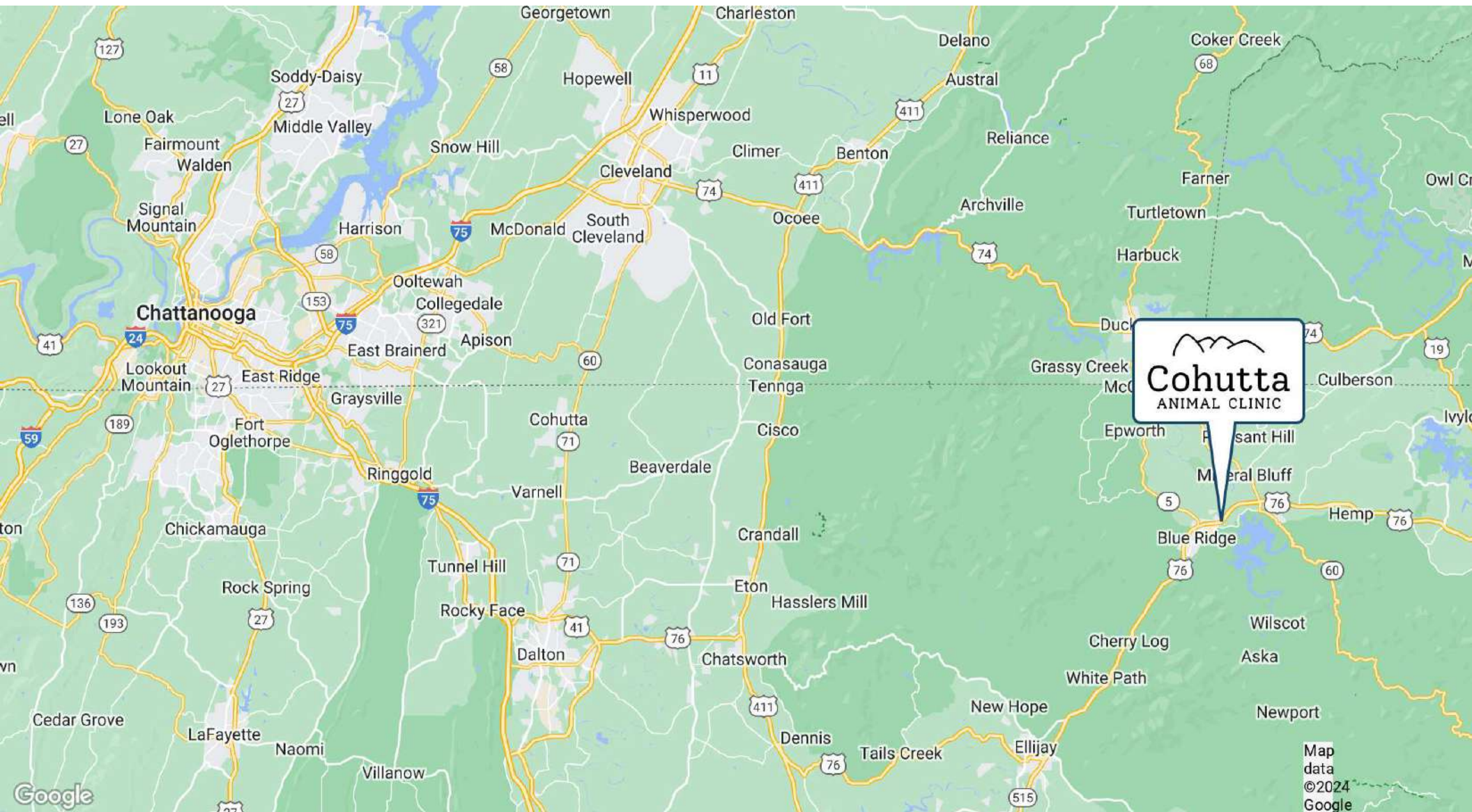
Tenant:	Western Veterinary Partners - Cohutta Animal Clinic
Premises:	3,767 SF
Base Rent:	\$216,572
Rent Per SF:	\$57.49
Lease Commencement:	10/23/2023
Rent Commencement:	10/23/2023
Lease Expiration:	10/23/2038
Lease Term:	14 Years Remaining
Renewal Options:	2 x 5 Years Options
Rent Increases:	3% Annually
Lease Type:	Absolute NNN
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

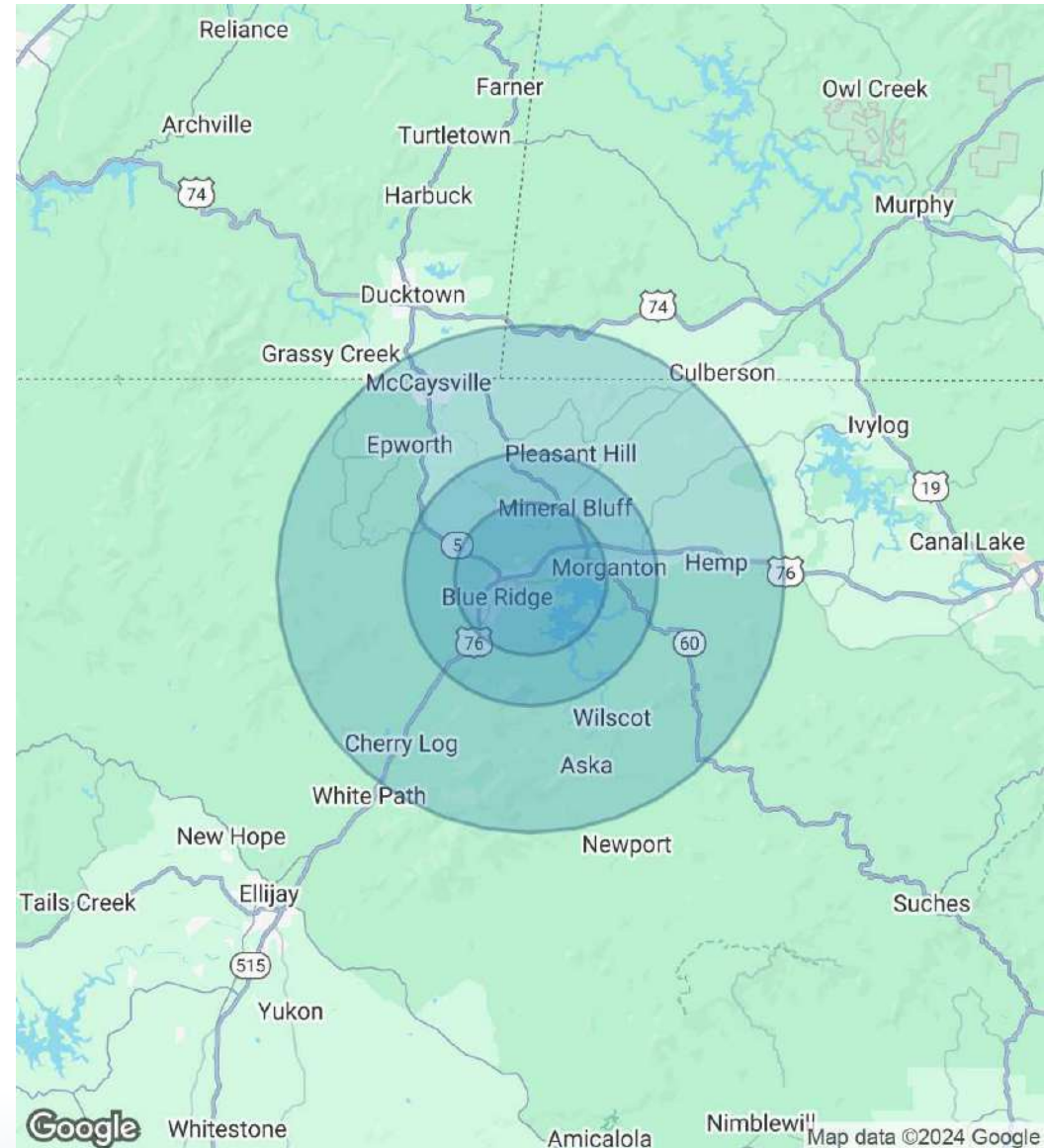


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,466	11,109	28,266
Average Age	49	49	50
Average Age (Male)	47	48	49
Average Age (Female)	51	50	51

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,544	4,944	12,521
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$83,747	\$87,578	\$87,465
Average House Value	\$395,283	\$391,431	\$368,829

TRAFFIC COUNTS	
Appalachian Hwy	26,900 VPD
Blue Ridge Dr	15,900 VPD
Aska Rd	3,900 VPD

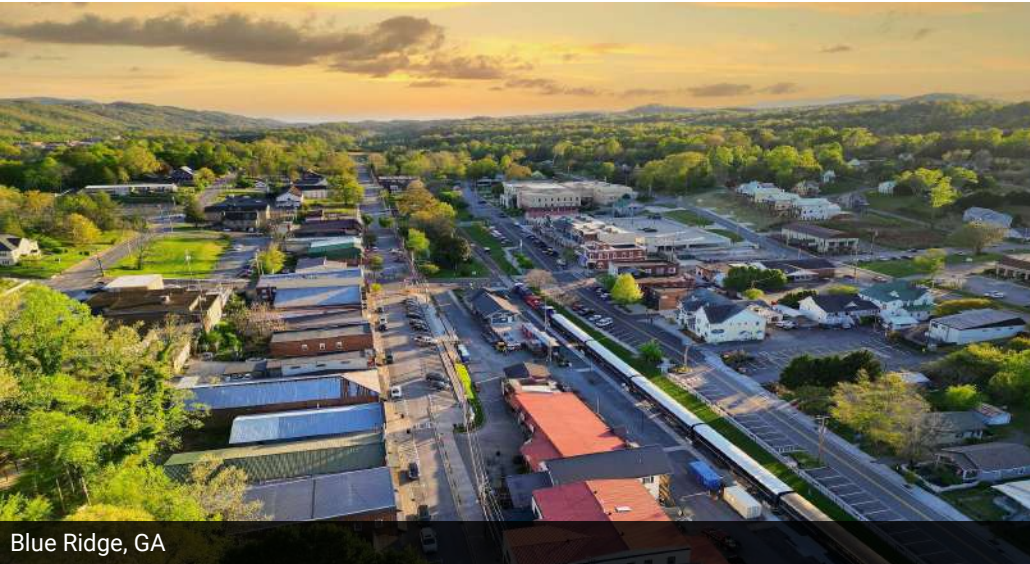




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Blue Ridge, GA



Blue Ridge Scenic Railway

BLUE RIDGE, GA

Blue Ridge is a city in Fannin County, Georgia. Incorporated in 1887 and located in the northeast corner of Georgia, the City of Blue Ridge is the county seat of Fannin County. The city of Blue Ridge is located south of the center of Fannin County. Named for the southern reach of the Appalachian Mountain Range that stretches into the area, the City of Blue Ridge boasts beautiful mountain views. U.S. Route 76 and Georgia State Route 515 pass through the west side of the city, leading east 22 miles to Blairsville and southwest 15 miles to Ellijay. Atlanta is 93 miles to the south via GA-5/515. The City consists of 2.2 square miles. The City of Blue Ridge had a population of 1,225 as of July 1, 2024.

The downtown area boasts quaint shops and eclectic restaurants along with festivals and plenty of activities for residents and tourists all in a small town setting. The economy is supported by a variety of small businesses, including shops, restaurants, and art galleries. Many of these businesses cater to tourists, providing unique local products and dining experiences. Recent investments in infrastructure and community services have contributed to the town's growth and appeal, enhancing both residential and commercial opportunities. Overall, Blue Ridge's economy is characterized by a blend of tourism, real estate, and small businesses, with ongoing development aimed at enhancing the quality of life for residents and visitors alike. Blue Ridge is a popular destination for outdoor activities, including hiking, fishing, and boating. The Blue Ridge Scenic Railway draws many visitors, contributing significantly to the local economy. Fannin Regional Hospital serves as a major employer in the region, providing healthcare services and jobs to local residents. While not as dominant as tourism, some farms and agricultural businesses contribute to employment in the area. Many local hotels, cabins, and vacation rental companies employ a significant number of residents, catering to the influx of tourists seeking outdoor activities and scenic views.

With key water features, such as Lake Blue Ridge and the Toccoa River, Blue Ridge is the Trout Fishing Capital of Georgia. As well as being surrounded by the Blue Ridge Mountains and near the southern tip of the Appalachian Trail, the area draws tourists and outdoors men from all over. The downtown area also serves as host for multiple festivals and the city is home to one of the few drive-ins in North Georgia, the Swan Drive-In theater. Blue Ridge Adventure Park is an outdoor park featuring zip-lining, aerial obstacle courses, and other adventure activities suitable for all ages. Chattahoochee National Forest encompasses vast wilderness, this national forest offers numerous hiking trails, camping sites, and opportunities for wildlife viewing and outdoor recreation.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2018
Locations:	200+
Headquarters:	Denver, CO
Website:	westernvetpartners.com

WESTERN VETERINARY PARTNERS

Western Veterinary Partners (WVP) is a company that partners with veterinary practices to support their growth and operational success. They focus on providing resources, expertise, and capital to help veterinary clinics thrive while maintaining their independence. WVP typically offers services such as operational support, marketing, and financial management to streamline processes and enhance veterinary care. Western Veterinary Partners was founded in 2018. Since then, it has focused on partnering with and supporting veterinary practices across the United States. Western Veterinary Partners is One of Inc. 500's Fastest Growing Companies. Cohutta Animal Clinic is part of the Western Veterinary Partners (WVP) network. As a partner clinic, it benefits from WVP's resources and support while maintaining its independence.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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