

# STAPLES

501 N Slappey Blvd | Albany, GA 31701

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

EXCLUSIVELY LISTED BY



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## Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Tenant Overview
- 04** Market Overview

# PROPERTY OVERVIEW

Staples

501 N Slappey Blvd, Albany, GA 31701



# EXECUTIVE SUMMARY

## The Opportunity

**Matthews™** is pleased to exclusively offer the opportunity to acquire the fee simple interest in the Staples located at 501 N Slappey Blvd Albany, GA 31701 (the “Property”). An ±23,942 square-foot single tenant building on ±2.02 A.C., located on the hard corner of Slappey and Eager Drive, with multiple ingress and egress points paired with ample parking and significant daily traffic ±29,000 VPD. This short-term net lease asset is adjacent to Wendy's, Zaxby's Chicken Fingers, Mavis Tire, Krispy Kreme and additional national retailers and market drivers that attract daily visitors from the surrounding area. To pair with the location, Staples just signed a 3-year extension through March of 2029, showing additional commitment to the site. This investment allows qualified investors an opportunity to purchase a short-term below market asset in a great corridor with significant future upside.

## Investment Highlights

- **Recent Lease Extension** - Staples Recently signed an extension for an additional 3 years through 3/31/2029. The tenant will have two remaining options with increases.
- **Over 25-Year Operating History** - Staples has operated at this location since September 1999, demonstrating this store's successful operational history and longevity for the tenant. Nearby OfficeDepot also recently extended lease, demonstrating sector strength in the area.
- **Below Replacement Cost** – This opportunity to acquire the fee simple real estate is significantly below replacement cost at ±\$96 per SF.
- **Future Development Opportunity** – Large Parcel (2.02 AC) with excellent visibility – directly off of N Slappey Blvd which sees ±29,000 VPD.





Dawson Rd ± 12,200 VPD



N Slappy Blvd ± 27,900 VPD



**501 N Slappey Blvd**  
Albany, GA 31701

**±23,942 SF**  
GLA

**1999**  
Year Built

**±27,900**  
Vehicles Per Day

**000GG/00031/011**  
APN



# FINANCIAL OVERVIEW

**Staples**

501 N Slappey Blvd, Albany, GA 31701



# FINANCIAL SUMMARY

**\$2,300,000**

List Price

**8.70%**

Cap Rate

**\$96.07**

Price Per SF

**±2.02 AC**

Lot Size

## Property Details

Tenant Trade Name	Staples
Type of Ownership	Fee Simple
Lease Guarantor	Staples Corporate
Lease Type	NN
Roof and Structure	LL
Original Lease Term	15 Years
Lease Commencement Date	9/10/1999
Lease Expiration Date	3/31/2029
Term Remaining on Lease	±3 Years
Increase(s)	See Operating Data
Options Remaining	Two, 5-Year Options

## Annualized Operating Data

Date	Annual Rent	Monthly Rent	\$ PSF/Yr.	Increase %	Cap Rate
Thru 3/31/2029	\$200,000**	\$16,667	\$8.35	-	8.70%
Opt. 1 - 5 Yr	\$275,333	\$22,944	\$11.50	37.67%	11.98%
Opt. 2 - 5 Yr	\$287,304	\$23,942	\$12.00	4.35%	12.50%



\*\*Seller to Credit \$50,000 at closing per lease

# TENANT SUMMARY

Year Founded  
1986

Headquarters  
Framingham, MA

Ownership Status  
Private

Employees  
12,000

Locations  
860

Annual Revenue  
\$8 Billion

## STAPLES

### Tenant Overview

Staples is a U.S. provider of office products, workplace supplies, technology solutions, and business services. Founded in 1986 and privately owned by Sycamore Partners, the company serves businesses and consumers through retail stores, an e-commerce platform, and B2B delivery operations. Headquartered in Framingham, Massachusetts, Staples focuses on procurement support, facility supplies, office essentials, and technology services.

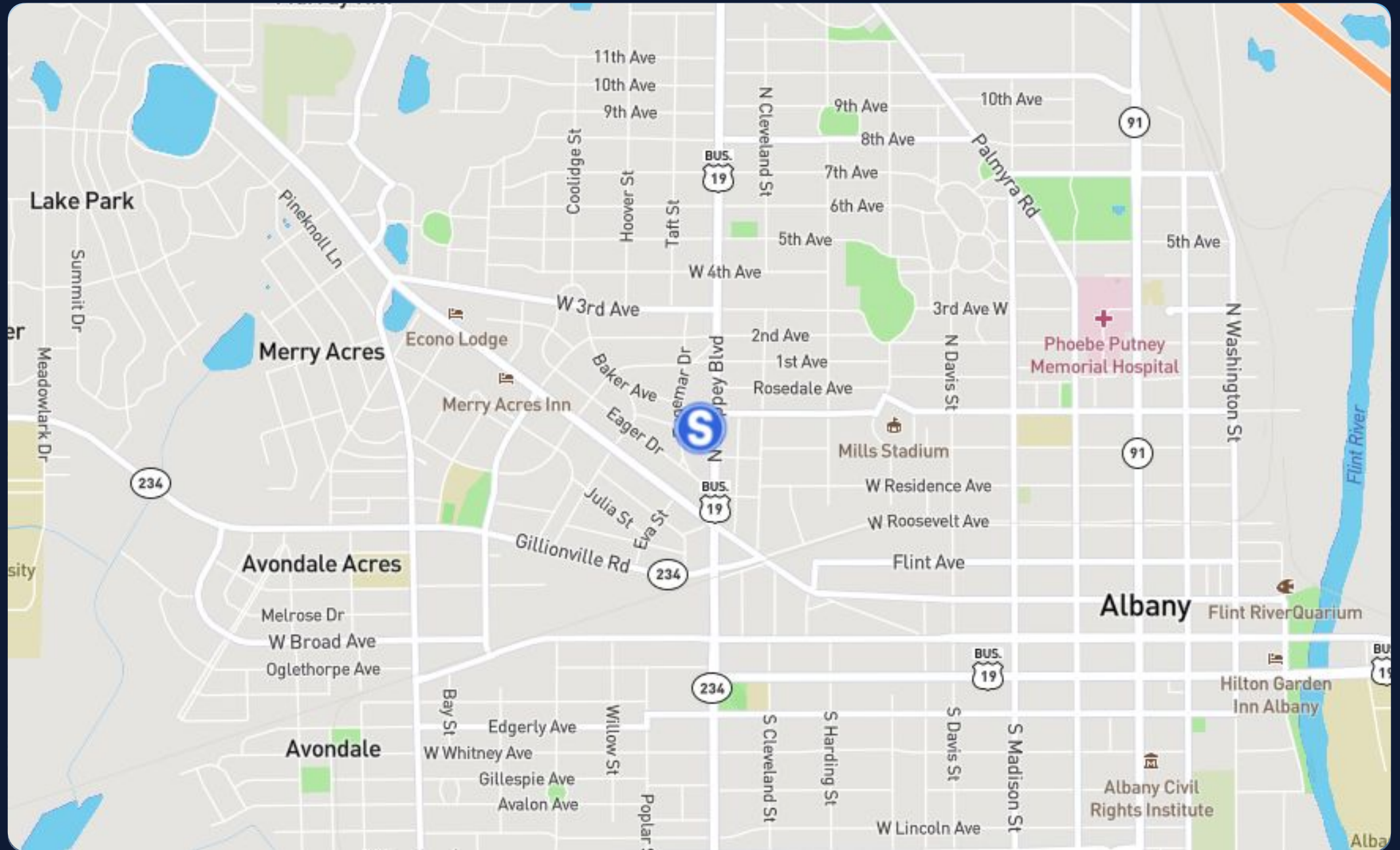
### Why Invest in Staples?

- **Stable Market Position:** Long-standing presence in office products and business services with strong name recognition in the U.S.
- **Business-to-Business Growth:** Increased focus on B2B contracts and delivery programs, which offer recurring revenue opportunities.
- **Omnichannel Capabilities:** Integrated retail, online, and delivery infrastructure supports national reach and high-volume fulfillment.
- **Operational Footprint:** Significant store base and distribution network allow efficient supply and service coverage for commercial clients.
- **Private Ownership Flexibility:** Backing from Sycamore Partners provides access to capital and the ability to pursue restructuring, acquisitions, and strategic initiatives without public-market constraints.

# MARKET OVERVIEW

**Staples**

501 N Slappey Blvd, Albany, GA 31701



# Albany, GA

## Local Market Overview

Albany, Georgia serves as the primary commercial center for southwest Georgia, supported by healthcare, education, manufacturing, logistics, and agriculture. Major employers such as Phoebe Putney Health System and Albany State University help sustain steady employment and business activity. Its position along key regional highways strengthens access for companies serving surrounding communities, making the area suitable for a Staples location focused on both retail and business customers.

The city also offers attractions that help draw residents and visitors, including the Flint RiverQuarium, RiverWalk, and a historic downtown with museums, events, and local dining. These features contribute to consistent traffic throughout the area's commercial corridors, supporting retailers and service providers. Combined with stable economic drivers, Albany provides a solid environment for a Staples property.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	41,430	76,608	107,722

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	17,453	31,582	43,623

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$58,541	\$70,559	\$79,711

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 501 N Slappey Blvd, Albany, GA, 31701 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.