



Franklin Street

Offering Memorandum



PEACHTREE POINT

580 Peachtree Pkwy, Cumming, GA 30041
Affluent Atlanta MSA - \$195K Household Incomes

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set forth through the due diligence period.

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PROPERTY INFORMATION

Peachtree Point | Cumming, GA



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OFFERING MEMORANDUM





PEACHTREE POINT

580 Peachtree Pkwy, Cumming, GA 30041

OFFERING SUMMARY

Sale Price:	\$7,290,000
CAP Rate:	6.00%

NOI:	\$437,289
Building Size:	10,084 SF
Year Built:	2024
Lot Size:	2 Acres
Parking Spaces:	66
Zoning:	CBD
Ownership:	Fee Simple
Occupancy:	100%
Tenancy:	Multiple
Parcel Number:	107-027



41,800 VPD

Travel daily along
Peachtree Pkwy



\$195,000+

household incomes
within **5 miles** of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Newly Constructed ±10,400 SF Multi-Tenant Street-Front Retail Center Delivered in 2024
- Prime Location Along Peachtree Parkway (State Route 141) with ±41,800 VPD
- Affluent Trade Area with \$195,000+ Average Household Incomes Within 5 Miles
- Proximate to GA-400 (±86,600 VPD), Providing Direct Access to the Atlanta MSA
- Located Less Than 0.5 Miles from The Collection at Forsyth and a new Whole Foods-Anchored shopping center development along Ronald Reagan Blvd
- Strong Retail Synergy Less Than 0.5 Miles from The Collection at Forsyth and Surrounding National Retail
- NNN Lease Structure with Full Expense Reimbursement, Including CAM, Taxes, Insurance, and Management
- Durable Tenant Mix Featuring Food & Beverage, Education, and Personal Services

PROPERTY DESCRIPTION

Peachtree Point is located along Peachtree Parkway (State Route 141) in Cumming, Georgia, one of the fastest-growing and most affluent suburbs in the Atlanta MSA. The property benefits from exceptional exposure along a primary north-south commuter corridor carrying approximately 41,800 vehicles per day, with immediate connectivity to GA-400, one of Metro Atlanta's most heavily traveled arteries. The center features a tenant-favorable yet ownership-protective lease structure, with all tenants operating under NNN leases that provide full reimbursement of operating expenses, minimizing landlord expense exposure and enhancing NOI stability. This structure, combined with new construction and strong tenant credit, positions the asset as a low-maintenance, institutional-quality investment. The surrounding area is characterized by strong residential density, highly ranked schools, and ongoing mixed-use development. The property sits less than half a mile from The Collection at Forsyth, a dominant regional shopping destination featuring national retailers, restaurants, and entertainment options that drive consistent consumer traffic. Additional nearby development includes a planned 35-acre mixed-use project anchored by grocery, hospitality, and retail components, further strengthening long-term demand fundamentals.

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW





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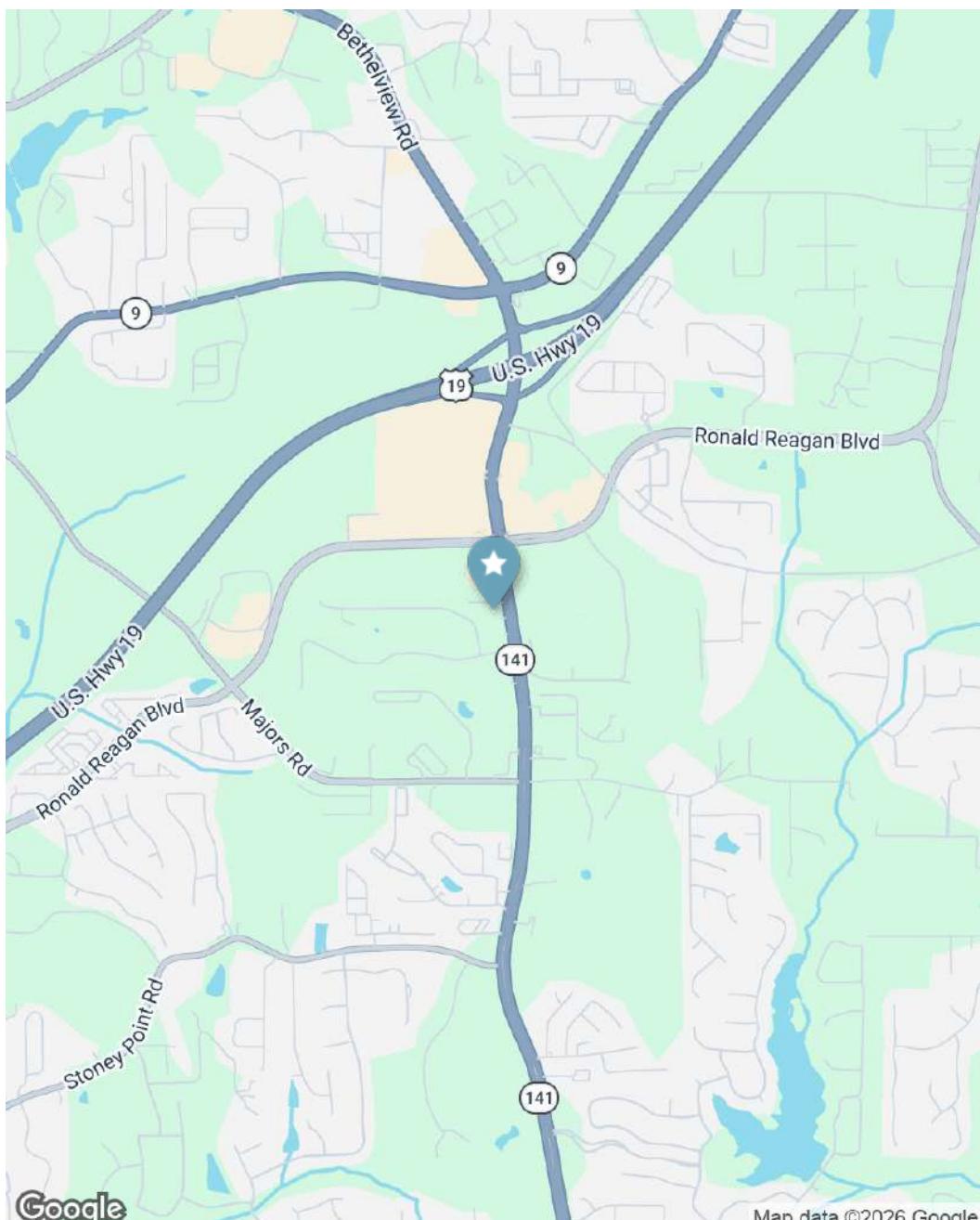
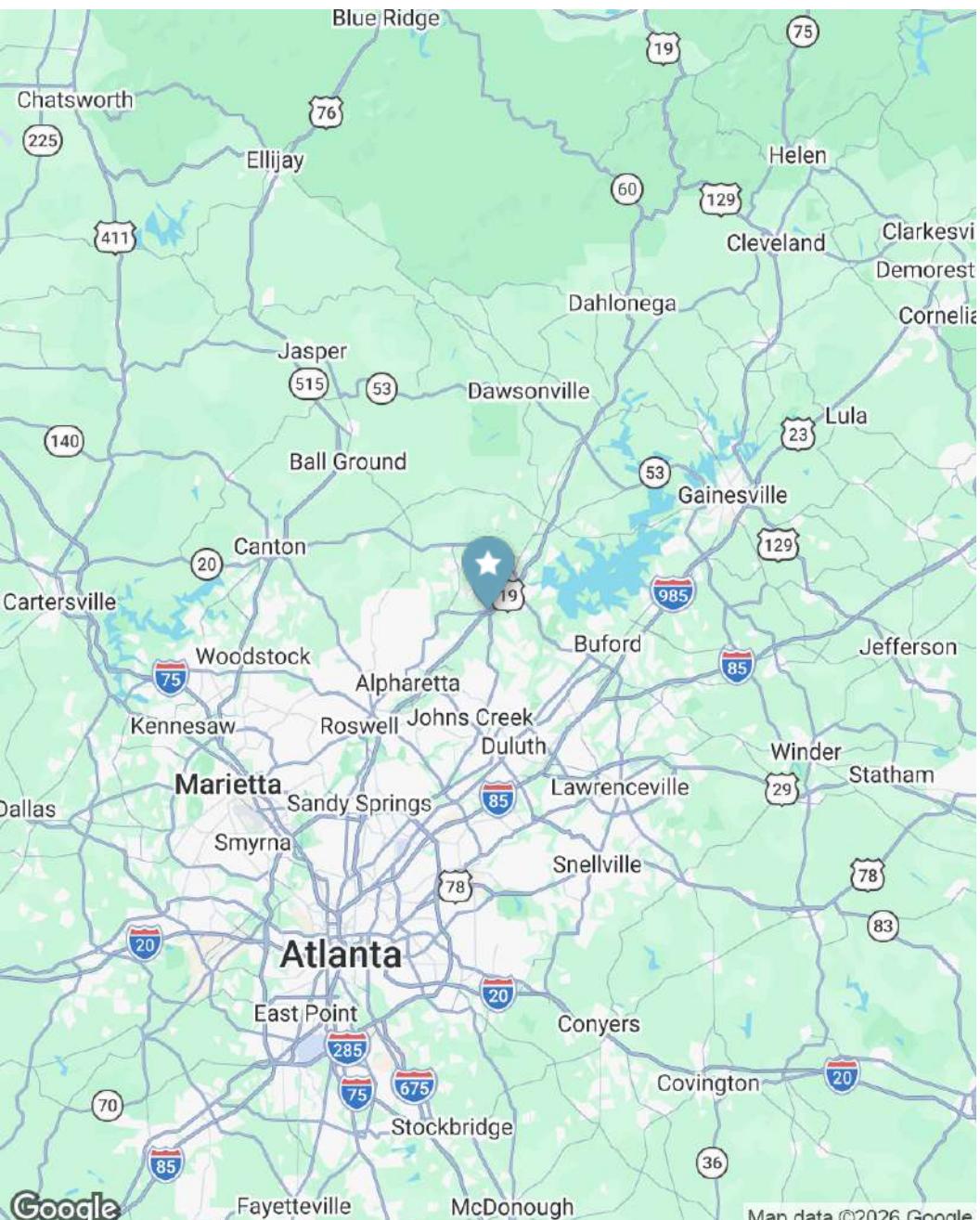
MARKET OVERVIEW

Peachtree Point | Cumming, GA



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REGIONAL & LOCAL MAP



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FINANCIAL ANALYSIS

Peachtree Point | Cumming, GA



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INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price:	\$7,290,000	Net Operating Income:	\$437,289	Year Built:	2024
CAP Rate:	6.00%	Leasable Area:	10,084 RSF	Occupancy:	100.00%



	CURRENT TOTAL	CURRENT PER SF
INCOME		
Base Rent	\$433,620	\$43.00
NNN Reimbursement	\$96,793	\$9.60
GROSS POTENTIAL INCOME	\$530,413	\$52.60
EFFECTIVE GROSS INCOME	\$530,413	\$52.60
EXPENSES	TOTAL	PER SF
CAM	\$46,774	\$4.64
Taxes	\$20,803	\$2.06
Insurance	\$8,200	\$0.81
Management	\$17,344	\$1.72
TOTAL EXPENSES	\$93,123	\$9.23
NET OPERATING INCOME (NOI)	\$437,289	\$43.36

RENT ROLL

Sale Price:	\$7,290,000		Net Operating Income:	\$437,289		Year Built:	2024			
CAP Rate:	6.00%		Leasable Area:	10,084 RSF		Occupancy:	100.00%			
TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
Caribou Coffee	1,800	17.85%	08/01/24	07/31/34	\$52.78	\$95,000	\$109,528	NNN+12%	08/01/29 08/01/34 08/01/39	\$58.02 \$63.86 \$70.25
Handel's Homemade Ice Cream	1,800	17.85%	08/01/24	07/31/34	\$45.39	\$81,702	\$99,583	NNN+MGMT+15%	08/01/26 08/01/27 08/01/28 08/01/29 08/01/30 08/01/31 08/01/32 08/01/33	\$46.30 \$47.22 \$48.17 \$49.13 \$50.11 \$51.12 \$52.14 \$53.18
Tansihq	4,897	48.56%	12/01/24	11/30/31	\$38.11	\$186,625	\$235,254	NNN+MGMT+15%	12/01/26 12/01/27 12/01/28 12/01/29 12/01/30	\$39.25 \$40.43 \$41.64 \$42.89 \$44.18
True Education	1,587	15.74%	12/01/24	11/30/34	\$44.29	\$70,288	\$86,048	NNN+MGMT+15%	12/01/26 12/01/27 12/01/28 12/01/29 12/01/30 12/01/31 12/01/32 12/01/33	\$45.62 \$46.99 \$48.40 \$49.85 \$51.34 \$52.88 \$54.47 \$56.11
TOTALS/AVGS	10,084	100%			\$43.00	\$433,615	\$530,413			

TENANT OVERVIEWS



Handel's Homemade Ice Cream is a premier frozen dessert retailer specializing in fresh, handcrafted ice cream made on-site daily using original 1945 recipes. As of early 2026, the company has expanded significantly to approximately 150 locations across the United States, supported by a workforce of several thousand system-wide employees. While Handel's is a private company, its financial health is robust; system-wide revenue reached \$106 million in 2023, with individual stores often exceeding an average unit volume (AUV) of \$1 million. Handel's represents a low-risk, high-reward tenant due to its "affordable indulgence" business model, which has sustained 16 consecutive years of positive same-store sales growth despite broader economic fluctuations. Its ability to drive consistent foot traffic—particularly multi-generational families—makes it an ideal anchor for neighborhood shopping centers.

# of Stores:	170+
# of Employees:	5,000
Guarantee:	Franchisee
Revenue:	\$146 Million (2024)
Website:	www.handelsicecream.com



Caribou Coffee is a leading specialty coffeehouse chain known for its high-quality, handcrafted beverages and 100% Rainforest Alliance Certified beans. The company operates more than 470 locations in the U.S. and maintains a global presence in 10 countries, employing between 5,000 and 10,000 people. Although it previously traded under the stock symbol CBOU, it is currently a private subsidiary under Panera Brands. Caribou Coffee is a highly attractive tenant for shopping centers because of its flexible real estate footprints, including traditional coffeehouses and "cabin" drive-thru models that maximize efficiency and customer convenience. Its strong brand loyalty and morning-to-afternoon daypart coverage provide landlords with steady, reliable traffic and a premium brand association that often attracts complementary retail tenants.

# of Stores:	836+
# of Employees:	10,000
Guarantee:	Corporate
Revenue:	\$465.3 Million (2024)
Website:	www.cariboucoffee.com



TENANT OVERVIEWS



True Education is a specialized supplemental learning and tutoring center focused on providing personalized academic support for K-12 students. The founders of True Education formerly founded C2 Education, which currently has 100+ locations, and was sold to Serent Capital. The tutoring industry is valued as a "recession-resistant" sector, as parents consistently prioritize educational spending regardless of economic cycles. True Education is an exceptional tenant because it generates "programmed" traffic; parents often drop off students for hour-long sessions and spend that time shopping or dining at neighboring Brentwood Plaza businesses. This creates a symbiotic relationship with other retailers and ensures consistent weekday evening and weekend activity.

# of Stores:	6
Guarantee:	Corporate/Personal
Website:	www.trueeducation.com



Tanishq, a subsidiary of the Tata Group's Titan Company Limited, is a globally recognized luxury jewelry brand specializing in 18k and 22k gold, diamonds, and precious gemstones. The brand operates over 400 locations worldwide and is rapidly expanding its U.S. footprint, with approximately 10 stores currently active in major markets like Chicago, Atlanta, and Boston. Its parent company, Titan, is publicly traded on the National Stock Exchange of India under the symbol TITAN. Titan's jewelry division generates billions in annual revenue, providing Tanishq with massive corporate backing and financial stability. For real estate investors, Tanishq is a prestigious, high-credit-quality tenant that attracts affluent demographics and high-ticket shoppers, making it an excellent anchor for upscale shopping centers seeking to diversify their tenant mix with international luxury brands.

# of Stores:	400+ worldwide
Guarantee:	Franchisee
Stock Symbol:	TITAN
Website:	www.tanishq.co.in





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LOCATION INFORMATION

Peachtree Point | Cumming, GA

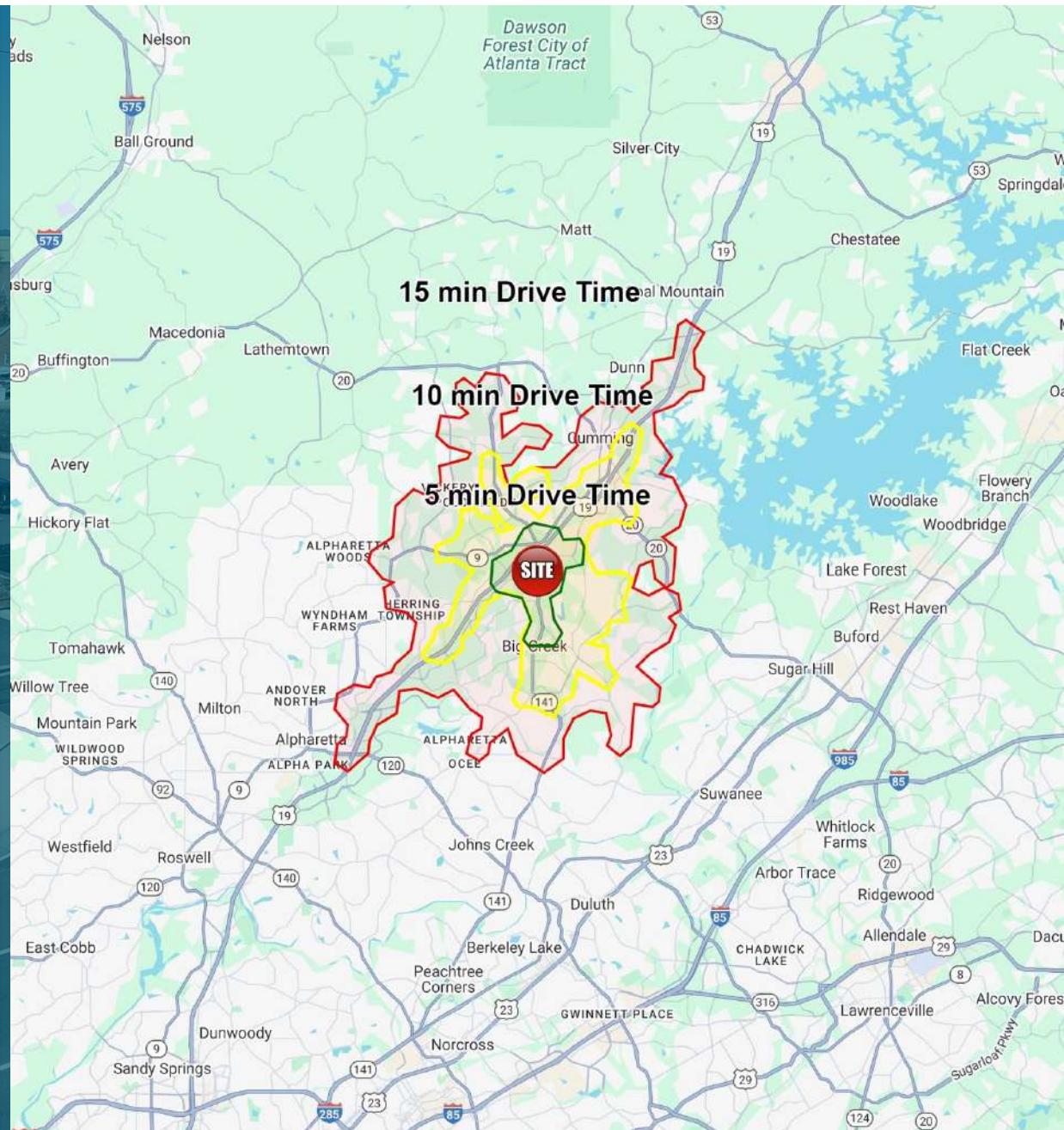


FranklinStreet
OFFERING MEMORANDUM

DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2024)	6,936	52,150	154,221
Proj. Population (2029)	7,805	57,963	169,711
Census Population (2020)	6,002	48,248	145,575
Census Population (2010)	3,177	29,177	96,552
HOUSEHOLDS			
Total Households (2024)	2,557	17,752	53,833
Proj. Households (2029)	2,950	20,259	60,528
Census Households (2020)	2,228	15,807	49,130
Census Households (2010)	1,162	9,717	32,977
HOUSEHOLD INCOMES			
Avg. HHI (2024)	\$186,363	\$195,750	\$187,344
Median HHI (2024)	\$148,947	\$159,696	\$154,458
Avg. HH Net Worth (2024)	\$1.79M	\$1.83M	\$1.71M

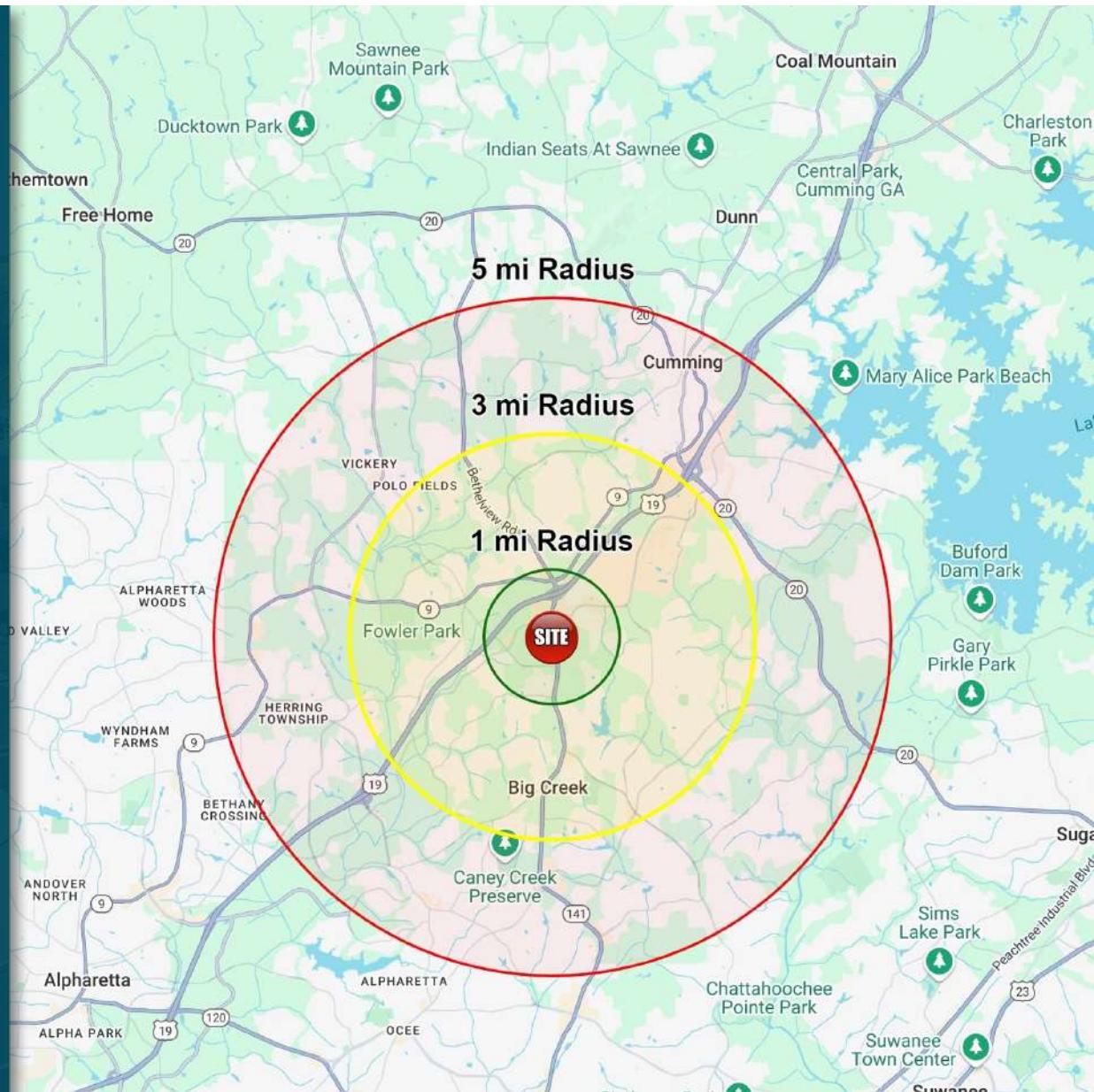


AREA DEMOGRAPHICS

DEMOCRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population (2024)	3,889	55,600	151,661
Proj. Population (2029)	4,395	62,128	168,611
Census Population (2020)	2,989	51,737	142,556
Census Population (2010)	1,142	30,795	93,618
HOUSEHOLDS & INCOME			
Total Households (2024)	1,492	19,067	51,439
Proj. Households (2029)	1,728	21,862	58,674
Avg. HHI (2024)	\$159,844	\$195,078	\$195,937
Median HHI (2024)	\$134,733	\$161,159	\$163,032
Avg. HH Net Worth (2024)	\$1.77M	\$1.83M	\$1.83M

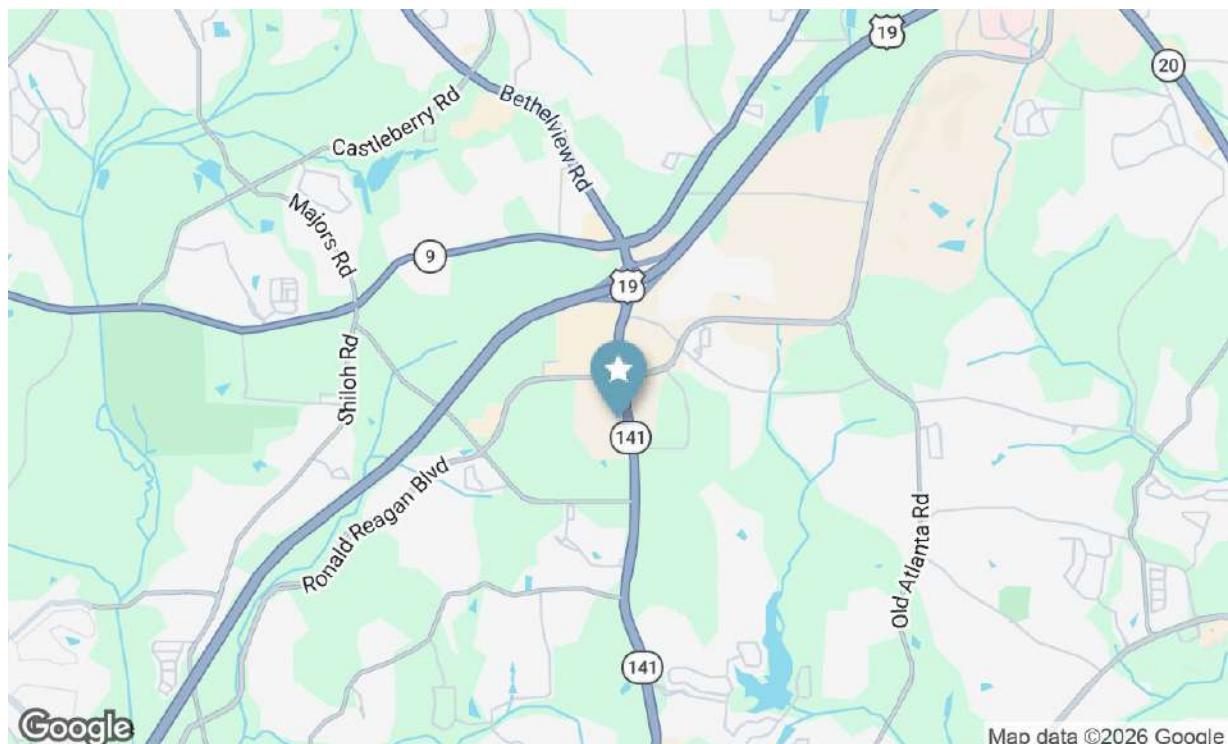
* Demographic data derived from REGIS Online



CUMMING OVERVIEW

ABOUT CUMMING

Cumming, a charming city nestled in Forsyth County, offers a blend of small-town charm and modern amenities. Located just north of Atlanta, it has experienced significant growth in recent years, attracting families and professionals seeking a high quality of life. As of the 2020 census, Cumming had a population of approximately 25,000 residents, showcasing a substantial increase from the previous decade. This growth has been fueled by factors such as its proximity to Atlanta, excellent schools, and a strong job market. The city boasts a diverse economy, with top employers including Forsyth County government, Northside Hospital, and various healthcare and educational institutions. Additionally, Cumming has seen a surge in retail and commercial development, attracting popular national retailers and local businesses. The cost of living in Cumming is generally lower than the Atlanta metropolitan area, making it an affordable option for homebuyers and renters. The city offers a variety of housing options, ranging from single-family homes to apartments and townhouses. Cumming is home to several points of interest, including Lake Lanier: A popular recreational lake offering boating, fishing, swimming, and water sports; Sawnee Mountain Preserve: A scenic park with hiking trails, waterfalls, and beautiful views; Forsyth County Library System: Multiple branches with a variety of resources and programs; Cumming History Museum: A local museum showcasing the city's history and culture; and Downtown Cumming: A charming historic district with shops, restaurants, and events. Cumming is conveniently located near major interstates, including I-285 and I-75, providing easy access to Atlanta and other parts of the state. This accessibility, combined with its desirable amenities and quality of life, makes Cumming a highly sought-after community for residents and businesses alike.



WHY ATLANTA

A photograph of the Atlanta skyline at dusk or night, featuring the Bank of America Plaza and other skyscrapers. A solid yellow horizontal bar is positioned across the middle of the image, partially obscuring the buildings.

#4

Top metros in overall
real estate investments
over the last 5 years

2023 Fortune 1000 Lists

3.4%

Unemployment
compared to U.S. 3.9%

BLS, October 2023

#1

State for doing
business for the 10th
consecutive year

Area Development, 2023

#3

Startups ecosystem
nationally and #8
globally

Business Facilities 2023

Atlanta is the hub and economic engine of the Southeast, the fastest growing region in the United States. Anchored by a growing list of brand name corporations, an evolving innovation district, and coveted quality of life, Atlanta has grown into a powerhouse. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination for young and educated talent from the region's nationally renowned universities. Backed by Hartsfield-Jackson International, the world's busiest airport and the Port of Savannah, the country's fastest growing and #4th largest port, Atlanta possesses unmatched logistical advantages to meet the needs of its' growing population and economy. Atlanta's entrepreneurs, workers, consumers and investors, set the stage for the inception of cutting-edge ideas and discoveries upon the buzzing metropolis.

RANKING & STATISTICS

Metro Atlanta is home to the headquarters of 16 Fortune 500 Companies, making it the 4th ranked city in the country



DELTA

Coca-Cola



Graphic
Packaging
INTERNATIONAL



globalpayments



ASBURY
AUTOMOTIVE GROUP



#1

Best tech job city in
the U.S.

Coursesreport, 16 Best Tech Job
Cities, 2024

#1

Best city for Gen Z in
the U.S.

Commercial café, June 2024

#1

Best place to live in
the U.S.

Money Magazine, 2022-2024

33

Fortune 1000
headquartered in Atlanta

2024 Fortune 1000 Lists

70%+

Industries Growing
Faster than Nation

Lightcast, 2023.Q2 (2019-2024)

#2

City for Professional
Opportunities

WalletHub, 2024

MANUFACTURING

Georgia boasts a robust manufacturing industry, with a strong presence across sectors such as aerospace, electrical equipment, chemicals, and machinery. The state is also a leader in automotive and electric vehicle (EV) manufacturing.

AUTOMOTIVE

942K

Automotive-Related Production Employment

CBRE Research. Scoring Tech Talent 2023

EV SECTOR

83K

Jobs at Automotive-Related Facilities

In Georgia with 50+ Employees (GPC ED)

194

Automotive-Related Facilities in Georgia

With 50+ Employees (GPC ED, 2023)

\$22.9B

In investment to the state

TECH TALENT

TOP 10

State by net tech employment

Lightcast | US Bureau of Labor Statistics

#5

Market for tech degree completions

Boston Consulting Group, 2024

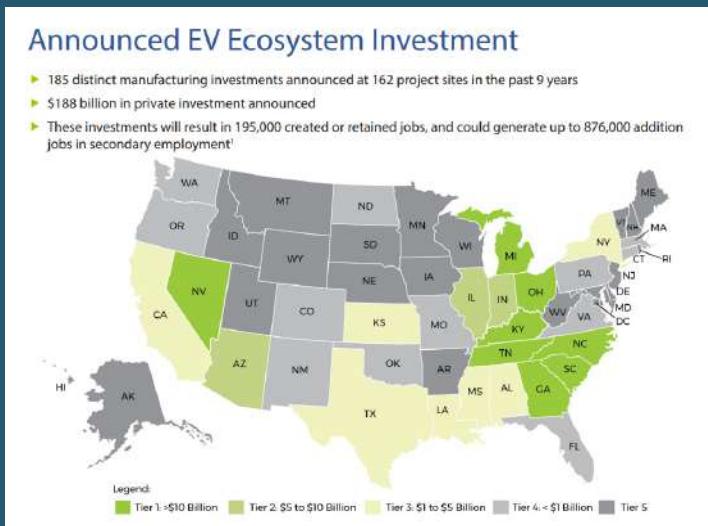
229,584

Total Tech Employment across Atlanta

U.S. Bureau of Labor Statistics, 2024

Atlanta's top destination for tech talent.

- **Diverse Talent Pool:** Atlanta boasts a diverse population, including a significant number of highly skilled tech professionals from top universities like Georgia Tech
- **Lower Cost of Living:** Compared to other major tech hubs like Silicon Valley and New York City, Atlanta offers a more affordable cost of living, making it an attractive option for tech workers.
- **Strong Academic Institutions:** Georgia Tech is a renowned engineering and technology university, producing top-notch talent.
- **Supportive Business Environment:** The city offers a business-friendly environment with favorable tax incentives and a strong entrepreneurial culture.
- **Growing Tech Ecosystem:** Atlanta has a thriving tech ecosystem, with numerous startups, incubators, and accelerators. These factors have collectively contributed to Atlanta's emergence as a major player in the global tech industry.



MAJOR COLLEGES

Metro Atlanta's 21 colleges and universities and 7 trade/technical schools contribute to a highly educated workforce and pipeline of diverse talent.

#1

Best Place to Start a Career

200K

New Graduates annually within 250 miles of Atlanta

2

of the Nation's Top 20 Public Universities call Georgia home

2

of the Nation's Top 5 HBCUs call Georgia home



EMORY
UNIVERSITY



UNIVERSITY OF
GEORGIA

- **Enrollment:** Over 53,000 students.
- **Rankings:** Top-ranked in business, law, and public health; R1 research institution.
- **Economic Impact:** Contributes \$2.6 billion annually to Atlanta's economy.

- **Enrollment:** Approximately 15,000 students.
- **Rankings:** Top-ranked in medicine, public health, and law; consistently among the top 25 national universities.
- **Economic Impact:** Contributes \$12.5 billion annually to the Atlanta economy.
- **Reputation:** Known for its strong research output and global health initiatives.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in engineering, computer science, and business; consistently among the top 10 public universities.
- **Economic Impact:** Contributes over \$4.7 billion annually to Georgia's economy.
- **Reputation:** Known for its innovation, tech entrepreneurship, and research in fields like robotics and aerospace.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in agriculture, business, and education; consistently among the top 20 public universities in the U.S.
- **Economic Impact:** Contributes \$7.3 billion annually to Georgia's economy.
- **Reputation:** Known for its research in agriculture, strong athletic programs, and statewide outreach.

Discover the Atlanta Advantage.

ATLANTAS HOUSING MARKET



As of November 2024, the average rent in Atlanta, GA is \$1,585 per month.

Apartments.com, 2024

383,600

Average value of owner occupied housing units

Census, 2024

\$128,965

Average household income in Atlanta

World Population, 2024

JOB GROWTH 2013-2024

ATLANTA'S JOB GROWTH OUTPACES OTHER MAJOR METROS

#2

MSA for HQ Job Growth (2014-2024)

Lightcast, 2024.Q4

478,000

2024 HQ Jobs

Lightcast, 2024.Q3

Metro Atlanta is the #3 metro area nationally for corporate headquarters.

Business Facilities, 2023

POPULATION DYNAMICS

512,0147

Atlanta's population in 2024 with

2.44%

increase since the 2020 Census.

World Population, 2024

Atlanta is the county seat of Fulton County but it also sprawls across Cobb and DeKalb Counties. The city's growth rate stands at 1.28% annually. The average household income in the city is \$128,965, with a poverty rate of 17.73%.

Atlanta is Georgia's capital, the most populous city, and the 10th largest economy in the US with a GDP of \$276 billion.

ATLANTA TRANSPORTATION



HARTSFIELD — JACKSON AIRPORT

\$14.3M

Infrastructure upgrades and expansions are underway as well as more than \$60 million included for Georgia airports in the federal infrastructure bill.

Warnock Senate, 2024

DELTAS

Largest Hub and Global Headquarters

Delta News Hub, 2024

The world's busiest airport by passenger traffic consistently since 1998

2 HOUR 150

Flight to 80% of the U.S. population

Atlanta Hartsfeild- Jackson Airport, 202

U.S. Destinations

Atlanta Hartsfield- Jackson Airport, 2024

70

International Destinations in 43 countries

Atlanta Hartsfeild- Jackson Airport, 202

MARTA

Atlanta's multimodal transit system links communities, driving new development and shaping the future of the city's transportation network.

MARTA TODAY

- 4.9M average monthly ridership
- 48 miles of rail with 38 stations
- 95% reduction in harmful emissions by using compressed natural gas
- 550+ buses provide service on 101 routes
- 1,439 miles of road covered

MARTA TOMORROW

- \$2.7B 40-year expansion plan
- +29 miles of rail
- +13 miles of bus rapid transit
- + 3 arterial rapid transit routes

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