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Rockbridge Plaza
ROCKBRIDGE PLAZA FOR SALE

OFFERING MEMORANDUM

Prepared by:

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1210 Rockbridge Rd
Norcross, GA 30093

PeterShin

OFFERING SUMMARY

ADDRESS	1210 Rockbridge Rd Norcross GA 30093
COUNTY	Gwinnett
BUILDING SF	25,866 SF
LAND ACRES	3.5

FINANCIAL SUMMARY

PRICE	\$6,500,000
PRICE PSF	\$251.30
OCCUPANCY	100%
NOI (CURRENT)	\$429,246
NOI (Pro Forma)	\$398,417
CAP RATE (CURRENT)	6.60%
CAP RATE (PRO FORMA)	6.13%
CASH ON CASH (CURRENT)	4.49%
CASH ON CASH (PRO FORMA)	3.28%

PROPOSED FINANCING

RB Financing Projection	
LOAN TYPE	Amortized
DOWN PAYMENT	\$2,535,000
LOAN AMOUNT	\$3,965,000
INTEREST RATE	6.30%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$315,358
LOAN TO VALUE	61%
AMORTIZATION PERIOD	25 Years

NOTES

With 6.3 % interest , asking price of \$6,500,000, DCR(Debt Coverage Ratio) is 1.26 %. Buyer must be ready with minimum of 39 % down payment. Buyer must show proof of fund, equal to or higher than \$2,535,000. Otherwise buyer must show lender's policy taking loan with DCR lower than 1.25 % or interest only loan.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	21,303	114,739	250,121
2025 Median HH Income	\$54,613	\$59,834	\$64,387
2025 Average HH Income	\$72,368	\$85,065	\$94,078

Actual CAP will Go Up after CAM Reconciliation

- The current actual CAP rate is low because CAM reconciliation has not been completed yet. The reconciliation is scheduled to take place after the 2024 fiscal year, typically following tax season. Once owner does reconciliation then Actual CAP Rate will be as same as Pro forma.

Upside Potential

- 5 out of 12 tenants are paying below-market rent, providing the owner with a significant value-add opportunity later.



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Good Location

- All businesses here are performing well with steady traffic. Corner lot with excellent visibility. High traffic flow from nearby businesses, including Walmart, Carter Rockbridge Plaza, Greens Corner Shopping Center, IHOP, and Chuck E. Cheese.

\$25/SF NNN area

- Tenants here enjoy staying because of strong business and affordable rent. Many retail spaces within a mile are asking \$25+ NNN. Merchant Square, less than a mile away, is asking \$3,500 + NNN for 1,000 SF (totaling \$4,000 per month).
- Many tenants have been here since before 2019. A variety of stores operate here, selling or providing: tools, convenience store items, insurance, cell phones, hair services, cakes, a sports bar, nail services, African groceries, coin laundromat services, and more.

*Cell Tower- The cell tower and any associated lease rights are not included in the sale. The buyer will not acquire ownership or lease rights to the cell tower.



High Rent Rate Area

- There are three QT gas stations and two Wal-Mart stores within 1 to 2 miles from here. There are eight large grocery stores, including two Wal-Mart stores, Hong Kong, Al Madina, Talpa, Namdaemoon, Kroger, and Aldi. Nearby, you'll also find Starbucks, Chick-fil-A, IHOP, Chuck E. Cheese, Super Hibachi, and McDonald's. It's also noteworthy that most tenants in the Jimmy Carter Blvd area near the grocery stores have consistently paid base rents exceeding \$25 per square foot since 2014.

Gateway 85

- The property is located in Gateway85. The area is known for its low crime rate and extensive redevelopment with thoughtfully designed projects. Originally formed in 2005 as Gwinnett Village CID, the organization rebranded in 2017 to better reflect its position as the gateway to Gwinnett County. Gateway85 is the only CID in the state to have both Federal and State Opportunity Zones, which provide significant tax benefits to property owners and businesses in the district. In addition, Gateway85 offers other incentives to encourage and promote redevelopment and support entrepreneurial ventures.

Regional Map



Local Map

