

# 6 Falcon Drive

NNN MARKET-RATE LEASES



**OFFERING MEMORANDUM**  
6 Falcon Dr | Peachtree City, GA 30269

**AVISON  
YOUNG**





# Investment highlights



**RARE FALCON FIELD,  
PEACHTREE CITY  
COMMERCIAL PROPERTY**



**NEWLY RENOVATED**



**NEW LONG-TERM LEASE FOR  
PRIMARY TENANT**



**CREDITWORTHY TENANTS**



**NNN MARKET-RATE LEASES**



# Peachtree City, GA

Peachtree City, GA, located about 30 miles south of Atlanta, has become a highly desirable market for commercial real estate thanks to its strategic location, strong demographics, and quality of life. The city offers a mix of Class A office spaces, retail centers, and industrial properties, with notable concentrations in areas like Kedron Office Park and the Industrial Park along Dividend Drive. Office lease rates typically hover around \$23 per square foot for Class A spaces, while industrial properties remain in demand due to expansions by major employers such as Gerresheimer, Hoshizaki, and CertainTeed, which have collectively invested millions in new facilities and upgrades. These developments underscore Peachtree City's role as a hub for advanced manufacturing and corporate operations within Fayette County.

From a growth perspective, Peachtree City's population has surpassed 41,000 and continues to grow at roughly 1.4% annually, supported by a median household income exceeding \$120,000 and a highly educated workforce—60% of residents hold a bachelor's degree or higher. This affluence and stability have fueled retail and mixed-use development, with projects revitalizing former big-box spaces and attracting national brands alongside local businesses. Infrastructure improvements, such as the Highway 54/74 corridor upgrade, and recreational investments like new pickleball courts and parks, further enhance the city's appeal for both residents and businesses. Combined with its proximity to Hartsfield-Jackson Atlanta International Airport and access to metro Atlanta's talent pool, Peachtree City offers a compelling environment for companies seeking suburban convenience with metropolitan connectivity.



PROPERTY  
LOCATED  
AT ATLANTA  
REGIONAL AIRPORT



2024 TREE CITY  
USA DESIGNATION  
FROM THE ARBOR  
DAY FOUNDATION



GOLF CART CITY -  
100+ MILES OF  
PAVED, MULTI-USE  
PATHS



## 5-MILE RADIUS

\$136,041

AVERAGE HH INCOME

43.3

MEDIAN AGE

\$101,649

MEDIAN HH INCOME

2,837

TOTAL BUSINESSES

53,736

TOTAL POPULATION



# Financial summary

## TRANSACTION SNAPSHOT



Asking Price  
**\$4,595,000**



Cap Rate  
**7.61%**



NOI  
**\$349,600**

Suite	Tenant	Square Feet	Rent Rate	Monthly	Annual	Escalation	Expiration	Monthly OPEX
101-102	US Aviation Group	5,109	\$12.38	\$5,272.09	\$63,265.08	4.3%	12/31/28	\$826.50
103-108	Cidan Machinery	16,434	\$16.33	\$22,361.20	\$268,334.40	4.0%	10/31/31	\$3,347.06
Land Lease	US Aviation Group	--	--	\$1,500	\$18,000	4.0%	12/31/28	
					\$349,599.48			\$4,173.56



# Property photos



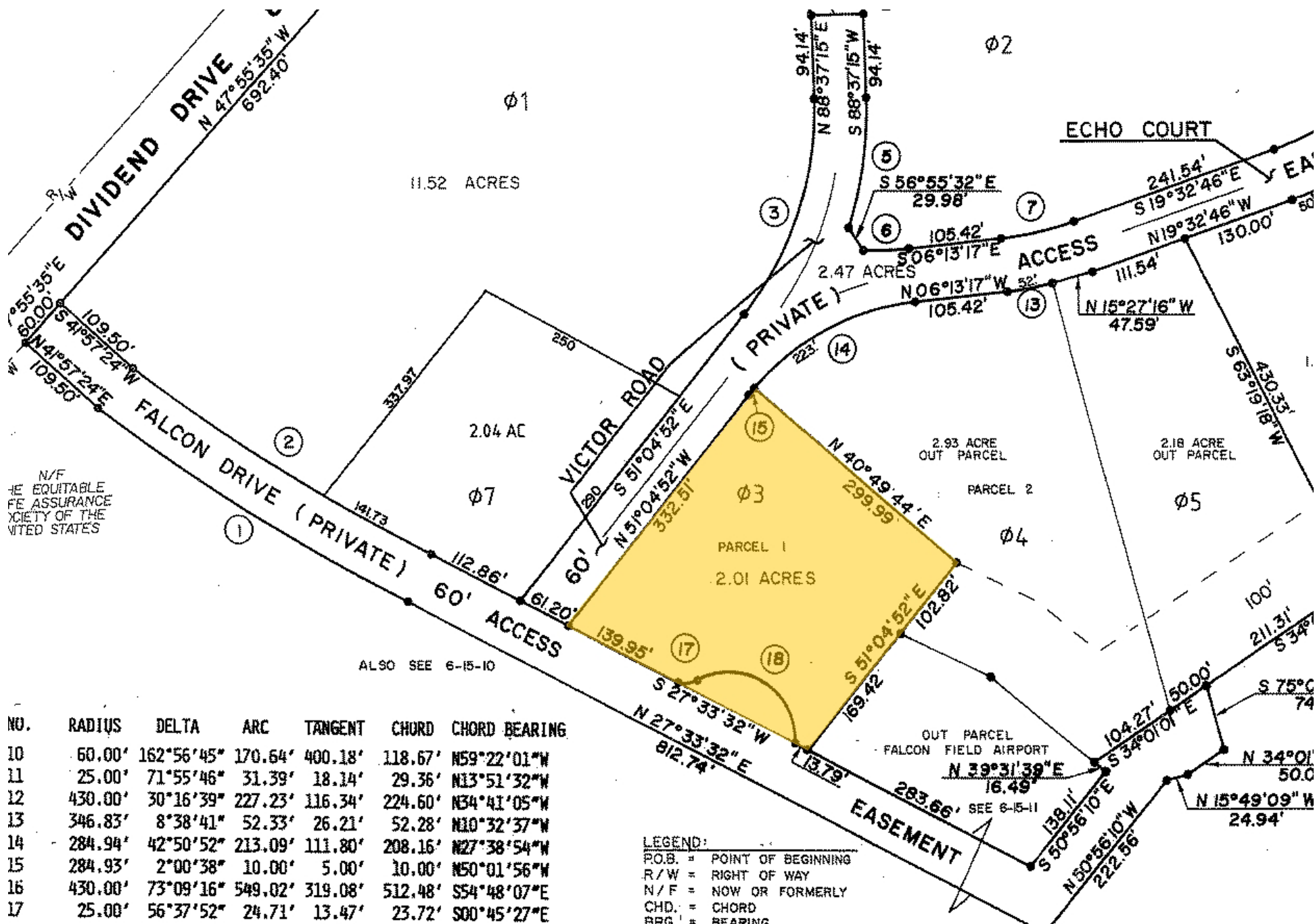


# View from above





# Plat map





# Let's connect.

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