

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.



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	 Cap Rate	 NOI
\$4,595,000	7.61%	\$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

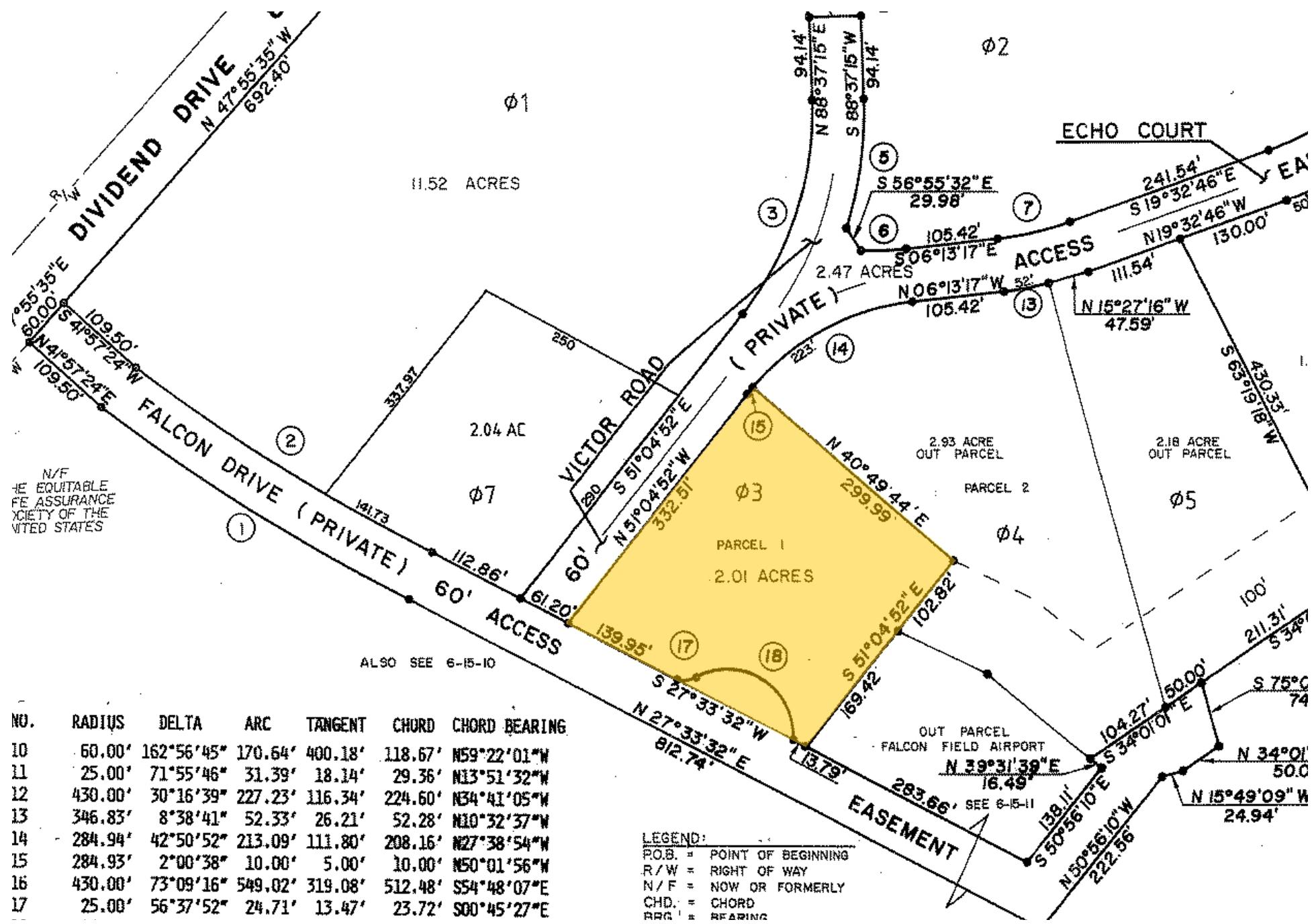
Property photos



View from above



Plat map



Let's connect.

MARK WRIGHT, SIOR, CCIM

Senior Vice President

770 542 8480

mark.wright@avisonyoung.com

Visit us online

avisonyoung.com/netlease

© 2025 Avison Young - Atlanta, LLC - The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

1230 Peachtree St NE, Suite 3400 | Atlanta, GA 30309

**AVISON
YOUNG**