



WALMART/HOME DEPOT SHADOW
ANCHORED STRIP CENTER



Northeast Atlanta, MSA
AVAILABLE FOR SALE

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

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INVESTMENT SUMMARY

Harrison Properties Brokerage is pleased to exclusively offer for sale Monroe Crossing, a 33,000 SF shopping center investment opportunity located at 2120 W Spring St in Monroe, GA. This opportunity includes two Walmart and Home Depot shadow anchored multi-tenant strip centers occupied by nationally recognized operators including Dollar Tree, Aaron's, City Gear and Benchmark Physical Therapy, as well as other strong local operators. The property sits directly off of a busy Hwy 78 exit, with frontage on the main retail node through Monroe, W Spring St.

OFFERING SUMMARY

| | |
|--------------|------------------|
| ASKING PRICE | UNPRICED |
| CAP RATE | TBD by Market |
| CURRENT NOI | \$455,021 |
| LEASE STYLE | TRIPLE NET (NNN) |

PROPERTY SUMMARY

| | |
|---------------|------------------|
| ADDRESS | 2120 W SPRING ST |
| COUNTY | WALTON COUNTY |
| BUILDING AREA | 33,000 SF |
| LAND AREA | 7.16 AC |
| YEAR BUILT | 2005 |



HIGHLIGHTS

- Rare Walmart/Home Depot shadow anchored strip centers leased well below market rates - Providing a new investor strong national operators with immediate value-add opportunity through the in-line tenant mix.
- Located directly across the street from 77 bed Piedmont Hospital
- Dollar Tree and Aaron's have operated at this location since it was developed in 2005. Aaron's renewed in 2025 showing long-term commitment to the location.
- Located along main retail thoroughfare through Monroe
- Property and submarket benefit from student traffic between Atlanta and Athens travelling to University of Georgia.
- 1 hour, 30 minute drive from Hartsfield Jackson Atlanta International Airport.
- Easy access to major thoroughfares - Georgia State Route 78 and Georgia State Highway
- Excellent visibility along West Spring Street / accessed through a 4-way signalized intersection.
- Strong Ingress/Egress: Two easy access points
- Very ample parking. 156 spaces or 4.72/1000 SF ratio.
- Traffic Counts: 17,000+ cars travel daily past the property on West Spring Street, and 17,000+ on Ernest M.L.K. Jr. Boulevard and 20,000+ cars on Highway 78.
- Close proximity to national retailers: Home Depot, Walmart, Tractor Supply, Chick-Fil-A, Moe's, IHOP, McDonalds, Dunkin, Starbuck, Arby's, Burger King, Zaxby's, Longhorn Steakhouse, Applebee's Grill and many others



D O L L A R T R E E

TENANT PROFILE

Dollar Tree, Inc. is a Fortune 200 company and a leading operator of discount variety stores in North America. With over 16,000 locations across the United States and Canada, the company specializes in offering a wide range of products at a fixed price point, typically \$1 or slightly above for select items. Their merchandise includes household goods, cleaning supplies, food, health and beauty products, seasonal decorations, party supplies, and more, catering to budget-conscious consumers. Dollar Tree is known for its stable financial performance, backed by its strong brand recognition and diverse product offerings. The company often leases spaces in shopping centers and neighborhood retail plazas, making it a sought-after tenant due to its consistent traffic generation and reliable tenancy. As a publicly traded entity on NASDAQ (ticker: DLTR), Dollar Tree continues to demonstrate growth and resilience in various market conditions, making it a cornerstone tenant in retail investment portfolios.



COMPANY TYPE
TICKER: DLTR



FOUNDED
1986



OF LOCATIONS
16,000+



HEADQUARTERS
Chesapeake, VA



WEBSITE
DOLLARTREE.COM

A dark, semi-transparent background image of an Aaron's store. The store has a large glass window displaying various items like a red sofa and a lawnmower. Above the window, the Aaron's logo is visible. The building has a brick facade and a grey roof. The overall image is slightly grainy and has a professional, informative look.

A A R O N ' S

TENANT PROFILE

Aaron's, Inc. is a leader in lease-to-own and retail sales of furniture, electronics, appliances, and other home essentials. With over 1,300 locations across the United States and Canada, Aaron's offers flexible payment options that make ownership affordable for customers. The company caters to value-conscious consumers who may not have access to traditional credit, providing a wide range of high-quality, brand-name merchandise. Established in 1955 and headquartered in Atlanta, Georgia, Aaron's has built a reputation for exceptional customer service and community involvement. As a publicly traded company on the NYSE (ticker: AAN), Aaron's brings stability and consistent foot traffic to shopping centers, making it a strong and reliable tenant for retail property owners.



COMPANY TYPE
TICKER: AAN



FOUNDED
1955



OF LOCATIONS
1,300+



HEADQUARTERS
Atlanta, GA



WEBSITE
AARONS.COM

C I T Y G E A R

TENANT PROFILE

City Gear, a subsidiary of Hibbett, Inc., is a leading retailer specializing in urban fashion and athletic-inspired apparel, footwear, and accessories. With a strong presence in metropolitan and suburban markets, City Gear caters to a youthful and fashion-forward customer base, offering popular brands like Nike, Jordan, Adidas, and more. The store is known for its curated selection of streetwear, sportswear, and limited-edition releases that appeal to trend-conscious shoppers. Acquired by Hibbett in 2018, City Gear benefits from a robust supply chain and expanded market reach, making it a valuable tenant in retail centers. The brand's focus on exclusive product offerings and community engagement drives consistent traffic and enhances the tenant mix of its locations.



COMPANY TYPE
TICKER: HIBB



FOUNDED
1945



OF LOCATIONS
1,200+



HEADQUARTERS
Birmingham, AL



WEBSITE
CITYGEAR.COM



PROPERTY PHOTOS

WALMART/HOME DEPOT
SHADOW ANCHORED STRIP CENTER
Northeast Atlanta, MSA



WALMART/HOME DEPOT SHADOW ANCHORED STRIP CENTER
Northeast Atlanta, MSA
Available For Sale

HARRISON
PROPERTIES
Your Property Our Commitment



WALMART/HOME DEPOT SHADOW ANCHORED STRIP CENTER
Northeast Atlanta, MSA
Available For Sale



LAWRENCEVILLE

SANDY SPRINGS

STONE MOUNTAIN

ATLANTA



Fairburn

Union City

Riverdale

Roswell

Marietta

Dunwoody

Peachtree
Corners

Duluth

Smyrna

Brookhaven

Tucker

Snellville

Loganville

Winder

Statham

ennesaw

75

75

285

Mableton

20

70

East Point

Hapeville

ATL

Forest Park

Candler-McAfee

285

Stonecrest

Redan

78

78

Monroe

Oxford

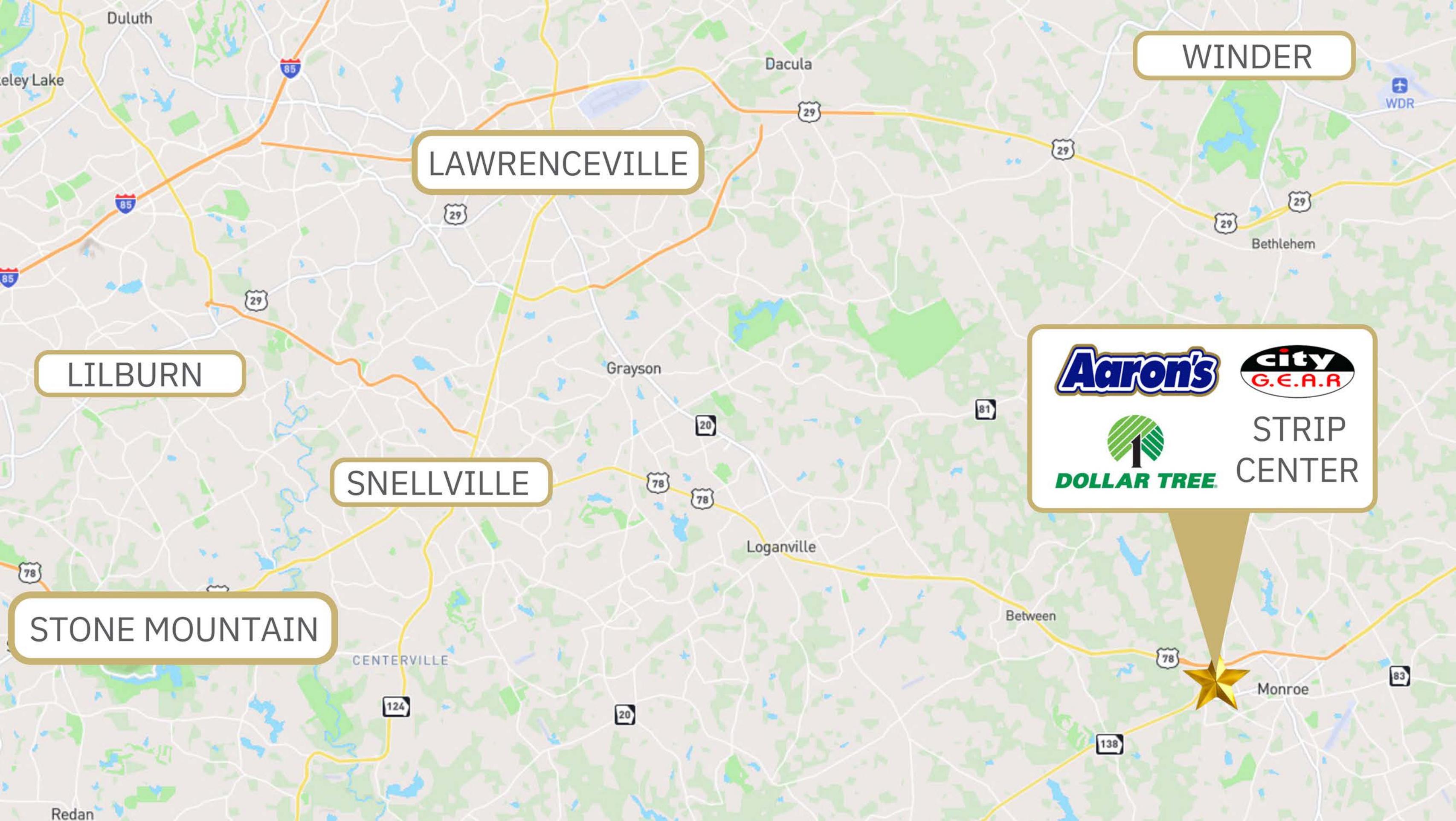
Covington

Rutledge

Fairburn

Winder

Statham



WINDER

LAWRENCEVILLE

LILBURN

SNELLVILLE

STONE MOUNTAIN

Aaron's

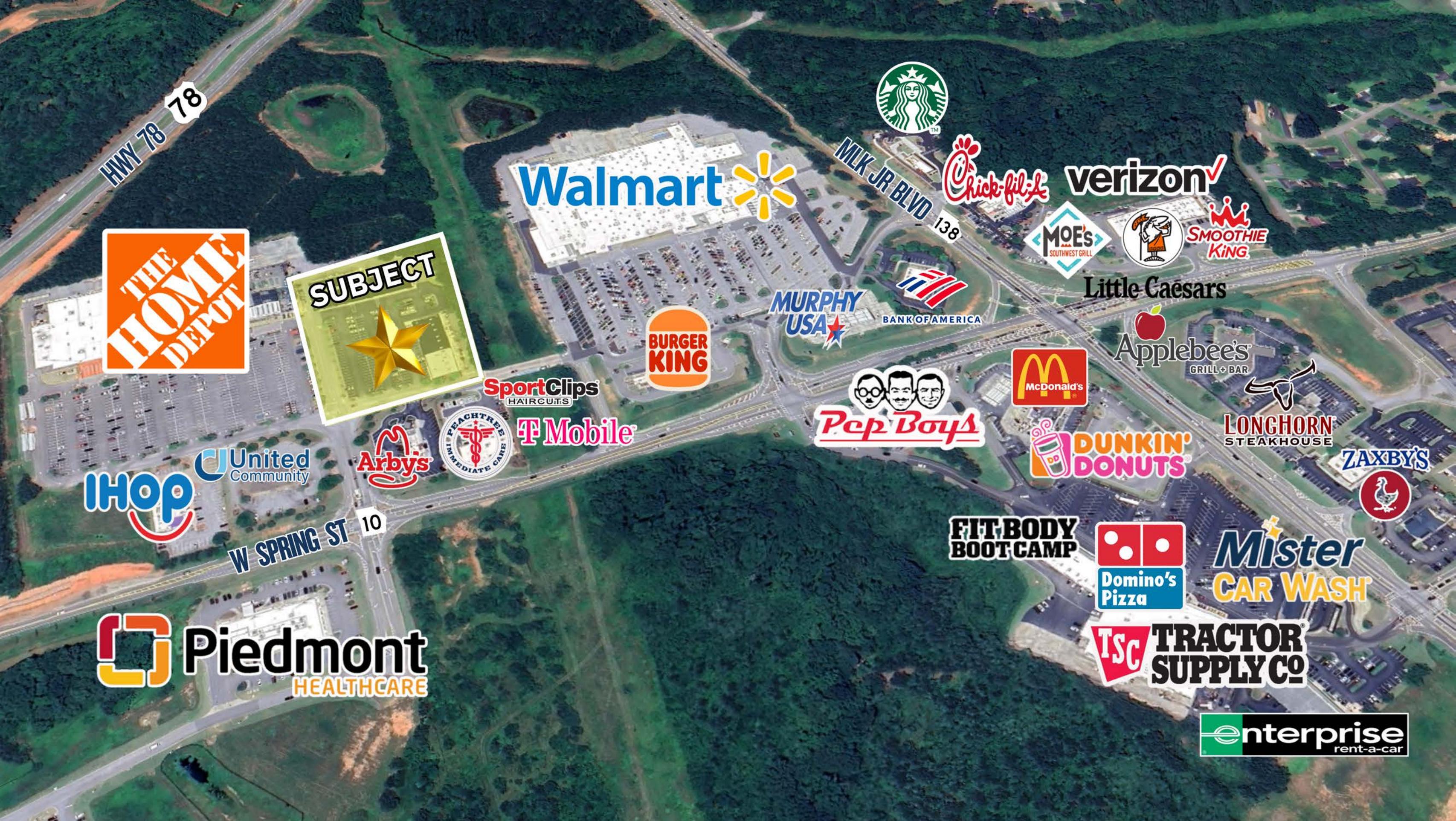
**CITY
G.E.A.R.**



**STRIP
CENTER**

Between

Monroe





IHOP

United
Community



W SPRING ST

10

THE HOME
DEPOT

Walmart

Arby's

Sport Clips HAIRCUTS T-Mobile



MONROE, GEORGIA

NORTHEAST OF ATLANTA

Monroe is the county seat of Walton County, ideally located between the urban sprawl of Atlanta and classic Athens, just one hour east of both Atlanta and Hartsfield-Jackson International Airport.

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 15 Fortune 500 companies that call Atlanta home, which include the recently relocated Mercedes Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 100 million passengers per year.

Atlanta's economy is the 8th largest in the country and the 17th-largest in the world.

6 MILLION

9th most populous MSA in the US Estimated 2025 population of 6.9M

15

Fortune 500 companies call Atlanta Home

785,00

New job forecast through 2025 is 30% higher than US average

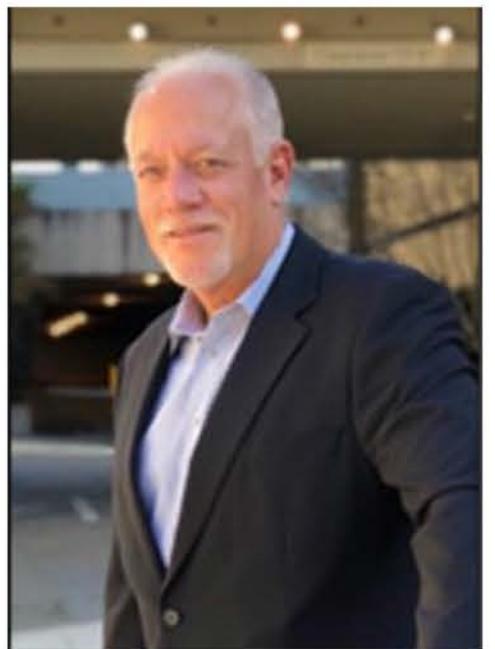




AUSTEN WILEY

VP | BROKERAGE

Austen Wiley serves as Vice President of Brokerage at Harrison Properties. He has successfully closed investment property transactions across all property types in the Southeast for nearly a decade. Over the years, Austen has represented a variety of private capital and Institutional clients in their property acquisitions and dispositions as well as leasing. Austen implements an intelligently aggressive approach to his business, and works to achieve client's goals through the highest understanding of asset underwriting, capital markets and innovative marketing strategies. He has a deep understanding of complex deal negotiation and the effort it takes to vehemently defend his client's best interest. Austen holds a "Master of Science in Commercial Real Estate" Degree from Georgia State University, the number (8) ranked Commercial Real Estate Master's Program in the United States. Austen is a licensed Broker in Georgia and Florida. Austen's most important job is being a husband to his wife Abbie and father to his daughter Josie. He also leads a group of 25 high school students with the North Point Church InsideOut program.



JOHN HARRISON

PRESIDENT | BROKERAGE

John Harrison has served the Atlanta market for over 35 years in advisory, consulting and transaction services, and also specializes in asset recapitalization and value-add services. He began his career with Ackerman & Co. during the early 80's and specialized in the marketing of retail, office and mixed-use properties. He has closed leases and investment sales in excess of \$500 million, and has been a member of the Million Dollar Club for 15-years. He is also a recipient of the Phoenix Award. As a partner with CBH Properties, he was involved in all phases of the development, management and ownership process.

John was Vice President of Commercial Sales at both McWhirter Realty Corp. and Roberts Commercial and was a top producer with each company. During this time period, John was involved in the sale of over 80 retail centers and office properties, and sold medical properties in excess of \$40M. He has a college degree from Emory University.





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