

Piedmont at Fischer Marketplace

105 FISCHER MARKETPLACE LANE, SHARPSBURG, GEORGIA | ATLANTA MSA



EXECUTIVE SUMMARY

 TRANSWESTERN



INVESTMENT SUMMARY

Transwestern's Southeast Investment Sales Team is pleased to exclusively present Piedmont at Fischer Marketplace, a newly constructed 27,686-square-foot medical outpatient building located along Sharpsburg's main corridor within the Atlanta MSA, the nation's 6th largest metropolitan area.

Fully leased to Piedmont Healthcare, the building houses a primary care practice, a pediatrics practice, and a lab, offering essential medical services to the community. The lease includes more than 10 years of lease term remaining, with Piedmont Healthcare operating under a 12-year triple-net lease through May 2035, featuring no landlord responsibilities and annual rent escalations. The lease also provides two 5-year renewal options at fair market value with a yearly increases. Additionally, the current rent remains below the submarket average of \$31.96/SF, presenting a compelling investment opportunity.

Piedmont Healthcare, a leading healthcare provider in Georgia with an A1 credit rating from Moody's, has demonstrated strong commitment to the area by operating multiple specialty locations along Route 34, including orthopedics, rheumatology, and cardiovascular care.

This offering represents an exceptional opportunity for investors seeking a high-quality medical office building with a prime location on Sharpsburg's main corridor, strong nearby amenities, immediate freeway access, excellent site visibility, and a stable income stream from an investment-grade tenant.

INVESTMENT HIGHLIGHTS



SINGLE-TENANT, NET-LEASED TO
PIEDMONT HEALTHCARE



CREDIT TENANT, MOODY'S A1 RATING



BELOW MARKET RENT WITH ANNUAL
RENTAL ESCALATIONS



10+ YEARS REMAIN ON PRIMARY LEASE
TERM WITH RENEWAL OPTIONS



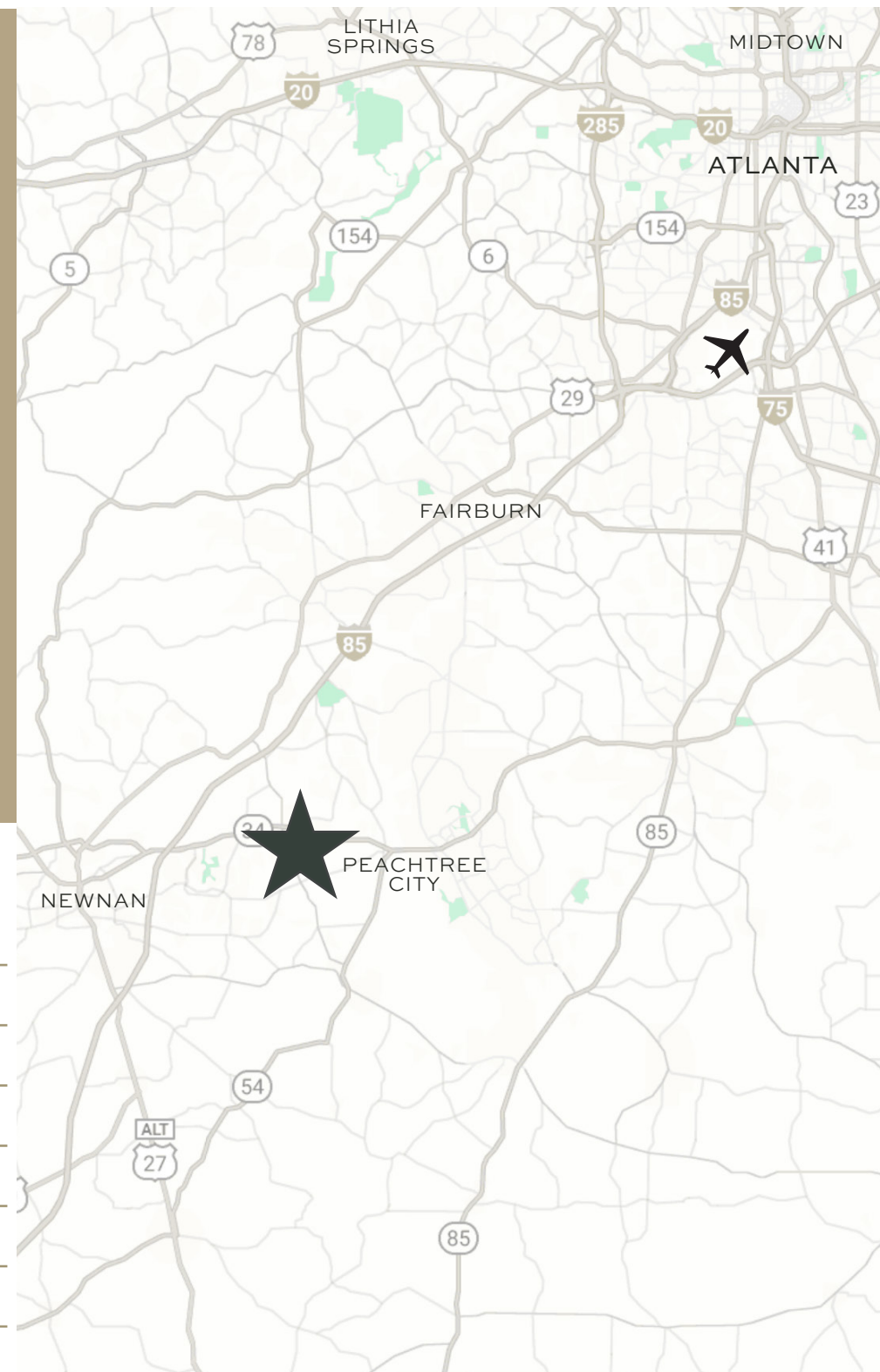
AFFLUENT COMMUNITY, AVERAGE
HOUSEHOLD INCOME EXCEEDS \$161,000



HIGHLY VISIBLE ALONG MAIN RETAIL
CORRIDOR

INVESTMENT SUMMARY

ADDRESS	105 Fischer Marketplace Lane, Sharpsburg, GA 30277
YEAR BUILT	2023
SQUARE FOOTAGE	27,686
ACRES	3.139
OCCUPANCY	100%
WALT	10 years
STORIES	2-Story
PARKING	187 Spaces 7/1,000 SF





ANCHORED BY PIEDMONT HEALTHCARE

The property is 100% occupied by a group of primary care physicians affiliated with Piedmont Healthcare (Moody's A1), a premier healthcare services provider generating over \$1.7 billion in revenue (FY2023). Piedmont serves 85% of Georgia's population, operating across more than 1,755 locations statewide. Since 2013, Piedmont Healthcare has experienced significant growth, expanding from 5 hospitals to 25 and nearly quadrupling its operational scale to meet increasing healthcare demands.



LONG-TERM LEASE

Piedmont Healthcare signed a 12-year lease with annual rental increases, currently has +10 years of remaining term, features attractive low rent, and includes two 5-year extension options.

LEASE HIGHLIGHTS

LEASE COMMENCEMENT DATE	5/10/2023
LEASE EXPIRATION DATE	5/31/2035
RENEWAL OPTIONS	Two (2), 5-Year
LEASE TYPE	Triple Net
TENANT	Piedmont Healthcare



RANKINGS



#2

BEST HOSPITAL
IN METRO ATLANTA
US NEWS & WORLD REPORT

#2

BEST HOSPITAL
IN GEORGIA
US NEWS & WORLD REPORT

AMERICAS BEST
LARGE EMPLOYER
FORBES



PIEDMONT HEALTHCARE BY THE NUMBERS



1,755

PHYSICAL
LOCATIONS



25

TOTAL
HOSPITALS



75

URGENT CARE
CENTERS



25

QUICKCARE
CENTERS



1,875

PIEDMONT
PHYSICIAN
PRACTICES



3,200

PIEDMONT
CLINIC
MEMBERS



NEW, STATE OF THE ART FACILITY

The Property is newer construction, offering excellent curb appeal, high-quality finishes, and functional design that enhances its overall attractiveness and usability.



PRIMARY RETAIL CORRIDOR

Piedmont Primary Care at Fischer Marketplace is strategically located along State Route 34 in Sharpsburg primary retail corridor, a rapidly growing area featuring all-new development and prominent national retailers such as Costco, Floor & Decor, and Sam’s Club, driving significant consumer traffic and enhancing the property’s appeal.



EASE OF PATIENT ACCESS

The offering provides excellent visibility from State Route 34 which brings approximately 34,600 VPD. Additionally, the subject property features great accessibility with four points of ingress/egress.



AFFLUENT DEMOGRAPHICS

	3-MILE	5-MILE
2024 POPULATION	26,935	66,648
2029 POPULATION	27,588	69,310
2024 AVG HOUSEHOLD INCOME	\$161,500	\$152,741
2024 AVG HOME VALUE	\$469,695	\$445,961
MEDIAN AGE	40.4	40.6





TRINITY
CHRISTIAN SCHOOL

NCG
CINEMA

OLD CHICAGO
PIZZA + TAPROOM

COSTCO
WHOLESALE

KAISER PERMANENTE

Wendy's

JIM'N NICK'S
BAR-B-Q

Auto Zone

PEACHTREE
IMMEDIATE CARE

POPEYE'S

SOLOMON BROTHERS
JEWELERS

EXPRESS
OIL CHANGE

sleep number

FUTURE DEVELOPMENT

La Parilla
MEXICAN CATERING

FISCHER ROAD

gusto!

WHATABURGER

Andy's
Frozen Custard

MILLER'S
ALE HOUSE

FISCHER MARKETPLACE LANE

Piedmont

STATE ROUTE 34

FIFTH THIRD

LOCATED ALONG STATE ROUTE 34, A RAPIDLY DEVELOPING CORRIDOR WITH OVER 34,600 VEHICLES PASSING DAILY



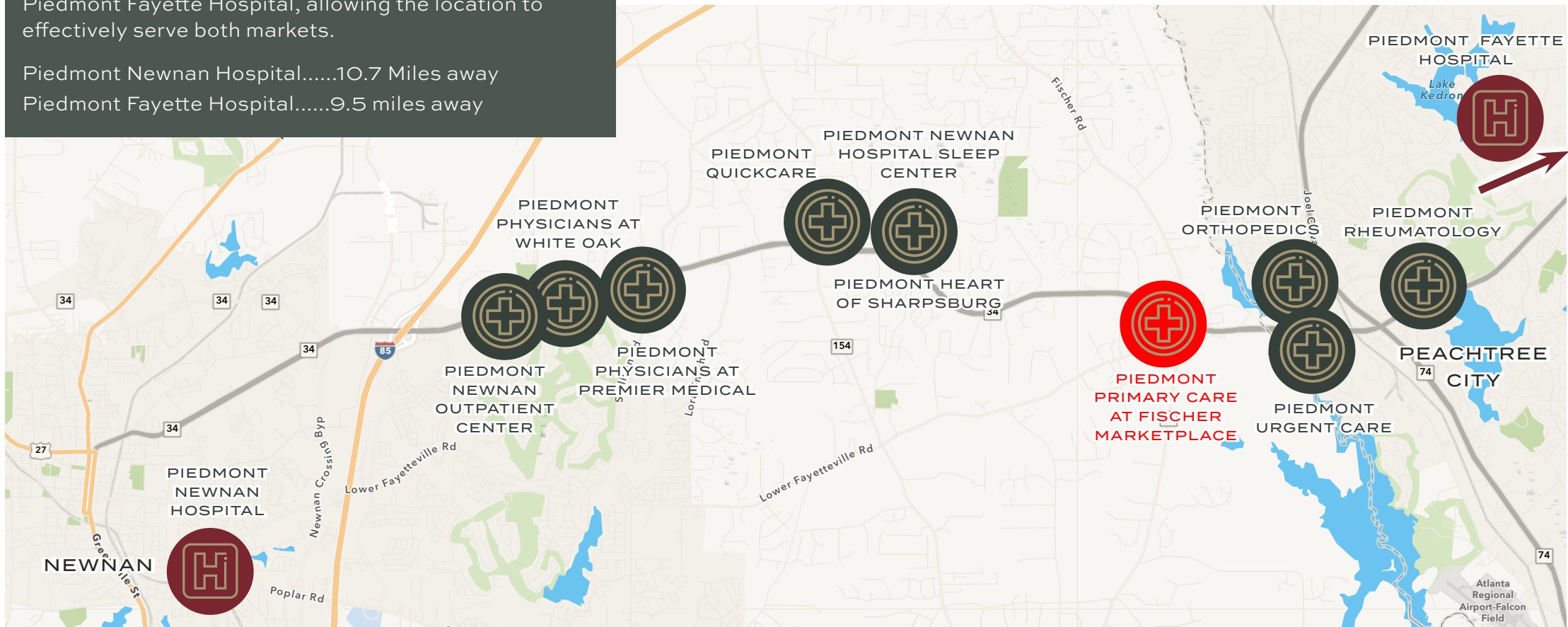


PIEDMONT HEALTHCARE'S STRONG REGIONAL PRESENCE

Piedmont Healthcare has demonstrated a strong commitment to the area with multiple locations along Route 34, spanning from Peachtree City to Newnan, offering a comprehensive range of medical services. These facilities include primary care, pediatrics, rheumatology, cardiovascular, and orthopedic specialties, ensuring accessible, high-quality healthcare for the growing community.

Piedmont at Fischer Marketplace is strategically located equidistant between Piedmont Newnan Hospital and Piedmont Fayette Hospital, allowing the location to effectively serve both markets.

Piedmont Newnan Hospital.....10.7 Miles away
Piedmont Fayette Hospital.....9.5 miles away



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