

FOR SALE



881 RIDGEWALK
PKWY
881 Ridgewalk Pkwy
WOODSTOCK, GA

HARRISON PROPERTIES

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RETAIL PROPERTY FOR SALE

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HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY OVERVIEW

881 Ridgewalk (the "Property") is a 9.6K SF, five-tenant retail center positioned at the front door of The Outlet Shoppes at Atlanta at the I-575/Ridgewalk Parkway interchange (Exit 9) in Woodstock, Georgia. Constructed in 2014 as part of the master-planned Ridgewalk commercial district, the Property occupies an entry-corner, outparcel-style position along the primary approach into a 370K SF outlet center featuring nearly 100 national brands — the closest outlet center to downtown Atlanta — with a 154K SF Costco anchoring the opposite side of the corridor.

The Property is 100% leased to a complementary, internet-resistant mix of national, franchise, and proven local operators: Marlow's Tavern, AT&T, Rock N Roll Sushi, Pigtails & Crewcuts, and SoHo Nail Bar. Four of the five tenants have operated at the Property since 2015–2016, evidencing roughly a decade of sustained sales performance across market cycles. The rent roll is anchored by Marlow's Tavern — an Atlanta-based, full-service tavern group representing 36.5% of GLA and 40.5% of base rent — committed through June 2035, while Rock N Roll Sushi executed a fresh 10-year lease in December 2024 running through 2034. All five leases are triple-net with pro-rata expense reimbursement, producing 2026 in-place NOI of \$400,552 against a 6.5-year weighted average lease term, with 67% of base rent contractually committed beyond 2031.

PROPERTY DETAILS

Address:	881 Ridgewalk Parkway, Woodstock, GA 30188
County:	Cherokee
Property Size:	9,600 SF
Lot Size:	1.42 acres
Lease Type:	NNN
WALT:	6.5 Years
Tenants:	Marlow's Tavern, AT&T, Rock N Roll Sushi, SoHo Nail Bar, Pigtails & Crewcuts
NOI:	\$400,552
Asking Price:	\$6.55M

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PROPERTY HIGHLIGHTS

FRONT DOOR POSITION AT A DOMINANT REGIONAL DRAW

The Property sits at the entrance to The Outlet Shoppes at Atlanta, a 370,000 SF outlet center with nearly 100 national brands (Nike, Coach, Michael Kors, Saks OFF 5TH), the closest outlet center to downtown Atlanta. A 154,000 SF Costco anchors the opposite side of the Ridgewalk corridor.

100% LEASED TO A COMPLEMENTARY, INTERNET-RESISTANT MIX

Full-service dining (Marlow's Tavern), fast-casual dining (Rock N Roll Sushi), telecom retail (AT&T), and personal services (Pigtails & Crewcuts, SoHo Nail Bar) create a service- and experience-oriented tenant mix with daily-needs demand drivers that are insulated from e-commerce disruption.

EXPLOSIVE TRADE-AREA GROWTH

Woodstock's population has grown from approximately 23,900 (2010) to roughly 40,000 today, and the Ridgewalk corridor is absorbing hundreds of new residential units at The Heights at Ridgewalk and Sutton Row (290 units, delivering 2026–2027), part of the 200-acre Buice Lake master plan.

STAGGERED ROLLOVER PROFILE

Only one lease (AT&T, 17.7% of GLA) expires before 2031, providing near-term mark-to-market optionality while preserving durable term — 67% of base rent is contractually committed beyond 2031.

INFRASTRUCTURE TAILWINDS

CDOT and the City of Woodstock are converting the I-575/Ridgewalk Parkway interchange into a diverging-diamond configuration, expanding capacity at the Property's front door and preparing the corridor for continued commercial development.

ANCHORED BY LONG-TERM RESTAURANT COMMITMENT

Marlow's Tavern - 36.5% of GLA and 40.5% of base rent - has operated at the Property since its 2015 opening and is committed through June 2035, evidencing more than a decade of proven sales performance at this location. Rock N Roll Sushi executed a new 10-year lease in December 2024, running through 2034.

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LOCATION OVERVIEW - THE RIDGEWALK CORRIDOR

IMMEDIATE LOCATION

The Property anchors the entrance to Woodstock's premier regional retail node at I-575 and Ridgewalk Parkway (Exit 9), approximately 30 miles north of Downtown Atlanta in Cherokee County.

THE OUTLET SHOPS AT ATLANTA | 370K SF | 100 STORES

The closest outlet center to downtown Atlanta, featuring Nike, Coach, Michael Kors, Kate Spade, Saks OFF 5TH, Under Armour, and Columbia. The center generates seven-day regional draw and delivers shopper traffic directly past the Property's frontage.

COSTCO WHOLESALE | 154K SF | 18-PUMP FUEL

A full-format Costco warehouse with fuel center anchors the corridor off Ridgewalk Parkway, adding high-frequency, membership-driven daily traffic and cementing the interchange as Cherokee County's dominant retail destination.

RESIDENTIAL & INFRASTRUCTURE WAVE - 100'S OF UNITS \ DDI UNDERWAY

The Heights at Ridgewalk and Sutton Row (290 units, phasing through 2026-2027) are adding rooftops within walking distance as part of the 200-acre Buice Lake master plan, while GDOT converts the I-575 interchange to a diverging-diamond configuration.

WOODSTOCK, GA

Woodstock is one of metro Atlanta's most celebrated growth stories — population has climbed from roughly 23,900 in 2010 to approximately 40,000 today, supported by an award-winning walkable downtown, a diverse employment base across Cherokee and north Cobb counties, and sustained in-migration of high-income households. The City continues to invest in trails, parks, and roadway capacity — including the Ridgewalk interchange redesign, Noonday Creek Trail connections, and corridor intersection upgrades — reinforcing long-term demand for retail services along the I-575 spine.

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HARRISON PROPERTIES
PROPERTY PHOTOS



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HARRISON PROPERTIES
AERIAL PHOTO



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HARRISON PROPERTIES
AERIAL PHOTO

THE OUTLET
SHOPPES AT
ATLANTA
(100+ STORES)

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PKWY

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HARRISON PROPERTIES

NEARBY RETAILERS



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HARRISON PROPERTIES
REGIONAL MAP



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HARRISON PROPERTIES

TENANT PROFILES



MARLOW'S TAVERN

Marlow's Tavern is an Atlanta-born, chef-driven American tavern concept founded in Alpharetta in 2004 by restaurateurs John Metz and Tom DiGiorgio of Sterling Hospitality. The polished-casual brand has grown to roughly 20 locations across metro Atlanta and Central Florida, known for classic tavern fare with an upscale twist, hand-crafted cocktails, and an extensive by-the-glass wine program. The Woodstock location occupies a 3,500-square-foot outparcel space with an approximately 800-square-foot patio, and has operated at the property since 2015.

Suite: 5108

Size: 3,500 SF

Lease Start | Lease End: 7/1/15 | 6/30/35

Base Rent: \$44.25/SF



AT&T

This location operates as an AT&T Authorized Retailer under Prime Communications, the largest privately held AT&T Authorized Retailer in the country, operating approximately 2,000 stores nationwide since its founding in 1999. The store offers wireless devices, service plans, home connectivity, and related products backed by one of the strongest names in American telecommunications. A tenant at the property since 2015, Prime has extended its lease three times, most recently through March 2029.

Suite: 5100

Size: 1,700 SF

Lease Start | Lease End: 3/28/15 | 3/31/29

Base Rent: \$43.25/SF

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TENANT PROFILES



PIGTAITS & CREWCUTS

Pigtails & Crewcuts is an Atlanta-founded children's hair salon franchise with more than 80 locations across over 20 states, offering haircuts and styling for children in a colorful, kid-friendly setting, along with birthday parties and related retail. The concept's service-based, e-commerce-resistant model makes it a durable traffic driver for family-oriented retail centers. The salon has operated at the property since 2016 and recently extended its lease through January 2031.

Suite: 5104

Size: 1,500 SF

Lease Start | Lease End: 1/26/16 | 1/31/31

Base Rent: \$36.30/SF



ROCK N ROLL SUSHI

Founded in Mobile, Alabama in 2010, Rock N Roll Sushi pairs American-style sushi and hibachi with a high-energy, rock-and-roll-themed atmosphere, and has grown to more than 75 locations across the country as the nation's leading sushi restaurant franchise. The Woodstock restaurant is operated by a local franchise group in 1,700 square feet with dedicated outdoor seating, bringing a proven fast-casual dining draw to the center.

Suite: 5102

Size: 1,700 SF

Lease Start | Lease End: 12/25/24 | 12/31/34

Base Rent: \$34.00/SF

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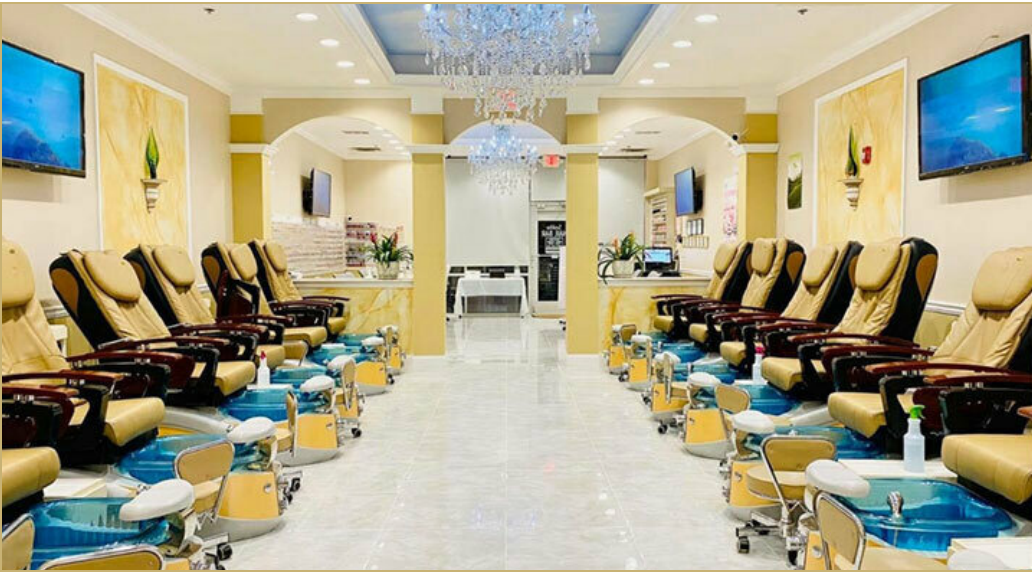
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TENANT PROFILES



SOHO NAIL BAR

SoHo Nail Bar is a locally owned, full-service nail salon offering manicures, pedicures, facials, and waxing, along with retail sale of polish and accessories. A steady service-based operator, the salon has served the Woodstock community from its 1,200-square-foot space since 2016 and recently extended its lease five years, through November 2031 — a strong signal of commitment to the location.

Suite: 5106

Size: 1,200 SF

Lease Start | Lease End: 11/20/16 | 11/30/31

Base Rent: \$35.00/SF

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LEASE ABSTRACT | AT&T

AT&T (Prime Comms Retail)

Lease Abstract

Tenant	Prime Comms Retail, LLC, a Delaware LLC (successor-in-interest to Prime Communications, L.P., a Texas LP)	Cap on CAM Increases	Fixed CAM: \$5.00 PSF (calendar 2015), automatically increased 2.75% each calendar year over prior year; not subject to dispute, review, challenge, or audit
DBA	AT&T / AT&T Authorized Retailer	Expenses	NNN (fixed CAM, Taxes, utilities); no Percentage Rent and no promotion/marketing fund (both deleted)
Guarantor	None identified in documents provided	Taxes	Tenant pays Proportionate Share monthly at 1/12 of estimate with annual reconciliation; 2015 stipulated at \$2.70 PSF (verify); reference \$424.29/mo as of 2020
Building Size (SF)	1,700 (Space No. 5101, Suite 100; multi-tenant outparcel building near The Outlet Shoppes at Atlanta)	Insurance	Tenant carries CGL \$1M/\$2M, All Risk at full replacement, Boiler \$1M, 12-month business interruption (may self-insure), workers' comp, plate glass (initial Tenant may self-insure); Landlord and designees additional insureds
Tenant's Pro Rata Share	Leasable-floor-area fraction of the outparcel building (for Taxes); percentage not stated	CAM	Fixed Operating Costs Charge: \$5.00 PSF (2015 base), increasing 2.75% each calendar year; approx. \$5.73 PSF as of 2020; Tenant has no audit right
Term	7-Year original term; extended three times; currently in Third Extension Term (4/1/2026 – 3/31/2029) per Fourth Amendment (January 2026)	Utilities	Paid by Tenant directly (separately metered or billed); Landlord may select/change providers; Tenant pays proportionate share of shared metered services
Lease Commencement	10/1/2014 (Lease date); Term evidently commenced 4/1/2015 (inferred from rent math and expiration dates — confirm against commencement letter/rent roll)	Admin/Management Fee	Not separately stated; included within fixed CAM (Landlord may allocate a portion to a promotion fund)
Rent Commencement	4/1/2015 (inferred — confirm)	HVAC	Per Fourth Amendment: Tenant maintains HVAC service contract at its cost; Tenant pays repairs up to \$2,000 per Lease Year, Landlord pays excess; quotes over \$2,000 require prior notice to Landlord; unit replacement shared 50/50 if mutually agreed
Rent Expiration	3/31/2029	Roof & Structure	Landlord responsibility (roof, foundations, load-bearing items, structural repairs to exterior walls excluding storefronts, windows, doors, plate glass, signs)
Scheduled Base Rent	\$73,525 (\$6,127.08/mo; \$43.25 PSF) for Third Extension Term; no Percentage Rent (deleted)	Foundation & Structure	Landlord responsibility
Rent Increases	Flat within current Extension Term; Option Term steps to \$47.15 PSF	Parking Lot	Landlord maintains common areas, sidewalks, parking, and curbs (unless necessitated by Tenant's act/omission)
Renewal Options	One remaining Option of 3 Years (4/1/2029 – 3/31/2032) at \$80,155/yr (\$47.15 PSF); written notice at least 180 days before 3/31/2029 (on/before approx. 10/2/2028); original Rider 5-year option superseded/lapsed		
Security Deposit	None		
Permitted Use	Sale of wireless communication products and services, cable TV, satellite, video entertainment, internet access, mobile electronic devices/services, home/office automation and security, and related/ancillary products; incidental storage; no other purpose		

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LEASE ABSTRACT | SOHO NAIL BAR

SoHo Nail Bar

Lease Abstract

Tenant	Sieu Nguyen, an individual (Georgia resident)
DBA	SoHo Nail Bar
Guarantor	Van H. Dinh — Personal Guaranty of Lease dated 7/12/2016 (unconditional; ratified in both Amendments)
Building Size (SF)	1,200 (Space No. 5104, The Outlet Shoppes at Atlanta)
Tenant's Pro Rata Share	Not stated; Tenant pays proportionate share of Taxes
Term	10-Year Initial Term expiring 11/30/2026; extended 5 years per Second Amendment dated 5/8/2024 (First Additional Term commences 12/1/2026)
Lease Commencement	7/25/2016 (Lease date)
Rent Commencement	12/1/2016
Rent Expiration	11/30/2031
Scheduled Base Rent	\$42,000 (\$3,500/mo; \$35.00 PSF) through 11/30/2027; \$44,400 (\$3,700/mo; \$37.00 PSF) from 12/1/2027
Rent Increases	Stepped (not annual); increases to \$37.00 PSF on 12/1/2027
Renewal Options	One Option of 5 Years at \$54,000/yr (\$45.00 PSF); written notice at least 1 year prior to expiration (on/before 11/30/2030); no default at notice or commencement
Security Deposit	\$3,000

Permitted Use	Nail salon (manicures, pedicures, facials, waxing) with incidental retail of nail polish/accessories — and no other purpose
Cap on CAM Increases	Operating Costs fixed at \$5.00 PSF (2016 base), increasing 10% every 5th year; freely negotiated and not subject to audit
Expenses	NNN
Taxes	Tenant pays proportionate share (est. \$3.00 PSF for 2016), paid monthly at 1/12
Insurance	Tenant carries CGL \$1M/\$2M, All Risk, and 12-month business interruption; Landlord named as additional insured
CAM	Tenant pays Operating Costs at fixed \$5.00 PSF (2016 base), increasing 10% every 5th year
Utilities	Paid by Tenant; Landlord may supply via Environmental Charge
Admin/Management Fee	Not separately stated; included within fixed Operating Costs
HVAC	Tenant responsible to maintain (all systems exclusively serving the Premises, incl. plumbing, electrical, storefront glass)
Roof & Structure	Landlord responsibility
Foundation & Structure	Landlord responsibility (structure, roof, foundations, common areas)
Parking Lot	Landlord maintains common areas; recovered through Operating Costs

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HARRISON PROPERTIES

LEASE ABSTRACT | ROCK N ROLL SUSHI

Rock N Roll Sushi

Lease Abstract

Tenant	Robison Venture Group LLC (Georgia LLC)
DBA	Rock N Roll Sushi (franchisee under represented bona fide Franchise Agreement)
Guarantor	Eric Robison and Payton Jones, individuals — joint and several, unconditional, uncapped guaranty of payment and performance for the full Term (incl. renewals/modifications)
Building Size (SF)	1,700 (Store IO2, deemed); plus non-exclusive Outdoor Seating Area in rear common area
Tenant's Pro Rata Share	1,700 SF over 90% of total leasable area (10% gross-up); determined monthly, averaged annually
Term	10 Lease Years from Commencement, plus two 5-Year options; Lease dated 2024 (day/month blank on copy reviewed)
Lease Commencement	Earlier of end of 150-day Build-Out Period or opening for business; Delivery 5 days after Effective Date
Rent Commencement	Commencement Date (pre-opening occupancy is rent-free but otherwise on all Lease terms)
Rent Expiration	End of Lease Year 10 (calculated from Commencement Date)
Scheduled Base Rent	\$57,800 (\$4,816.67/mo; \$34.00 PSF) Years 1-5; \$63,580 (\$5,298.33/mo; \$37.40 PSF) Years 6-10
Rent Increases	One step: 10% increase at Year 6; further 10% steps at each Option Term
Renewal Options	Two Options of 5 Years each: Yrs 11-15 at \$69,938/yr (\$41.14 PSF); Yrs 16-20 at \$76,931.80/yr (\$45.25 PSF); written notice at least 180 days before Option Term begins (time of essence; no Default)
Security Deposit	None
Permitted Use	First-class fast casual Rock N Roll Sushi Restaurant franchise only (sushi, fresh fish, hibachi); Landlord-approved menu; trade name locked; beer/wine/liquor incidental, on-premises only

Cap on CAM Increases	After first full Lease Year, controllable CAM may not increase more than 5% per year (excluding snow/ice, storm, utilities, government mandates, force majeure); unused amounts carry over
Expenses	NNN
Taxes	Tenant pays pro rata share, monthly on estimate with annual reconciliation; est. \$2.59/SF for 2024 (approx. \$4,403)
Insurance	Tenant pays share of Landlord premiums + deductibles + 5% admin fee, est. \$0.90/SF 2024 (approx. \$1,530); Tenant carries all-risk replacement, CGL \$3M, products liability incl. food and alcohol
CAM	Tenant pays pro rata share; est. \$4.45/SF Year 1 (approx. \$7,565); broad definition incl. roofs/exterior, reserves, management fees, plus 15% administrative add-on; capital items amortized up to 10 yrs at Prime
Utilities	Tenant arranges and pays all (incl. trash) from Delivery Date; Landlord may elect to supply and charge as Additional Rent
Admin/Management Fee	15% administrative add-on to CAM; 5% administrative fee on Landlord's insurance
HVAC	Tenant maintains with mandatory service contract (filters 5x/yr, inspections 2x/yr); Initial Term only: existing-unit replacement — Tenant pays first \$2,000 per 12 months, Landlord covers excess (prior written cost approval; ends once unit replaced)
Roof & Structure	Landlord repairs roof, foundation, slab, and exterior walls; costs flow back through CAM
Foundation & Structure	Landlord responsibility (recovered through CAM)
Parking Lot	Common areas maintained by Landlord, recovered through CAM; Tenant assumes all common-area obligations for the Outdoor Seating Area

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LEASE ABSTRACT | PIGTAILS & CREWCUTS

Pigtails & Crewcuts

Lease Abstract

Tenant	Draka Connor Cuts LLC, a Georgia LLC (by assignment from Magnolia Coastal, LLC effective 3/18/2025)
DBA	Pigtails & Crewcuts (franchisee; operation restricted to the trade name)
Guarantor	Andrew Conner — full personal guaranty of payment and performance dated 3/18/2025 (assignor Magnolia Coastal and prior guarantor Andrew McGehee remain liable for obligations accruing before 3/18/2025)
Building Size (SF)	1,500 (Space #104)
Tenant's Pro Rata Share	Not stated; Tenant pays proportionate share of Taxes
Term	10-Year original term (Lease dated 10/21/2015); currently in 5-Year Extension per Second Amendment dated 3/18/2025
Lease Commencement	10/21/2015 (Lease date)
Rent Commencement	2/1/2016 (implied; original 10-year term expired 1/31/2026)
Rent Expiration	1/31/2031
Scheduled Base Rent	\$54,450 (\$4,537.50/mo; \$36.30 PSF) for Extension Term (2/1/2026 – 1/31/2031)
Rent Increases	None during Extension Term (flat); Operating Costs Charge escalates 3% annually
Renewal Options	None — no further extension or renewal options; one-time termination right (Rider Par. C) expired unexercised and is null and void
Security Deposit	\$3,750.00 (assigned to Assignee under Second Amendment)

Permitted Use	Children's hair salon, incidental adult haircutting, related children's services and parties, and sale of related retail items required by Franchisor; no other purpose
Cap on CAM Increases	Operating Costs Charge fixed at \$5.40 PSF (2016 base), escalating 3% each calendar year; 3% annual increases continue through the Extension Term
Expenses	NNN
Taxes	Tenant pays proportionate share monthly (1/12) in advance with annual reconciliation; 2016 base stipulated at \$2.84 PSF
Insurance	Tenant carries CGL \$1M/\$2M with contractual liability, All-Risk at full replacement, boiler/HVAC \$1M, and 12-month business interruption; Landlord and designees named additional insureds
CAM	Tenant pays fixed Operating Costs Charge of \$5.40 PSF (2016 base), increasing 3% per calendar year
Utilities	Paid by Tenant directly / as separately metered
Admin/Management Fee	Not separately stated; included within fixed Operating Costs Charge
HVAC	Tenant responsible to maintain (along with plumbing, glass, storefront, and all interior systems)
Roof & Structure	Landlord responsibility
Foundation & Structure	Landlord responsibility (structural, roof, exterior walls, common areas)
Parking Lot	Common areas maintained by Landlord; recovered through Operating Costs Charge

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LEASE ABSTRACT | MARLOW'S TAVERN

Marlow's Tavern

Lease Abstract

Tenant	Corner Bar Partners One, LLC (Georgia LLC)
DBA	Marlow's Tavern
Guarantor	Referenced in Lease assignment provisions but not identified in documents reviewed — verify against amendments
Building Size (SF)	3,500 (Space #5105, outparcel building; rent roll shows Unit 5108 — confirm renumbering); plus approx. 800 SF Patio Area excluded from rent base
Tenant's Pro Rata Share	Not stated; Tenant pays pro rata share of Taxes
Term	10-Year initial term commenced 7/1/2015; currently in Extension 1 (7/1/2025 – 6/30/2030); rent roll shows 6/30/2035 expiration — verify whether Extension 2 exercised or term amended
Lease Commencement	4/21/2014 (Lease date); Term commenced 7/1/2015
Rent Commencement	7/1/2015
Rent Expiration	6/30/2030 (Extension 1); 6/30/2035 per rent roll if Extension 2 runs
Scheduled Base Rent	\$154,880 (\$44.25 PSF) for Extension 1; plus Percentage Rent of 5% of Gross Sales over \$3,000,000 (current average rent \$24,337 per rent roll)
Rent Increases	Stepped approx. 10% at each 5-year period; Extension 2 at \$170,376 (\$48.68 PSF)
Renewal Options	Two 5-Year extensions (Rider Sec. 12.26); Extension 1 currently in effect; one remaining option (7/1/2030 – 6/30/2035 at \$170,376/yr); written notice at least 1 year before expiration of then-current term (on/before 6/30/2029)
Security Deposit	None

Permitted Use	Marlow's Tavern casual dining restaurant only; alcohol for on-premises consumption only; Tenant must secure and maintain all liquor permits — loss of permits is no ground to terminate or abate rent
Cap on CAM Increases	No cap; Operating Costs base charge of \$5.40 PSF (2014/2015) escalates 3% per calendar year from 1/1/2016 (includes Tenant's share of Landlord's insurance); current \$7.47 PSF per rent roll
Expenses	NNN, plus Percentage Rent (5% of Gross Sales over \$3,000,000 annual base)
Taxes	Tenant pays pro rata share; 2014 estimate \$1.98 PSF; current \$2.62 PSF per rent roll
Insurance	Landlord's insurance included in Operating Costs charge; Tenant carries CGL \$1M/\$2M, Liquor Legal Liability of at least \$5M, All Risk, boiler, 12-month business interruption; Landlord and designees additional insureds
CAM	Fixed Operating Costs charge: \$5.40 PSF base (2014/2015), increasing 3% each January 1; current \$7.47 PSF per rent roll
Utilities	Paid by Tenant directly; Landlord may designate service providers at competitive rates
Admin/Management Fee	Not separately stated; included within fixed Operating Costs charge
HVAC	Tenant responsible to maintain (all systems exclusively serving the Premises), incl. termite/pest service
Roof & Structure	Landlord responsibility (roof, foundations, exterior walls excluding windows/doors/plate glass/storefront, load-bearing items)
Foundation & Structure	Landlord responsibility
Parking Lot	Landlord maintains common areas, sidewalks, and parking; recovered through Operating Costs charge

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Woodstock, Georgia

RETAIL PROPERTY FOR SALE

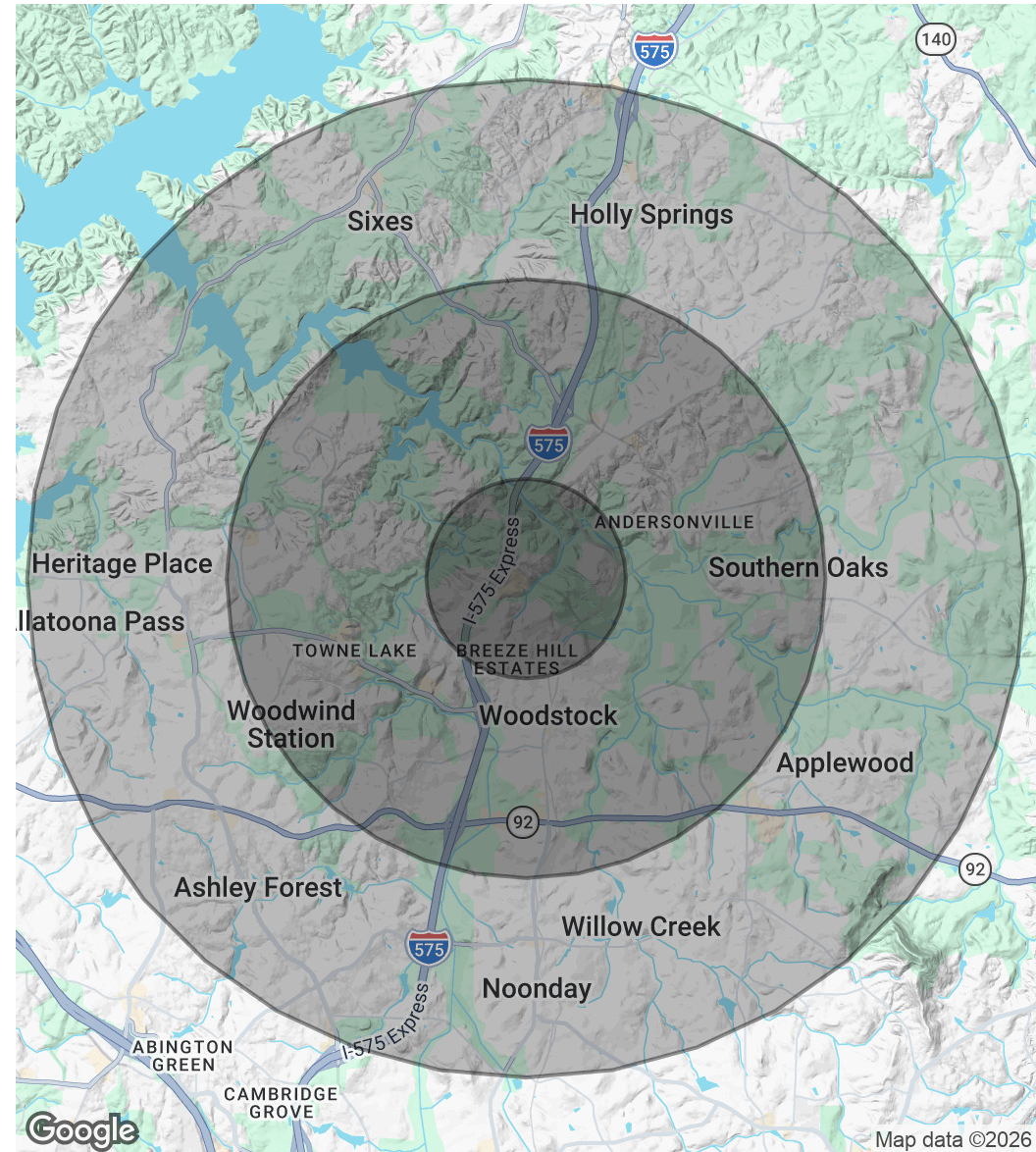
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HARRISON PROPERTIES DEMOGRAPHICS REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,358	53,915	156,682
Average Age	38.7	39.9	39.1
Average Age (Male)	38.8	39.4	38.0
Average Age (Female)	38.9	40.2	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,547	20,856	57,133
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$116,597	\$121,447	\$125,880
Average House Value	\$398,643	\$412,169	\$384,666

2023 American Community Survey (ACS)



881 RIDGEWALK PKWY

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