

OFFERING MEMORANDUM

STRATFORD AT LOVEJOY VILLAGE

10459 Tara Blvd, Jonesboro, GA 30236



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Executive Summary

Sale Price

\$1,850,000

Offering Summary

Cap Rate:	7.78%
NOI:	\$143,768
Building Size:	11,100 SF
Lot Size:	2.91 Acres
Year Built:	2005

Property Highlights

- Unanchored Kroger shadow center totaling 11,100 SF along Tara Boulevard
- Most in-place rents are below-market, creating long-term upside potential
- Diversified tenant mix of service, restaurant, beauty, and entertainment uses that generate consistent daily traffic and are largely resistant to e-commerce disruption
- All leases include contractual rent increases, providing built-in income growth for future ownership
- Recent exterior improvements completed in 2025 including new fabric awnings and fresh building paint
- Located within the Kroger-anchored Lovejoy Village retail node with over 1.3M annual visits and surrounded by national retailers and neighborhood-serving businesses that drive consistent consumer traffic
- Positioned along Tara Boulevard with traffic counts exceeding 47,000+ vehicles per day, providing strong visibility and exposure
- Strong surrounding demographics with population projected to exceed 111,000 residents within a five-mile radius and average household income expected to exceed \$101,000 within five years



Property Description

Stratford at Lovejoy Village is an 11,100-square-foot unanchored Kroger shadow retail center located along Tara Boulevard in Jonesboro, Georgia within the Atlanta MSA. The property features a diversified mix of service, restaurant, beauty, and entertainment tenants that generate consistent daily traffic and are largely resistant to e-commerce disruption. Positioned within the Kroger-anchored Lovejoy Village retail node, the center benefits from over 1.3 million annual visits and is surrounded by national retailers and neighborhood-serving businesses that drive steady consumer activity throughout the corridor.

The property is positioned along Tara Boulevard, a primary retail corridor with traffic counts exceeding 47,000 vehicles per day. Most in-place rents are below current market levels, offering investors the opportunity to capture rental upside over time. Additionally, all leases include contractual rent increases, providing built-in income growth for future ownership. Stratford at Lovejoy Village offers investors the opportunity to acquire a well-located neighborhood retail asset supported by strong surrounding demographics, with population projected to exceed 111,000 residents within a five-mile radius and average household income expected to surpass \$101,000 within five years.

Additional Photos



Additional Photos



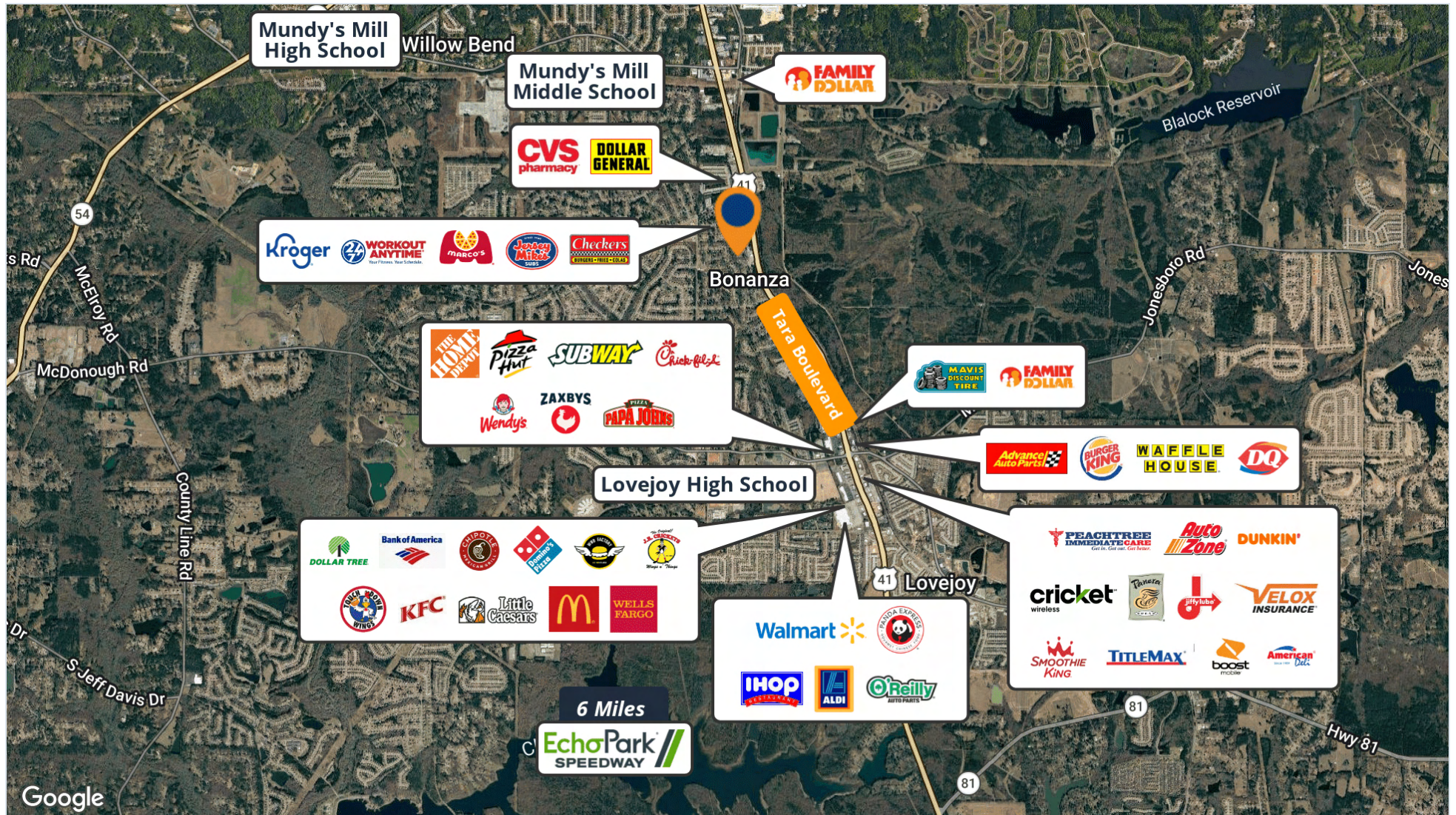
Drone Photo



Additional Photos



Retailer Map



Rent Roll

Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100	Garden of Health & Wellness	1,300	11.71%	08/22/2025	08/30/2030	\$16,800	\$12.92	\$0	-
101	Jag Ink Tattoos	1,300	11.71%	08/01/2023	09/30/2028	\$20,400	\$15.69	\$0	-
102	1-Year Master Lease	1,300	11.71%			\$20,400	\$15.69	\$0	-
103	Diva's Hair Braiding	1,200	10.81%	11/01/2022	12/31/2027	\$20,160	\$16.80	\$0	-
104	Queens Dominican Hair Salon	1,300	11.71%	01/01/2023	04/01/2028	\$22,800	\$17.54	\$0	-
105	Star Nails	1,300	11.71%	07/01/2020	06/30/2030	\$29,042	\$22.34	\$5,850	\$4.50
106	Georgia Potato Factory	1,000	9.01%	06/01/2021	05/30/2031	\$20,000	\$20.00	\$0	-
107-108	Celebrity Lounge	2,400	21.62%	07/01/2019	12/31/2029	\$36,441	\$15.18	\$0	-
Totals/Averages		11,100				\$186,043	\$17.02	\$5,850	\$4
Occupied		11,100				\$186,043		\$5,850	
Vacant		0				\$0		\$0	

Net Operating Income



Income Summary

Gross Scheduled Income	\$186,043
Other Income	\$5,850
Total Scheduled Income	\$191,893
Vacancy Cost	\$0
Gross Income	\$191,893

Expense Summary

Property Taxes	\$22,978
Insurance	\$9,046
Electricity	\$1,979
Water	\$5,875
Trash	\$4,814
Landscaping	\$2,500
Annual Sprinkler Inspection	\$450
Fire Monitoring	\$483
Gross Expenses	\$48,125

Net Operating Income	\$143,768
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Lease Abstract



Garden Of Health & Wellness (Suite 100)

Square Feet:	1,300 SF
Lease Start Date:	08/22/2025
Lease Expiration Date:	08/30/2030
Annual Base Rent:	\$16,800

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
09/01/2025-11/30/2025	-	-
12/01/2025-08/30/2026	\$16,800	\$12.92
09/01/2026-08/30/2027	\$18,000	\$13.85
09/01/2027-08/30/2028	\$19,200	\$14.77
09/01/2028-08/30/2029	\$20,400	\$15.69
09/01/2029-08/30/2030	\$21,600	\$16.62

Tenant is responsible for payment of base rent and utilities serving the premises, along with maintaining the interior of the leased space, including fixtures, equipment, and non-structural components. Tenant is also responsible for routine repairs, janitorial, and day-to-day upkeep, maintaining required insurance, and operating the premises in compliance with lease terms and applicable laws. Landlord is responsible for maintenance and repair of the building's structural components, including the roof, foundation, exterior walls, and common areas, as well as providing and maintaining common area services and shared systems for the shopping center. Landlord absorbs CAM-related expenses and overall common area maintenance costs, as the tenant does not reimburse CAM charges under the current arrangement.



Jag Ink Tattoos (Suite 101)

Square Feet:	1,300 SF
Lease Start Date:	08/01/2023
Lease Expiration Date:	09/30/2028
Annual Base Rent:	\$20,400

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/2023-09/30/2023	-	-
10/01/2023-09/30/2024	\$18,000	\$13.85
10/01/2024-09/30/2025	\$19,200	\$14.76
10/01/2025-09/30/2026	\$20,400	\$15.69
10/01/2026-09/30/2027	\$21,600	\$16.62
10/01/2027-09/30/2028	\$22,800	\$17.54

Tenant is responsible for all interior repairs and maintenance, including HVAC maintenance, repair and replacement, utilities, storefront elements, and day-to-day operational upkeep. Tenant must maintain HVAC service contracts and perform routine inspections. Landlord is responsible for structural components including foundation and exterior walls (excluding storefronts, glass, doors, and related fixtures). Landlord may perform tenant-required repairs if neglected and bill tenant as additional rent.

Lease Abstract



Diva's Hair Braiding (Suite 103)

Square Feet:	1,200 SF
Lease Start Date:	11/01/2022
Lease Expiration Date:	12/31/2027
Annual Base Rent:	\$20,160

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/2022-12/31/2022	-	-
01/01/2023-12/31/2023	\$17,400	\$14.50
01/01/2024-12/31/2024	\$18,276	\$15.23
01/01/2025-12/31/2025	\$19,200	\$16.00
01/01/2026-12/31/2026	\$20,160	\$16.80
01/01/2027-12/31/2027	\$21,180	\$17.65

Tenant pays base rent and utilities and is responsible for maintaining and repairing the entire interior of the Premises, including HVAC (with required service contract and replacement), plumbing serving the space, storefront, doors, glass, fixtures, fire alarm system, and all personal property, as well as carrying required insurance and complying with applicable laws. Landlord maintains the foundation and exterior walls (excluding storefront, glass, and doors), operates and maintains the Common Areas, and covers property taxes, insurance, and CAM.



Queens Dominican Hair Salon (Suite 104)

Square Feet:	1,300 SF
Lease Start Date:	01/01/2023
Lease Expiration Date:	04/01/2028
Annual Base Rent:	\$22,800

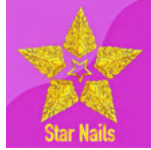
Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/2023-12/31/2023	\$20,397	\$15.69
01/01/2024-12/31/2024	\$22,100	\$17.00
01/01/2025-12/31/2025	\$23,400	\$18.00
01/01/2026-12/31/2026	\$24,700	\$19.00
01/01/2027-12/31/2027	\$26,000	\$20.00
01/01/2028-04/01/2028	\$27,300	\$21.00

Tenant pays base rent and additional rent as required under the lease and is responsible for interior maintenance and repairs within the premises, including ongoing HVAC maintenance (annual HVAC maintenance expenses capped at \$500). Tenant is responsible for utilities serving the space and for any leasehold improvements, fixtures, and buildout required for its use. Landlord delivered the premises with all major building systems (HVAC, plumbing, and electrical) in good working order at commencement.

Note: Landlord has temporarily elected to hold base rent at \$1,900/month to assist tenant operations; however, lease contractual rent steps to \$24,700 annually per the original rent schedule, representing future upside potential.

Lease Abstract



Star Nails (Suite 105)

Square Feet:	1,300 SF
Lease Start Date:	07/01/2020
Lease Expiration Date:	06/30/2030
Annual Base Rent:	\$29,042
Current Reimbursement:	NNN

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/2020-06/30/2021	\$22,950	\$17.65
07/01/2021-06/30/2022	\$23,868	\$18.36
07/01/2022-06/30/2023	\$24,822	\$19.09
07/01/2023-06/30/2024	\$25,809	\$19.85
07/01/2024-06/30/2025	\$26,848	\$20.65
07/01/2025-06/30/2026	\$27,922	\$21.48
07/01/2026-06/30/2027	\$29,042	\$22.34
07/01/2027-06/30/2028	\$30,199	\$23.23
07/01/2028-06/30/2029	\$31,421	\$24.17
07/01/2029-06/30/2030	\$32,682	\$25.14



Georgia Potato Factory (Suite 106)

Square Feet:	1,000 SF
Lease Start Date:	06/01/2021
Lease Expiration Date:	05/30/2031
Annual Base Rent:	\$20,000

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
First Option Period		
06/01/2026-05/30/2027	\$20,000	\$20.00
06/01/2027-05/30/2028	\$20,800	\$20.80
06/01/2028-05/30/2029	\$21,632	\$21.63
06/01/2029-05/30/2030	\$22,500	\$22.50
06/01/2030-05/30/2031	\$23,400	\$23.40

Lease Abstract



Celebrity Lounge (Suites 107-108)

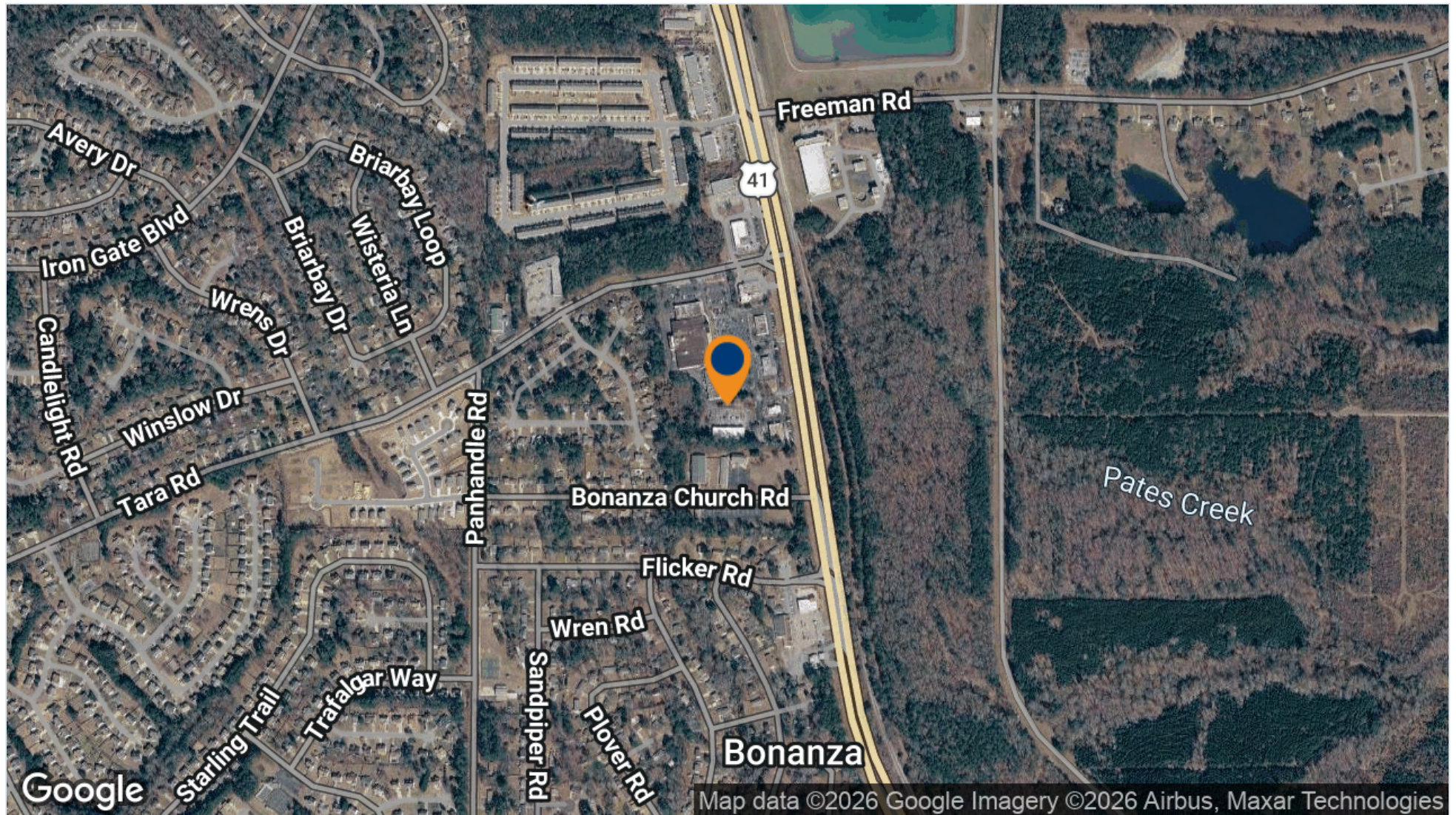
Square Feet:	2,400 SF
Lease Start Date:	07/01/2019
Lease Expiration Date:	12/31/2029
Annual Base Rent:	\$36,441

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
First Option Period		
01/01/2025-12/31/2025	\$35,040	\$14.60
01/01/2026-12/31/2026	\$36,441	\$15.18
01/01/2027-12/31/2027	\$37,899	\$15.79
01/01/2028-12/31/2028	\$39,415	\$16.42
01/01/2029-12/31/2029	\$40,991	\$17.08

Tenant pays base rent only and is responsible for utilities serving the premises, interior maintenance and repairs, HVAC maintenance and repairs, storefront and glass, and any damage caused by its operations. Tenant is responsible for maintaining the interior of the premises in good condition and complying with all applicable laws related to its lounge/event center use. Landlord pays real estate taxes, property insurance, and common area maintenance expense. Landlord is responsible for maintenance and repair of the roof, structural components, exterior walls, foundation, parking areas, and other common areas of the shopping center.

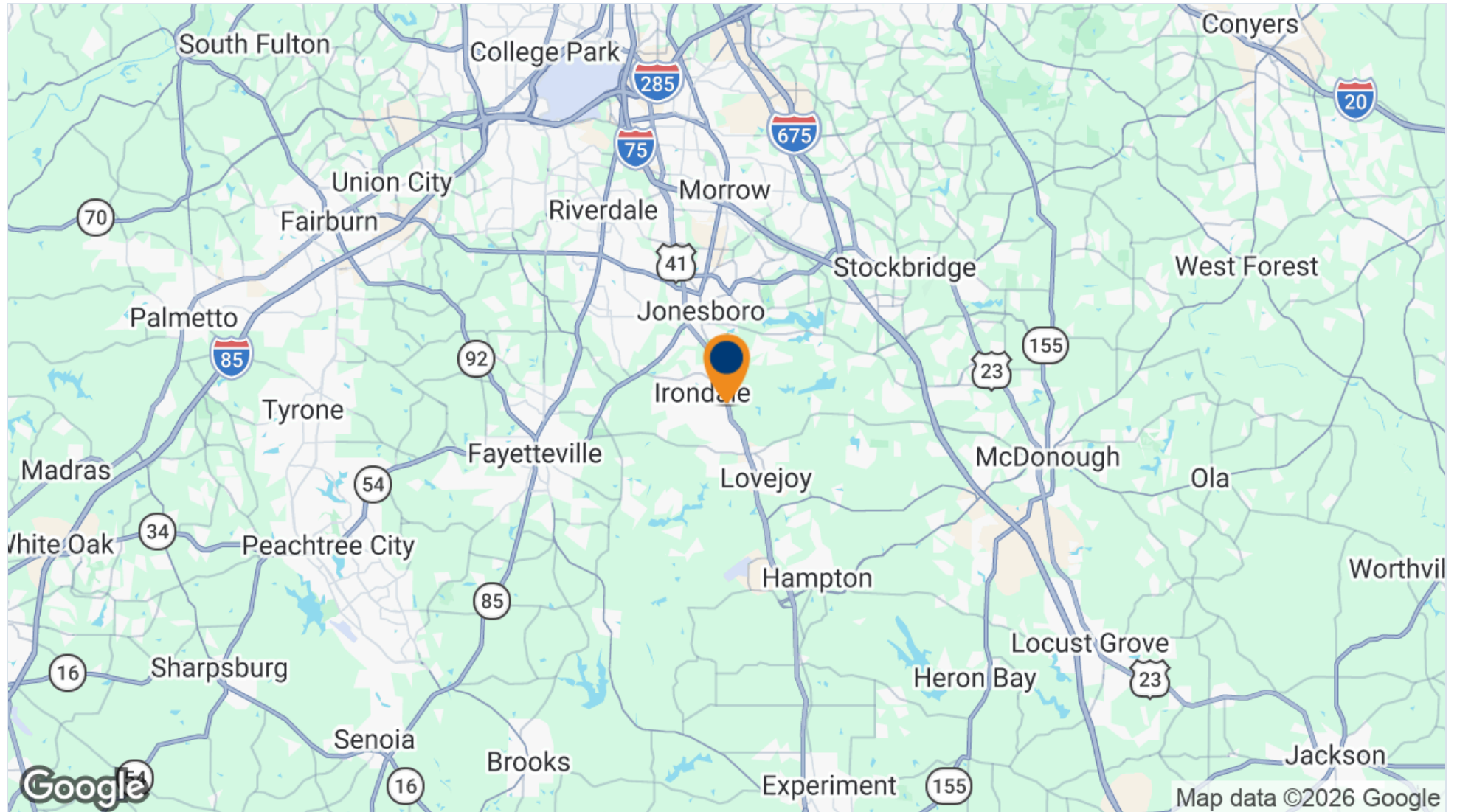
Aerial Map



Parcel Map

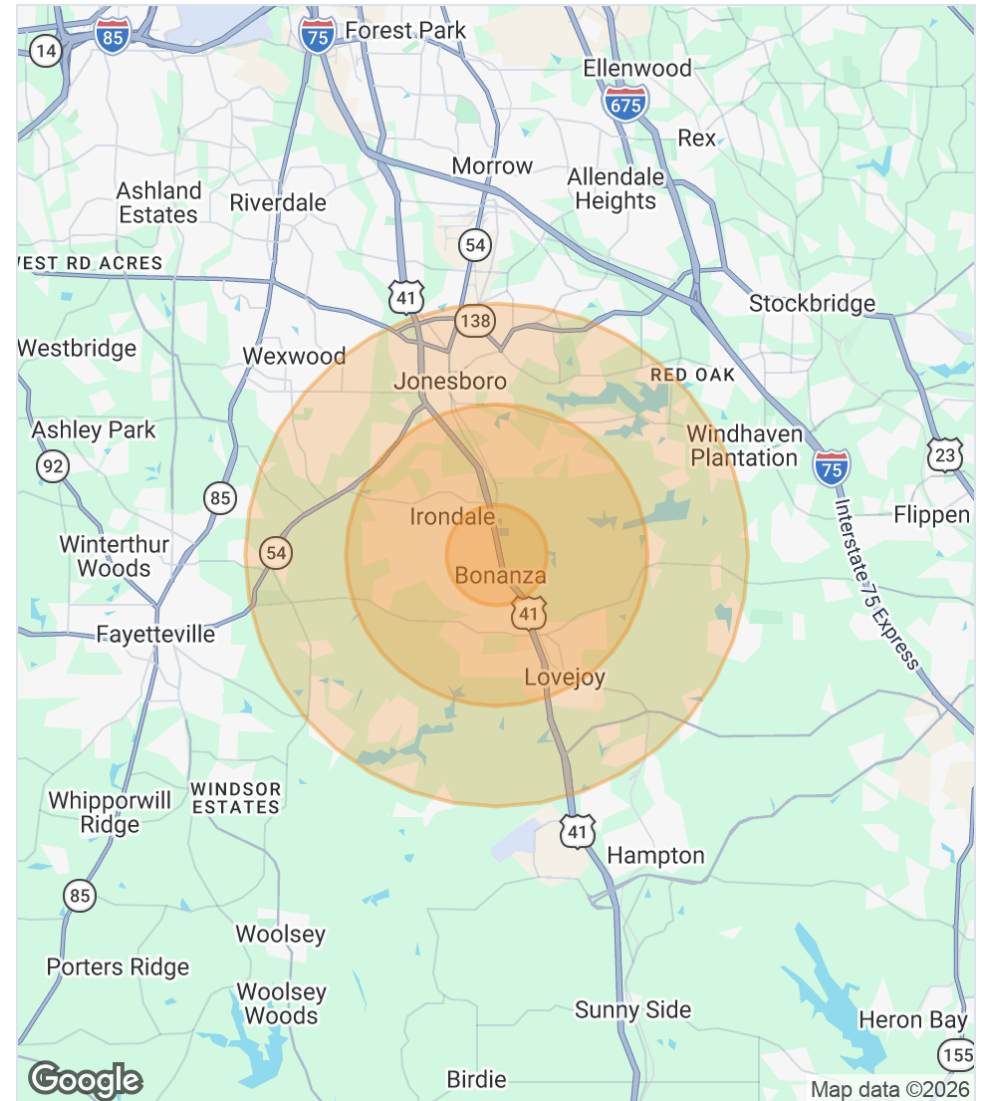


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	7,718	39,685	90,355
2024 Population	8,448	48,877	102,556
5 Year Projected	9,284	53,859	111,331
Households			
2020 Households	2,428	11,861	28,343
2024 Households	2,814	16,118	34,624
5 Year Projected	3,090	17,825	37,602
Income			
2020 Average Household Income	\$71,452	\$76,007	\$76,523
2024 Average Household Income	\$84,457	\$88,294	\$90,552
5 Year Projected	\$95,150	\$98,568	\$101,396



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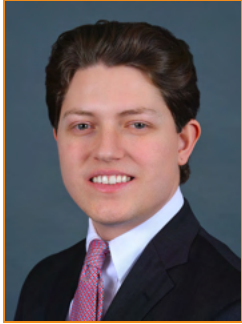
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Advisor Biographies Page



Evan Bauman

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Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

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