

OFFERING MEMORANDUM

STONECREST PROMENADE – VACANT

3001 Stonecrest Promenade, Lithonia GA 30038



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800 Mt. Vernon Highway NE Suite 425
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Executive Summary

Sale Price

\$3,950,000

Offering Summary

| | |
|----------------|-----------|
| Building Size: | 44,640 SF |
| Lot Size: | 5.5 Acres |
| Year Built: | 2005 |

Property Highlights

- Excellent Opportunity for owner/user or investor
- Only asking below \$90 PSF
- Spaces sized to fit a variety of uses and tenants with high ceilings and three rear loading docks
- Prime retail location within the bustling Stonecrest trade area
- Adjacent to The Mall at Stonecrest, a major regional shopping destination
- Surrounded by national retailers including Walmart, Macy's, Dillard's, JCPenney, Marshalls, Ross, Petco, and Havertys
- Ideally located just off I-20 and only 20 miles east of Downtown Atlanta
- Impressive demographics with over 114,000 residents within 5 miles and average household incomes exceeding \$80,000
- Excellent visibility with strong traffic counts in a major retail corridor
- Vacant and ready for immediate occupancy — ideal for owner-user or lease-up investment



Property Description

3001 Stonecrest Promenade offers a rare opportunity to secure a large-format retail building in one of the Atlanta MSA's most active shopping destinations. Positioned for exceptional visibility and access, the property features a versatile open layout, high ceilings, and multiple loading docks, making it adaptable for a variety of retail or service-oriented concepts.

Its strategic location within a vibrant commercial hub ensures consistent traffic from both local residents and regional shoppers. The property's flexible design and strong market fundamentals create an ideal platform for an owner-user seeking a flagship location or an investor aiming to capitalize on the area's growth and tenant demand.

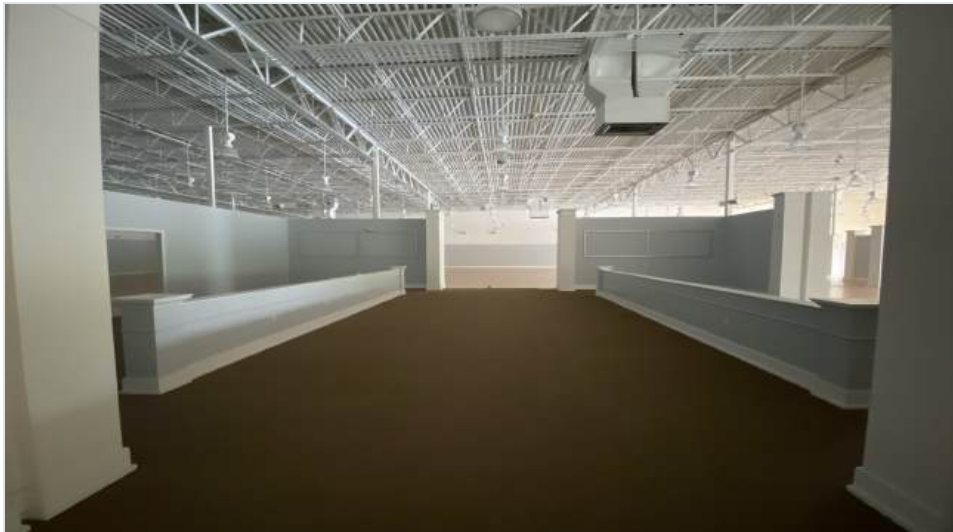
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Retailer Map



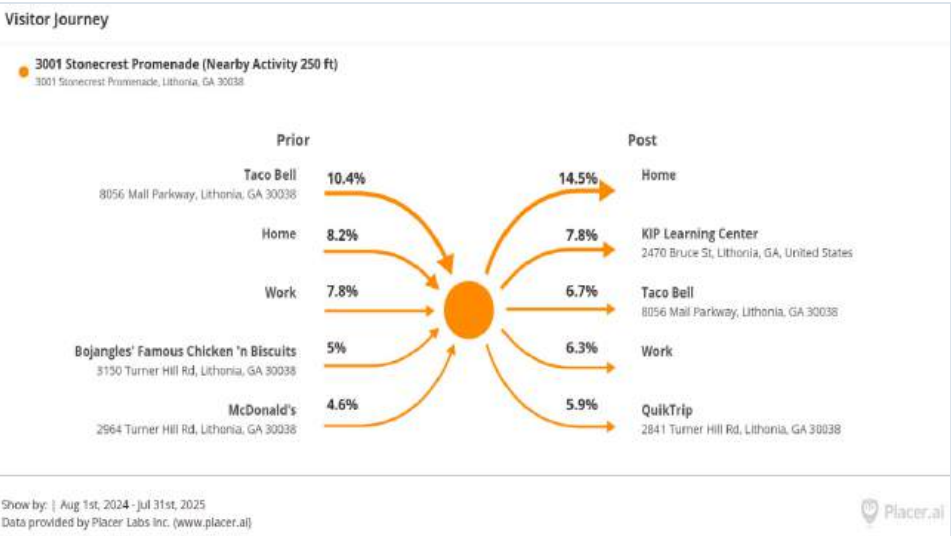
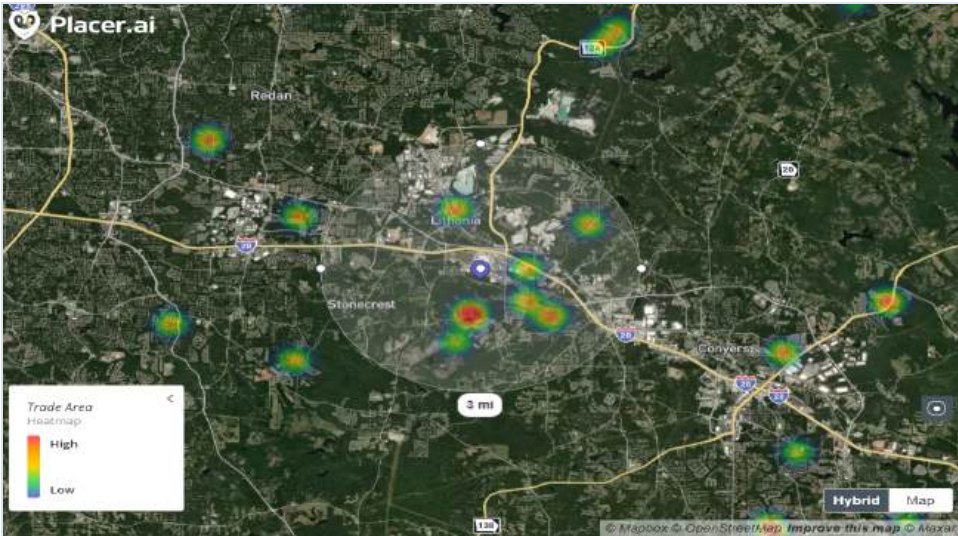
Retailer Map



Market Landscape



Foot Traffic Insights

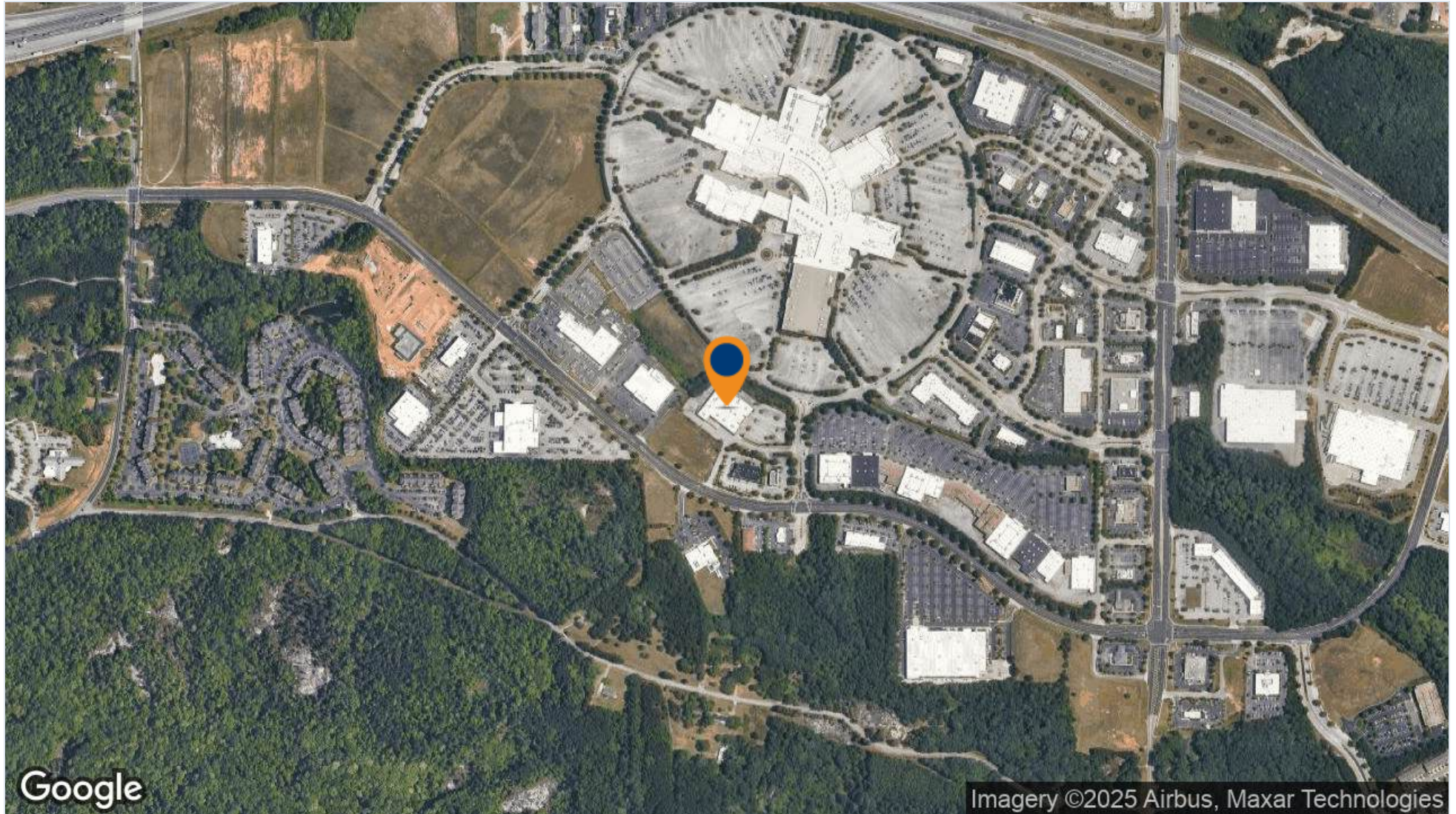


Metrics Aug 1, 2024 – Jun 30, 2025

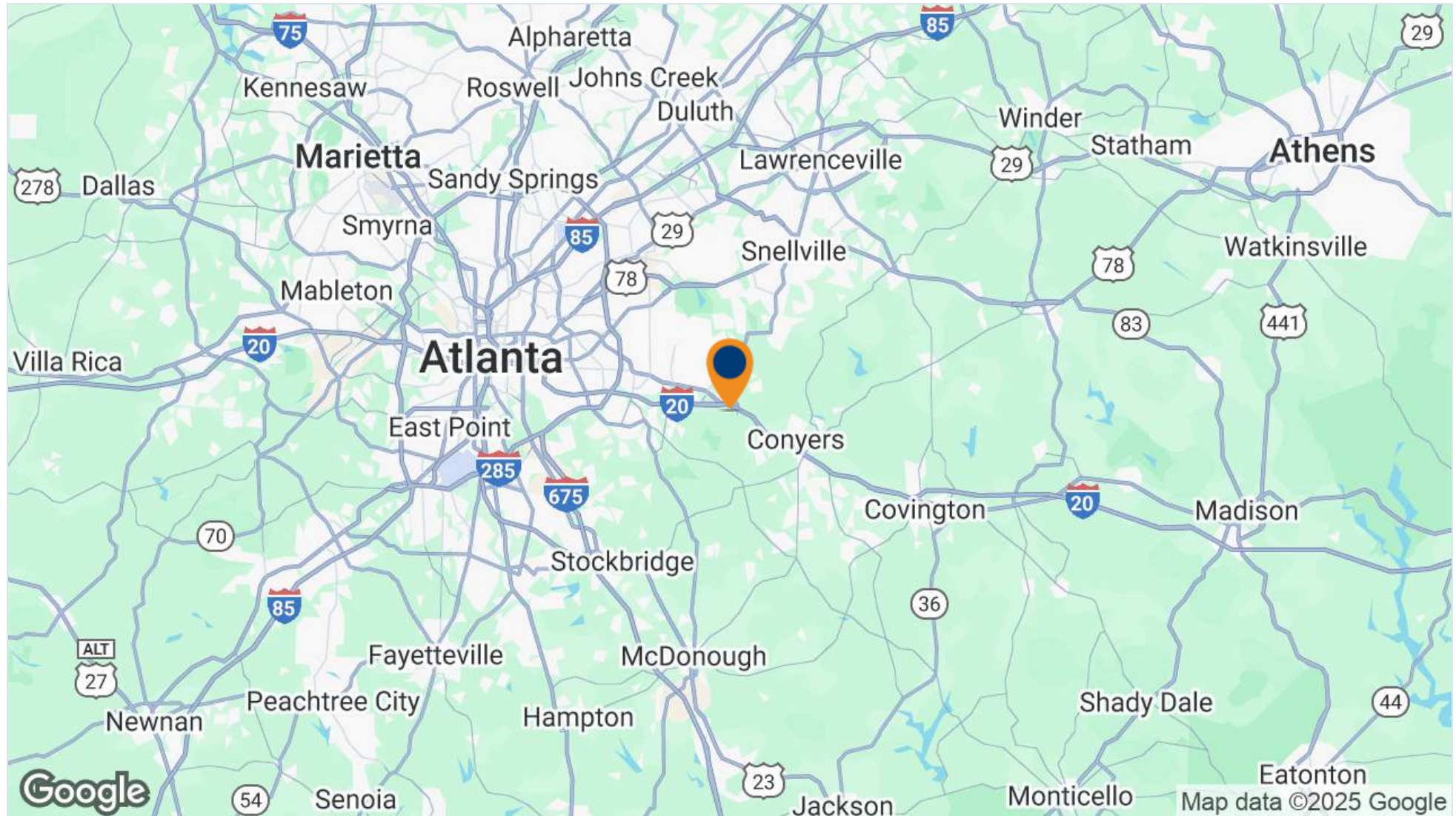
| | |
|--------------------------|--------|
| Estimated # of Visits: | 1.2K |
| Estimated # of Visitors: | 721 |
| Average Visit Frequency | 1.7 |
| Average Length of Stay: | 40 min |
| Visits Yo3Y: | -11.9% |



Aerial Map

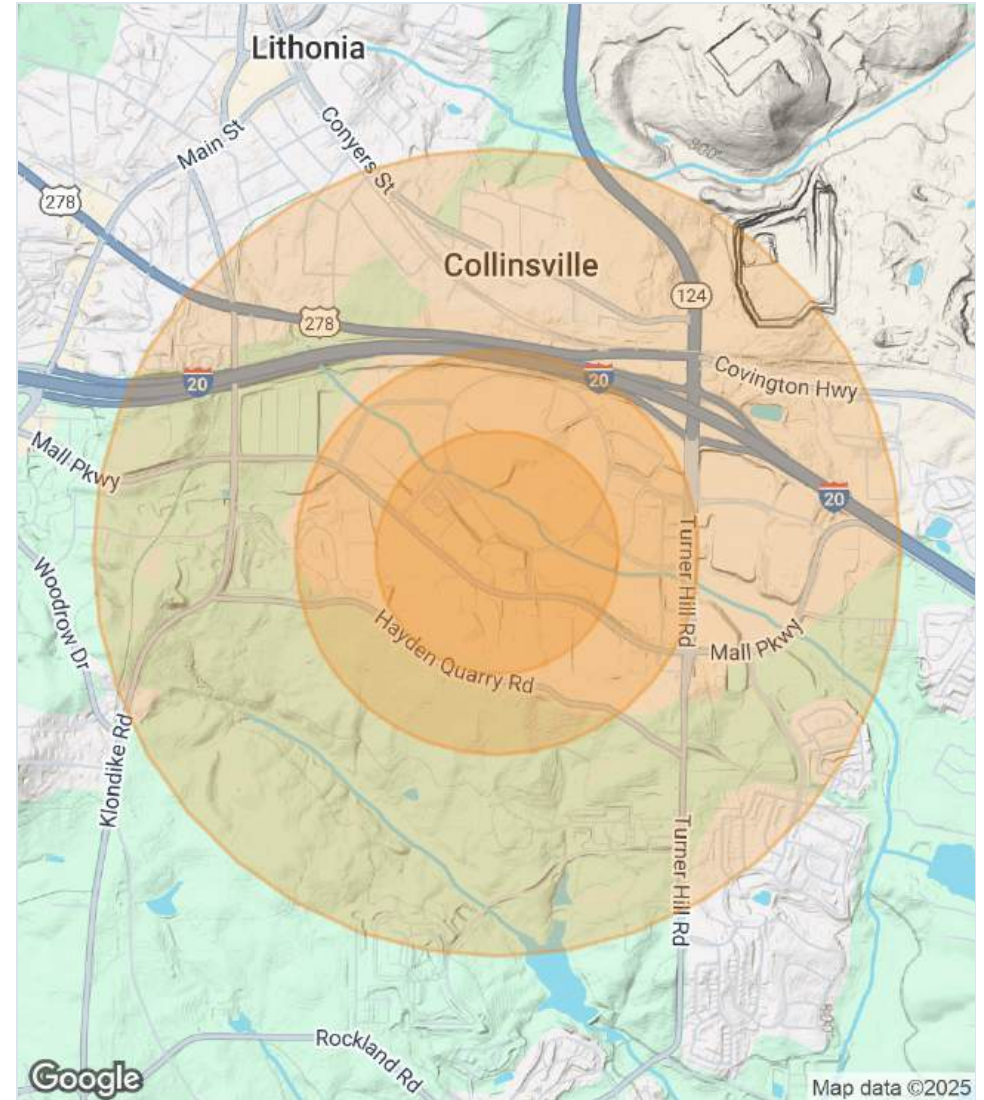


Location Map



Demographics

| Population | One-Mile | Three-Mile | Five-Mile |
|-------------------------------|-----------|------------|-----------|
| 2024 Population | 6,989 | 40,234 | 114,079 |
| 2020 Population | 4,462 | 35,905 | 107,254 |
| 5 Year Projected | 7,419 | 42,652 | 120,047 |
| Households | | | |
| 2024 Population | 3,152 | 15,784 | 42,014 |
| 2020 Population | 2,374 | 13,400 | 37,418 |
| 5 Year Projected | 3,343 | 16,741 | 44,236 |
| Income | | | |
| 2024 Average Household Income | \$82,162 | \$79,175 | \$80,540 |
| 5 Year Projected | \$106,368 | \$100,550 | \$101,823 |



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Advisor Biographies Page



Elliott Kyle

Vice President | Partner
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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

Vice President | Partner
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Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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