



# SALEM GATE MARKET

ATLANTA, MS

OFFERING SUMMARY





# PROPERTY OVERVIEW

## ADDRESS

Old Salem Road SE & HWY 138 SE  
Conyers, GA 30013

## SIZE

177,527 SF



## FINANCIALS

As-Is NOI: ~\$1,950,000  
10 Year CAGR: 1.8%+



## YEAR BUILT

Built: 2021-2022



## OCCUPANCY

100%



## ANCHOR TENANTS



**NORTHERN**  
TOOL + EQUIPMENT



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Estimate	4,563	40,718	90,203
2024 Daytime Population	11,733	56,447	93,344
<b>AVERAGE HOUSEHOLD INCOME</b>			
2024 Estimate	\$75,864	\$88,703	\$98,267
2029 Estimate	\$93,155	\$103,180	\$114,580



## INVESTMENT HIGHLIGHTS



ATLANTA MSA - 8TH FASTEST GROWING US METRO (6.4 MILLION RESIDENTS)



SUPER-REGIONAL RETAIL DESTINATION WITH 50+ MILE EXTENDED TRADE AREA



VALUE CREATION POTENTIAL WITH DISPOSITION OPTIONALITY



MULTI-ANCHOR DRAWING POWER



SECURE & DURABLE INCOME STREAM

# ATLANTA MSA

**6.4+ M**

Residents

**No. 6**

Largest MSA in the US

**No. 8**

Fastest Growing US Metro  
(US Census Bureau)

**No. 1**

Moving Destination in the US  
(Penske Truck Rentals)

*16 FORTUNE 500 HEADQUARTERS*

**DELTA**

**Coca-Cola**



**PulteGroup**

**newell**  
BRANDS



**Veritiv**

**ASBURY**  
AUTOMOTIVE GROUP



**Southern  
Company**



**Graphic  
Packaging**  
INTERNATIONAL

**HDSUPPLY**

**AGCO**

**WestRock**

# CONYERS

*HIGHLY DESIRABLE ATLANTA SUBMARKET*

**\$98,267**

Average HH Income



**\$861K**

Average Net Worth  
(ESRI / 15 Minute Drive Time)



2010 CENSUS

**76,429**

Population



(5 Mile Radius Statistics)



2024

**90,203**

Population



Rivian Automotive has announced plans to construct a manufacturing plant that will be located approximately 20 miles east of Salem Gate Market.

**7,500 +**

JOBS

**2,000 +**

ACRES

**\$6.6B**

DEVELOPMENT AND  
MANUFACTURING PLANT



# SUPER REGIONAL RETAIL DESTINATION

**50+ MILE**  
EXTENDED TRADE AREA

**13.4M VISITS**  
TOP 15% RETAIL NODE IN GA

**97%**  
OCCUPANCY  
WITHIN 5 MILES

**6.7M+**  
SF OF RETAIL INVENTORY  
WITHIN 5 MILES





# MULTI-ANCHOR DRAWING POWER & EXTENSIVE TRADE AREA

**50+ MILE EXTENDED TRADE AREA**, with the closest Floor & Decor, Academy Sports, and Northern Tool + Equipment located **OVER 14 MILES FROM THE PROPERTY.**



## ANCHOR DURABILITY

**11.5+ YEARS**  
AVERAGE ANCHOR TERM  
REMAINING

**72%**  
OF BASE RENT DERIVED  
FROM ANCHORS

## DOMINANT ANCHOR LINEUP



ACADEMY SPORTS - POSITIVE CREDIT  
OUTLOOK: BA2 (MOODY'S)

NEARLY \$1B OF FUNDED DEBT  
REPAID SINCE 2020



#3 MOST VISITED FLOOR & DECOR IN  
GA (10 TOTAL)

LOW SUSTAINABLE RENT / GROUND  
LEASE



FAMILY OWNED SINCE 1981

AMERICA'S BEST EMPLOYERS (FORBES)

120 LOCATIONS IN 20 STATES



# VALUE-CREATION POTENTIAL VIA SPIN-OFF OF COMPONENTS

THE PROPERTY IS COMPRISED OF FIVE (5) INDEPENDENT PARCELS, INCLUDING THREE SEPARATELY PARCELED SINGLE-TENANT COMPONENTS, PROVIDING DISPOSITION OPTIONALITY FOR FUTURE OWNERSHIP.





# SITE PLAN & TENANT ROSTER



**98% NATIONAL /  
REGIONAL TENANCY**



**STRONG TRAFFIC  
COUNTS (160,000+ VPD)**



**EXCEPTIONAL LEASING  
MOMENTUM**



**LIMITED DEFERRED  
MAINTENANCE**



**~1.1M ANNUAL VISITS -  
UNMATCHED LOCATION**



**12+ YEARS AVG. LEASE  
TERM REMAINING**

Tenant Roster		
Suite	Tenant	SF
1A	Floor & Décor	78,000
1B 3-5	Iron Age Korean Steakhouse	5,200
1B 1-2	Delta Community Credit Union	4,860
1B-6	Vitamin Shoppe	2,940
2A	Academy Sports	58,228
2B	Northern Tool & Equipment	22,020
2C-1	Conyers Nail Lounge	3,200
2C-2	AT&T	3,079
<b>Total</b>		<b>177,527</b>

Current Tenant
 Not Included





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