

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





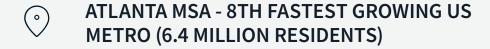


DEMOGRAPHICS

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



INVESTMENT HIGHLIGHTS



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

 $\uparrow \uparrow \uparrow$ 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



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 +

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



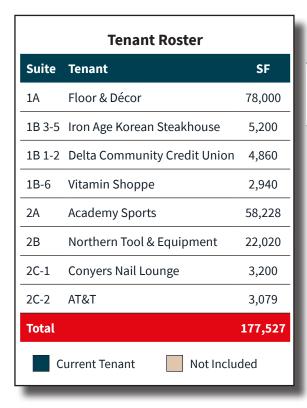
LIMITED DEFERRED MAINTENANCE



~1.1M ANNUAL VISITS - UNMATCHED LOCATION



12+ YEARS AVG. LEASE TERM REMAINING





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