

10360 MEDLOCK BRIDGE RD, DULUTH, GA 30097
MEDLOCK VILLAGE SHOPPING CENTER



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CONFIDENTIALITY & AGREEMENT // 2



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AERIAL



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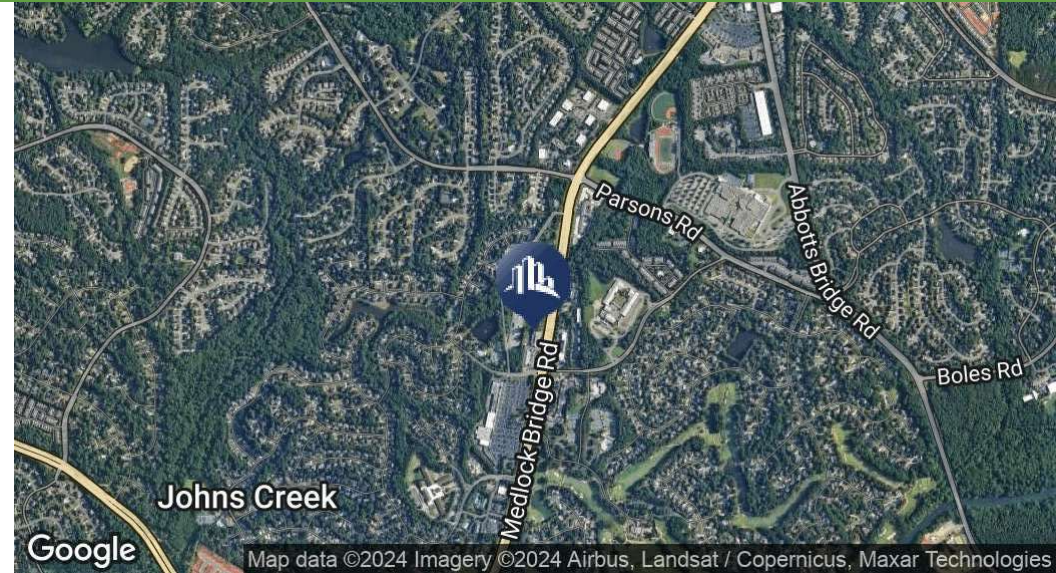
CUSTOM SECTION // 3



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,999,000
Building Size:	22,788 SF
Lot Size:	1,526 Acres
Number of Units:	15
Price / SF:	\$263.25
Year Built:	1990
Zoning:	C1
Traffic Count:	41,100

PROPERTY OVERVIEW

Medlock Village Shopping Center is 100% leased site offering appreciable cash flow and value-add opportunity with below market rents in place for the current tenants. There is strong population growth in the affluent neighborhood of John's Creek, where the average household income is over \$160,000. The property is strategically positioned along Medlock Bridge Road ensuring high visibility, as this corridor sees over 44,000 VPD. The center boasts ample parking for maximum convenience allowing for a superb retail experience in a highly desirable location. The parking lot was recently repaved and restriped. This site offers substantial upside potential for investors looking to maximize cash flow.

LOCATION OVERVIEW

Situated at 10360 Medlock Bridge Rd in Duluth, GA, Medlock Village Shopping Center enjoys a prime location within an expanding, bustling and thriving community. The surrounding area is known for its affluent demographics with a mix of residential, commercial, and entertainment establishments. Its strategic positioning on a major road and commercial corridor ensures high visibility and easy accessibility.

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EXECUTIVE SUMMARY // 4



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **CASH FLOW INVESTMENT:** 100% Occupied Strip Center in Premier Atlanta Suburb of John's Creek with opportunity to optimize cash flow as tenants renew leases. Current Ownership Efforts to Fill Vacancies and Raise Rents has Resulted in Increase of CashFlow to Almost Half a Million by 2028.
- **RENTS SIGNIFICANTLY BELOW MARKET:** With an Average Rent at the Center of \$17.80/SF and Market Rent in the Area Ranging From \$20-25/SF, There is Significant Upside for a New Owner to Raise Rents and Convert Leases to Triple Net (NNN).
- **TENANT COMMITMENT TO SITE:** Majority of the Tenants Currently at the Center have been there for Over 10 Years, Showing Commitment to the Site.
- **AFFLUENT NEIGHBORHOOD:** Johns Creek is One of the Wealthiest Markets in Atlanta. Within a 1 mile radius of the property, the Median Household Income is \$168,815; the Median Home Value is \$609,242 and the Median Net Worth is \$1,039,564.
- **STRONG DEMOGRAPHICS:** Population Growth Within a 3-Mile Radius of the Property Was 13.5% From 2010-2021 With a Projected Increase of 4.9% By 2026, Showing the Strength of This Growing Market.
- **HIGH TRAFFIC VOLUME:** The Property sits along the Highly Trafficked Medlock Bridge Road that sees 44,700 VPD.
- **PRIMARY RETAIL CORRIDOR:** The Property is Conveniently Located near one of the Strongest Retail Corridors in this Market, with Notable Tenants such as: Target, Home Depot, Publix, Whole Foods, Hobby Lobby, CVS Pharmacy and More. Along with the new JOHNS CREEK TOWN CENTER.

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FINANCIAL ANALYSIS

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
John's Creek Eye Care, LLC	A-1	1,200	01/01/1992	01/31/2028	\$24,000	5.27	\$20.00
Aliom Beauty & Hair Salon	A	1,200	10/01/2006	09/30/2032	\$27,600	5.27	\$23.00
Chattahoochee Glass, Door, & Shower, LLC	B-C, L-M	4,200	09/01/2001	08/31/2028	\$75,600	18.43	\$18.00
H&B Dental	D	1,300	11/01/1990	04/30/2028	\$24,700	5.7	\$19.00
The Tessmiller Group, LLC (Cloud9 Vape Shop)	E	1,400	11/01/2018	11/30/2028	\$37,500	6.14	\$26.79
JCR Constructions	F, Q-R	4,800	03/01/2011	10/31/2027	\$76,800	21.06	\$16.00
Emily Ding - Alteration Shop, Inc (Medlock Alterations)	G	1,200	09/16/1992	09/30/2025	\$24,000	5.27	\$20.00
Farmer's Insurance Agency	H	1,000	08/01/2016	10/01/2026	\$13,200	4.39	\$13.20
Healthlink Chiropractic	J	1,420	04/01/2016	01/31/2025	\$21,420	6.23	\$15.08
SBH Hotel Group, LLC	N,O,P	4,293	12/01/2022	4/30/2032	\$64,395	18.84	\$15.00
Totals/Averages		22,013			\$389,215		\$17.68

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RENT ROLL // 6



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FINANCIAL OUTLOOK

INVESTMENT OVERVIEW	2024	2025	2028
RENTAL INCOME PER YEAR	\$427,213.59	\$461,062.94	\$539,146.14
RENTAL INCOME PER MONTH	\$35,601.13	\$38,421.91	\$44,928.85
CAP RATE=NET OPERATING INCOME/CURRENT VALUE OF PROPERTY			
Cap Rate on Net Income			
Net Operating Income	\$344,286.66	\$397,489.22	\$475,572.42
Cap Rate	6.626%	6.626%	6.626%
Value of Property	\$5,195,995.47	\$5,998,931.78	\$7,177,368.25
PROPERTY VALUE EXPECTED TO INCREASE			
Property Value Per SF	\$228.01	\$263.25	\$314.96
PROJECTED REPLACEMENT VALUE			
Replacement Cost Per SF	\$384		\$444
LEASE RATE PER SF			
Average Contract Lease Rate/SF, NNN	\$18.61	\$20.23	\$23.66
CoStar Market Lease Rate/SF, NNN	\$24.22	\$25.06	\$26.81

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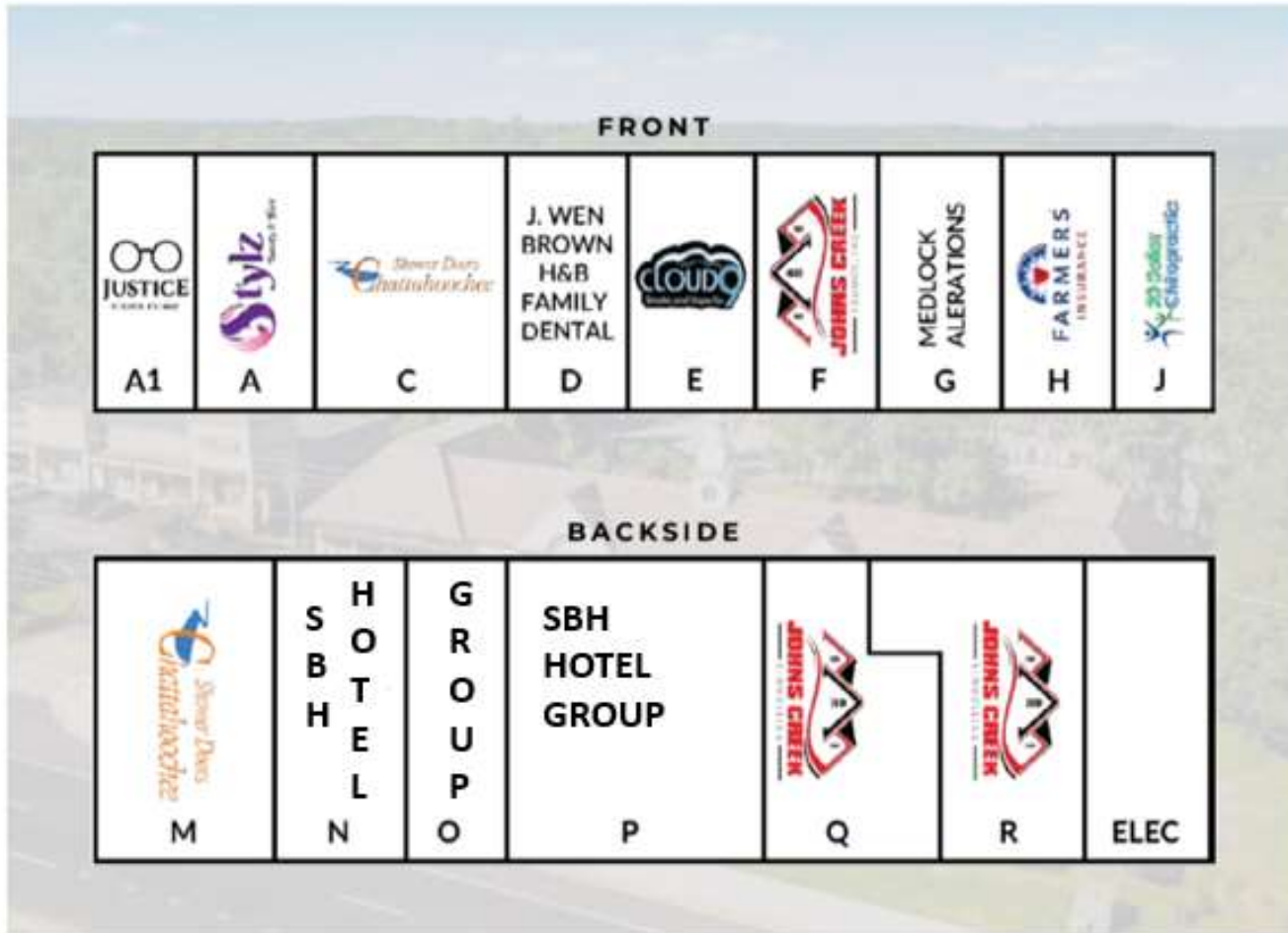
FINANCIAL SUMMARY // 7



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TENANT LAYOUT



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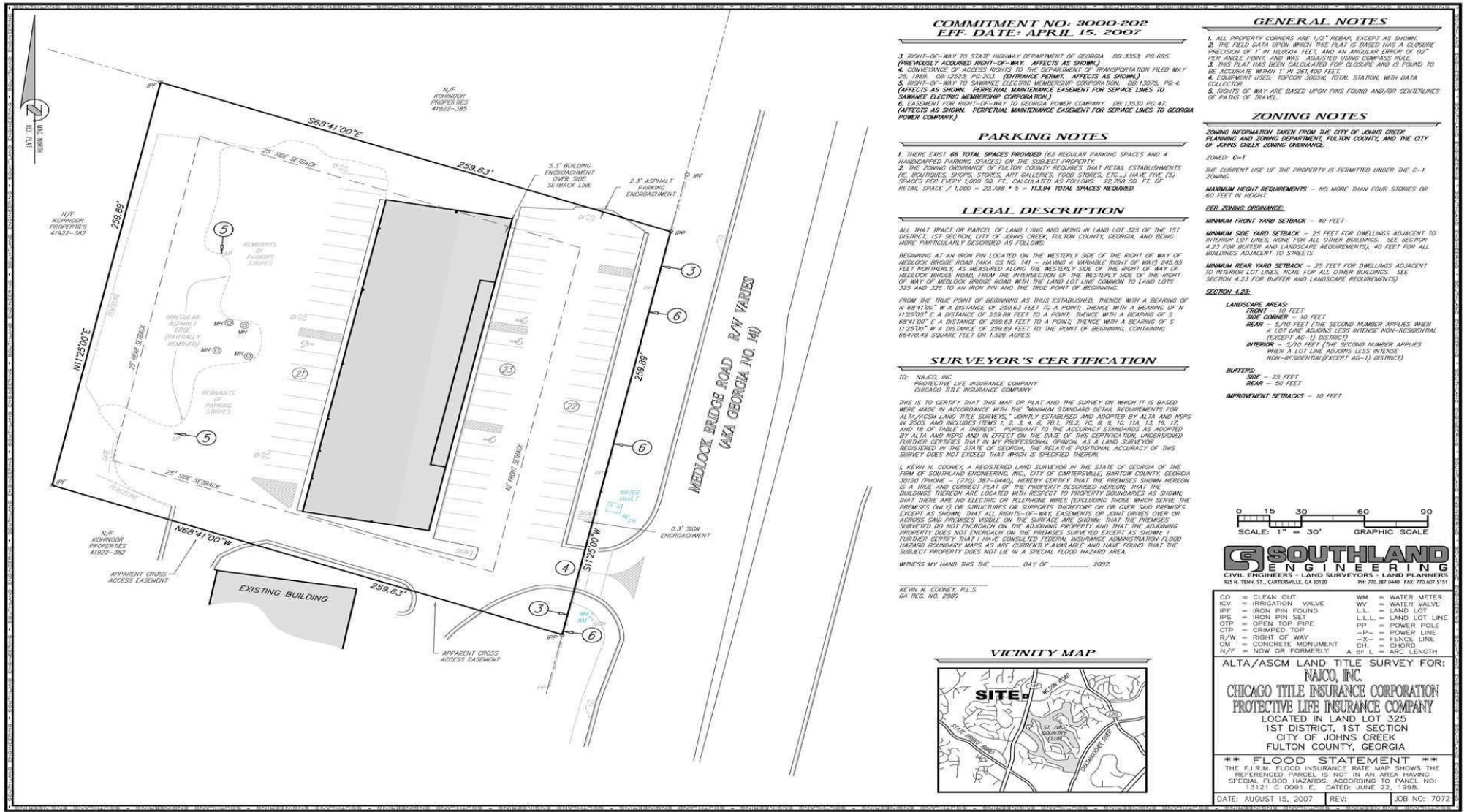
FLOOR PLANS // 8



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SITE PLAN



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SITE PLANS // 9

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DEMOGRAPHICS 1 MILE

COMMUNITY SUMMARY

10360 Medlock Bridge Rd, Duluth, Georgia, 30097 2
Ring of 1 mile

10,159	0.11%	3.03	68.1	43.8	\$168,815	\$609,242	\$1,039,564	21.3%	64.6%	14.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



4.0%
Services

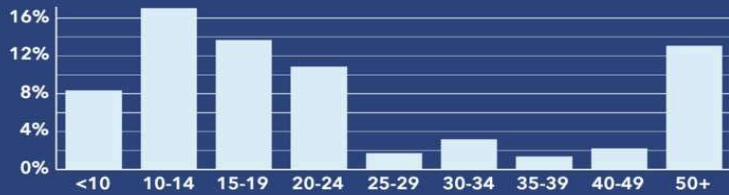


6.3%
Blue Collar

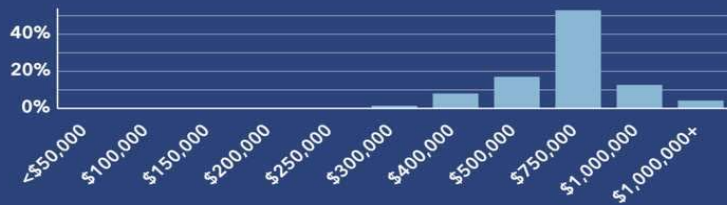


89.8%
White Collar

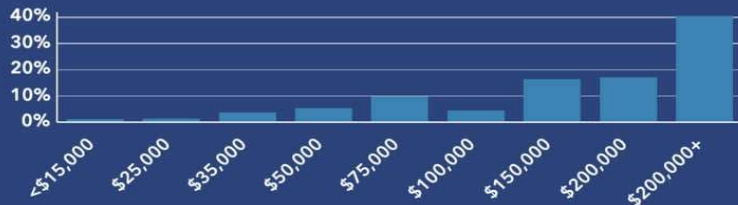
Mortgage as Percent of Salary



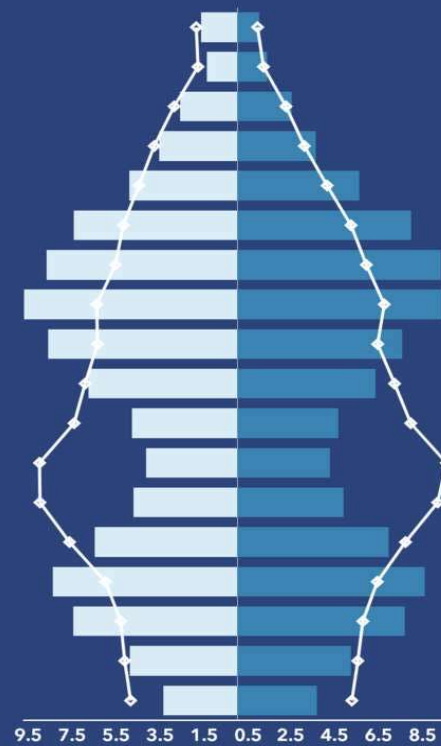
Home Value



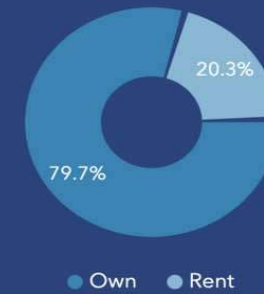
Household Income



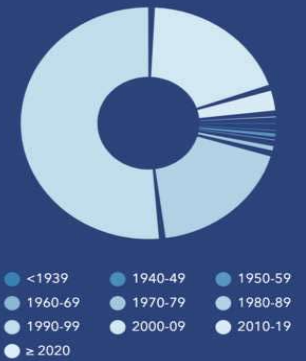
Age Profile: 5 Year Increments



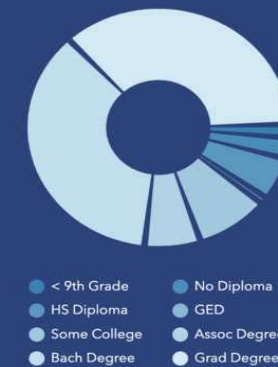
Home Ownership



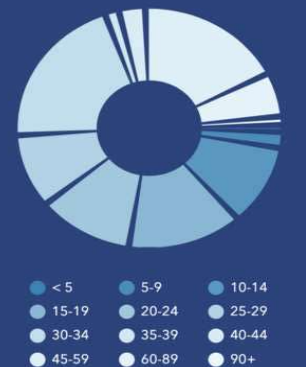
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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CUSTOM SECTION // 10

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DEMOGRAPHICS 3 MILES

COMMUNITY SUMMARY

10360 Medlock Bridge Rd, Duluth, Georgia, 30097 2
Ring of 3 miles

70,343	0.33%	2.83	73.7	41.5	\$148,100	\$518,507	\$713,831	22.4%	63.6%	14.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



7.3%
Services

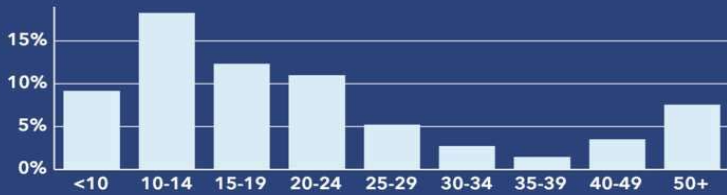


7.5%
Blue Collar



85.2%
White Collar

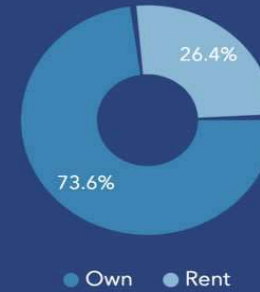
Mortgage as Percent of Salary



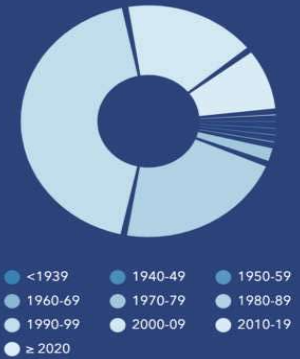
Age Profile: 5 Year Increments



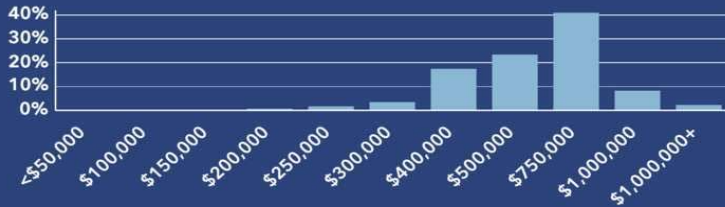
Home Ownership



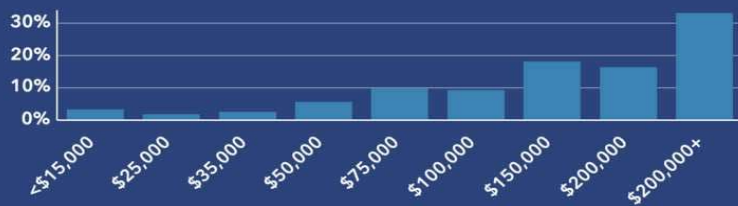
Housing: Year Built



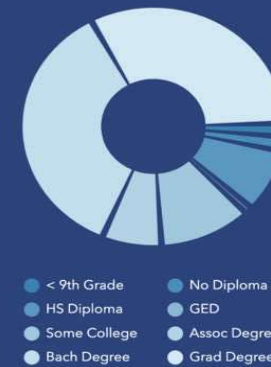
Home Value



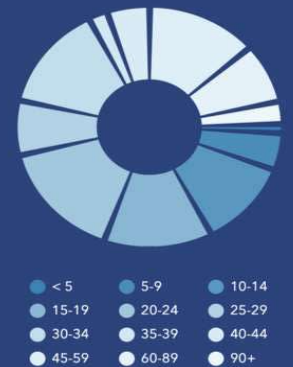
Household Income



Educational Attainment



Commute Time: Minutes



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CUSTOM SECTION // 11



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DEMOGRAPHICS 5 MILES

COMMUNITY SUMMARY

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Ring of 5 miles

200,170	0.33%	2.88	74.1	41.0	\$147,066	\$540,299	\$740,367	22.9%	63.4%	13.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



8.0%
Services

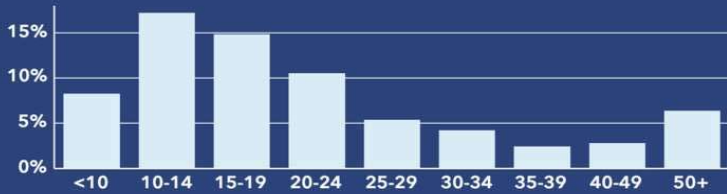


7.5%
Blue Collar



84.5%
White Collar

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



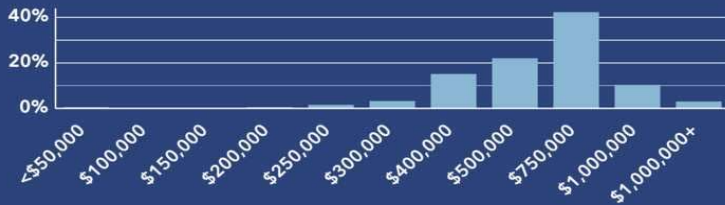
Home Ownership



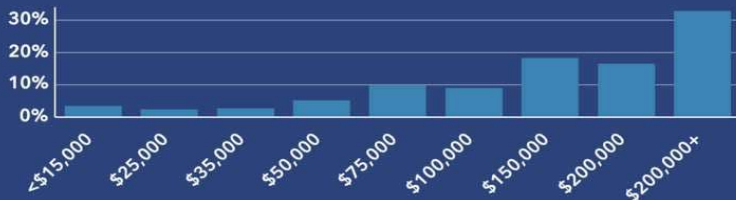
Housing: Year Built



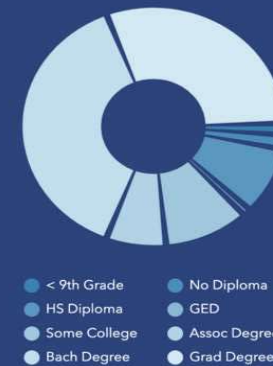
Home Value



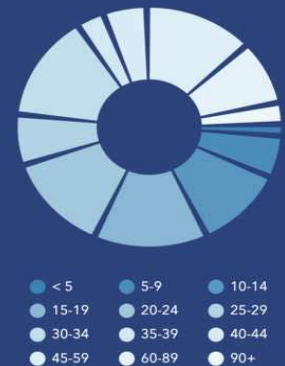
Household Income



Educational Attainment



Commute Time: Minutes



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CUSTOM SECTION // 12



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NEARBY RESIDENTIAL DEVELOPMENTS



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PDF WITH HEADER/FOOTER // 13

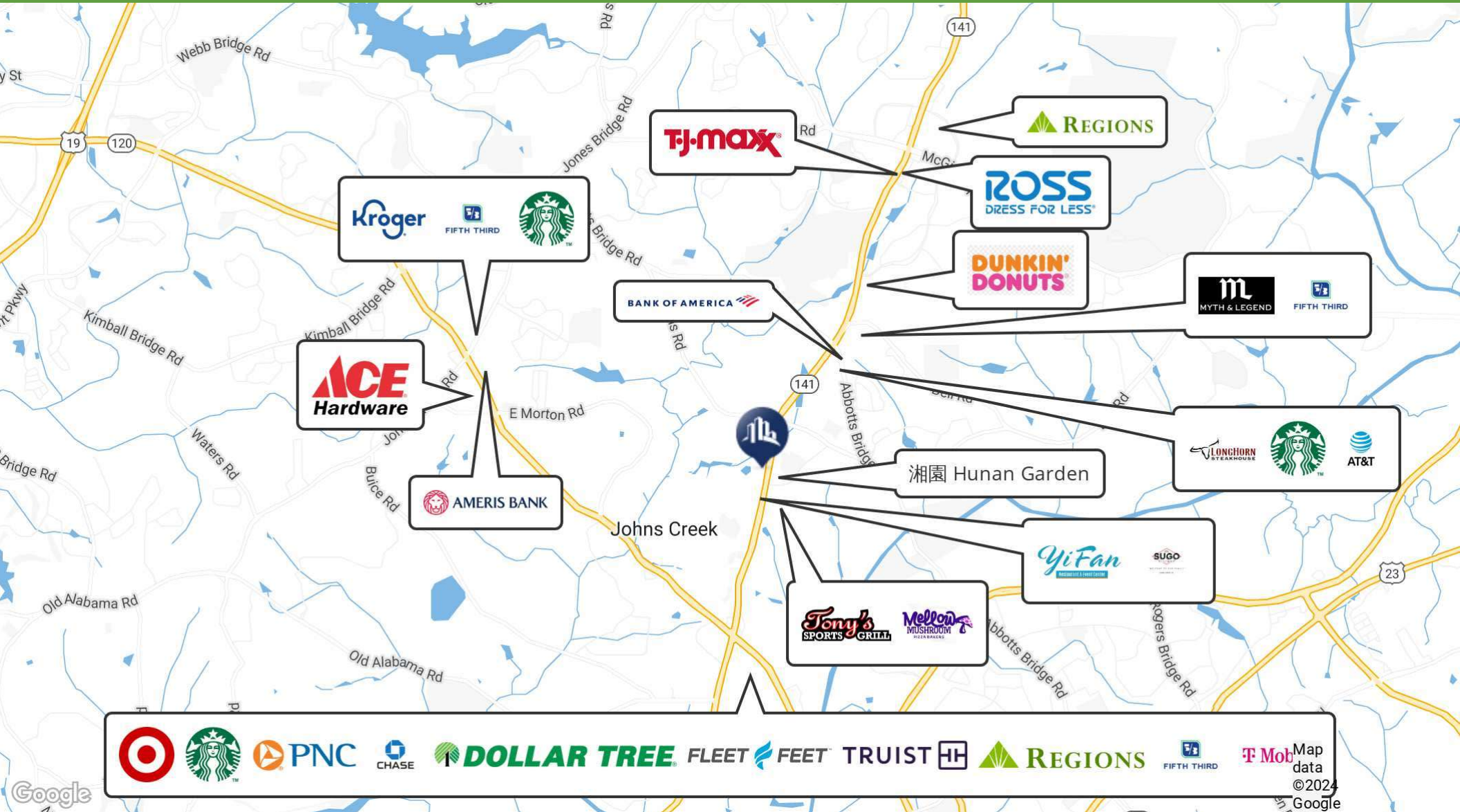
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NEARBY RETAILERS

RETAILER MAP



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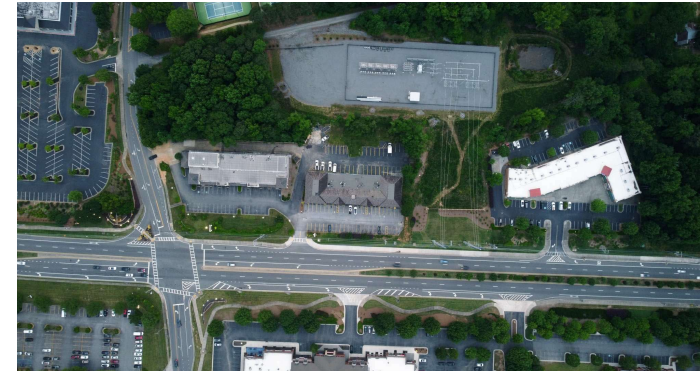
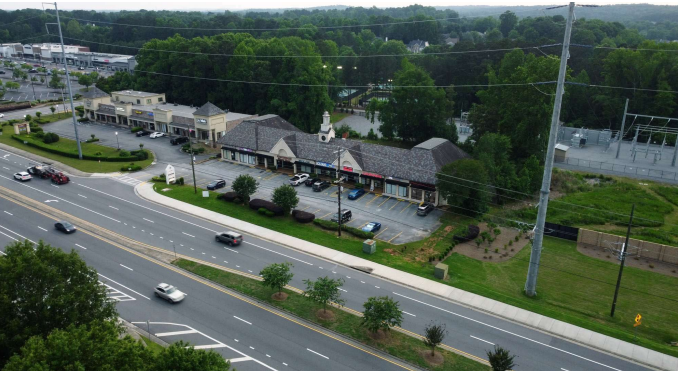
RETAILER MAP // 14

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ADDITIONAL PHOTOS



MEDLOCK VILLAGE SHOPPING CENTER

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ADDITIONAL PHOTOS // 15

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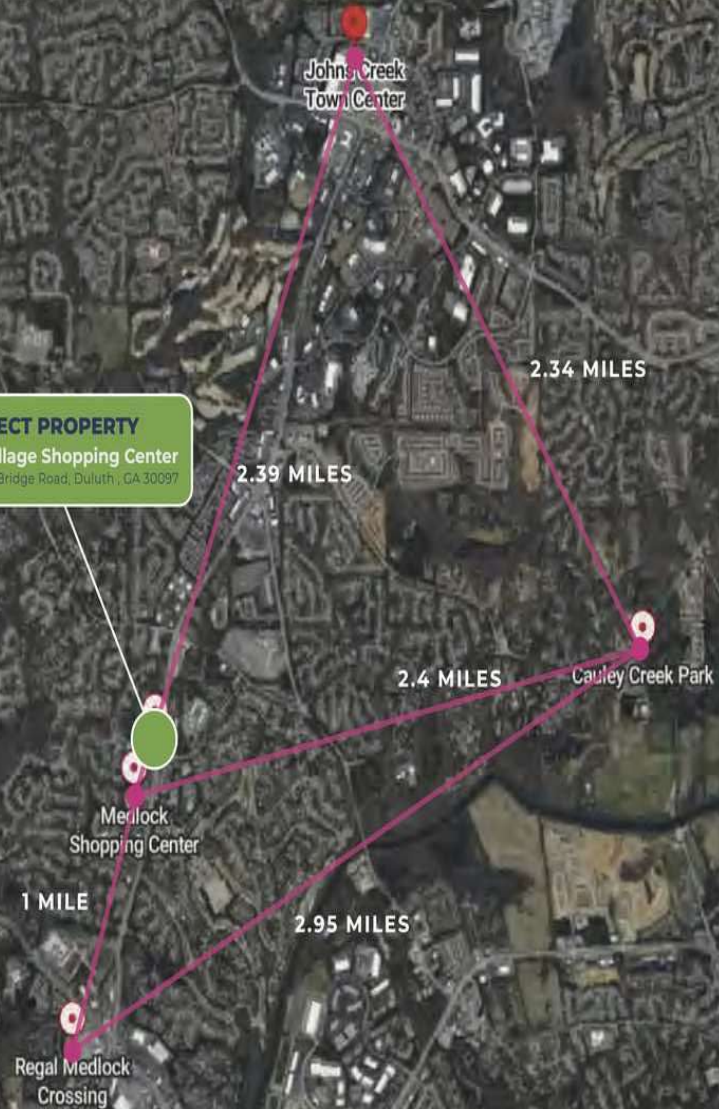
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CITY OF JOHNS CREEK REVITALIZATION

Just over 1 Mile South of the site, the City of Johns Creek has begun a Revitalization Plan for the intersection of Medlock Bridge Rd and State Bridge Rd to establish land use and create a development friendly environment.

[CLICK HERE TO READ MORE](#)

SUBJECT PROPERTY
Medlock Village Shopping Center
10360 Medlock Bridge Road, Duluth, GA 30097



MEDLOCK VILLAGE SHOPPING CENTER

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CUSTOM SECTION // 16

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MEET THE TEAM

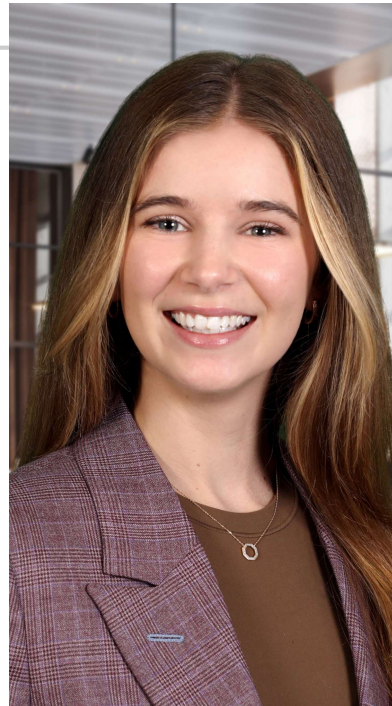


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MEDLOCK VILLAGE SHOPPING CENTER

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MEET THE TEAM // 17



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