



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

OFFERING MEMORANDUM

FRENCHIES NAIL CARE
901 ABERNATHY ROAD, SUITE 500
SANDY SPRINGS, GA 30328, USA



AMIT GROVER
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OFFERING SUMMARY

PROPERTY FOR SALE

Frenchies

modern nail care

901 ABERNATHY ROAD, SUITE 500
SANDY SPRINGS, GA 30328, USA

\$950,000
PRICE

1,428
SQ FT

Opportunity in growing Atlanta MSA suburb.



PROPERTY SUMMARY

Frenchies Sandy Springs offers investors a rare blend of affluent, walk-in residential demand, corporate daytime density, and regional visibility at Atlanta's busiest interchange. The brand's clean-air, membership-driven concept is uniquely suited to the wellness-oriented Perimeter clientele, while the long-term, escalating NNN lease provides durable cash flow and inflation-protected growth. This location has the potential to be a defensive, "main-and-main" location inside metro Atlanta's most coveted mixed-use district—ideal for 1031, neighborhood-retail or net-lease portfolios seeking stable income with upside.



INVESTMENT HIGHLIGHTS

PRIME, TROPHY-CORNER LOCATION

Street-level retail in Serrano, a 150-unit, 5-story luxury mid-rise (2008; \approx 364 KSF) at the signalized hard corner of Abernathy Rd. & Barfield Rd.—one block west of I-285/GA-400. Built-in residential customer base plus marquee visibility to \approx 27,400 vehicles/day on Abernathy.

EPICENTER OF ATLANTA HQ CORRIDOR

Minutes from Mercedes-Benz USA HQ, UPS Global HQ, Northpark Town Center, and the Concourse/“King & Queen” towers—together anchoring 120,000+ daytime employees in Sandy Springs.

TRANSIT & REGIONAL ACCESS

Quick walk or short shuttle to MARTA Sandy Springs Station (1,050-space deck) and immediate ingress/egress to GA-400 & I-285—placing over 1 million metro residents within a 20-minute drive.

FRENCHIES TENANT ADVANTAGE

This is an investment in the real estate—not in the Frenchies business itself. Frenchies is the tenant under a long-term lease. A fast-growing, health-centric nail franchise (40+ U.S. studios) with a membership model driving \approx 70% recurring revenue; brand positioning aligns with the wellness-minded, professional Perimeter customer.

TURN-KEY, NEW CONSTRUCTION

\pm 1,428 SF 2025 prototype delivered with hospital-grade ventilation, waterless pedi stations, and nontoxic products—no cap-ex required. 7-Year NNN lease features 3% annual rent bumps.

HIGH BARRIERS / LIMITED COMPETITION

Tight zoning, high Class-A rents, and scarce ground-floor availability in the Perimeter corridor restrict new entrants—protecting pricing power and long-term market share.

MULTIPLE DEMAND NODES WITHIN $\frac{1}{2}$ -MILE

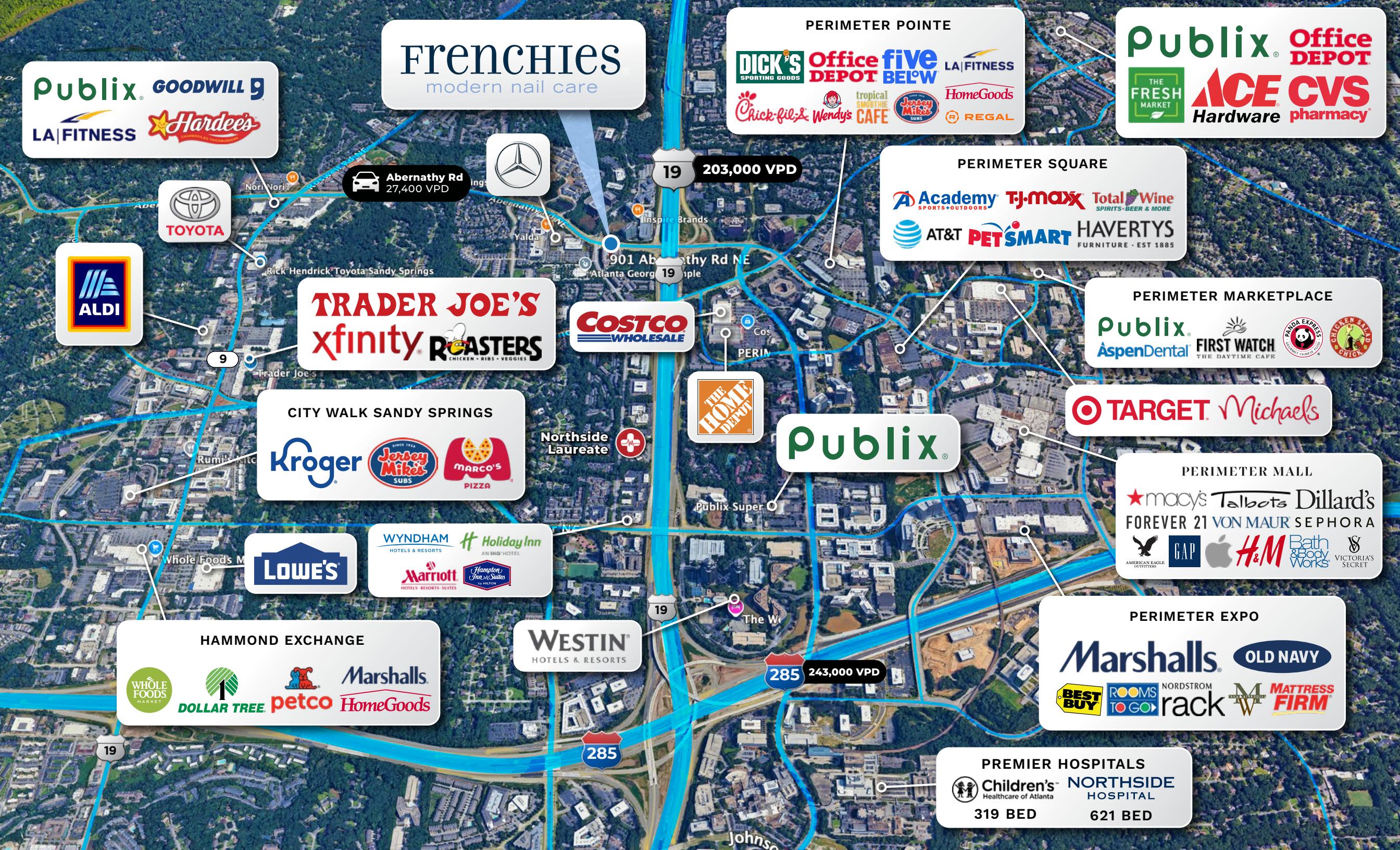
Perimeter Mall (1.5 MSF), Perimeter Village (380 KSF big-box center), four business-class hotels, and over 2,400 new Class-A multifamily units either open or under construction—serving a 28 MSF office trade area.

VALUE-ADD PATHS

Franchisor-approved add-on services (brows, lashes, waxing), corporate wellness packages targeting Fortune 500 campuses, and Serrano resident membership drives offer organic NOI upside.

FRENCHIES
modern nail care







REPRESENTATIVE

Frenchies[®]

modern nail care

13
STATES

FRANCHISE
BUSINESS MODEL

~40
LOCATIONS

2014
FOUNDED

LITTLETON, CO
HEADQUARTERS

Frenchies Modern Nail Care is one of the fastest-growing non-toxic nail salon franchises in the United States, redefining industry standards through its focus on cleanliness, transparency, and modern customer experiences. Founded in 2014 and headquartered in Colorado, the company has built a strong presence through its franchise model, offering clients an elevated alternative to traditional nail salons. With a mission to provide safer, healthier nail care, Frenchies continues to expand its footprint nationwide, catering to a growing demand for high-quality, hygienic self-care services. The brand's studio environments are bright, welcoming, and intentionally designed to align with wellness-focused values. Frenchies has positioned itself as a disruptor in the personal care space by prioritizing people over polish — and performance over trends.





SANDY SPRINGS

GEORGIA

SANDY SPRINGS, GEORGIA

A PREMIER SUBURBAN BUSINESS HUB IN METRO ATLANTA

Located just north of downtown Atlanta, Sandy Springs is a thriving suburban city that merges corporate presence with urban convenience, offering the sophistication of a major business hub with the livability of a well-planned community. As part of the Atlanta-Sandy Springs-Alpharetta MSA—the economic engine of Georgia—the city boasts seamless access to Georgia State Route 400, Interstate 285, and the region's top-tier logistics networks, placing it within 30 minutes of Hartsfield-Jackson Atlanta International Airport and within reach of key Southeastern markets. Sandy Springs has firmly positioned itself as a preferred destination for Fortune 500 headquarters, advanced healthcare providers, and a growing base of technology and professional service firms, supported by a modern infrastructure and a pro-business environment. With a population exceeding 105,000 and steadily increasing, the city benefits from a highly educated and diverse workforce, with nearly 70% of residents holding a bachelor's degree or higher—far surpassing national averages. Major employers such as UPS, Newell Brands, Northside Hospital, and Fiserv serve as economic anchors, while a robust healthcare system and dynamic commercial sector reinforce the city's long-term stability. As the second-largest city in the Atlanta metropolitan area, Sandy Springs blends connectivity, talent, and innovation—making it an ideal location for companies looking to grow with confidence in the Southeast.

6.18 M
POPULATION
ATLANTA
SANDY SPRINGS
ALPHARETTA, GA

\$570.7
BILLION
GDP OF ATLANTA
SANDY SPRINGS
ROSWELL MSA

\$1.53
BILLION
ANNUAL
RETAIL SALES
HEALTHCARE &
SOCIAL ASSISTANCE
REVENUE

MAJOR ECONOMIC DRIVERS



fiserv. newell
BRANDS

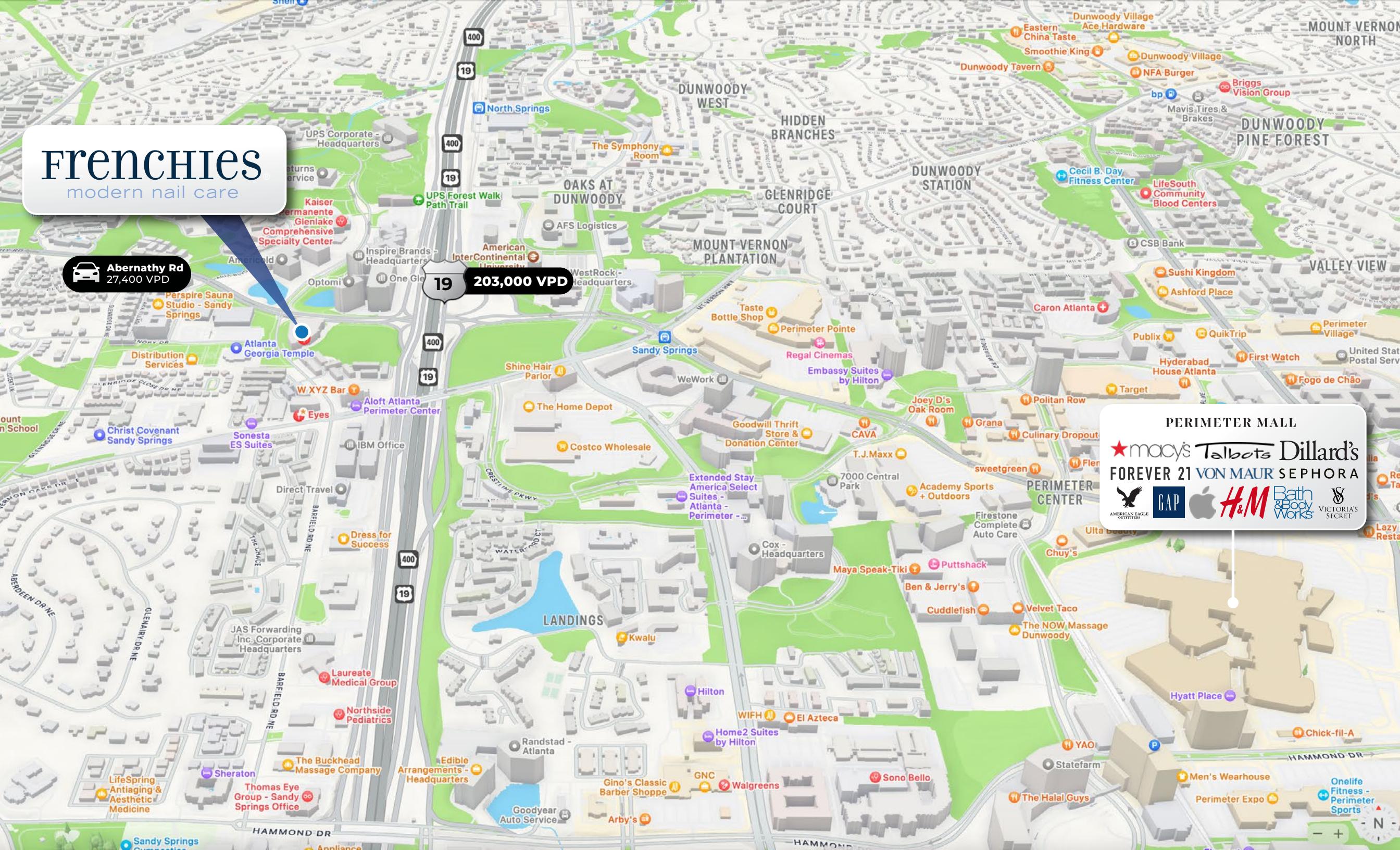
IBM

CISCO

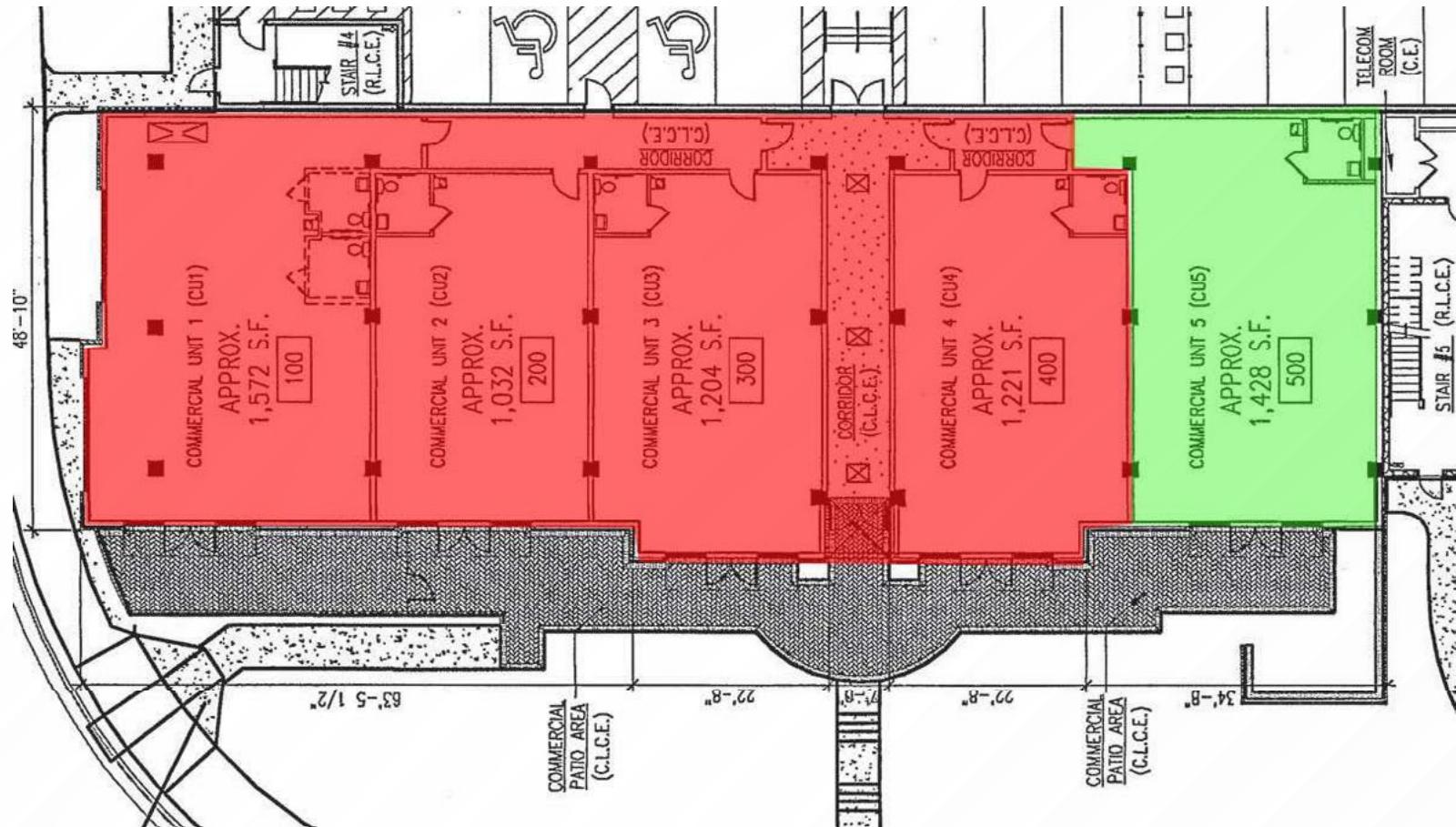
NORTHSIDE
HOSPITAL

 **Children's**
Healthcare of Atlanta





FLOOR PLANS



DEMOGRAPHICS

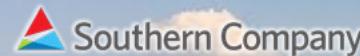
POPULATION	1 Mile	3 Miles	5 Miles
2028 Projected Population	15,132	109,502	234,708
2023 Estimated Population	14,534	106,700	230,280
2020 Census Population	14,169	105,489	228,481
2010 Census Population	9,906	88,986	197,963

DAYTIME POPULATION	1 Mile	3 Miles	5 Miles
2023 Estimate Population	71,319	244,039	375,914

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projected Households	7,559	51,111	104,009
2023 Estimated Households	7,278	49,763	101,837
2020 Census Households	6,892	47,910	98,849
2010 Census Households	5,227	41,190	86,455

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2023 Est. Average HH Income	\$147,224	\$157,977	\$165,156





Mercedes-Benz



Hartsfield-Jackson Atlanta International Airport®

BUSIEST AIRPORT IN THE WORLD



Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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