



Franklin Street

Offering Memorandum



CVS

12070 Crabapple Rd, Roswell, GA 30075
Affluent Atlanta MSA

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take

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CVS

12070 Crabapple Rd, Roswell, GA 30075

 FranklinStreet



CVS

12070 Crabapple Rd, Roswell, GA 30075



OFFERING SUMMARY

Sale Price:	\$4,350,000
Cap Rate:	6.50%

NOI:	\$282,608
Building Size:	10,126 SF
Year Built:	1997
Lot Size:	2.1 Acres
Parking Spaces:	40
Zoning:	C3C
Lease Type:	NNN (Roof & Structure)
Ownership:	Fee Simple
Tenancy:	Single
Lease Start:	2/1/1998
Lease End:	1/31/2028
Term Remaining:	3.5 Years
Options:	None Remaining
Parcel Number:	22-3730-1283-188-4



27,900 VPD

Combined Travel Daily @ Intersection
Crabapple Rd & Hardscabble Rd

134,981 RESIDENTS

within 5 miles of the property





PROPERTY HIGHLIGHTS

- CVS on hard corner in one of the Atlanta MSA's strongest suburbs
- Extremely affluent suburb with \$230k Average Household Incomes
- Excellent historical occupancy, as tenant has been in their space for 26 Years and has strong growing sales
- Investment grade tenant. BBB by S&P
- Outstanding Sales & Low Rent to Sales Ratio of 2.9%
- Limited differed maintenance. Newer roof with warranty
- Dense suburb: 135,000 Residents within 5 mile radius
- Rapidly growing area with many new home starts in the surrounding area
- Large 2.1 Acre site which provides future redevelopment opportunities
- Hard corner location with combined traffic counts of 27,900 VPD
- Surrounded by other daily use retailers driving traffic to corridor

PROPERTY DESCRIPTION

Franklin Street is pleased to present this freestanding CVS Pharmacy in Roswell, Georgia, a dynamic suburb of Atlanta situated in Fulton County. Roswell has experienced impressive growth and development over the years. The area is surrounded by many of MSA's top rated public schools, making it an attractive place for families to settle. This site was developed in 1998 for CVS and they have continued to operate here since and have exercised several options at their contracted rent. CVS recently exercised a 5 year option renewal further showing their commitment to the site and do have another option remaining. This could potentially allow for a new investor to negotiate a new long term lease with CVS, as there is not another strong corner they could move to and today's cost of construction would cause the rents to be substantially higher than what they are paying here. The location's sales have been very strong nearing \$10M providing a high likelihood of them staying. The location is within one of the most affluent suburbs of Atlanta with \$230K household incomes in the 3 mile radius. Nearby daily driver retailers include Publix, Kroger, Chase Bank, Dollar General, McDonalds, Starbucks, among others. The roof was recently replaced and has a remaining warranty on it, while the tenant is fully responsible for CAM, taxes, and insurance. CVS, at their expenses, recently fully renovated the restrooms and installed a new lift station further showing their long term commitment to the location.



Company Website

www.cvs.com

Lease Type

NNN (Landlord Roof & Structure)

Guarantor

Corporate

Square Feet

10,126 SF

Original Lease Term

15 Years

Lease Term Remaining

3.5 Years

Rent Increases

In Last Option

Renewal Options

None Remaining

Rent Commencement Date

2/1/1998

Rent Expiration Date

1/31/2028

Company Revenue

\$116.8 Billion

ABOUT CVS

CVS Pharmacy, Inc. is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. Originally named the Consumer Value Stores, it was founded in Lowell, Massachusetts in 1963. The chain was owned by its original holding company Melville Corporation from its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor (Walgreens) ranked 19th for the same time period. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within or outside CVS stores.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	2/1/98 -to- 1/31/03	\$197,437.50	-
Primary Term	2/1/03 -to- 1/31/08	\$202,500	2.56%
Primary Term	2/1/08 -to- 1/31/13	\$224,370	10.8%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
1st Renewal Term	2/1/13 -to- 1/31/18	\$242,291.25	8%
2nd Renewal Term	2/1/18 -to- 1/31/23	\$261,674.55	8%
3rd Renewal Term	2/1/23 -to- 1/31/28	\$282,608.51	8%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

AERIAL VIEW



Kroger

Publix

ANYTIME FITNESS

DOLLAR GENERAL

CHASE

CVS pharmacy

HARDCRABBLE RD
15,300 VPD

burn boot camp

CRABAPPLE RD
12,600 VPD

AERIAL VIEW



Sweet Apple
Elemen. School
802 Students

HARDSCRABBLE RD
15,300 VPD



burn
boot camp


pharmacy

CRABAPPLE RD
12,600 VPD



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CVS

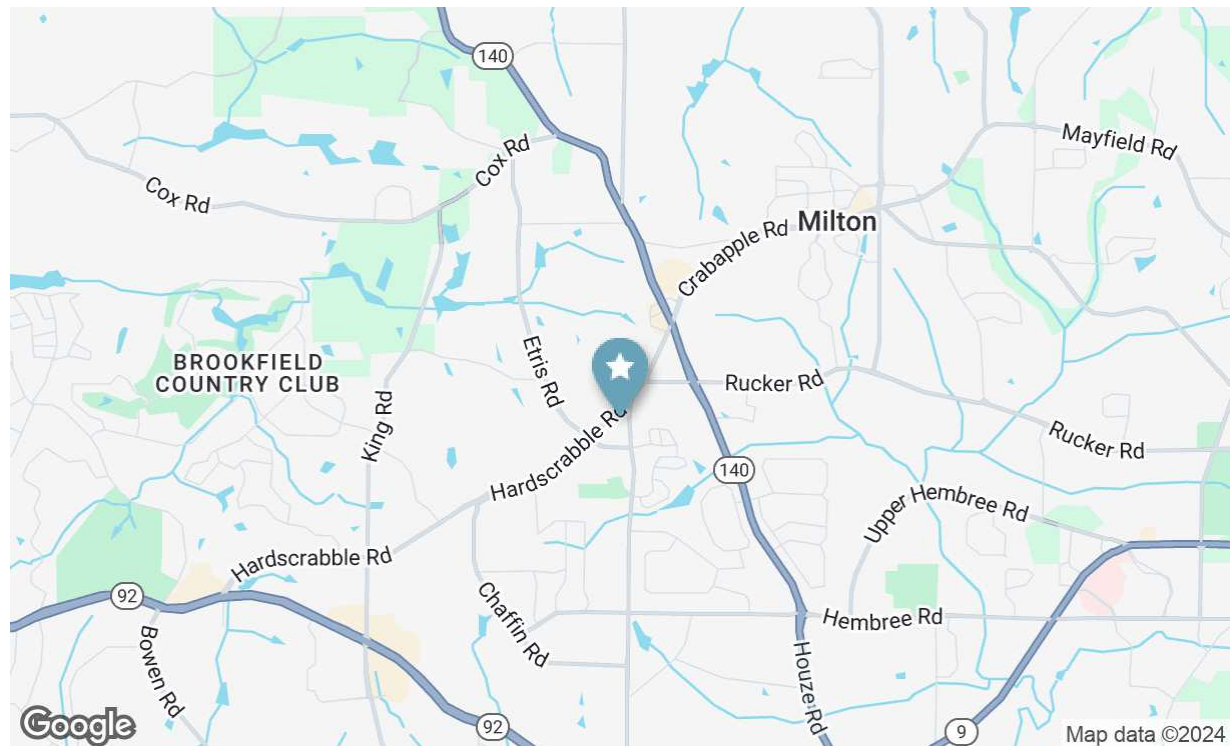
12070 Crabapple Rd, Roswell, GA 30075

LOCATION OVERVIEW

ABOUT ROSWELL

Roswell, Georgia, nestled in Fulton County just north of Atlanta, boasts a dynamic and thriving community renowned for its rich history, scenic beauty, and vibrant culture. With a population of approximately 95,000 residents, Roswell is a sought-after destination for families, professionals, and visitors alike. Characterized by its charming neighborhoods, picturesque parks, and bustling downtown district, Roswell offers a perfect blend of small-town charm and modern amenities. The city's historic district, lined with beautifully preserved antebellum homes and historic sites, provides a glimpse into its storied past. Despite its proximity to Atlanta, Roswell maintains its own unique identity and sense of community. Residents enjoy access to top-rated schools, including Roswell High School, Centennial High School, and Milton High School, which consistently rank among the best in the state. Situated along the banks of the Chattahoochee River, Roswell offers ample opportunities for outdoor recreation, including hiking, biking, and kayaking. Popular destinations such as Roswell Area Park and Chattahoochee Nature Center provide residents with scenic trails, picnic areas, and educational programs.

Roswell is also home to a diverse array of cultural attractions and entertainment options. The city's vibrant arts scene is showcased through numerous galleries, theaters, and music venues. Notable landmarks such as Bulloch Hall, Barrington Hall, and Roswell Cultural Arts Center offer insight into the city's rich heritage. In addition to its cultural offerings, Roswell boasts a thriving business community and is home to several major corporations, technology firms, and healthcare facilities. The city's robust economy and strategic location make it an attractive destination for businesses and entrepreneurs. With its blend of historic charm, natural beauty, and modern amenities, Roswell offers residents and visitors alike a welcoming and vibrant community to call home.



ATLANTA OVERVIEW

METRO ATLANTA IS THE ECONOMIC ENGINE FOR THE SOUTHEAST

Encompassing \$425 billion in gross domestic product that is forecasted to grow to \$474 billion by 2040, the Atlanta metropolitan area is the tenth-largest economy in the country and 18th-largest in the world. Atlanta is one of ten U.S. cities classified as an “alpha-world city” by a 2010 study at Loughborough University. Corporate operations comprise a large portion of the Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s fourth largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.

9TH LARGEST MSA IN THE UNITED STATES

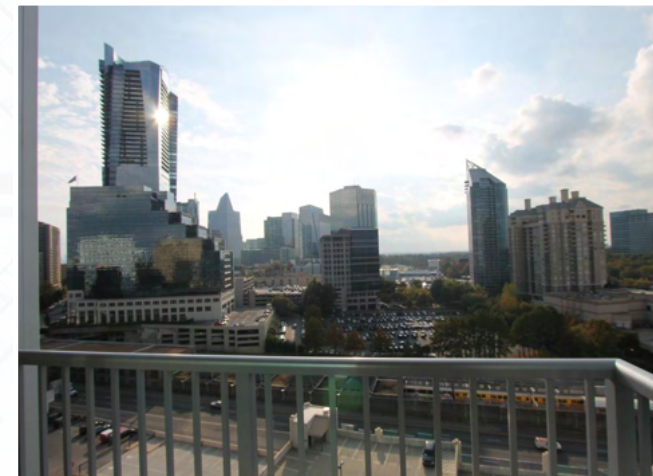
The region is comprised of 29 counties in North Georgia, making it the ninth largest metropolitan statistical area, or MSA, in the United States. Atlanta’s economy is considered diverse with dominant sectors including logistics, professional and business services, media operations, and information technology. The metro Atlanta region is home to more than 6 million people and nearly 150,000 businesses, a world-class airport, multiple parks and green space, competitive schools and numerous amenities for entertainment, sports and restaurants that all offer a top-tier quality of life.

METRO ATLANTA OFFERS AN EXCEPTIONALLY HIGH QUALITY OF LIFE AT A COMPARATIVELY LOW COST

A lower cost of living in Atlanta for major expenses like housing, clothing, food and gasoline has helped to keep the region’s cost of living below the U.S. average, and well below those of most major metropolitan areas pre-COVID. In 2022, the cost of living in Atlanta Georgia index averaged 102.4%, 2.4% above the national average of 100 (C2ER Cost of Living Index, 2022). Despite this metric, since 2010, metro Atlanta has grown by more than 15%--only Dallas and Houston grew faster.

DISTINCT, ECLECTIC, AND ENGAGING NEIGHBORHOODS

Atlanta’s neighborhoods each have their own character and appeal. Housing three business districts, including the Historic Business District, Downtown Atlanta is home to many of the most famous tourist attractions, in addition to numerous historical and entertainment pursuits. Known as “The Beverly Hills of the East,” Buckhead is one of the most renowned and fashionable neighborhoods in Atlanta. It’s one of the country’s largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core, and is surrounded by a series of quiet and tony neighborhoods. Also noteworthy is the area known as Little Five Points area. Getting its name from the five-point intersection that once met in the town, this area is known for the alternative culture it brings to Atlanta. Considered the Bohemian center of the Southern United States, it features an annual summer street festival, along with pairing with unique local dining establishments such as The Vortex and the Flying Biscuit Cafe to draw crowds year-round.



ATLANTA OVERVIEW



TRANSPORTATION

Atlanta's transportation infrastructure comprises a complex network that includes a heavy rail subway system, a streetcar line, multiple interstate highways, the world's busiest airport, and over 45 miles of bike paths.

HIGHWAYS

With a comprehensive network of freeways that radiate out from the city, automobiles are the dominant mode of transportation in the region. Three major interstate highways converge in Atlanta: I-20 (east-west), I-75 (northwest-southeast), and I-85 (northeast-southwest). The latter two combine in the middle of the city to form the Downtown Connector (I-75/85), which carries more than 340,000 vehicles per day. Atlanta is mostly encircled by Interstate 285, a beltway locally known as "the Perimeter" that has come to mark the boundary between "Inside the Perimeter" (ITP), the city and close-in suburbs, and "Outside the Perimeter" (OTP), the outer suburbs and exurbs.

AIRPORTS

- **Hartsfield–Jackson Atlanta International Airport (ATL)** is located seven miles south of the central business district of Atlanta and has served as a key engine of Atlanta's economic growth. It has been the world's busiest airport by passenger traffic since 1998, and by number of landings and take-offs since 2005. Hartsfield–Jackson held its ranking as the world's busiest airport in 2012, both in passengers and number of flights, by accommodating 95 million passengers (more than 260,000 passengers daily) and 950,119 flights. Many of its nearly one million flights originate within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States. The airport has 207 domestic and international gates and offers international service to North America, South America, Central America, Europe, Asia and Africa.
- **Peachtree DeKalb Airport** is a county owned, public use airport in DeKalb County, just northeast of Atlanta. It has one airline service with Southern Airways Express.
- Smaller airports around the metro include McCollum Field, Fulton County Airport–Brown Field, and Dobbins Air Reserve Base.

PUBLIC TRANSPORTATION

- The Metropolitan Atlanta Rapid Transit Authority or **MARTA** is the principal rapid-transit system in the Atlanta metropolitan area. It is the eighth-largest rapid transit system in the United States by ridership. MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail track with 38 train stations in Fulton, Clayton and DeKalb counties, with bus service to Six Flags Over Georgia and the Cumberland Transfer Center next to the Cumberland Mall, in addition to a single rail station in Clayton County at Hartsfield–Jackson Atlanta International Airport. The average total daily ridership for the system (bus and rail) is 415,600 passengers.
- The Atlanta **Amtrak** Station is served by the Crescent passenger train and is located in the Brookwood section of town between Buckhead and Midtown.
- Providing last mile connectivity to MARTA and other transit services, the **Atlanta Streetcar** is a major component in the evolution of Atlanta as a hub for commerce. The initial section that opened for use in December 2014 offers last mile connectivity to the city center for MARTA, the Atlanta BeltLine and other transit options, and additional phases will expand that service even further.
- **Buckhead Uptown Connection (Buc)** is a free a community shuttle service designed to provide connections between Atlanta's regional rail system, MARTA, and local destinations for Buckhead's workforce. With a primary focus on commuter travel, "the buc" provides connections between MARTA rail and area offices, hotels and shopping destinations.
- **Xpress Bus** is a regional public transportation service provided by the Georgia Regional Transportation Authority (GRTA) that gives commuters throughout the metro Atlanta region a valuable transportation option, and improves the capacity of Georgia's most congested highways. Xpress Bus offers 33 routes in 12 metro Atlanta counties and carries more than 2 million passenger trips annually to and from major employment centers in Downtown, Midtown, Buckhead and Perimeter Center.

Sources: Metro Atlanta Chamber; Atlanta Regional Commission; City of Atlanta; Atlanta Convention & Visitors Bureau

ATLANTA OVERVIEW

INTERNET SECURITY & SOFTWARE DEVELOPMENT

Georgia is among the top three states in the US for information security. In 2011, more than 25% of the worldwide security revenue market share was generated in our state. Atlanta has given birth to companies like Internet Security Systems and SecureWorks cutting-edge innovators in the industry that were later purchased by IBM and Dell, respectively. Last year metro Atlanta ranked fourth in the nation in the number of internet security positions posted, missing the number three mark by less than 100 openings.

Software development and engineering make up one of Atlanta's strongest industry sectors with solid employment opportunities to support the growth of new local technology businesses and a wealth of larger, more established companies. Metro Atlanta ranked in the top 10 in the nation in the number of software development job openings posted in 2018.

LOGISTICS, DISTRIBUTION & SUPPLY CHAIN MANAGEMENT

Metro Atlanta has grown into a leading global logistics hub and center for supply chain management due to a high number of corporate headquarters, vital geographic location and robust infrastructure. Metro Atlanta has the nation's fifth-largest concentration of supply chain companies with more than 1 million employees in the sector. Logistics giants like Delta Air Lines, Norfolk Southern, UPS and a network of major distribution centers drive employment for workers with skills in a variety of areas. Metro Atlanta ranked fifth nationwide in the number of job postings in the industry in 2019.

Metro Atlanta has grown into a leading global logistics hub and center for supply chain management due to a high number of corporate headquarters, vital geographic location and robust infrastructure. As more companies look for increased efficiencies in supply chain management, supply chain software has emerged as a stronger industry in metro Atlanta. This region ranks sixth nationwide in the number of positions posted in this sector in 2019. Atlanta is home to large companies like Coca-Cola and Georgia Pacific with global presence and immense supply chains, as well as supply chain management companies like Manhattan Associates.

ARTS & CULTURE

Culture lovers revel in Atlanta lifestyle and the arts and theatrical communities. From the Atlanta Ballet to the Atlanta Symphony Orchestra - which has won more Grammys than any other U.S. symphony - the city is home to world-class acts in dance and classical music. In addition, the metro Atlanta region offers several permanent theater groups, from the Fox Theatre to the Cobb Energy Performing Arts Center, as well as the world-renown High Museum of Art, a division of the Woodruff Arts Center.

- **Cobb Energy Center** is a performing arts venue located in the Cumberland/Galleria submarket in Northwest Atlanta. A 2,750 seat theater at the core of the centre was designed to accommodate both acoustic and amplified performances with specific intent of attracting touring companies of Broadway shows.
- The Callanwolde Foundation, Inc., operating as **Callanwolde Fine Arts Center**, is a non-profit organization whose mission is to preserve, restore, and develop the Callanwolde Estate and to be a premier public participatory arts and cultural center. A busy, non-profit community arts center, Callanwolde offers classes and workshops for all ages in visual, literary and performing arts. Special performances, gallery exhibits, outreach programs and fundraising galas are presented throughout the year.
- **Museum of Design Atlanta (MODA)** is the only museum in the Southeast devoted exclusively to the study and celebration of all things design. MODA regularly features exhibitions highlighting architecture, industrial and product design, interiors and furniture, graphics, fashion and more. It is located in Midtown Atlanta as a part of the Midtown Arts Corridor.
- **The Fox Theatre**, a former movie palace, is a performing arts venue located at 660 Peachtree Street NE in Midtown Atlanta, and is the centerpiece of the Fox Theatre Historic District. The 4,678 seat auditorium was ultimately developed as a lavish movie theater in the Fox Theatres chain and opened in 1929. It hosts a variety of cultural and artistic events including the Atlanta Ballet, a summer film series, and performances by national touring companies of Broadway shows.



ATLANTA OVERVIEW



EDUCATION

Between Georgia Tech's best engineering program in the nation to Georgia State University's largest business school in the South, Atlanta is home to colleges and universities that provide students with an exceptional education in any desired field. This includes programs at Mercer University ranging from public health to pharmacy to theology. Contribution to research also defines higher education in Atlanta, as scholars from Emory produce over \$500 million in research funding annually, while also maintaining a traditional emphasis on teaching. There are over 30 colleges and universities located in the Atlanta metropolitan area, and the most notable schools include:

Emory University is recognized internationally for its outstanding liberal arts colleges, graduate and professional schools, and for having one of the Southeast's leading health care systems.

Georgia Institute of Technology - the Georgia Institute of Technology is one of the top research universities in the United States. The school is a science and technology-focused learning institute renowned for its deeply-held commitment to improving the human condition through research. Georgia Tech is regularly ranked as one of the top ten public universities in the United States by *U.S. News & World Report*.

Georgia State University is an enterprising urban public research university that offers 250 undergraduate and graduate degree programs in more than 100 fields of study in its eight colleges and schools. The university is located in the historic financial hub of downtown Atlanta and has a current enrollment of more than 32,000 students.

Mercer University is one of America's oldest and most distinctive institutions of higher learning, offering undergraduate liberal arts to doctoral level degrees. The university has 8,500 students enrolled in 12 schools and colleges on campuses in Macon, Atlanta and Savannah; three medical school sites in Macon, Savannah and Columbus; and at four Regional Academic Centers around the state. It is consistently ranked among the nation's leading institutions by such publications as *U.S. News & World Report*.

Founded in 1785 by the Georgia General Assembly, the **University of Georgia** is the first state-chartered university in America. Located approximately 60 miles northeast of downtown Atlanta, it is composed of 17 schools and colleges and has a current enrollment of over 35,000. The university offers 22 undergraduate degrees in 140 fields, and over 40 graduate degree programs, along with professional degrees in law, pharmacy and veterinary medicine. It is also home to Georgia's State Botanical Garden, the State Museum of Art, and the State Museum of Natural History.

Kennesaw State University (KSU) is a public research university in the state of Georgia with two campuses in the Atlanta metropolitan area, one in Kennesaw and the other in Marietta. The total enrollment exceeds 43,000 students making KSU the second-largest university by enrollment in Georgia while also having the largest freshman class in the state as well.

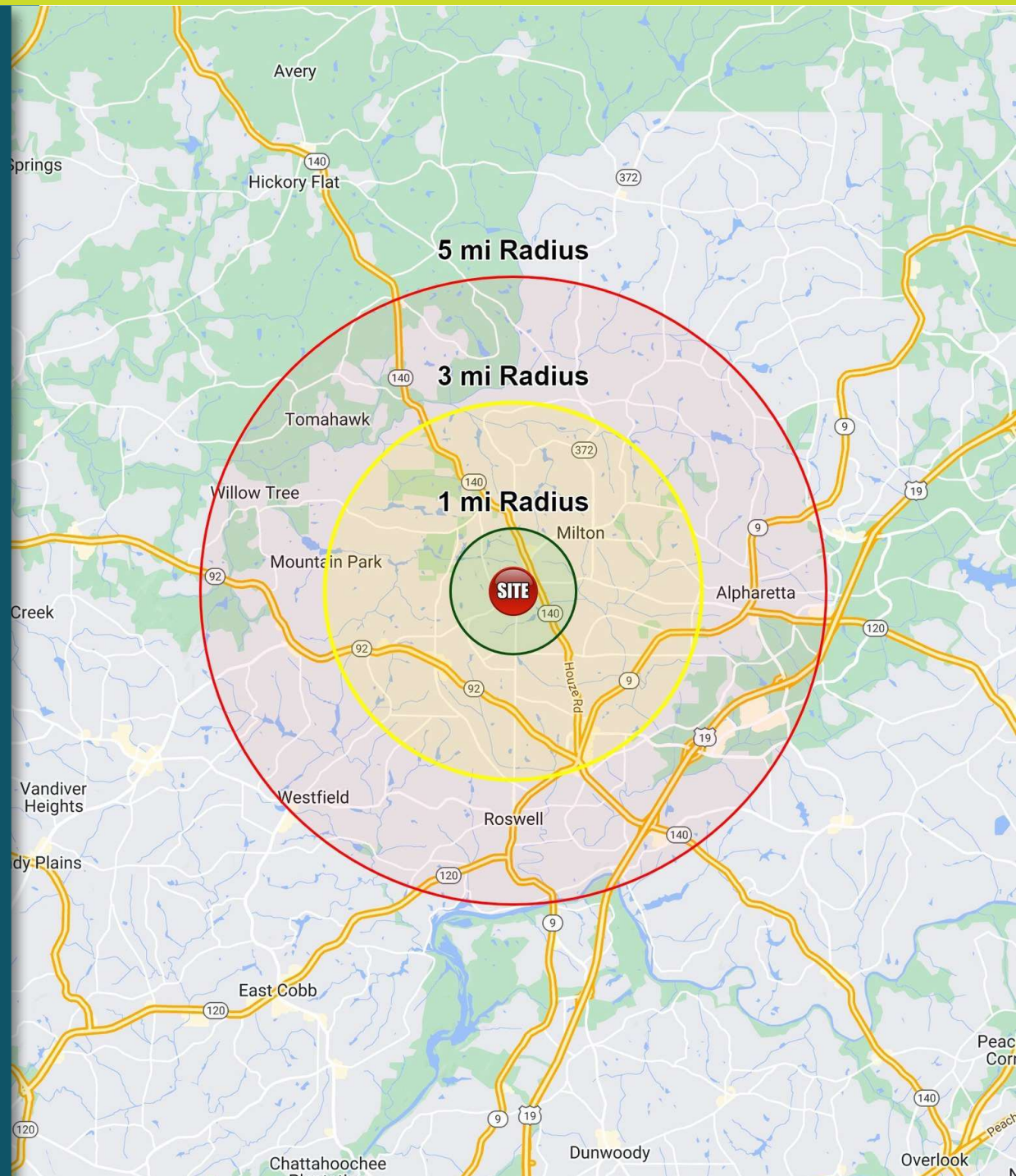
Other colleges/universities include: Agnes Scott; American Intercontinental University; Atlanta College of Art; Brown Mackie College; Clark Atlanta University; Clayton State University; John Marshall Law School; Oglethorpe University; Morehouse College; Morehouse School of Medicine; Morris Brown College; Savannah College of Art and Design; and Spelman College.

AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILE
POPULATION			
Total Population (2023)	7,719	46,021	134,921
Proj. Population (2028)	8,040	48,037	141,783
Census Population (2020)	8,293	47,880	137,323
Census Population (2010)	7,696	43,057	122,134
HOUSEHOLDS & INCOME			
Total Households (2023)	2,932	17,169	50,698
Proj. Households (2028)	3,056	17,850	53,282
Avg. HHI (2023)	\$199,581	\$231,804	\$208,216
Median HHI (2023)	\$165,852	\$171,860	\$150,507
Avg. HH Net Worth (2023)	\$1.12M	\$1.3M	\$1.13M

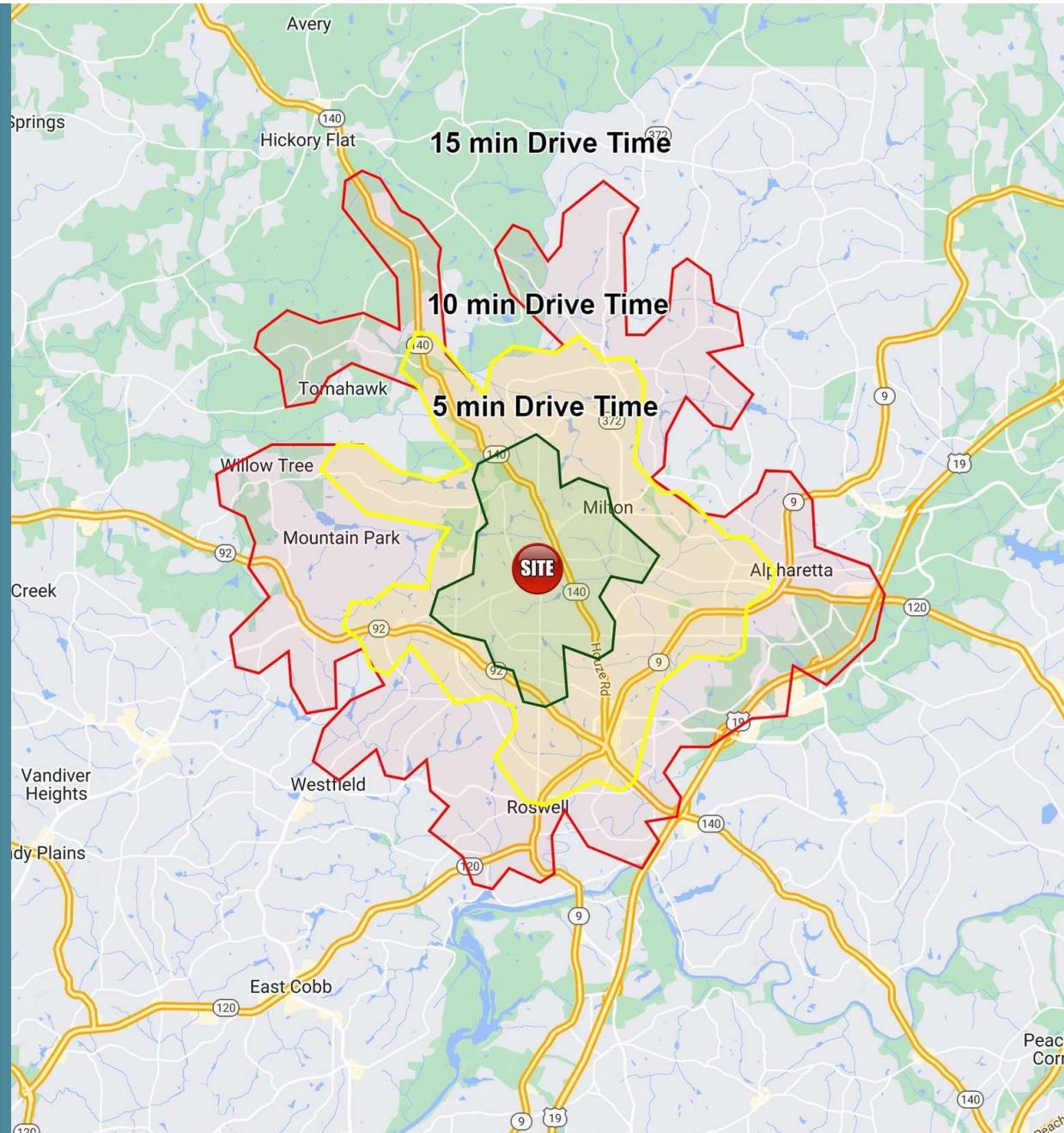
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2023)	15,660	44,323	96,920
Proj. Population (2028)	16,415	46,229	102,077
Census Population (2020)	16,886	45,637	97,265
Census Population (2010)	14,798	40,967	85,506
HOUSEHOLDS			
Total Households (2023)	5,763	16,638	36,549
Proj. Households (2028)	6,033	17,309	38,490
Census Households (2020)	6,086	17,105	36,650
Census Households (2010)	5,268	15,470	32,250
HOUSEHOLD INCOMES			
Avg. HHI (2023)	\$206,778	\$223,628	\$207,366
Median HHI (2023)	\$169,559	\$168,415	\$153,420
Avg. HH Net Worth (2023)	\$1.22M	\$1.27M	\$1.15M



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