

OFFERING MEMORANDUM

# CHASTAIN CORNERS

4575 Roswell Road, Sandy Springs, GA 30342



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# Executive Summary

Sale Price

\$5,465,000

## Offering Summary

Cap Rate:	5.50%
NOI:	\$300,600
Building Size:	6,035 SF
Year Built:	2025

## Property Highlights

- Irreplaceable real estate at signalized hard corner at the corner of Roswell Road & Windsor Parkway in Buckhead / Sandy Springs
- Brand-New Construction leased to 2 medical tenants
- Marquee locations for Peachtree Immediate Care & bodenvy which signed new 10 year leases with rent increases
- Peachtree Immediate Care has over 70 locations throughout Georgia
- Bodenvy has 6 locations and rapidly expanding throughout the southeast
- Shared Parking Easement with Puppy Haven
- Strong traffic counts with exposure to 40,000 VPD on Roswell Road
- Average Household Incomes of over \$222,000 within a 3-mile radius
- Dense population over 276,000 people within a 5-mile radius
- Strong Surrounding Market - Surrounded by retail, office, medical, and hospitality development



## Property Description

Peachtree Immediate Care at 4575 Roswell Road in Sandy Springs. Strategically positioned on the line of Buckhead and Sandy Springs, this modern urgent care facility offers comprehensive walk-in medical services including treatment for minor illnesses and injuries, physical exams, immunizations, occupational health, on-site X-ray, and lab diagnostics. As part of the Emory Healthcare Network, the clinic benefits from integrated patient records and streamlined referrals. The center accepts over 40 insurance plans, features transparent self-pay pricing, and offers on-site medication dispensing. Staffed by board-certified providers and multilingual clinical support, this high-traffic location delivers convenient, accessible, and trusted care—making it a strong investment in one of Atlanta's most desirable submarkets.

## Location Description

Roswell Road and Windsor Parkway, just north of I-285. With over 40,000 vehicles per day, this high-visibility location offers exceptional exposure. Nestled in the dynamic Perimeter Center submarket, home to corporate headquarters, medical campuses, and the iconic "King and Queen" towers, this site enjoys proximity to GA-400, I-285, MARTA rail/bus, and a dense, affluent population. Zoned to allow office or medical use only, retail is not permitted under current zoning. 4575 Roswell offers a strategic blend of accessibility, demographics, and infrastructure making it a standout investment in Sandy Springs' premier business district.

# Atlanta MSA



#1

Busiest Airport  
in the World



16

Fortune 500  
Headquarters  
in Atlanta



\$270B

GDP in  
Atlanta MSA



#9

Largest Metro  
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

## Corporate Headquarters & Major Employers



# Aerial Photo



# Building Photo



# Exterior Photos



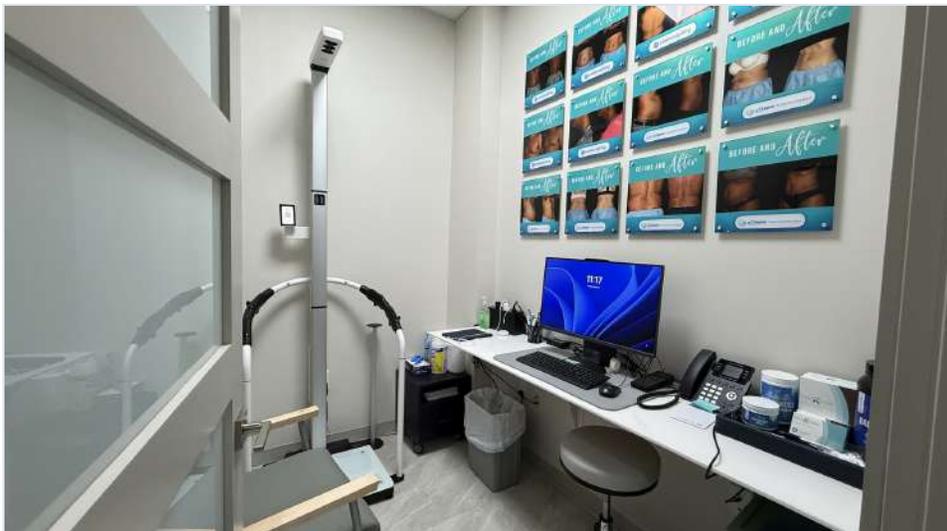
# Exterior Photos



# Interior Photos- Peachtree Immediate Care



# Interior Photos - bodenvy



# Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100	Peachtree Immediate Care	4,000	66.67%	03/06/2024	05/31/2035	\$198,850	\$49.71	\$31,600	\$7.90
150	bodenvy	2,035	33.92%	11/01/2025	10/31/2035	\$101,750	\$50.00	\$16,077	\$7.90
<b>Totals/Averages</b>		<b>6,035</b>				<b>\$300,600</b>	<b>\$49.81</b>	<b>\$47,677</b>	<b>\$7</b>
<b>Occupied</b>		6,035				\$300,600		\$47,677	
<b>Vacant</b>		0				\$0		\$0	

# Lease Abstract



### Tenant Overview – Suite 100

Tenant:	Peachtree Immediate Care
Square Feet:	4,000 SF
Lease Start Date:	03/06/2024
Lease Expiration Date:	05/31/2035
Annual Base Rent:	\$194,000
Current Reimbursement:	\$31,600
Initial Term:	10 years with 2.5% annual increases
Renewal Options:	Four (4) 5-year options with 2.5% annual increases
Website:	www.peachtreemed.com



### Rent Schedule

Lease Years	Annual Base Rent	Rent Per SF/YR
06/01/25-05/31/26	\$194,000	\$48.50
06/01/26-05/31/27	\$198,850	\$49.71
06/01/27-05/31/28	\$203,821	\$50.96
06/01/28-05/31/29	\$208,917	\$52.23
06/01/29-05/31/30	\$214,140	\$53.53
06/01/30-05/31/31	\$219,493	\$54.87
06/01/31-05/31/32	\$225,000	\$56.25
06/01/32-05/31/33	\$230,605	\$57.65
06/01/33-05/31/34	\$236,370	\$59.09
06/01/34-05/31/35	\$242,279	\$60.57

### CUSTOM TEXT

Peachtree Immediate Care is Georgia’s leading urgent care provider, operating over 70 locations statewide and employing more than 300 healthcare professionals as of July 2024. The tenant specializes in walk-in medical care, offering urgent care services, diagnostic testing, physicals, occupational health services, and telehealth consultations. As part of the Emory Healthcare Network, Peachtree Immediate Care ensures high-quality, accessible healthcare for patients across metro Atlanta and surrounding counties.

Tenant is responsible for paying its proportionate share of taxes, insurance, and all costs associated with maintaining, repairing, operating, and insuring Building A, the common areas, and other portions of the Shopping Center that are the responsibility of the Landlord.

# Lease Abstract



## Tenant Overview – Suite 150

<b>Tenant:</b>	Bodenvy
<b>Square Feet:</b>	2,035 SF
<b>Lease Start Date:</b>	11/01/2025
<b>Lease Expiration Date:</b>	10/31/2035
<b>Annual Base Rent:</b>	\$101,750
<b>Current Reimbursement:</b>	\$20,350
<b>Initial Term:</b>	10 years
<b>Renewal Options:</b>	Two (2) options of Five (5) years each renewal
<b>Website:</b>	<a href="https://www.bodenvy.com/">https://www.bodenvy.com/</a>

## Rent Schedule

Lease Years	Annual Base Rent	Rent Per SF/YR
11/01/25-10/31/30	\$101,750	\$50
11/01/30-10/31/35	\$114,469	\$56.25
<b>Renewal Option</b>		
11/01/35-10/31/40	\$128,775	\$63.28
11/01/40-10/31/45	\$144,872	\$71.19

## CUSTOM TEXT

Bodenvy is a non-Surgical Body Sculpting Med Spa specializing in permanent fat reduction, weight loss, & skin tightening!

Tenant is responsible for maintaining the interior of the Premises, including floors, walls, ceilings, doors, windows, and all electrical, plumbing, HVAC, mechanical systems and Trash removal. A professional HVAC maintenance contract is required with servicing at least twice per year. Roof penetrations must be approved in writing by the Landlord and performed by Landlord’s contractor, with costs billed to the Tenant. Tenant must manage plumbing to prevent leaks or blockages and ensure the space remains dry and well-ventilated. If Tenant fails to perform repairs, the Landlord may do so and charge the Tenant, including a 15% administrative fee.

## Landlord Responsibilities:

The Landlord is responsible for maintaining the exterior of the Premises, excluding doors, windows, signage, and glass. Tenant must maintain these excluded items. Landlord will perform exterior repairs upon receiving written notice from the Tenant, provided the damage was not caused by the Tenant or its representatives. The Landlord is not responsible for interior systems or repairs unless explicitly stated in the lease. Landlord is also not liable for delays in repairs unless notice has been given and a reasonable time to respond has passed.

# Retailer Map



# Retailer Map



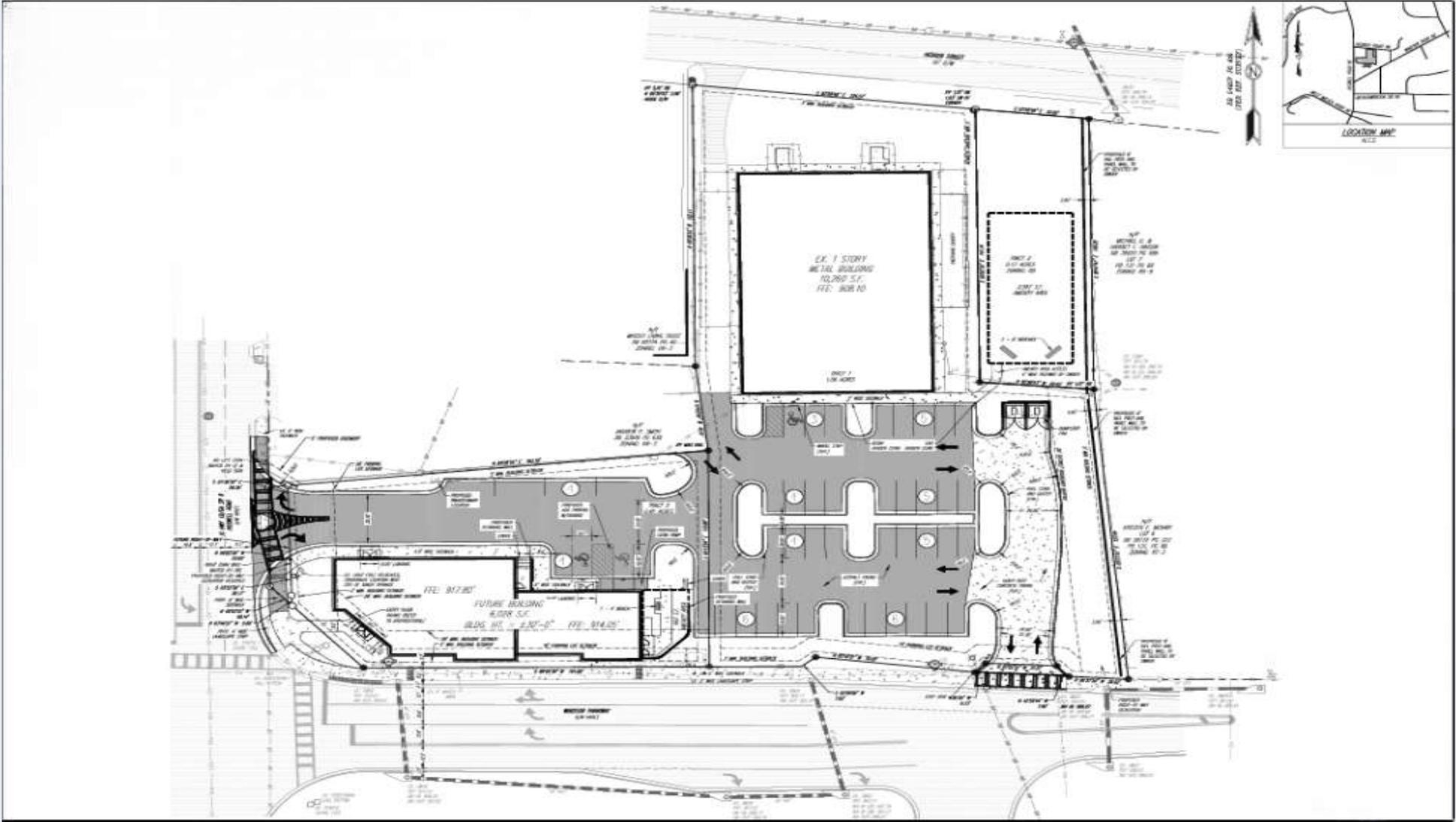
# Retailer Map



# Additional Aerial Photos



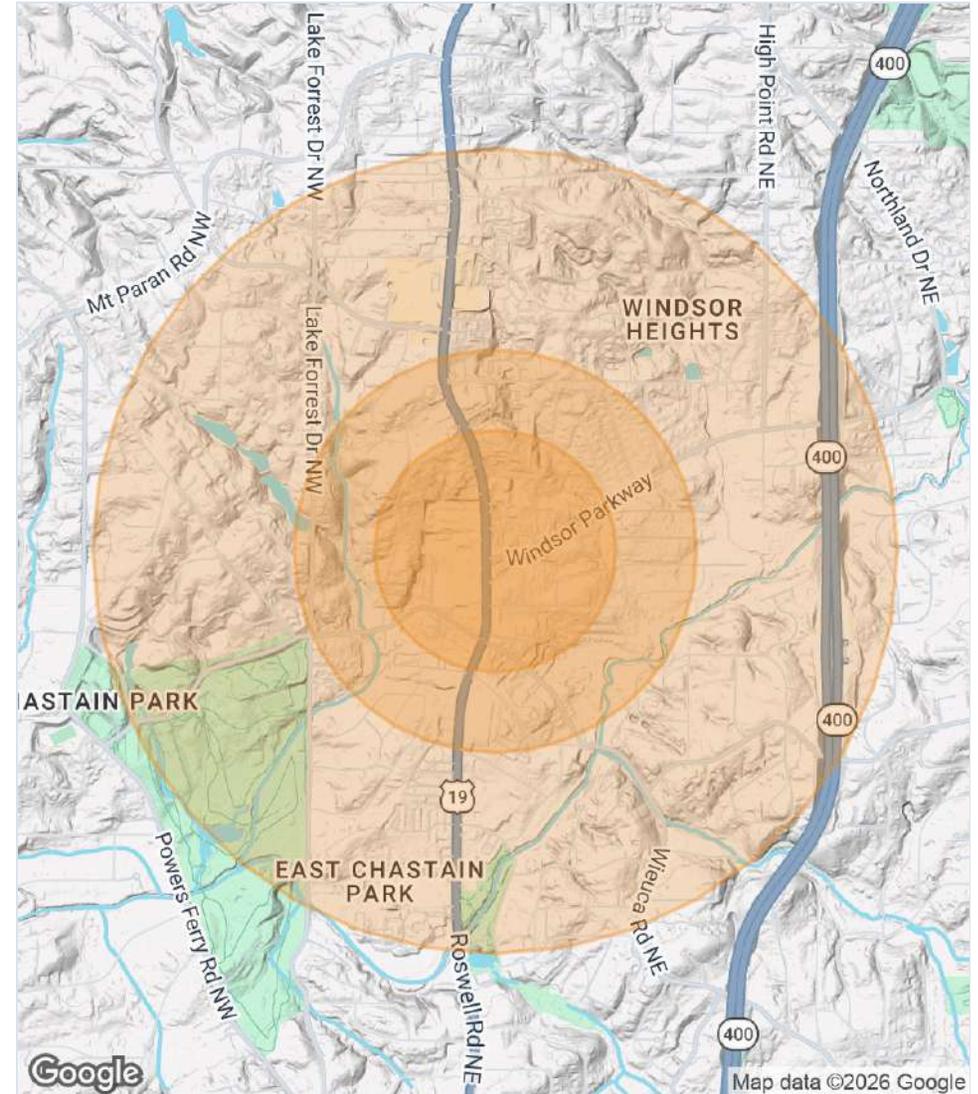
# Site Plan





# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2024 Population</b>	7,839	97,937	276,424
<b>2020 Population</b>	8,161	92,793	266,194
<b>5 Year Projected</b>	7,990	103,088	292,120
<b>Households</b>			
<b>2024 Households</b>	3,657	47,156	135,669
<b>2020 Households</b>	3,520	43,197	126,100
<b>5 Year Projected</b>	3,730	50,091	144,234
<b>Income</b>			
<b>2024 Average Household Income</b>	\$222,655	\$222,569	\$181,317
<b>5 Year Projected</b>	\$283,035	\$280,911	\$230,941



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## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

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# Advisor Biographies Page



**Chase Murphy**

**SVP | Partner**

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.



**Elliott Kyle**

**SVP | Partner**

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breath of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.

# Disclaimer

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