

OFFERING MEMORANDUM

NORCROSS SQUARE PLAZA

5895 Jimmy Carter Blvd Norcross, GA 30071



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Executive Summary

Sale Price

\$2,515,000

Offering Summary

Cap Rate:	6.25%
NOI:	\$157,151
Building Size:	8,000 SF
Lot Size:	9.7 Acres
Year Built:	2007

Property Highlights

- 100% Leased – 8,000 SF unanchored shopping center
- Excellent visibility on Jimmy Carter Blvd. a major thoroughfare in Atlanta MSA
- Exception traffic count of 132,000 vehicles per day on Jimmy Carter Blvd.
- Stabilized asset with upside potential through long term rent growth
- Service-oriented tenant mix featuring internet-resistant tenancy catering to daily needs of the surrounding population.
- Attractive architecture and building finishes, constructed in 2007
- Strong demographics with a 5-mile population of 266,537 projected to reach 294,227 by 2030.
- Fee simple ownership offering full control of the land and improvements in a proven, high-demand submarket.



Property Description

The subject property is an improved commercial asset located along a well-established retail corridor in the Norcross, Georgia submarket of Metro Atlanta. The offering includes the fee-simple interest in the land, buildings, and all associated improvements, providing investors with full ownership and long-term control of the asset.

Positioned within a dense and growing suburban market, the property benefits from proximity to established residential neighborhoods, retail centers, and major thoroughfares that support consistent traffic and demand. The location offers convenient access to key transportation routes, enhancing connectivity throughout the Norcross and greater Atlanta area.

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Retailer Map



Retailer Map



Rent Roll



Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
A	Panaderia Mi Bella Guatemala	2,820 SF	35.25%	\$18.79	\$52,988	07/01/2014	06/30/2027
C	Karol's Beauty Spa	1,120 SF	14%	\$24.04	\$26,925	09/15/2023	12/31/2028
D	Grill Taco	1,400 SF	17.50%	\$21.38	\$29,939	08/07/2014	08/06/2027
E	Latina Food Mart	1,280 SF	16%	\$20.87	\$26,711	09/30/2020	12/31/2028
F	Boost Mobile	1,380 SF	17.25%	\$19.00	\$26,220	10/16/2025	05/31/2031
Totals		8,000 SF	100%	\$104.08	\$162,783		
Averages		1,600 SF	20%	\$20.82	\$32,557		

Net Operating Income



Income Summary

	Current
Gross Scheduled Income	\$162,783
Other Income	\$60,195
Total Scheduled Income	\$222,978
Vacancy Cost	\$0
Gross Income	\$222,978

Expense Summary

Property Taxes	\$19,526
Insurance	\$9,309
Electricity	\$2,206
Water and Sewer	\$10,588
Trash Disposal	\$6,198
Landscaping	\$3,000
Maintenance and Repairs (\$250/month)	\$3,000
Management	\$12,000
Gross Expenses	\$65,827

Net Operating Income	\$157,151
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Lease Abstract – Boost Mobile



Tenant Overview – Suite F

Company:	Boost Mobile (Value Wireless GA Inc.)
Square Feet:	1,380 SF
Lease Start Date:	October 16, 2025
Lease Expiration Date:	May 31, 2031
Annual Base Rent:	\$26,220
Current Reimbursement:	\$10,212

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/26-03/31/27 - Current	\$26,220	\$19.00
04/01/27-03/31/28	\$27,007	\$19.57
04/01/28-03/31/29	\$27,817	\$20.16
04/01/29-03/31/30	\$28,651	\$20.76
04/01/30-03/31/31	\$29,511	\$21.38
04/01/31-05/31/31	\$30,396	\$22.03
Renewal Option: 2 x 3 Years	3% annual increase	

Tenant is responsible for maintaining and repairing all interior electrical and plumbing fixtures, keeping the premises clean and in good working order, paying for related utility repairs, handling pest control, and maintaining the HVAC system under a service contract with regular inspections.

Lease Abstract



Tenant Overview – Suite A

Tenant:	Panaderia Mi Bella Guatemala
Square Feet:	2,820 SF
Lease Start Date:	July 1, 2014
Lease Expiration Date:	June 30, 2027
Annual Base Rent:	\$52,988
Current Reimbursement:	\$19,204

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
07/01/19-06/30/22	\$50,422	\$17.88
Renewal Period: 1 x 5 Years		
07/01/22-06/30/24	\$51,437	\$18.24
07/01/24-06/30/27 - Current	\$52,988	\$18.79

Tenant is responsible, at its own cost, for all interior maintenance and repairs needed to keep the premises in first-class condition, including any damage caused by Tenant or its visitors. Tenant is also responsible for the maintenance and repair of the HVAC system.

Landlord is responsible only for maintaining the structural elements and common areas (including roof, foundation, exterior, and parking areas). Landlord is not obligated to make improvements and is not liable for interruptions, damages, or rent reductions related to repairs or maintenance.

Tenant Overview – Suite C

Tenant:	Karol's Beauty Spa, LLC.
Square Feet:	1,120 SF
Lease Start Date:	August 30, 2023
Lease Expiration Date:	December 31, 2028
Annual Base Rent:	\$26,140
Current Reimbursement:	\$8,422

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
10/01/23-12/31/23	\$0	\$0
01/01/24-09/30/24	\$18,480	\$16.50
10/01/24-09/30/25	\$25,379	\$22.66
10/01/25-09/30/26 - Current	\$26,140	\$23.34
10/01/26-09/30/27	\$26,925	\$24.04
10/01/27-09/30/28	\$27,732	\$24.76
10/01/28-12/31/28	\$28,565	\$25.50
Renewal Option: 1 x 5 Years	4% annual increase	

Lease Abstract



Tenant Overview – Suite D

Tenant:	Grill Taco (Cynthia Yanibeth Ayalamata)
Square Feet:	1,400 SF
Lease Start Date:	August 7, 2014
Lease Expiration Date:	August 6, 2027
Annual Base Rent:	\$29,067
Current Reimbursement:	\$11,322

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/07/24-08/06/25	\$28,220	\$20.16
08/07/25-08/06/26 - Current	\$29,067	\$20.76
08/07/26-08/06/27	\$29,939	\$21.38

Tenant Overview – Suite E

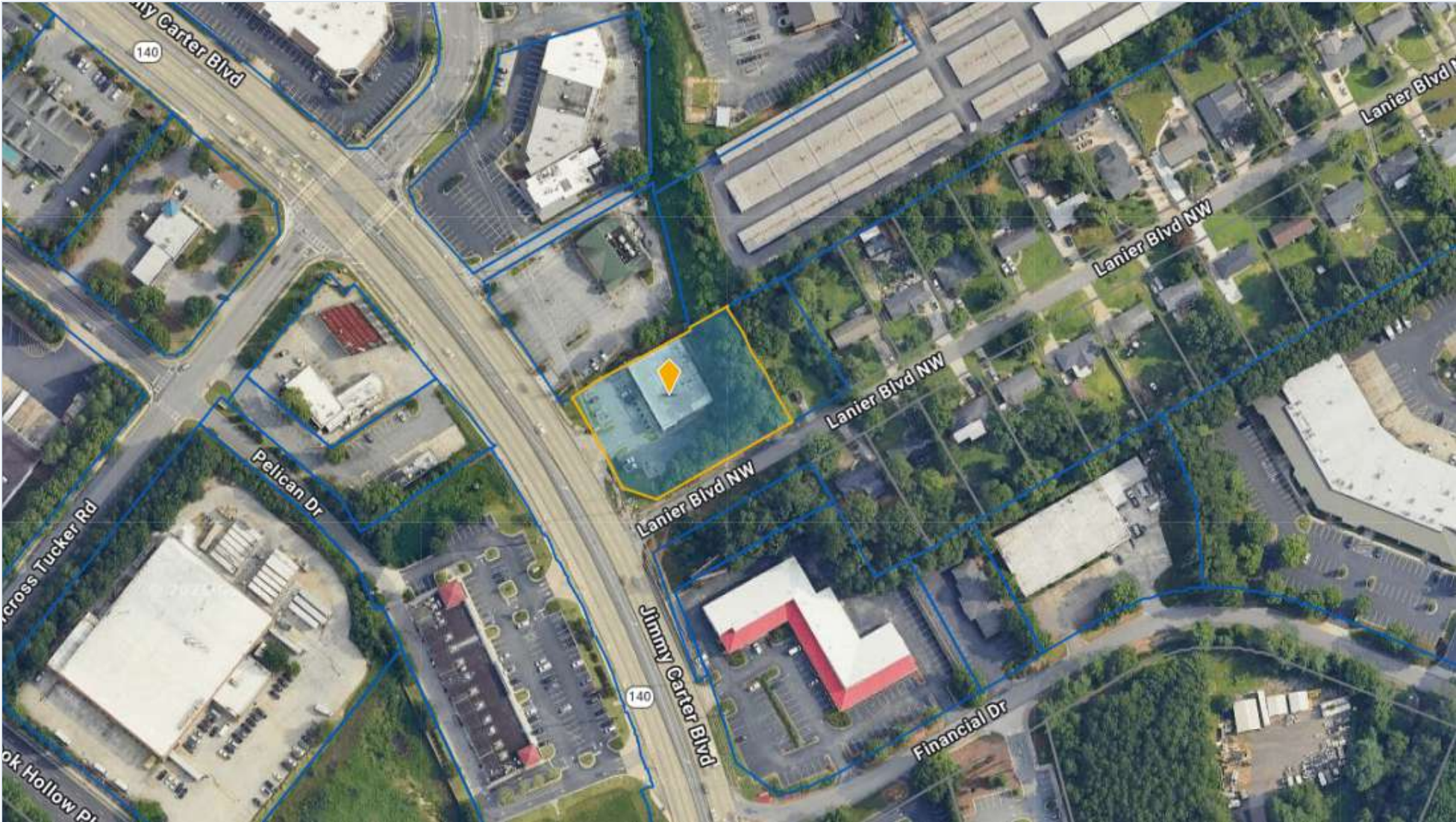
Tenant:	Latina Food Mart
Square Feet:	1,280 SF
Lease Start Date:	August 06, 2020
Lease Expiration Date:	December 31, 2028
Annual Base Rent:	\$26,711
Current Reimbursement:	\$9,474

Rent Schedule

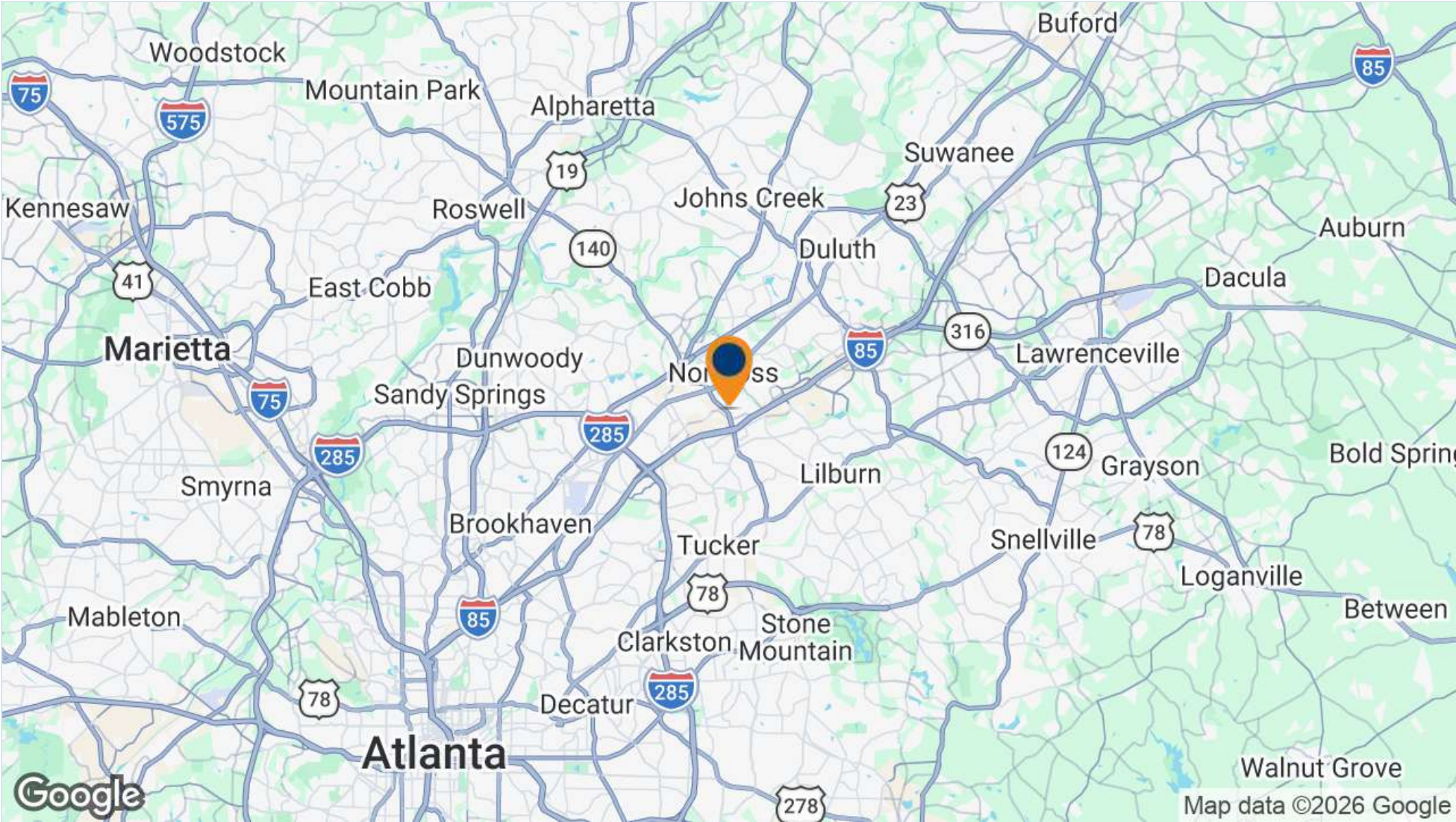
Term	Annual Base Rent	Rent Per SF/YR
10/01/24-12/31/25	\$25,932	\$20.26
Extension Period: 3 Years		
01/01/26-12/31/26 - Current	\$26,711	\$20.87
01/01/27-12/31/27	\$27,512	\$21.49
01/01/28-12/31/28	\$28,338	\$22.14

Tenant is responsible for maintaining, repairing, and keeping all interior systems—including electrical, plumbing, and HVAC—in clean, safe, and good working order. This includes complying with applicable codes, replacing filters and common consumables, and providing pest control to keep the premises free of infestation. Tenant must also perform all non-landlord repairs and maintain a preventive maintenance program, including regular inspections of HVAC systems by a licensed contractor.

Parcel Map

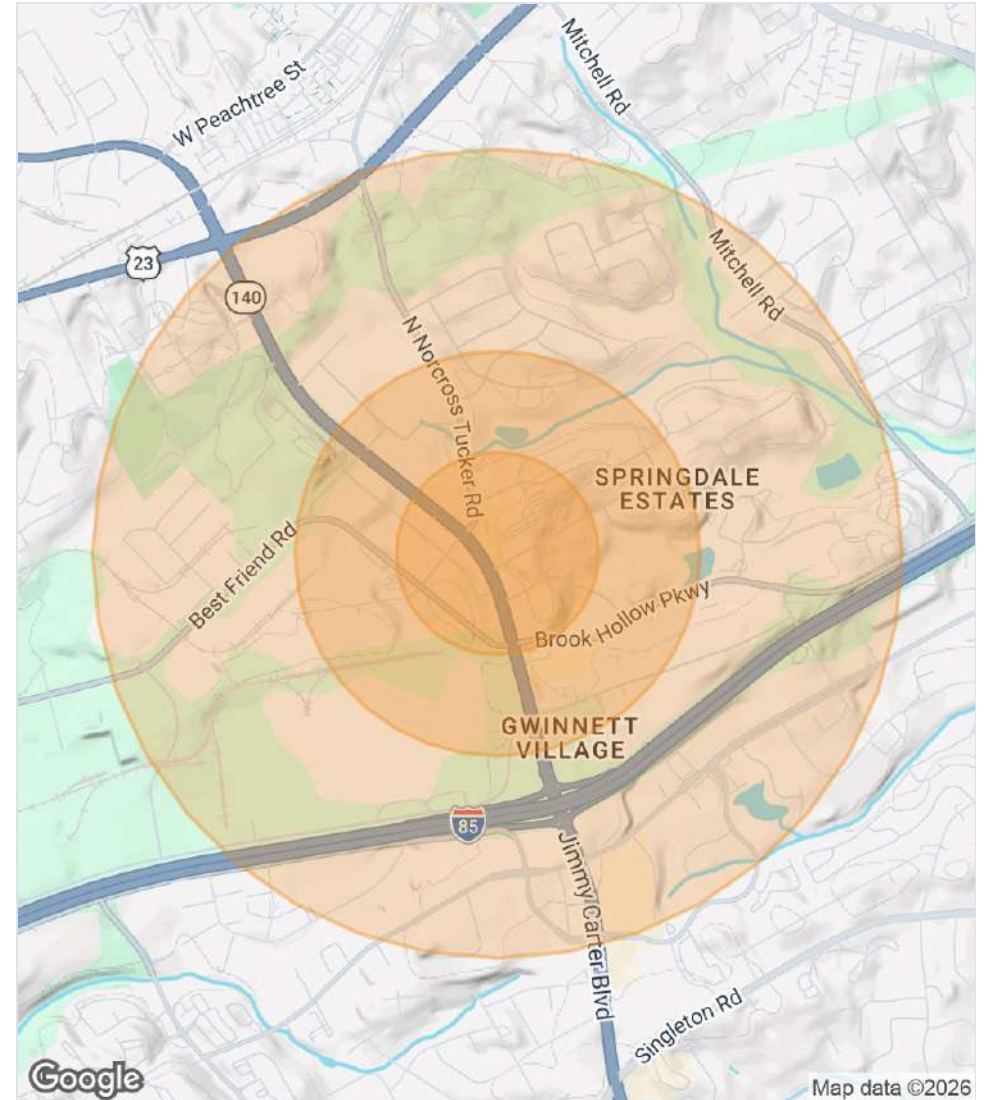


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	5,772	107,640	266,537
2030 Population	6,205	110,981	276,486
5 Year Projected	6,780	118,363	294,227
Households			
2025 Population	1,795	37,862	95,603
2030 Population	1,929	39,060	99,235
5 Year Projected	2,109	41,637	105,578
Income			
2025 Average Household Income	\$67,247	\$84,453	\$105,214
5 Year Projected (2030)	\$80,142	\$102,236	\$129,127



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Advisor Biographies Page



Elliott Kyle

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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 breadth 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.



Chase Murphy

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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.

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