



EXTREMELY RARE TO BE ON MARKET

ONE OF ATLANTA'S MOST AFFLUENT & HIGHLY SOUGHT AFTER MARKETS

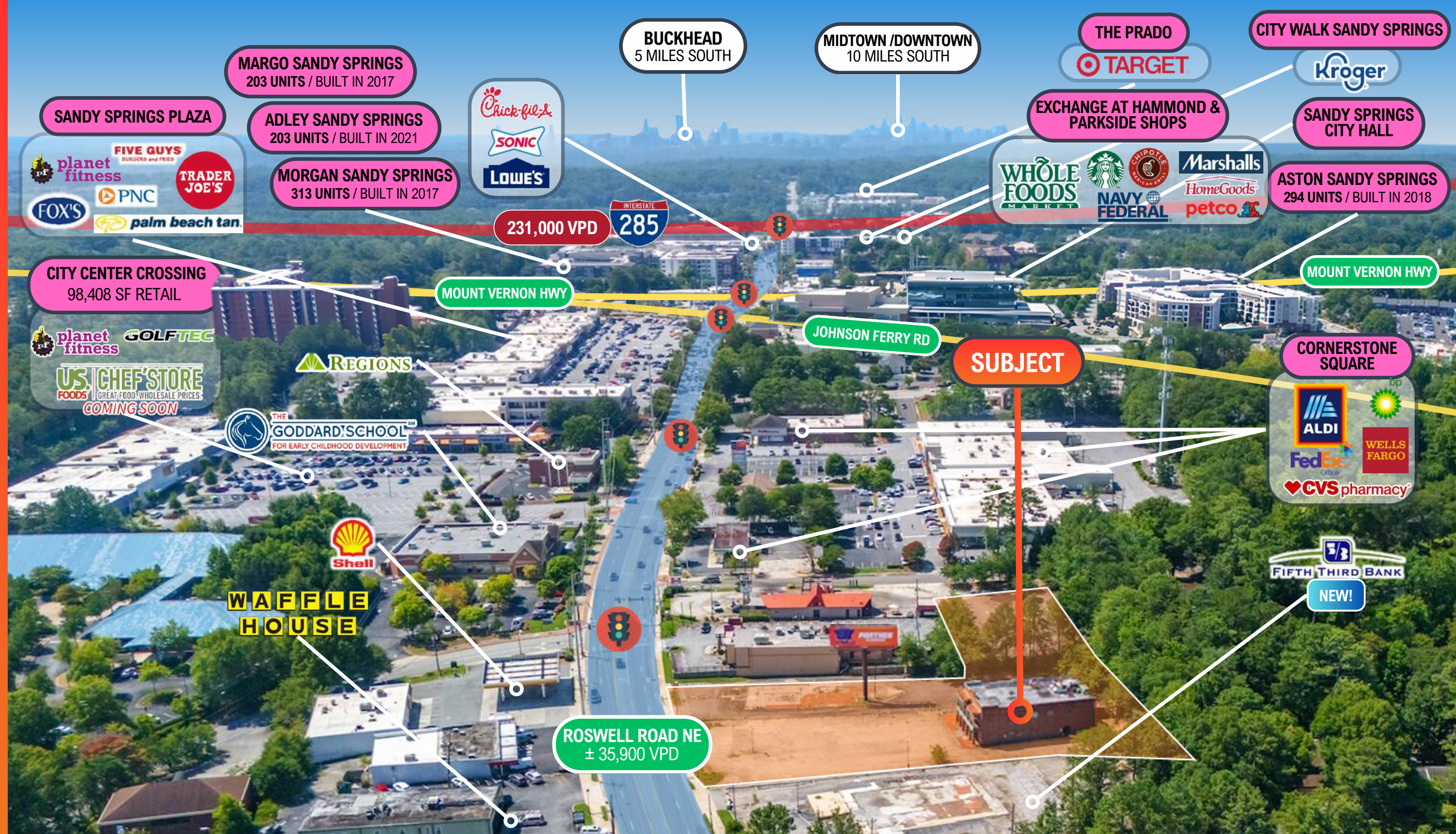
ONE OF ATLANTA'S DOMINANT RETAIL MARKETS

SUPER REGIONAL ACCESS VIA ROSWELL RD

CENTRAL PERIMETER SUBMARKET - ATLANTA'S LARGEST CLASS A OFFICE SUBMARKET WITH FORTUNE 500 PRESENCE

AVERAGE HOUSEHOLD INCOME \$163,845

DAYTIME POPULATION 322,464



1.83 Acres Trophy Urban Re-Development Site in the Heart of Sandy Springs

6400 Roswell Road NE, Sandy Springs, GA 30328

OFFERING MEMORANDUM

Marcus & Millichap
BEN-MOSHE GROUP
THEBENMOSHEGROUP.COM

OFFERING INCLUDES

INVESTMENT ANALYSIS

- Investment Highlights
- Executive Summary

CORPORATE OVERVIEW

PROPERTY OVERVIEW

- Aerial Maps

LOCATION OVERVIEW

- City Overview
- Economic Overview
- Demographic Analysis

PRICING & FINANCIAL ANALYSIS

1.83 Acres Trophy Urban Re-Development Site in the Heart of Sandy Springs

6400 Roswell Road NE, Sandy Springs, GA 30328



SANDY SPRINGS
GEORGIA



Marcus & Millichap
BEN-MOSHE GROUP
THEBENMOSHEGROUP.COM



Investment Highlights

- EXTREMELY RARE TO BE ON MARKET
- 1.83 ACRE SITE CX ZONING WHICH INCLUDES VERTICAL RIGHTS
- ONE OF ATLANTA'S MOST AFFLUENT & HIGHLY SOUGHT AFTER MARKETS
- SUPER REGIONAL ACCESS VIA ROSWELL RD, 285, & 400
- 1.5 MILES AWAY FROM CENTRAL PERIMETER SUBMARKET - ATLANTA'S LARGEST CLASS A OFFICE SUBMARKET WITH FORTUNE 500 PRESENCE
- AVERAGE HOUSEHOLD INCOME \$163,845
- DAYTIME POPULATION 322,464
- CONNECTS BETWEEN EAST COBB MARIETTA AND ATLANTA
- APPROX 35K VEHICLES PER DAY
- STEPS FROM CITY SPRINGS (SANDY SPRINGS ENTERTAINMENT DISTRICT)
- ACCESS FROM ROSWELL ROAD AND CROMWELL ROAD
- ADJACENT TO A NEW FIFTH THIRD BANK (UNDER CONSTRUCTION)
- PRIME TROPHY ASSET WITH GREAT INGRESS AND EGRESS

Marcus & Millichap is pleased to offer this prime 1.83-acre property located on Roswell Road in Sandy Springs offers an exceptional investment opportunity. With 197 feet of frontage on a highly trafficked road, this parcel is ideally situated in a desirable area known for its high average household incomes and thriving community. The property is perfect for development, whether for commercial or residential purposes, given its proximity to popular amenities, upscale shopping, dining, and entertainment options. Its location in one of Sandy Springs' most sought-after areas makes it a standout choice for those looking to invest in a vibrant and prosperous community.

LIST PRICE

\$4,500,000

LOT SIZE	1.83 ACRES
ZONING	CX
BUILDING SIZE	APPROX 7,200 SF
YEAR BUILT	1987
TYPE OF OWNERSHIP	FEE SIMPLE
VEHICLES PER DAY	APPROX 35K
FRONTAGE ON ROSWELL ROAD	197 FEET



PROPERTY OVERVIEW

1.83 Acres Trophy Urban Re-Development Site in the Heart of Sandy Springs

6400 Roswell Road NE, Sandy Springs, GA 30328



SANDY SPRINGS
GEORGIA



Marcus & Millichap
BEN-MOSHE GROUP
THEBENMOSHEGROUP.COM

DOBBINS AIR RESERVE BASE

KENNESAW MOUNTAIN

CUMBERLAND MALL
TRUIST PARK
THE BATTERY
10M+ ANNUAL VISITORS

RIVERWOOD INTERNATIONAL CHARTER SCHOOL

EPSTEIN SCHOOL

CHATTAHOOCHEE RIVER

JOHNSON FERRY RD

CORNERSTONE SQUARE

SUBJECT

CROMWELL RD NE

CHASELAND RD NE

SANDY SPRINGS

CARWASH

FORMER LONGHORN

197' FEET OF FRONTAGE ON ROSWELL ROAD

ROSWELL ROAD NE
± 35,900 VPD

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap Activity ID ZAF0390314

GA

400

239,000 VPD

MOUNT VERNON
1.7 MILES NORTHEAST

DUNWOODY
2 MILES NORTHEAST

PERIMETER CENTER 1.5 MILES EAST
ATLANTA'S LARGEST CLASS A OFFICE SUBMARKET
29M SF OF OFFICE SPACE, 5K+ COMPANIES

CITY CENTER CROSSING
98,408 SF RETAIL

ABERNATHY ROAD
± 35,000 VPD

THE MOUNT VERNON SCHOOL

planet fitness
GOLFTEC
US CHEF'S STORE
FOODS GREAT FOOD! WHOLESALE PRICES.
COMING SOON

TOYOTA



WAFFLE HOUSE

FIFTH THIRD BANK

NEW!

SUBJECT

Shell

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

ROSWELL ROAD NE
± 35,900 VPD



CROMWELL RD NE

CORNERSTONE SQUARE

ALDI
FedEx Office
CVS pharmacy
WELLS FARGO
bp

SANDY SPRINGS



GA
400

239,000 VPD

PERIMETER CENTER 1.5 MILES EAST
ATLANTA'S LARGEST CLASS A OFFICE SUBMARKET
29M SF OF OFFICE SPACE, 5K+ COMPANIES

THE MOUNT VERNON SCHOOL

WAFFLE
HOUSE

TOYOTA

ROSWELL ROAD NE
± 35,900 VPD

NH
NORTHSIDE
HOSPITAL
EMORY
SAINT JOSEPH'S
HOSPITAL
Children's
Healthcare of Atlanta

SANDY SPRINGS PLAZA

CITY CENTER CROSSING
98,408 SF RETAIL

planet fitness
GOLFTEC
US CHEF'S STORE
FOODS GREAT FOOD. WHOLESALE PRICES.
COMING SOON

FIVE GUYS
planet fitness
FOX'S
PNC
TRADER JOE'S
palm beach tan

SUBJECT

THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

FIFTH THIRD BANK
NEW!

MORGAN SANDY SPRINGS
313 UNITS / BUILT IN 2017

MARGO SANDY SPRINGS
203 UNITS / BUILT IN 2017

ADLEY SANDY SPRINGS
203 UNITS / BUILT IN 2021

BUCKHEAD
5 MILES SOUTH

231,000 VPD
INTERSTATE
285

MOUNT VERNON HWY

JOHNSON FERRY RD

SANDY SPRINGS CITY HALL

CORNERSTONE
SQUARE
ALDI
FedEx
CVS pharmacy
WELLS
FARGO
bp

SANDY SPRINGS

MIDTOWN /DOWNTOWN
10 MILES SOUTH

EXCHANGE AT HAMMOND &
PARKSIDE SHOPS

ASTON SANDY SPRINGS
294 UNITS / BUILT IN 2018

RIVERWOOD INTERNATIONAL
CHARTER SCHOOL

THE BATTERY ATLANTA
CUMBERLAND MALL
TRUIST PARK
THE BATTERY
10M+ ANNUAL VISITORS
TRUIST 
Braves 



SUBJECT



EPSTEIN SCHOOL

SANDY SPRINGS CITY HALL

JOHNSON FERRY RD

CROMWELL RD NE




SANDY SPRINGS

ROSWELL ROAD NE
± 35,900 VPD

CHASELAND RD NE



THE BATTERY ATLANTA
CUMBERLAND MALL
TRUIST PARK
THE BATTERY
10M+ ANNUAL VISITORS

DOBBINS AIR RESERVE BASE

KENNESAW MOUNTAIN

RIVERWOOD INTERNATIONAL CHARTER SCHOOL

EPSTEIN SCHOOL

CHATTAHOOCHEE RIVER

JOHNSON FERRY RD

CORNERSTONE SQUARE
ALDI
FedEx Office
CVS pharmacy
WELLS FARGO

SUBJECT

FIFTH THIRD BANK
NEW!

SANDY SPRINGS

TOWNHOMES OF SANDY SPRINGS

CROMWELL RD NE

CHASELAND RD NE

CARWASH

FORMER LONGHORN

WAFFLE HOUSE

TOYOTA

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

ROSWELL ROAD NE
± 35,900 VPD

VERNON WOODS DRIVE NE





JUNIPER SANDY SPRINGS
230 UNITS / BUILT IN 2017

SANDY SPRINGS CROSSING



TOWNHOMES OF SANDY SPRINGS



SUBJECT



NEW!

CHASELAND RD NE

WAFFLE HOUSE

ROSWELL ROAD NE
± 35,900 VPD

FORMER LONGHORN

CARWASH

CROMWELL RD NE



ABERNATHY ROAD
± 35,000 VPD

JUNIPER SANDY SPRINGS
230 UNITS / BUILT IN 2017

SANDY SPRINGS CROSSING

TOWNHOMES OF SANDY SPRINGS



ALDERWOOD ON ABERNATHY

THE WEBER SCHOOL

ABERNATHY ROAD
± 35,000 VPD



SUBJECT

WAFFLE HOUSE

CHASELAND RD NE



NEW!

SANDY SPRINGS



ROSWELL ROAD NE
± 35,900 VPD

FORMER LONGHORN

CARWASH

CROMWELL RD NE





JUNIPER SANDY SPRINGS
230 UNITS / BUILT IN 2017

SANDY SPRINGS CROSSING

TOWNHOMES OF SANDY SPRINGS

ABERNATHY ROAD
± 35,000 VPD

THE WEBER SCHOOL

ALDERWOOD ON ABERNATHY

SANDY SPRINGS TENNIS CENTER

GA
400

MOUNT VERNON
1.7 MILES NORTHEAST

239,000 VPD

ABERNATHY ROAD
± 35,000 VPD

SUBJECT

NEW!

FORMER LONGHORN

CARWASH

CROMWELL RD NE

CORNERSTONE SQUARE

ROSWELL ROAD NE
± 35,900 VPD


SANDY SPRINGS

ALDI
FedEx Office
CVS pharmacy
WELLS FARGO

Aerial Map



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap Activity ID ZAF0390314

MARKET OVERVIEW

1.83 Acres Trophy Urban Re-Development Site in the Heart of Sandy Springs

6400 Roswell Road NE, Sandy Springs, GA 30328



SANDY SPRINGS
GEORGIA



Marcus & Millichap
BEN-MOSHE GROUP
THEBENMOSHEGROUP.COM



Market Overview

Sandy Springs, Georgia

Sandy Springs is a city in northern Fulton County, Georgia, United States, and a suburb of Atlanta. **The city's population was 108,080 at the 2020 census, making it Georgia's 7th most populous city. It is the site of several corporate headquarters, including UPS, Newell Brands, Inspire Brands, Focus Brands, Cox Enterprises, and Mercedes-Benz USA's corporate offices.**

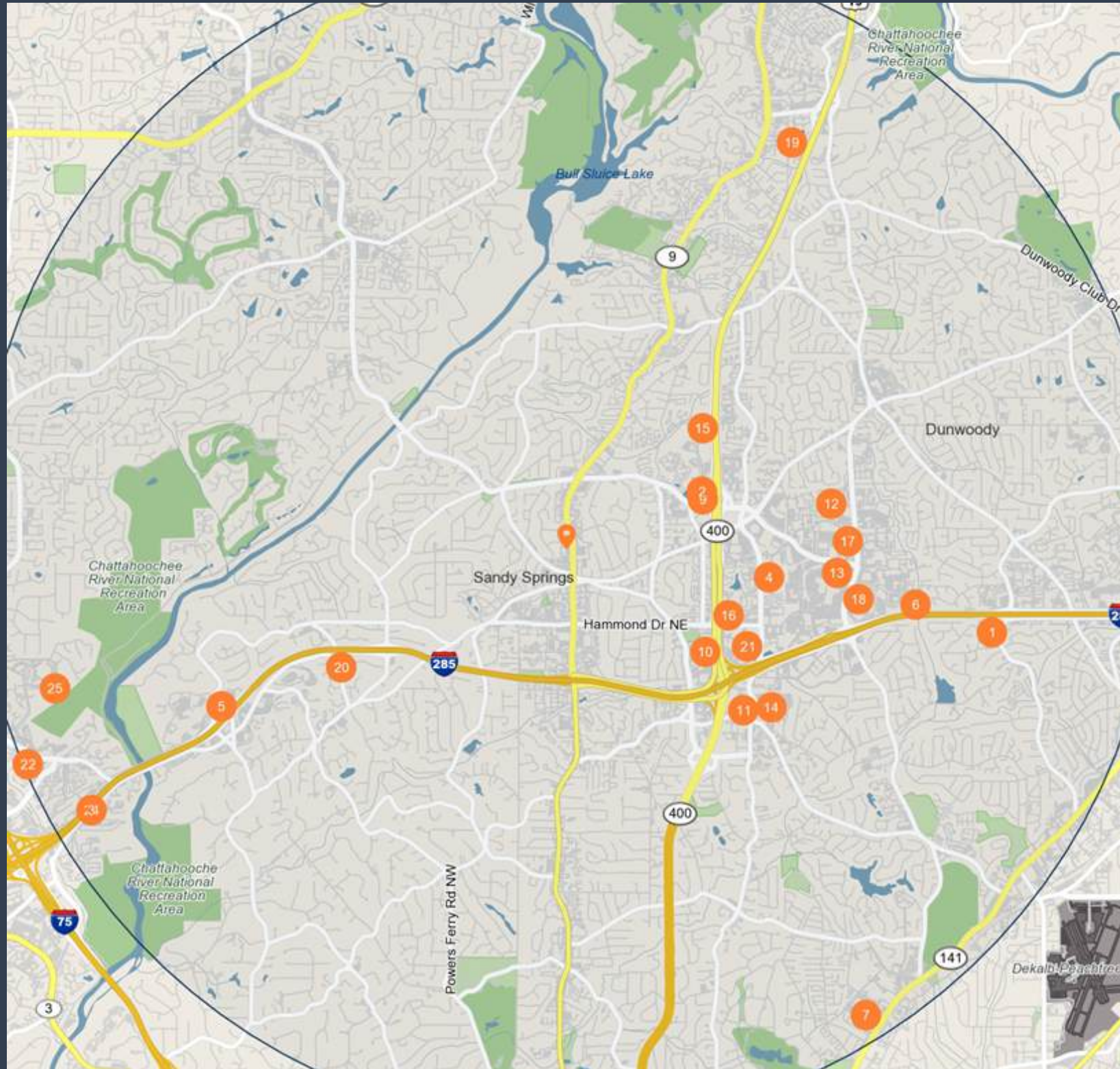
City Springs, the downtown district of Sandy Springs, is usually defined as the area to the south and east of Sandy Springs Circle, to the north of Interstate 285, and to the west of Boylston Drive. It is located approximately 12 miles directly north of Downtown Atlanta. In the absence of a traditional downtown, city leaders created City Springs, a multi-use development containing municipal offices, residential, retail, green space and a performing arts center, landmarking a formal "downtown" for its residents.

City leaders purchased the property in 2008, which was once the site of a former Target (formerly Richway) shopping center, located between Roswell Road, Johnson Ferry Road, and Mount Vernon Highway. Since then, the surrounding area in the district has become a center for urban renewal for the city, with many new mixed-use apartment developments being planned or built, primarily replacing old strip malls along Roswell Road. The City Springs center officially opened in 2018, 10 years after the original site purchase. The official address for the complex is on Galambos Way, named after the city's first mayor, Eva Galambos. Within the City Springs district is Heritage Green, which is home to the spring which spurred the name of the city.

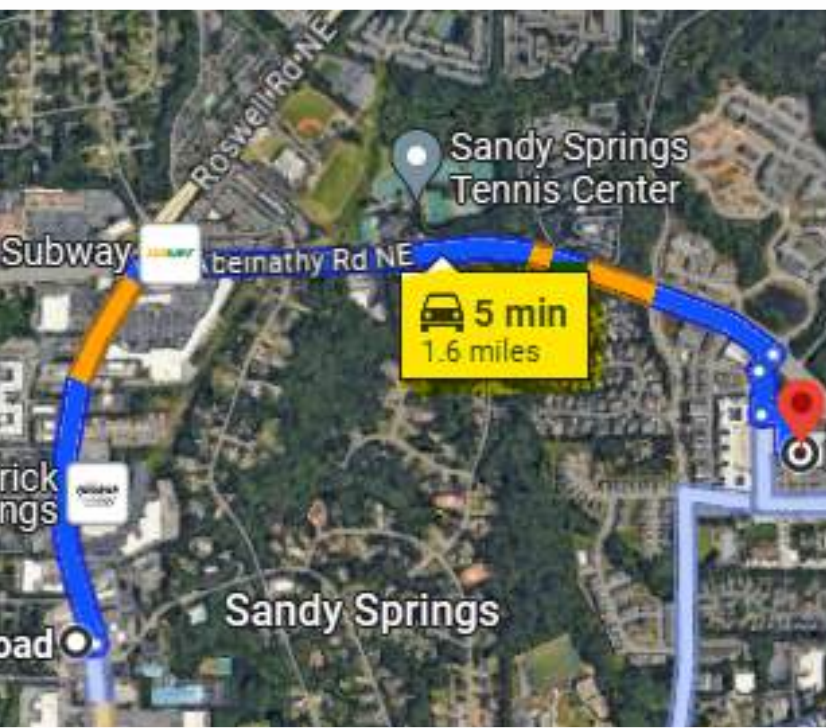
COUNTY	FULTON
INCORPORATED	2005
MAYOR	RUSTY PAUL
CITY MANAGER	EDEN FREEMAN
POPULATION	108,080
DENSITY	2,870/SQ MI
AVERAGE HOUSEHOLD INCOME	\$163,000
TIME ZONE	UTC-5 (EST)
WEBSITE	WWW.SANDYSPRINGSGA.GOV

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap Activity ID ZAF0390314

Market Overview



Major Employers		Employees
1	Verizon Select Services Inc-Verizon	38,680
2	Irb Holding Corp	17,443
3	Northrop Grumman Newport News	17,290
4	Cox Automotive Corp Svcs LLC	15,441
5	First Financial Mgt Corp	11,000
6	Spb Hospitality LLC	7,056
7	Fri Holding Company LLC	6,100
8	Newell Operating Company-Newell	4,775
9	Cotiviti Domestic Holdings Inc	2,519
10	Soverign Hlthcare Holdings LLC	2,500
11	Northside Hospital Inc-Northside Hospital-Atlanta	2,280
12	Ulg Companies LLC	2,082
13	Alliance Ground Intl LLC	1,969
14	Saint Josephs Service Corp-Saint Jsephs Pmry Care Netwrk	1,854
15	United Parcel Service Inc-UPS	1,700
16	Fidelity Nat Title Insur Co NY-Fidelity National	1,677
17	Oldcastle Apg South Inc-Coastal	1,500
18	Davidson Hotel Partners Lp	1,476
19	Security Capital Corporation-Lake North Properties	1,450
20	Superior Essex Holding Corp	1,400
21	Nova Corporation	1,400
22	Johnson Service Group Inc-Service Group	1,388
23	First Advantage Corporation-FIRST ADVANTAGE	1,370
24	Dupont Teijin Films Us LLP	1,319
25	Genuine Parts Company	1,300



Market Overview



1.6 MILES AWAY MERCEDES-BENZ HAS OFFICIALLY OPENED THEIR NEW USA HEADQUARTERS IN SANDY SPRING. THE \$90 MILLION FACILITY ENCOMPASSES NEARLY 200,000 SQUARE FEET AND HOUSES 1,000 EMPLOYEES.



Market Overview

August 28, 2018 – Inspire Brands will locate its new headquarters in Sandy Springs, creating more than 1,100 jobs and investing approximately \$32 million in Fulton County over the next six years. 'For the better part of the last decade, Georgia has cultivated a reputation as a hub for industry leaders,' said Deal. 'When thriving companies like Inspire Brands choose to locate their headquarters in Georgia, they reaffirm the value of our highly skilled workforce and the strength of our low-tax, business-friendly climate to support long-term growth.'

Inspire plans to make a capital investment of approximately \$32 million in Atlanta during the development of its new Global Support Center. The headquarters is expected to open in 2019 and will be the global hub for Inspire and its portfolio of restaurant brands. 'We are proud to call Atlanta the home of Inspire Brands,' said Paul Brown, co-founder and CEO of Inspire Brands. 'Our vision is to invigorate great brands and supercharge their long-term growth, and Atlanta provides the culture of innovation we need for our brands to reach unprecedented success. I want to thank Governor Deal and his team for their leadership in helping cultivate our city and state in to a world-class business hub.' Inspire Brands is a multi-brand restaurant company founded in February 2018. *Inspire's portfolio encompasses more than 4,600 Arby's, Buffalo Wild Wings and R Taco restaurants worldwide, with combined global system sales of over \$7.6 billion in 2017. More than 150,000 company team members and franchise employees support Inspire and its family of brands.*

'The major investment by Inspire Brands in jobs and capital in Fulton County is another testament to our vibrant business climate, skilled workforce and availability of high-quality real estate,' said Fulton County Board of Commissioners Chairman Rob Pitts. *It also reflects the unparalleled success of the City of Sandy Springs in being a leading destination for corporate headquarters and operations.* 'We have focused on creating an environment, the infrastructure and amenities to attract top talent and keep them here with unequaled access to our work and play lifestyle,' said Sandy Springs Mayor Rusty Paul.

INSPIRE BRANDS COMPANIES:



Market Overview

PERIMETER CENTER STATISTICS:

29M+
SQUARE FEET OF OFFICE SPACE

5K+
COMPANIES LOCATED WITHIN PERIMETER

120K+
EMPLOYEES REPRESENTING A BREADTH OF SKILLS

1.5M+
YEARLY VISITORS TO PERIMETER'S HOTELS, STORES & RESTAURANTS

\$3.36B
COMMERCIAL REAL ESTATE VALUE IN PERIMETER

3.35M+
SQ. FEET OF COMMERCIAL SPACE IN DEVELOPMENT

4.6M+
SQ. FEET OF RESIDENTIAL

200K+
METRO ATLANTANS LIVE WITHIN A 30-MIN DRIVE OF PERIMETER

44%
OF WORKFORCE IN A 15-MILE RADIUS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap Activity ID ZAF0390314

DEMOGRAPHIC OVERVIEW

1.83 Acres Trophy Urban Re-Development Site in the Heart of Sandy Springs

6400 Roswell Road NE, Sandy Springs, GA 30328



SANDY SPRINGS
GEORGIA



Marcus & Millichap
BEN-MOSHE GROUP
THEBENMOSHEGROUP.COM

Demographic Overview

POPULATION	1 Mile	3 Miles	5 Miles	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2028 Projection				2023 Estimate			
Total Population	10,339	96,286	225,741	\$250,000 or More	12.8%	13.5%	14.8%
2023 Estimate				\$200,000-\$249,999	7.7%	7.8%	8.7%
Total Population	9,840	93,657	220,048	\$150,000-\$199,999	11.7%	11.1%	11.2%
2020 Census				\$125,000-\$149,999	9.1%	7.5%	7.6%
Total Population	9,741	96,344	225,193	\$100,000-\$124,999	15.8%	11.8%	10.5%
2010 Census				\$75,000-\$99,999	11.8%	13.3%	12.7%
Total Population	7,162	79,614	193,299	\$50,000-\$74,999	13.6%	15.3%	14.4%
Daytime Population				\$35,000-\$49,999	4.9%	6.6%	7.1%
2023 Estimate	16,905	185,920	375,910	\$25,000-\$34,999	5.6%	5.2%	5.0%
HOUSEHOLDS				\$15,000-\$24,999	3.2%	3.8%	3.8%
2028 Projection				Under \$15,000	4.0%	4.1%	4.3%
Total Households	5,017	45,670	102,899	Average Household Income	\$159,858	\$160,047	\$166,650
2023 Estimate				Median Household Income	\$111,045	\$103,126	\$105,885
Total Households	4,757	44,358	100,069	Per Capita Income	\$77,673	\$75,919	\$75,889
Average (Mean) Household Size	2.1	2.1	2.2				
2020 Census							
Total Households	4,604	43,655	98,464				
2010 Census							
Total Households	3,489	36,590	85,331				

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap Activity ID ZAF0390314

Demographic Overview

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	9,840	93,657	220,048
0 to 4 Years	5.2%	5.5%	5.4%
5 to 14 Years	9.8%	10.5%	11.1%
15 to 17 Years	2.5%	2.7%	3.0%
18 to 19 Years	1.5%	1.5%	1.8%
20 to 24 Years	4.1%	4.8%	4.8%
25 to 29 Years	6.5%	9.4%	8.2%
30 to 34 Years	8.2%	10.3%	8.9%
35 to 39 Years	8.0%	8.7%	7.8%
40 to 49 Years	13.5%	13.0%	13.2%
50 to 59 Years	12.8%	11.6%	12.4%
60 to 64 Years	6.3%	5.4%	5.8%
65 to 69 Years	6.2%	5.2%	5.7%
70 to 74 Years	5.3%	4.4%	4.9%
75 to 79 Years	3.4%	2.8%	3.1%
80 to 84 Years	2.6%	1.9%	1.9%
Age 85+	4.0%	2.3%	2.0%
Median Age	42.8	37.9	39.3

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	7,559	70,300	162,549
Elementary (0-8)	1.6%	2.2%	1.8%
Some High School (9-11)	0.9%	1.3%	1.5%
High School Graduate (12)	8.7%	9.3%	8.8%
Some College (13-15)	14.2%	12.3%	11.9%
Associate Degree Only	4.4%	3.7%	4.0%
Bachelor's Degree Only	41.2%	41.7%	41.8%
Graduate Degree	29.1%	29.5%	30.3%

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	5,634	49,041	109,790
2023 Estimate	5,365	47,835	107,065
Owner Occupied	3,209	21,669	55,984
Renter Occupied	1,548	22,689	44,085
Vacant	608	3,477	6,995
Persons in Units			
2023 Estimate Total Occupied Units	4,757	44,358	100,069
1 Person Units	39.0%	38.9%	35.7%
2 Person Units	35.5%	34.4%	34.7%
3 Person Units	11.3%	11.9%	12.8%
4 Person Units	10.1%	10.0%	11.4%
5 Person Units	2.6%	3.3%	3.9%
6+ Person Units	1.4%	1.6%	1.5%

Demographic Overview

POPULATION

In 2023, the population in your selected geography is 220,048. The population has changed by 13.84 since 2010. It is estimated that the population in your area will be 225,741 five years from now, which represents a change of 2.6 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 39.3, compared with the U.S. average, which is 38.7. The population density in your area is 2,801 people per square mile.

HOUSEHOLDS

There are currently 100,069 households in your selected geography. The number of households has changed by 17.27 since 2010. It is estimated that the number of households in your area will be 102,899 five years from now, which represents a change of 2.8 percent from the current year. The average household size in your area is 2.2 people.

INCOME

In 2023, the median household income for your selected geography is \$105,885, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 36.62 since 2010. It is estimated that the median household income in your area will be \$126,273 five years from now, which represents a change of 19.3 percent from the current year.

The current year per capita income in your area is \$75,889, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$166,650, compared with the U.S. average, which is \$100,106.

EMPLOYMENT

In 2023, 123,699 people in your selected area were employed. The 2010 Census revealed that 81 percent of employees are in white-collar occupations in this geography, and 5.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 25.00 minutes.

HOUSING

The median housing value in your area was \$496,956 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 48,206.00 owner-occupied housing units and 37,123.00 renter-occupied housing units in your area.

EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 30.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 41.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.0 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 8.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.9 percent in the selected area compared with the 20.1 percent in the U.S.

CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.