



Piedmont UrgentCare Liberty Village

\$4,136,000 | 6.50% CAP

3705 Village Way, Braselton, Georgia 30517 (Atlanta MSA)

- ✓ **Brand New, 2-Tenant, Net Lease, 100% Occupied:** Piedmont UrgentCare (80 Locations) – 12-Yr Term, 10% Bumps Every 5 | Nail Salon (4 Locations) – 10-Yr Term, 3% Annual Bumps
- ✓ **Liberty Village Outparcel** | Next to ACE Hardware, Chipotle, Tropical Smoothie, and Papa John's | Across from Chateau Elan Winery & Resort – 3,500 Acres, 500K+ Visitors Annually, Recent 25M Renovation
- ✓ **Near Northeast GA Medical Center Braselton (284 Beds):** Serves Multiple Counties Relieving Patient Load From Atlanta's Major Hospitals (Emory, Piedmont, Northside) | Open 2015, First New Hospital in GA in 20+ Years, \$4.2 Billion Annual Economic Impact
- ✓ **Wealthy Atlanta Suburb Off I-85** | 23.6% Pop. Growth Since 2020 | \$155K HH Income

INVESTMENT OVERVIEW

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



Subject Property

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\$4,136,000

6.50% CAP

NOI

\$268,800

Building Area

±5,600 SF

Land Area

±1.24 AC

Year Built

2025

Lease Type

NNN

Occupancy

100%

- ✓ **Fully Occupied, 2-Tenant Shopping Center.** 5,600 SF Building Under Construction with a 2025 Completion.
- ✓ **Property Will be Occupied by Nationally Recognized Tenant** Piedmont UrgentCare and Gloss and Glow nail salon. Located next to Phase 1 of this development that includes nationally recognized tenants: Chicken Salad Chick, Tropical Smoothie Cafe, Chipotle, Papa John's, and Sage Dental.
- ✓ **Subject Property is Located on the Corner of Georgia Highway 211 (29,431+ VPD) & Liberty Church Road (12,050+ VPD).** Site is just north of Interstate 85 (79,480+ VPD), a major commercial route, particularly between Atlanta and Charlotte, that merges with I-75 for a short stretch, creating a heavily trafficked corridor known as the "Downtown Connector" in Atlanta.
- ✓ **Anchored by Regional Healthcare Hub –** Located near Northeast Georgia Medical Center Braselton, a \$4.2B regional economic driver that recently expanded capacity, fueling continued job growth and demand for surrounding retail and services.
- ✓ **Tourism & Hospitality Magnet –** Adjacent to Château Élan Winery & Resort, one of the Southeast's premier destinations, and just minutes from Michelin Raceway Road Atlanta, together attracting hundreds of thousands of annual visitors and strengthening tenant performance.
- ✓ **Strategic Industrial & Logistics Location –** Surrounded by major employers including Amazon and SK Battery suppliers along the I-85 growth corridor, ensuring a steady employment base and strong local demographics to support daily traffic.
- ✓ **Excellent Connectivity & Growth –** Positioned at the I-85/GA-211 interchange in a rapidly expanding corridor, benefiting from recent interstate widening and robust population and income growth in the Braselton trade area.

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. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

RENT ROLL

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)

TENANT	GLA		LEASE TERM			BASE RENT			PSF	LEASE TYPE	ESCALATIONS	OPTIONS
			BEGIN	END	INITIAL TERM	MONTHLY	ANNUALLY	PSF				
Piedmont	4,200	75%	2/5/26	2/28/38*	12 Years	\$16,800	\$4.00	\$201,600	\$48.00	NNN**	10% Every 5	(3) 5-Year
Gloss and Glow	1,400	25%	9/2/25	2/28/36*	10 Years	\$5,600	\$4.00	\$67,200	\$48.00	NNN**	3% Annually	(2) 5-Year
2	5,600	100%				\$22,400	\$4.00	\$268,800	\$48.00			
Occupied	5,600	100%										
Available	0	0%										

*Piedmont UrgentCare and Gloss and Glow Nail Salon rent commencement on March 1, 2026. Seller will credit the buyer the difference in rent between close of escrow and rent commencement.

**Landlord is responsible for roof, foundation, exterior walls, and structural components of the building.
Landlord controls and manages common areas; Tenant reimburses for common area maintenance.
Landlord is the party procuring property and liability insurance for the shopping center; Tenant reimburses proportionate share.

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TENANT OVERVIEW

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



PHYSICIAN PRACTICES
80

HOSPITAL LOCATIONS
152

www.piedmont.org

Piedmont UrgentCare is the largest healthcare system in Georgia and one of the **most prominent** in the Southeast, providing comprehensive care across hospitals, clinics, specialty centers, and urgent care. The system serves millions of patients annually and has **grown rapidly** through acquisitions and expansion of key service lines.

What Sets Them Apart

- **Extensive Network** – 23 hospitals, more than 1,600 Piedmont Clinic physicians, and 1,400+ care locations statewide.
- **Comprehensive Services** – From primary care and urgent care to advanced specialties like cardiology, oncology, neurology, and transplant medicine.
- **Innovation & Technology** – Investments in telehealth, digital scheduling, and virtual patient engagement tools.
- **Community Investment** – As a nonprofit system, Piedmont reinvests in facilities, technology, and programs that support local communities.
- **Recognition** – Nationally ranked for cardiology and other specialties; recognized by U.S. News & World Report and other healthcare quality benchmarks.



Gloss and Glow Nails

LOCATIONS
4

Gloss & Glow is a locally operated nail salon specializing in manicure and pedicure services. The brand is building a **loyal client base** by emphasizing customer comfort, safety, and **quality service**, with a model that accommodates both scheduled appointments and walk-in guests.

What Sets Them Apart

- **Commitment to Quality:** Highly trained staff deliver consistent results with a focus on hygiene, safety, and customer satisfaction.
- **Customer-Centric Model:** Flexible service approach encourages repeat visits from both planned and impulse clientele.
- **Resilient Business Type:** As a service-based retailer, Gloss & Glow is less exposed to e-commerce pressures and provides stability to shopping center tenant mixes
- **Community Presence:** With its strong local following and accessible retail location, the salon benefits directly from Braselton's rapid residential and retail growth.



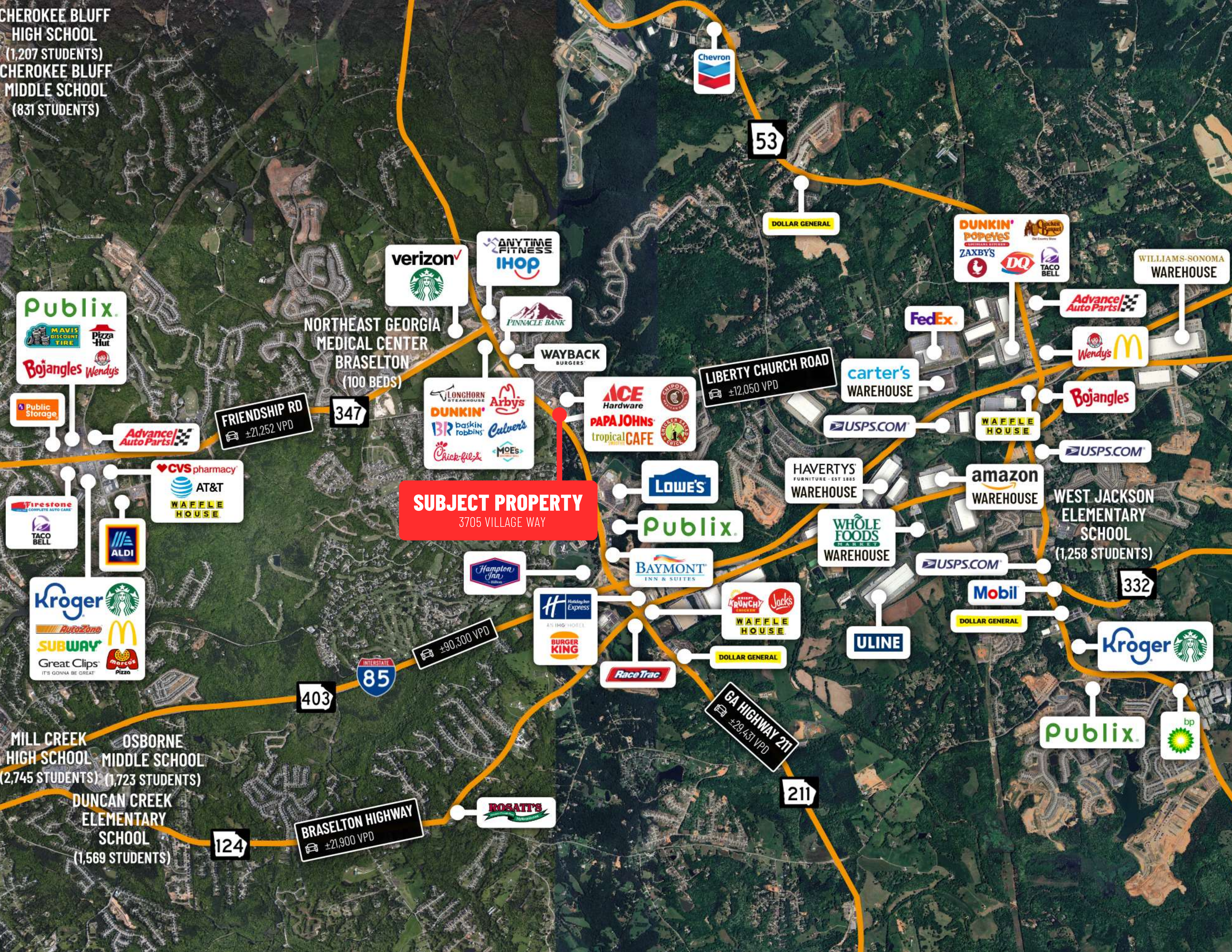
CHEROKEE BLUFF
HIGH SCHOOL
(1,207 STUDENTS)
CHEROKEE BLUFF
MIDDLE SCHOOL
(831 STUDENTS)

MILL CREEK
HIGH SCHOOL
(2,745 STUDENTS)
OSBORNE
MIDDLE SCHOOL
(1,723 STUDENTS)
DUNCAN CREEK
ELEMENTARY
SCHOOL
(1,569 STUDENTS)

WEST JACKSON
ELEMENTARY
SCHOOL
(1,258 STUDENTS)

NORTHEAST GEORGIA
MEDICAL CENTER
BRASELTON
(100 BEDS)

SUBJECT PROPERTY
3705 VILLAGE WAY



NORTHEAST GEORGIA
MEDICAL CENTER BRASELTON
• RECENTLY UNDERWENT AN
EXPANSION: 2 NEW FLOORS, NEW ICS,
284 NEW BEDS, 200 MORE PARKING SPACES, ETC.
• \$4.2 BILLION ANNUAL ECONOMIC IMPACT

FRIENDSHIP ROAD
(12,050 VPD)

347

CHATEAU ELAN WINERY & RESORT
• HUNDREDS OF THOUSANDS ANNUAL VISITORS
• BRASELTON'S LARGEST EMPLOYER
• RECENT \$25M RENOVATION



LIBERTY VILLAGE - PHASE I

tropical CAFE

PAPA JOHN'S

SAGE DENTAL

TIN DRUM ASIAN KITCHEN

CHIPOTLE MEXICAN GRILL

CHICKEN SALAD CHICK

David COONEY
Family Dentistry, D.M.D.

FUNARI REALTY

State Farm

GA HWY 211
(29,431 VPD)

211

LIBERTY CHURCH ROAD
(12,050 VPD)

SUBJECT PROPERTY
3705 VILLAGE WAY

ACE Hardware

**NORTHEAST GEORGIA
MEDICAL CENTER BRASELTON**
• RECENTLY UNDERWENT AN
EXPANSION: 2 NEW FLOORS, NEW ICS,
284 NEW BEDS, 200 MORE PARKING SPACES, ETC.
• \$4.2 BILLION ANNUAL ECONOMIC IMPACT

 **FRIENDSHIP ROAD**
(12,050 VPD)

347

 **goodman** DERMATOLOGY

 **LONGHORN STEAKHOUSE**
 **Arby's**
 **DUNKIN'**
 **Baskin Robbins**
 **Calver's**
 **Chick-fil-A**
 **MOE'S**

 **verizon**
 **Jersey Mike's**
 **Starbucks**

 **PUBLIC HOUSE**
 **SHERWIN WILLIAMS**

 **ANYTIME FITNESS**
 **ihop**

 **WAYBACK BURGERS**
 **GREAT AMERICAN cookies**

 **David COONEY**
Family Dentistry, D.M.D.
 **FUNARI REALTY**
 **State Farm**

LIBERTY VILLAGE - PHASE I
 **tropical CAFE**
 **CHIPOTLE MEXICAN GRILL**
 **PAPA JOHN'S**
 **SAGE DENTAL**
 **TIN DRUM ASIAN KITCHEN**
 **CHICKEN SALAD CHICK**

 **kw**

 **ACE Hardware**

 **Big Blue Marble Academy**

SUBJECT PROPERTY
3705 VILLAGE WAY

CHATEAU ELAN WINERY & RESORT
• HUNDREDS OF THOUSANDS ANNUAL VISITORS
• BRASELTON'S LARGEST EMPLOYER
• RECENT \$25M RENOVATION

 **GA HWY 211**
(29,431 VPD)

 **LIBERTY CHURCH ROAD**
(12,050 VPD)



HomeGoods
Kubota
WAYNE SANDERSON

WILLIAMS-SONOMA
DISTRIBUTION CENTER

DUNKIN'
POPEYES
ZAXBY'S
DQ
TACO BELL

WHOLE FOODS MARKET
ULINE
metabo HPT

amazon

carter's
WAREHOUSE

FedEx
JEN & CO.
COMPASSHEALTH
Eckart.com
Chadwell Supply

CHATEAU ELAN WINERY & RESORT
• HUNDREDS OF THOUSANDS ANNUAL VISITORS
• BRASELTON'S LARGEST EMPLOYER
• RECENT \$25M RENOVATION

SUBJECT PROPERTY
3705 VILLAGE WAY

ACE
Hardware

Big Blue Marble
Academy

LIBERTY VILLAGE - PHASE I
tropical CAFE
PAPA JOHN'S
SAGE DENTAL
TINDRUM ASIAN KITCHEN
CHIPOTLE MEXICAN GRILL
CHICKEN SALAD CHICK

LIBERTY CHURCH ROAD
(12,050 VPD)

211

GA HWY 211
(29,431 VPD)

SITE OVERVIEW

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



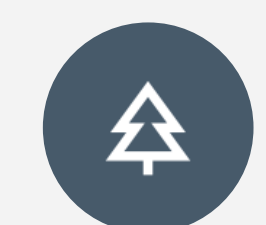
Year Built

2025



Building Area

±5,600 SF



Land Area

±1.24 AC

NEIGHBORING RETAILERS

- Kroger
- Publix
- Lowe's
- ALDI
- Anytime Fitness
- Advance Auto Parts
- Waffle House
- Bojangles
- Mavis Discount Store
- CVS



Subject Property as of Sept. 15, 2025

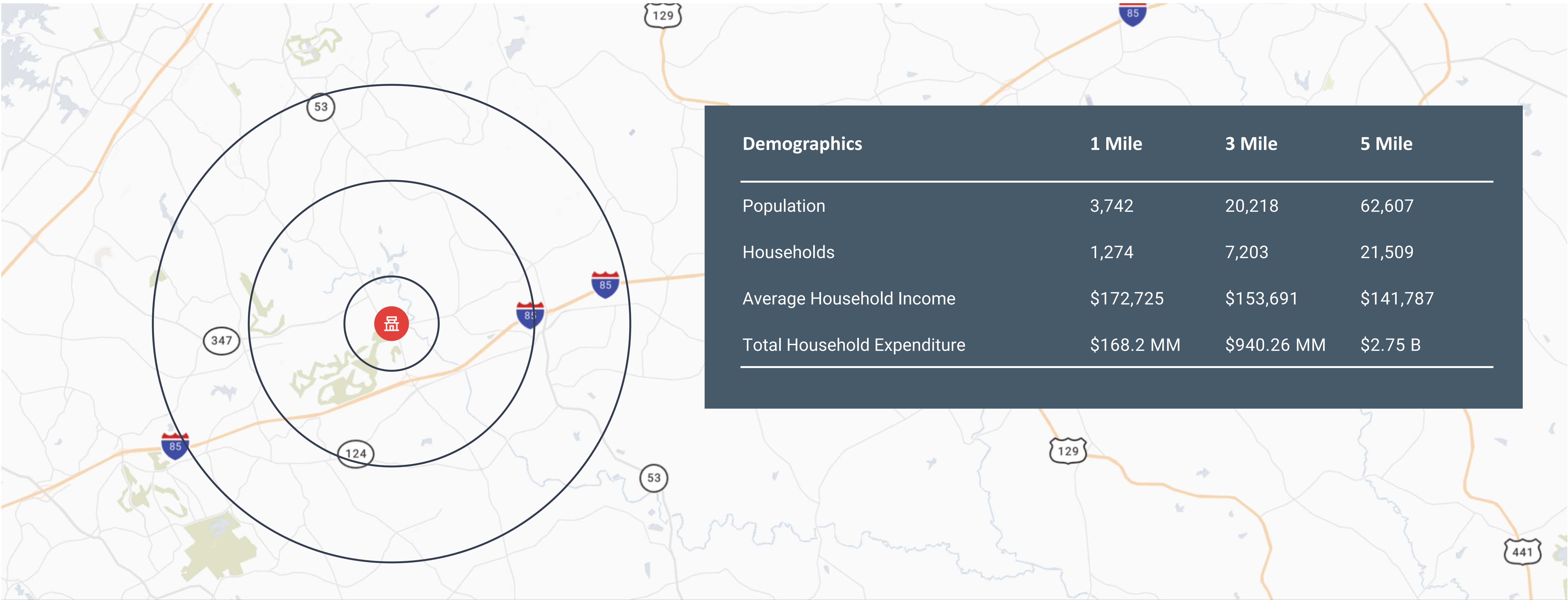
CONSTRUCTION PROGRESS AS OF SEPTEMBER 15, 2025

— PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



LOCATION OVERVIEW

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



JACKSON COUNTY, GA ECONOMIC DRIVERS (EMPLOYEES)

1.

SK Battery America (3,300)
2.

HomeGoods (1,500)
3.

Jackson County School District (1,352)
4.

Kubota Industrial Equipment Corp. (1,200)
5.

Amazon.com Inc (1,100)
6.

Carter's Inc./Distribution Center (900)
7.

Jackson County Board of Education (800)
8.

TD Automotive Compressor Georgia LLC (800)
9.

Wayne Farms LLC (800)
10.

Amazon.com Inc - Other Location (600)

LOCATION OVERVIEW

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)

Braselton

Georgia (Atlanta MSA)

 17,390
Population

 \$113,810
Median Household Income



Located in the 6th
Largest MSA in the
U.S.

6th

Braselton is a Short
Drive from Downtown
Atlanta

40 Miles

Braselton is one of the most dynamic growth markets in Georgia, combining rapid population expansion, strong residential development, and a thriving retail sector.

Since the 2020 census, Braselton's population has surged by 23.6%, growing from 13,610 residents to an estimated 16,823 in 2025—an annual rate of nearly 4%. This growth has fueled both large-scale housing and significant retail investment.

Atlanta is the cultural and economic center of the Atlanta metropolitan area. Home to nearly 6.4 million people, it is the sixth largest metropolitan area in the United States.

Residential Expansion - Master-planned and single-family developments continue to reshape the market. Traditions of Braselton spans 1,140 acres with a planned 1,550 homes (over 1,050 already delivered). Additional projects include Braselton Village by D.R. Horton, Hellen Valley (151 homes), and multifamily communities such as The Harrison at Braselton (248 units) and Braselton Commons (350 units). Mixed-use projects like Arcadia 347 (108 acres, potentially larger than Avalon in

Alpharetta) and Thompson Mills Village (100 acres, 1,540 units, 783,000 SF of commercial, and a 200-room hotel) further reinforce the town's position as a regional hub.

Retail Market Strength - The Braselton/W Jackson retail submarket contains nearly 870,000 SF of inventory with vacancy at just 4.1% as of Q3 2025, well below the five-year average of 6.3%. Net absorption outpaced new supply over the past year, while asking rents rose 3.6% year-over-year to \$20/SF. New retail construction is robust, highlighted by Braselton Village, anchored by Publix and Lowe's, and featuring restaurants such as Miller's Ale House and First Watch. Arcadia 347 is expected to attract upscale retail, dining, and boutique fitness upon delivery by 2028.

Healthcare & Employment Drivers - The expansion of Northeast Georgia Medical Center Braselton (opening new facilities in 2025) and the area's industrial/logistics base, including SK Battery suppliers, bolster local employment and daytime population. Meanwhile, Château Élan Winery & Resort and Michelin Raceway Road Atlanta draw hundreds of thousands of visitors annually, adding tourism to Braselton's growth mix.

Summary - With rapid residential development, sustained retail absorption, and a diverse mix of healthcare, industrial, and tourism drivers, Braselton represents one of Georgia's most compelling growth corridors—well-positioned for continued long-term expansion.

LOCATION OVERVIEW

— PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



Atlanta
Georgia



6.4M

MSA Population



\$106,600

MSA Median Household Income

Largest MSA in
the U.S

6th

Fortune 500
Companies

17

Atlanta is the economic gravity center of the Southeast, anchored by a metropolitan population of approximately 6.4 million people with annual growth of about 1%.

The Atlanta-Sandy Springs-Roswell MSA ranks as the sixth largest metro in the U.S. and the largest in Georgia. Encompassing more than \$570 billion in GDP, the metro represents the 8th largest economy in the country and the 22nd largest globally, underscoring its scale and competitiveness.

Encompassing \$571 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and the 22nd-largest in the world.

Demographics remain favorable, with a median age of 36, a median household income of \$106,600 metro-wide (approximately \$71,000 as of 2022), and a median home value of \$395,000. Population growth has been driven largely by in-migration and immigration, while rising affluence has pushed household incomes into the high \$80,000s. This momentum continues to fuel demand across multifamily, office, industrial, and mixed-use real estate.

Atlanta's infrastructure strengthens its position as a national and international hub. Hartsfield-Jackson International Airport, the busiest airport in the world, serves more than 110 million passengers annually. The metro is also a major rail hub, supported by a dense interstate highway network, and benefits from a business-friendly cost structure that makes it a magnet for corporate relocation, expansion, and supply-chain investment.

The region's deep talent base is supported by leading institutions such as Georgia Tech, Emory University, and Georgia State University, producing a highly skilled workforce across engineering, healthcare, finance, and logistics. Atlanta has also emerged as a cultural and entertainment hub, home to a thriving film industry and the host city of the 1996 Summer Olympics, which elevated its international profile.

From an investment perspective, Atlanta offers resilient population growth, diversified employment across major industries, and a sprawling geography that supports extensive development. The combination of its Fortune-scale corporate presence, world-class transportation network, and strong in-migration provides a durable foundation for leasing activity, rising rents, and long-term capital appreciation. Investors frequently identify Atlanta as one of the Sun Belt's most dynamic commercial real estate markets—offering both scale and growth potential, with lower entry costs than coastal gateway cities but many of the same upside fundamentals.

IN THE NEWS

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)

NGMC Braselton opens new floors, adds 48 bed to care for growing community

SEPTEMBER 9, 2025 (NGHS.COM)

Northeast Georgia Medical Center Braselton recently completed the 1st phase of a 2-part expansion project to meet the growing needs of the community.

“The Braselton community is vibrant and growing, and we’re thankful our hospital is growing to meet the need,” said Kevin Matson, VP of regional hospitals at NGHS. “It’s an honor to serve this community by offering compassionate, quality healthcare, and this expansion is just one of the many ways NGHS is growing the greater good.”

EXPLORE ARTICLE

Metro Atlanta moves up to sixth-largest in US, counties outside city see major increases

KENDALL MURRY, MARCH 14, 2024 (WABE)

The metropolitan Atlanta area has reached a new milestone this week, with the U.S. Census Bureau naming it the sixth largest — and third fastest growing — region in the country.

The city grew by approximately 68,585 new residents in 2023, roughly 1% of the area’s population, according to the U.S. Census Bureau.

EXPLORE ARTICLE

AWS reveals \$11bn data center investment plan for Georgia

GEORGIA BUTLER, JANUARY 8, 2025 (DCD)

Amazon Web Services (AWS) plans to invest around \$11 billion in data centers in Georgia.

"We are delighted to expand our infrastructure into Georgia with this planned multibillion-dollar investment, which we expect to create more than 550 well-paying jobs and drive significant economic growth for the state," said Roger Wehner, vice president of economic development at AWS.

EXPLORE ARTICLE

Château Élan Gets a Posh Makeover Fit for the 21st Century

JENNIFER FRANKLIN, FEB 10, 2021 (HOSPITALITY DESIGN)

Château Élan Winery & Resort in Braselton received a \$25 million makeover by BLUR Workshop, blending French elegance with Southern charm.

The renovation refreshed nearly every space, including a redesigned lobby, upgraded guest rooms, and new landscaping. Highlights include the Versailles Restaurant’s 45-foot bar, a 30-foot wood sculpture, and a chandelier of 1,400 glass pieces. The project elevates the resort’s style and guest experience to attract a new generation.

EXPLORE ARTICLE

Avalon-style megaproject rebrands as groundwork barrels ahead

JOSH GREEN, JULY 22, 2024 (URBANIZE ATLANTA)

Arcadia 347, a 108-acre mixed-use project near I-85, will include 1,540 homes, a 200-room hotel, and 783,000 square feet of retail and commercial space.

Larger than Avalon and The Battery Atlanta, it sits near Chateau Elan and a medical center on the Gwinnett-Hall county line. Originally approved 15 years ago, it stalled during the recession but is now fully entitled with site work underway. Completion is targeted for 2028.

EXPLORE ARTICLE

Michelin Raceway Road Atlanta in Braselton: Premier Motorsports Venue

2025 (EXPLORE BRASELTON)

Michelin Raceway Road Atlanta in Braselton is a premier motorsports venue with 50+ years of history, drawing 320,000 visitors annually.

It hosts major events like Petit Le Mans and Drift Atlanta, along with racing schools and corporate programs. Families enjoy free admission for kids under 12, while the Michelin Tower offers upscale hospitality and panoramic views. Guests can also drive the legendary 2.54-mile course through track days and clubs.

EXPLORE ARTICLE

This once-rural Georgia county northeast of metro Atlanta is one of the fastest-growing in the country

JOE RIPLEY, MARCH 14, 2024 (11 ALIVE)

Jackson County, Georgia, is one of the nation’s fastest-growing counties, attracting residents from across the U.S.

Local businesses are thriving, and growth is supported by the SK Battery plant, warehouses, and strong schools. New restaurants, shops, and opportunities are emerging, while school enrollment has jumped 32% in five years, prompting new schools to open. The county is rapidly transforming while still holding on to its community feel.

EXPLORE ARTICLE

Phase III of I-85 widening complete in Jackson and Banks counties

WILL DAUGHTRY (ACCESS WDUN)

This is the Georgia Department of Transportation’s (GDOT) Phase III project, which widened I-85 north and southbound from two to three lanes between U.S. 129 and 441.

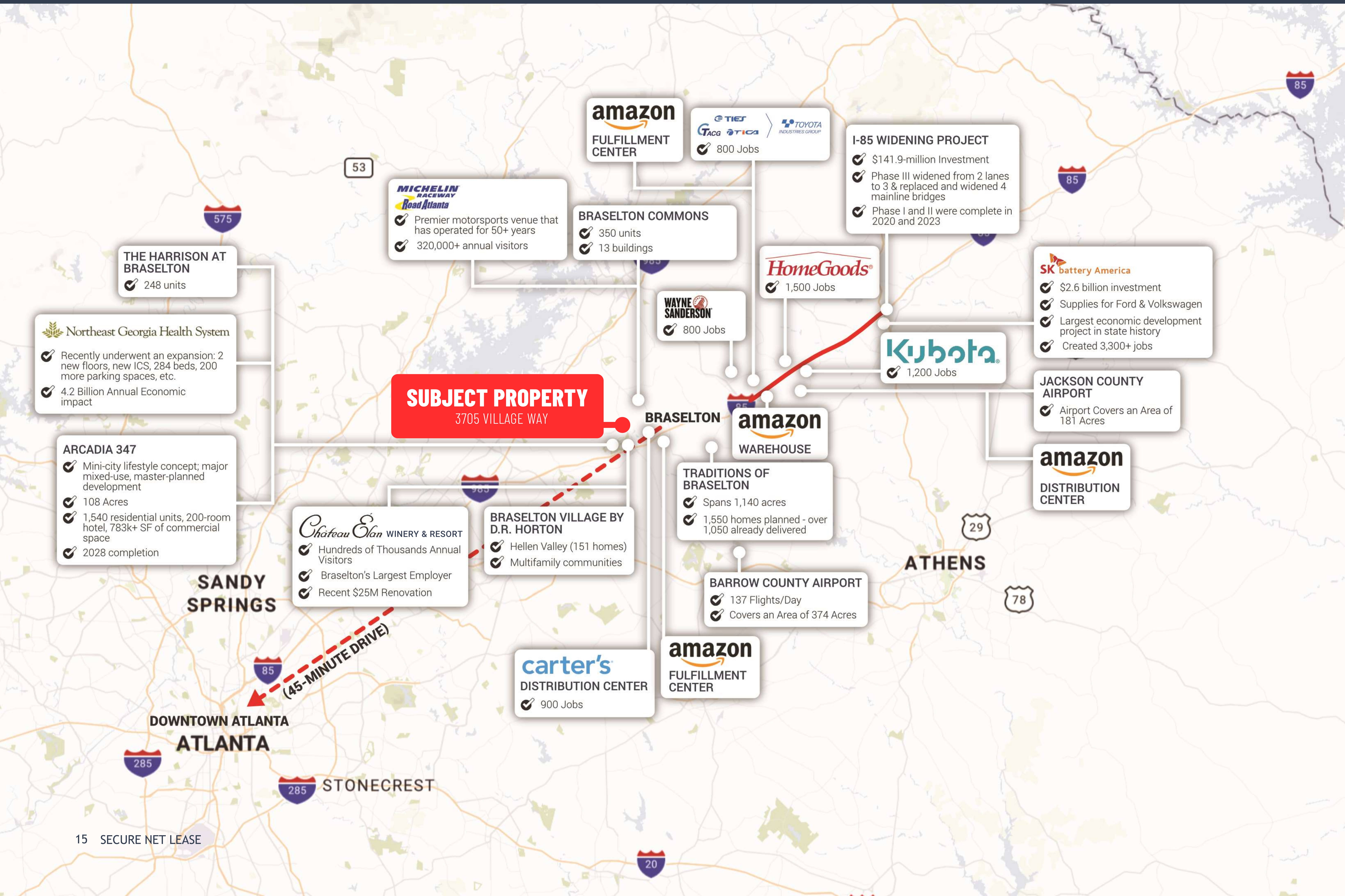
The project built on Phase I and II, which were completed in 2020 and 2023, respectively.

“This is a significant segment of roadway at 13 miles of construction, and we could not be more excited to have this completed and open for the public,” GDOT Project Manager Alicia Ashburn said.

EXPLORE ARTICLE

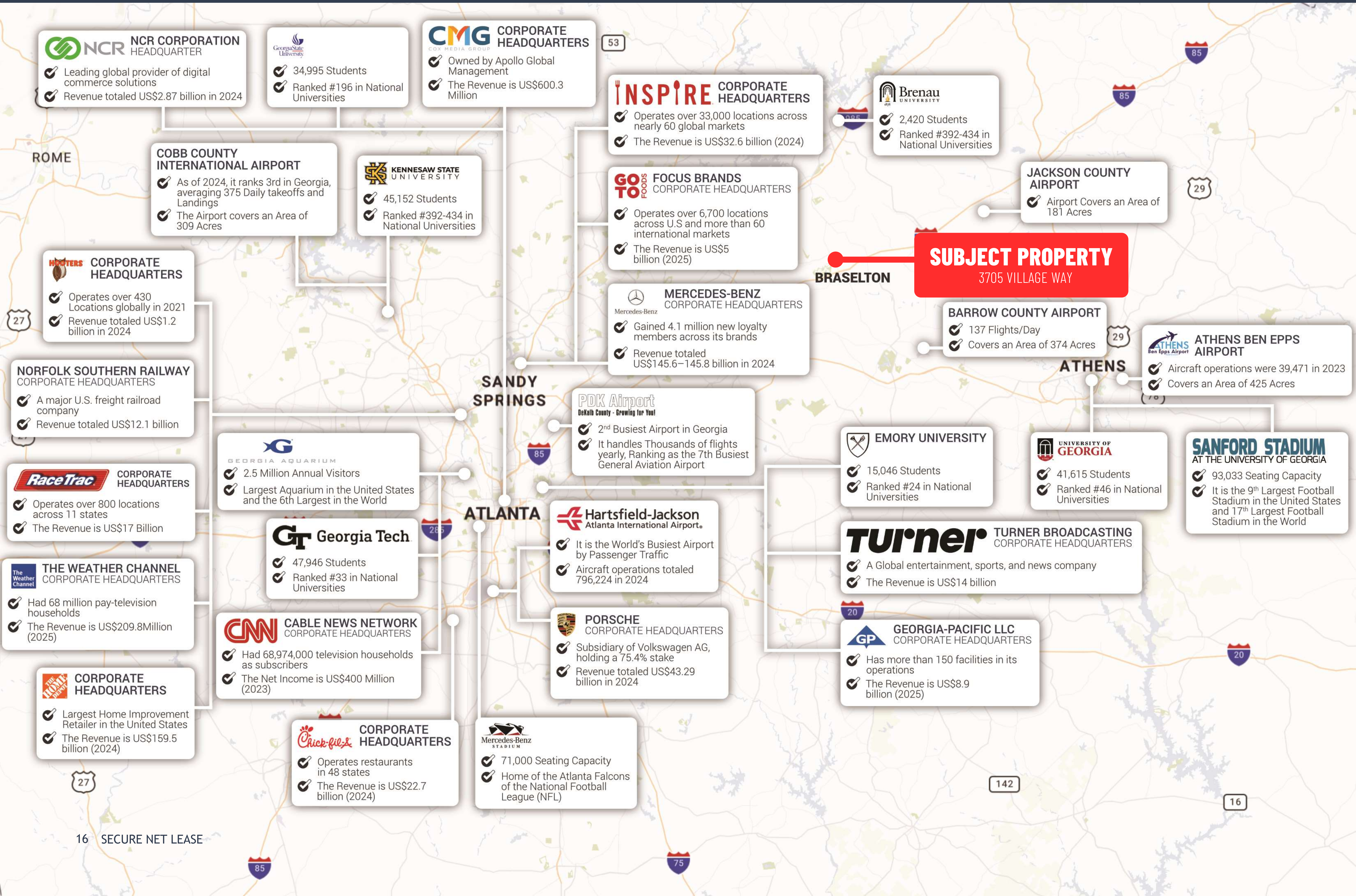
BRASELTON, GEORGIA

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



ATLANTA, GEORGIA MSA

PIEDMONT URGENTCARE BRASELTON, GA (ATLANTA)



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