

Russell Retail Portfolio

Two-Property Southwest Atlanta Retail Offering

3721 Campbellton Road SW · Atlanta, GA 30331

1175 Ralph David Abernathy Blvd SW · Atlanta, GA 30310

BULK LIST PRICE

\$3,400,000

BLENDED CAP RATE

8.06%

TOTAL SF

27,525

TENANTS

4

- ◆ Southwest Atlanta · Inside I-285. Established neighborhood trade area in the path of significant new investment. Property 2 sits 0.6 miles from One West End — \$450M, 1.7M SF mixed-use redevelopment delivering Phase 1 in 2028.

INVESTMENT HIGHLIGHTS

- **Investment-grade corporate anchors.** Family Dollar (S&P BBB, Dollar Tree parent) and O'Reilly Auto Parts (S&P BBB+) under corporate NN leases.
- **Subway corporate tenant.** Tenant of record is Subway Real Estate, LLC — corporate Subway entity — sublet to long-tenured franchisee operator since 1993.
- **Below-market in-place rents.** 3721 Campbellton at \$10.85/SF vs. submarket \$20.90; 1175 RDA at \$12.39/SF vs. submarket \$17.50. Significant mark-to-market upside on rollover.
- **Both assets in federal Opportunity Zone.** QOZ treatment available for qualifying capital.
- **One West End adjacency.** Property 2 sits 0.6 miles from the \$450M, 1.7M SF mixed-use redevelopment of the former Mall West End by BRP Companies and The Prusik Group.
- **Bulk-or-individual flexibility.** Acquire the portfolio in bulk or as individual single-tenant net-leased assets — broadening the buyer pool from 1031 buyers up through small-balance institutional capital.

PROPERTIES

3721 Campbellton Road SW

Atlanta, GA 30331 · Fulton County

Tenants	Family Dollar · Beauty Exchange
Lease Structure	NN · Gross
Anchor Term	Thru 3/31/2030
Options	5 × 5-year

INDIVIDUAL LIST

\$2,065,000

1175 Ralph David Abernathy Blvd

Atlanta, GA 30310 · West End submarket

Tenants	O'Reilly · Subway
Lease Structure	NN · NN
Anchor Term	In Option Period
Options	2 × 5-year

INDIVIDUAL LIST

\$1,335,000

ANCHOR TENANTS

**FAMILY
DOLLAR**
stores

S&P BBB · NN CORP
Thru 3/31/2030 · 5x5 options

**O'REILLY
AUTO PARTS**

S&P BBB+ · NN CORP
In Option · 2x5 remaining

SUBWAY
SINCE 1965

SUBWAY REAL ESTATE, LLC · NN
Long-tenured · since 1993

**Beauty
EXCHANGE**

LOCAL OPERATOR · GROSS · PG
Thru 3/31/2033 · 7,800 SF

Cedric M. Matheny, CCIM, SIOR

Partner & Executive Vice President

☎ 404.525.8212

E cedric@tdallassmith.com

Nick Winbush

Vice President

☎ 404.525.8212

E nick@tdallassmith.com

T. DALLAS SMITH

& COMPANY

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Empower · Without Exception