

3050 MANSELL RD, ALPHARETTA, GA 30022

VALUE-ADD RETAIL STRIP

STRONG SUBMARKET IN THE ATLANTA MSA | NEAR THE NORTH POINT MALL REDEVELOPMENT



OFFERING MEMORANDUM

THE AP GROUP



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EXECUTIVE SUMMARY

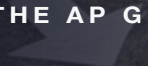
INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

SUBJECT AERIALS

BUILDING PLANS

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VALUE-ADD RETAIL STRIP

ATLANTA MSA

 PRICE

\$2,200,000

PRICE/SF

\$225.64

GLA	9,750 SF
Lot Size	0.95 AC
Year Built	1998
Occupancy	0%
Units	Three (3)
Zoning	CC Commercial Corridor



VALUE-ADD RETAIL STRIP

VACANT | STRONG SUBMARKET IN THE ATLANTA MSA

3050 MANSELL RD, ALPHARETTA, GA 30022

The AP Group is pleased to present the opportunity to acquire fee simple interest in the value-add retail strip located at 3050 Mansell Rd, Alpharetta, Georgia. Situated in a high-growth area, the retail building totals 9,750 square-feet and rests on approximately 0.95 acres with CC (Commercial Corridor) zoning. Positioned directly in front of a 60-room Ramada by Wyndham, the property offers excellent visibility and accessibility along Mansell Rd (14,600+ VPD). Additionally, the subject property is in close proximity to Haynes Bridge Middle School (620+ students), the planned North Point Mall redevelopment, and major regional employers such as ADP, UPS, and Fiserv.

Alpharetta is one of the most economically vibrant and strategically positioned submarkets within the Atlanta MSA, known for its affluent demographics, educated workforce, and sustained growth trajectory. Over the past two decades, the city has experienced rapid development fueled by the expansion of more than 700 technology firms and multiple Fortune 500 companies. This strong employment base has driven significant residential and commercial growth, supported by one of the highest median household incomes in the region and a dense concentration of executive-level professionals. Recent and planned mixed-use developments continue to reshape the market, including the \$1 billion Avalon project, the redevelopment of North Point Mall, and the \$370 million Halcyon. These projects are concentrated along the Georgia 400 corridor and reinforce Alpharetta's position as a central hub for upscale suburban growth.

INVESTMENT HIGHLIGHTS

Prime Investment Opportunity with Value-Add Potential in the Atlanta MSA

.....
Ideally Positioned on Mansell Rd (14,600+ VPD) | Directly In Front of a Ramada by Wyndham Hotel (61 Rooms)

.....
Numerous Corporate Office Centers & Hotels in Immediate Surrounding Area

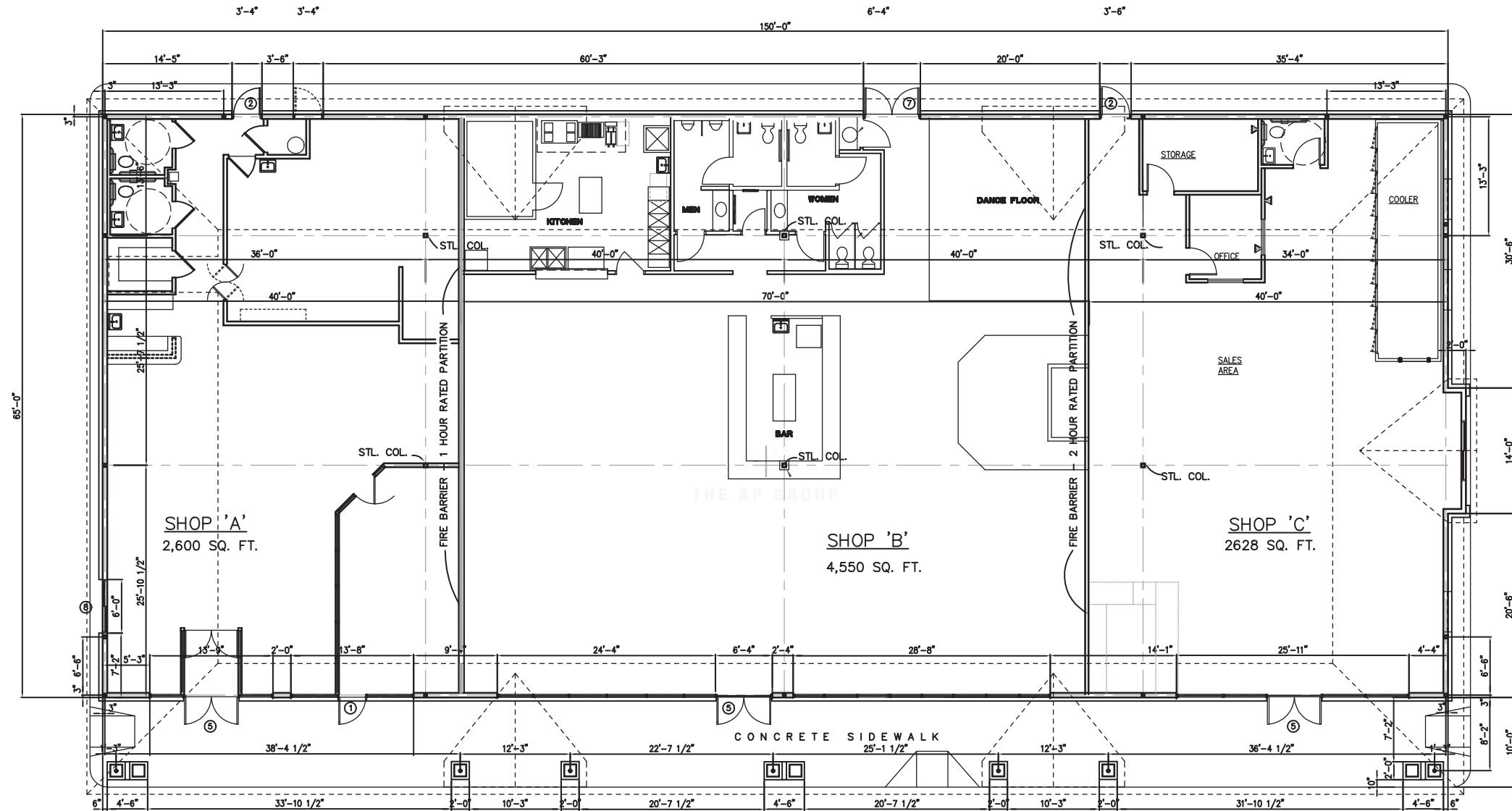
.....
Roughly 1 Mile from the North Point Mall Redevelopment | Major Mixed-Use Project Expected to Transform the North Point Area

.....
Significant Value-Add Opportunity by Filling Vacancies | High-Growth Area with High Barriers-to-Entry





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TENANT PLANS - SPACES "A", "B" & "C"

1
A-1 TOTAL BLDG. AREA 9,750 SQ. FT. 1/8" = 1'-0"



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MARKET OVERVIEW

LOCATION OVERVIEW

MARKET RESEARCH

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ATLANTA GEORGIA

POPULATION
6.1 MILLION (MSA)

ATLANTA

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.1 million people. Over the next five years the region is expected to add approximately 316,000 residents. The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta. In 2024, the metro will remain among the top markets nationally for commercial construction. The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities, enticing residents back into the city and providing options for people moving to the metro.

METRO HIGHLIGHTS



HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 15 companies with headquarters in the metro.



STRONG EMPLOYMENT GAINS

The metro placed among the highest in the nation for job growth prior to the pandemic. Over the last five years, over 245,000 positions were added despite significant job losses in 2020.



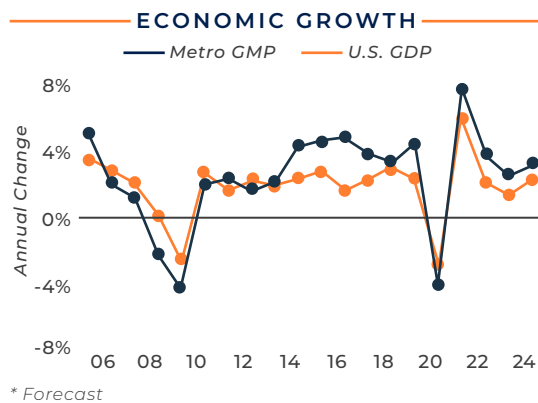
LOW COST OF LIVING & DOING BUSINESS ATTRACTS EMPLOYERS

A pro-business environment and affordability will continue to lure new companies to Atlanta.



ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- A business-friendly environment has translated to a rapidly growing economy as the pandemic has subsided, with the employment base 6.1 percent ahead of the year-end 2019 mark at the beginning of 2024.



MAJOR AREA EMPLOYERS

- Delta Airlines
- Emory University & Emory Healthcare
- AT&T
- Wellstar Health System
- UPS
- Northside Hospital
- Piedmont Healthcare
- The Kroger Co.
- Cox Enterprises
- Centers for Disease Control & Prevention



SHARE OF 2023 TOTAL EMPLOYMENT



6%

MANUFACTURING



20%

PROFESSIONAL &
BUSINESS SERVICES



11%

GOVERNMENT



10%

LEISURE &
HOSPITALITY



7%

FINANCIAL
ACTIVITIES



22%

TRADE &
TRANSPORTATION



5%

CONSTRUCTION



13%

EDUCATION &
HEALTH SERVICES



4%

INFORMATION



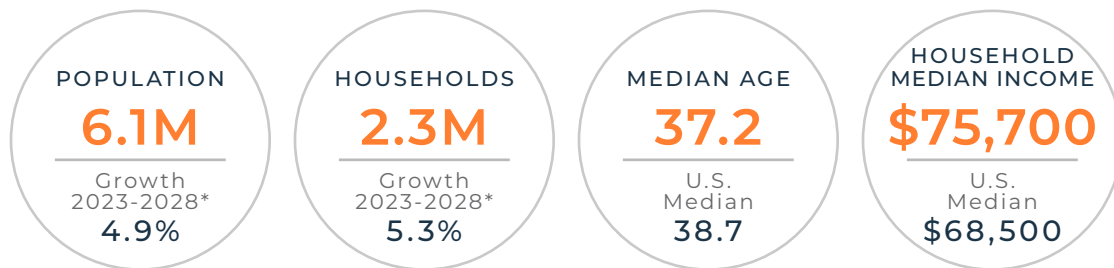
3%

OTHER SERVICES

DEMOGRAPHICS

- The local population is projected to near 6.5 million people during the next five years, after adding roughly 316,000 residents.
- Approximately 123,000 households will be created by the end of 2028, generating the need for additional housing options.
- A skilled workforce includes nearly 38 percent of residents age 25 and older with a bachelor's degree, which places the metro above the national level.

2023 POPULATION BY AGE



QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure, while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College. Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.

SPORTS

BASEBALL	[MLB]	ATLANTA BRAVES
FOOTBALL	[NFL]	ATLANTA FALCONS
BASKETBALL	[NBA]	ATLANTA HAWKS
BOX LACROSSE	[NLL]	GEORGIA SWARM
SOCCER	[MLS]	ATLANTA UNITED
BASKETBALL	[WNBA]	ATLANTA DREAM

EDUCATION

- GEORGIA STATE UNIVERSITY
- GEORGIA INSTITUTE OF TECHNOLOGY
- CLARK ATLANTA UNIVERSITY
- EMORY UNIVERSITY
- SPELMAN COLLEGE
- MOREHOUSE COLLEGE

ARTS & ENTERTAINMENT

- HIGH MUSEUM OF ART
- CHILDREN'S MUSEUM OF ATLANTA
- ATLANTA HISTORY CENTER
- ZOO ATLANTA

*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION DATA

TOTAL POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	5,015	78,349	197,847
2024 Estimate	4,891	77,245	195,255
2020 Census	4,931	77,655	197,417
2010 Census	3,872	72,307	181,735
2024 Daytime Population (est.)	14,519	130,595	279,236

TOTAL HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection	2,270	32,379	80,003
2024 Estimate	2,209	31,827	78,815
2020 Census	2,124	31,066	77,184
2010 Census	1,675	28,015	71,121
Occupied Units			
2029 Projection	2,438	34,332	84,402
2024 Estimate	2,371	33,730	83,116

HOUSEHOLD EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Avg Retail Expenditure	\$242,534	\$240,413	\$248,867
Consumer Expenditure Top 10 Categories			
Housing	\$28,840	\$28,386	\$29,449
Transportation	\$15,848	\$15,795	\$16,147
Personal Insurance	\$11,050	\$10,906	\$11,308
Food	\$10,707	\$10,751	\$11,003
Entertainment	\$3,887	\$3,883	\$4,045
Cash Contributions	\$3,490	\$3,307	\$3,708
Apparel	\$2,406	\$2,440	\$2,436
Personal Care Products	\$1,096	\$1,100	\$1,127
Education	\$1,083	\$1,143	\$1,203
Alcoholic Beverages	\$752	\$729	\$762

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population by Age			
2024 Total Population (est.)	4,891	77,245	195,255
Under 20	23.1%	24.9%	25.0%
20 - 34 Years	21.3%	19.9%	17.9%
35 - 39 Years	8.6%	7.5%	7.2%
40 - 49 Years	13.9%	14.8%	14.6%
50 - 64 Years	19.7%	20.8%	21.2%
Age 65+	13.3%	12.1%	14.2%
Median Age	38.0	39.0	41.0

Population 25+ by Education Level			
2024 Population Age 25+ (est.)	3,518	53,653	136,272
Elementary (0-8)	0.7%	3.6%	2.1%
Some High School (9-11)	2.6%	3.4%	2.3%
High School Graduate (12)	7.9%	13.1%	10.6%
Some College (13-15)	18.1%	13.4%	14.0%
Associate Degree Only	7.5%	6.5%	5.8%
Bachelor's Degree Only	39.3%	38.9%	40.1%
Graduate Degree	24.0%	21.1%	25.1%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$150,000 or More	37.1%	39.2%	43.6%
\$149,000 - \$100,000	20.9%	20.3%	19.9%
\$99,000 - \$75,000	10.4%	10.0%	10.6%
\$74,000 - \$50,000	14.8%	11.0%	9.6%
\$49,000 - \$35,000	5.5%	8.0%	6.1%
Under \$35,000	11.4%	11.6%	10.2%
Average	\$155,898	\$158,568	\$169,706
Median	\$130,839	\$132,310	\$145,421
Per Capita	\$64,858	\$64,036	\$66,561

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