

Property Description

FOR SALE



PROPERTY OVERVIEW

Norcross Plaza is an excellent opportunity for a buyer to acquire a 65% leased retail center comprised of 2 buildings, in one of the fastest growing northeastern suburbs of Atlanta. The property, built in 2008, is over 38,000 square feet and is leased to 14 tenants, with 9 suites currently available. These tenants include a mix of local retail shops, restaurants, service tenants, and event space. The shopping center is positioned on a 3.68 acre lot, with the surrounding area heavily populated with retail, restaurants, gas stations, banks, fitness centers and more. This property offers a significant amount of upside for basic leasing efforts.

The two buildings which make up Norcross Plaza contain front and rear suites. The front suites are appealing to retailers of all types, and lease for competitive rental rates, while the rear suites provide professional space to tenants for a lower rental rate.

LOCATION OVERVIEW

Norcross Plaza is well located just off of Highway 316, east of Atlanta, in Lawrenceville. The property benefits from its location off of Sugarloaf Parkway, a major retail node for the area. With many national retailers surrounding, such as Publix, Family Dollar, GNC, and Chick-fil-a, consumers are drawn to this area on daily basis for many different needs. The dense population of retailers in the area produces a traffic count of over 20,000 vehicles passing per day. With consumers in the area at an average income of roughly \$84,000, projected to grow by 12.54% over the next five years, this location is highly desirable to retail tenants.

Another plus is that there are over 240,000 people living within a 5 mile radius, which is also expected to grow by 7.55% over the next five years. The many surrounding schools, ranging from elementary to college level, bring additional jobs and consumers to the immediate area. The area continues to improve every year, as evidence by the growth of the population and income in the area. As Atlanta continues to expand geographically at record pace, areas with the Atlanta MSA will continue to be in high demand. The amount of upside this property provides through the ready to lease suites and area growth makes this a phenomenal investment to add to any real estate portfolio.

Aerial View

FOR SALE



Aerial Photos

FOR SALE



Front Suites

FOR SALE



Rear Suites

FOR SALE

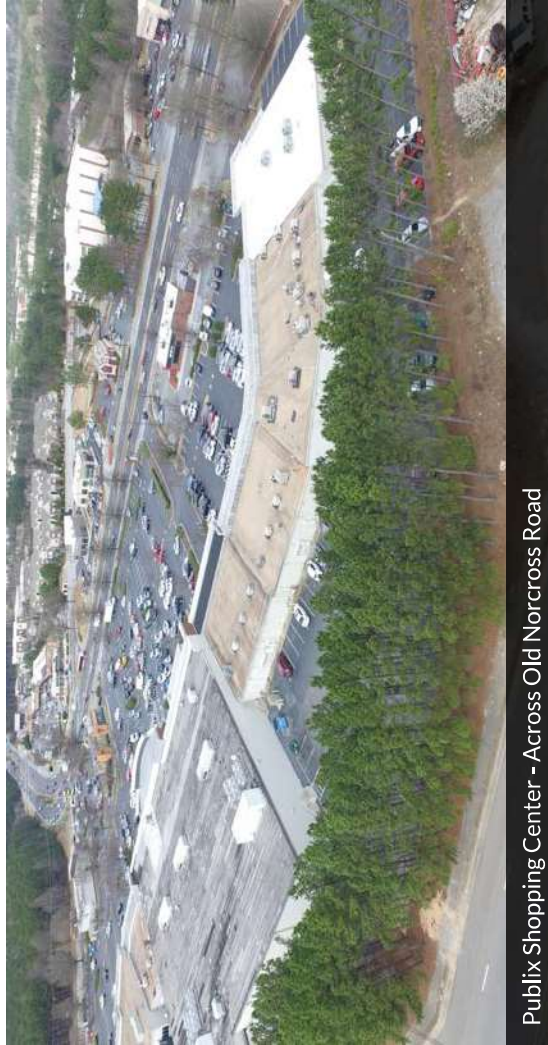


Surrounding Area

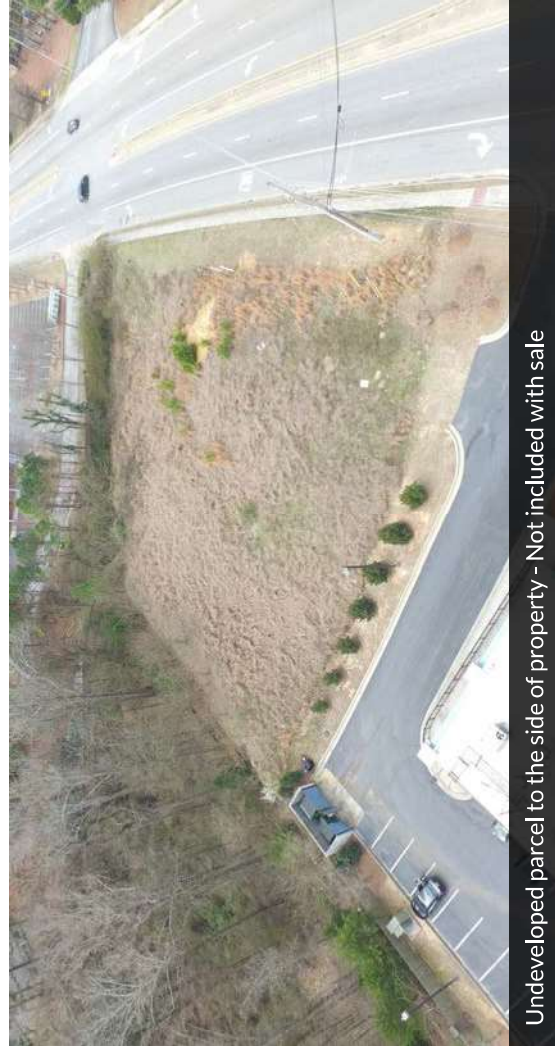
FOR SALE



Old Norcross Road



Publix Shopping Center - Across Old Norcross Road



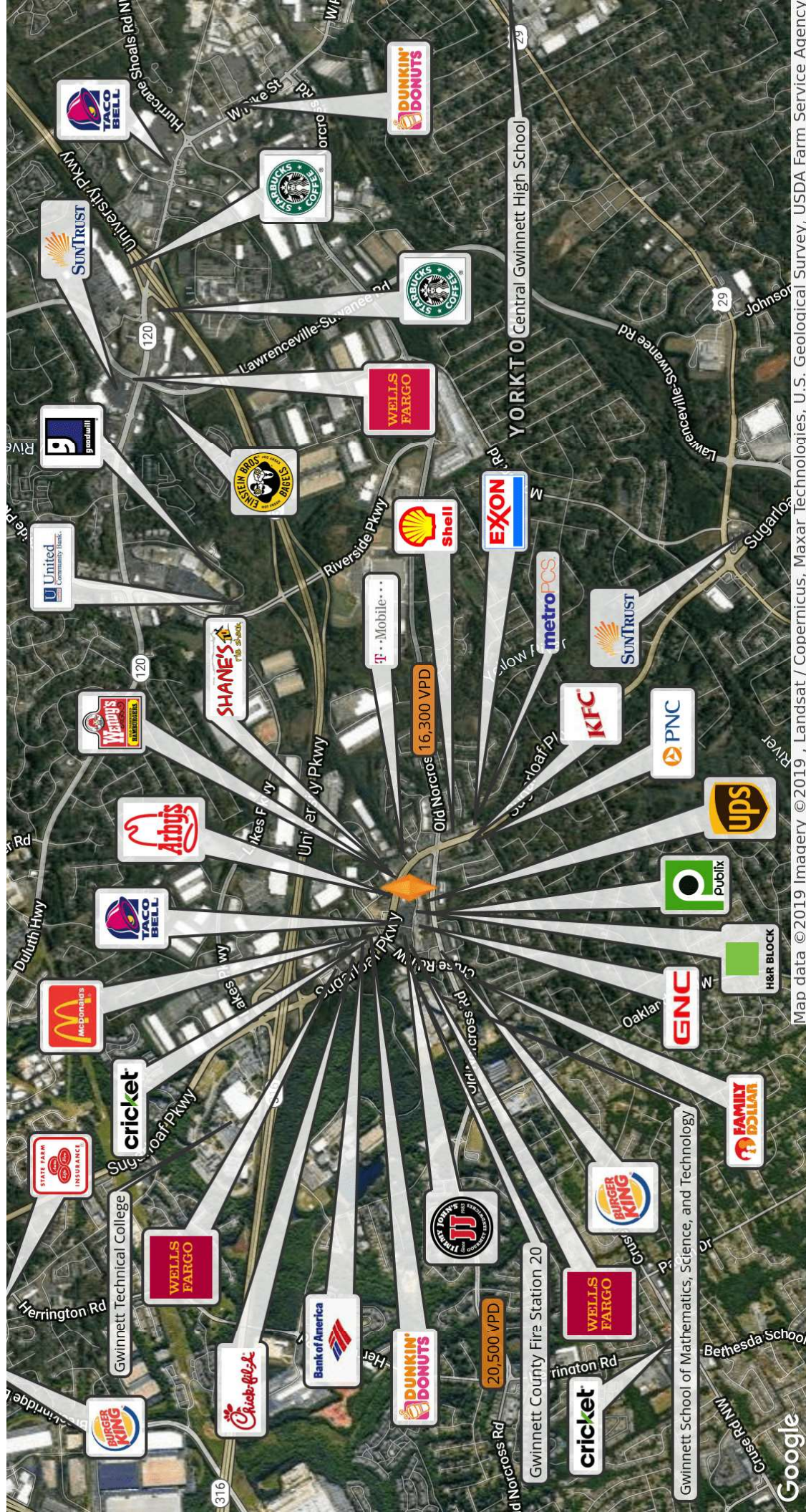
Undeveloped parcel to the side of property - Not included with sale



Rear of Property

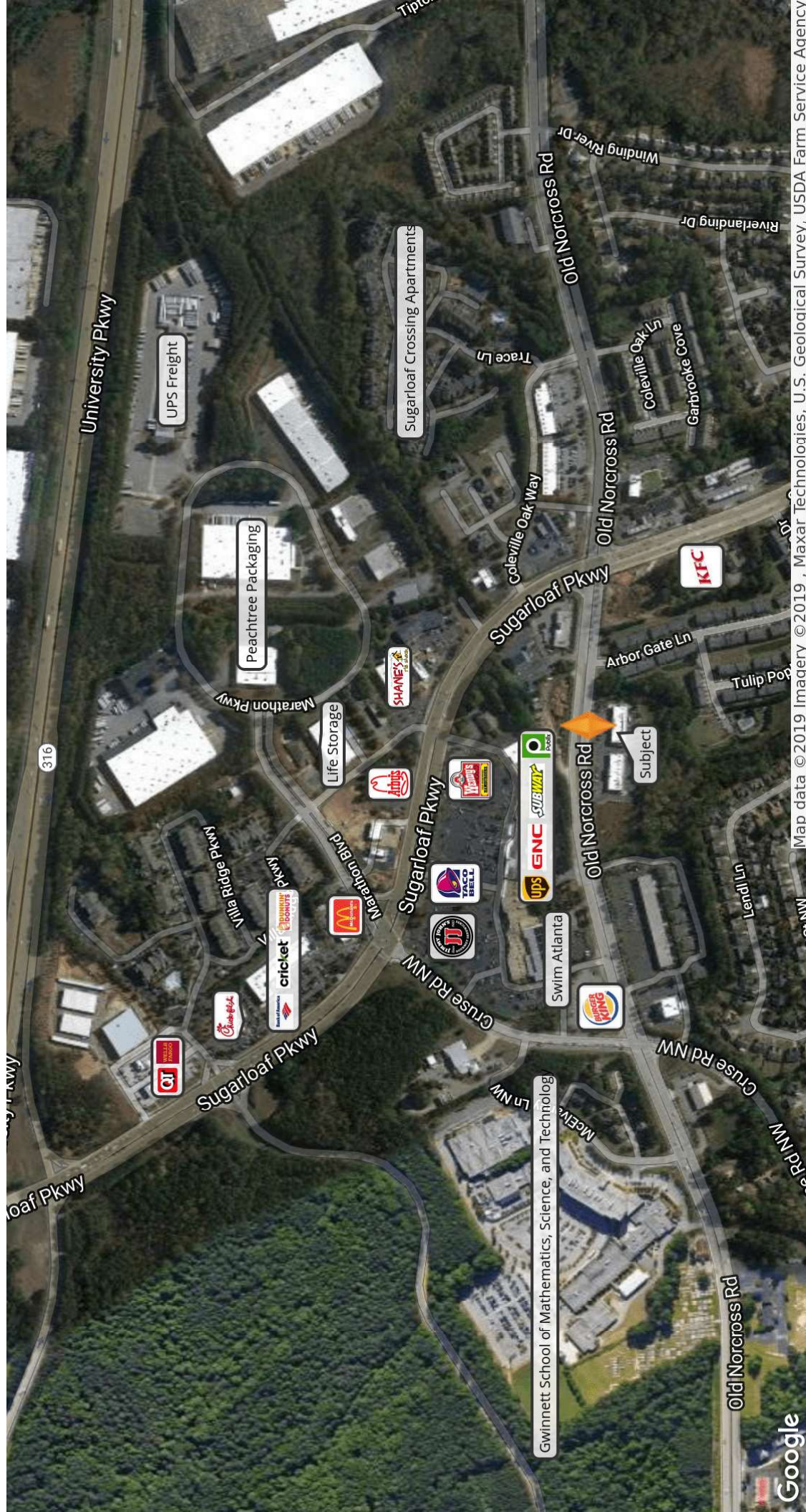
Retailer Map

FOR SALE



Retailer Map

FOR SALE



Site Plan

FOR SALE

