

Raswell

MARKET PLACE



PROPERTY DETAILS

 ADDRESS:	10800 Alpharetta Hwy. Roswell, GA 30076	 BUILT:	1986
 PROPERTY GLA:	95,522 SF	 REDEVELOPED:	2015 - 2016
 OCCUPANCY:	100%	 KEY TENANTS:	Sprouts Farmers Market, Chipotle, Starbucks, Subway, T-Mobile, Hollywood Feed, Another Broken Egg, Bad Daddy's Burgers, Tin Drum
 ACREAGE:	11.5 acres	 AS-IS NOI:	\$2,513,000

INVESTMENT HIGHLIGHTS



ROSWELL, GEORGIA

The Property is located in one of Metro Atlanta's most sought-after submarkets, due to the excellent quality of life, low cost of living, strong education systems, nationally ranked healthcare facilities, and proximity to major employment centers.



HIGH-PERFORMING NECESSITY GROCER ANCHOR

Sprouts Farmers Market



DIVERSIFIED & INTERNET-PROOF TENANCY WITH ROBUST SALES PERFORMANCE

Strong Sales Throughout 2020 & High District Rankings



DURABLE RENT ROLL WITH STRONG RENT COLLECTIONS & SECURE INCOME STREAM

~ 5 Years Weighted Average Shop Term Remaining



SPROUTS FARMERS MARKET

✓ **HIGHLY SOUGHT-AFTER GROCER WITH STRONG SALES & RANKS IN THE TOP HALF OF ITS DISTRICT**

✓ **ONE OF THE FASTEST GROWING RETAILERS IN THE U.S.**

- In 3Q20, opened 6 new stores, expanding the store footprint to 362 total stores in 23 states
- Current goal is 10%+ annual unit growth, creating sustained robust cash flows

✓ **SPROUTS' COMMITMENT TO ATLANTA**

- In 2017, Sprout's Farmer's Market opened a 260K SF Distribution Facility in Atlanta, GA, which serves the Southeast markets, including Florida.

✓ **STELLAR Q3 2020 EARNINGS PERFORMANCE**

- Net Sales increased nearly 10% to \$1.6 B in 3Q'20.
- Adjusted Net Income of \$60 million, an increase of 138% in 3Q'20
- Gross profit increased 23% to \$585M in 3Q20, resulting in a gross profit margin of 37.1%, an increase of 400 bps from Q3'19



SURROUNDED BY AFFLUENCE

AFFLUENT DEMOGRAPHICS

Roswell Market Place is surrounded by highly concentrated pockets of wealth as seen below. The tenancy at Roswell Market Place has been leased to reflect the shopping tendencies of the affluent customer base.

	1 MILE	3 MILE	5 MILE
2020 Population	8,788	75,016	184,908
2020 Average Household Income	\$135,026	\$123,507	\$142,723
2020 Bachelor's Degree or Higher	57%	52%	61%



TENANT ROSTER & SITE PLAN

TENANT ROSTER

STE.	TENANT	SF
160-162	Parisian Spa & Nails	6,053
168	Premier Fitness Source	3,652
172	Your Serve Tennis	2,000
176	Results Physiotherapy	3,000
180	Sage Dental	3,200
182	H&R Block	1,750
184	The Colorstones	867
188	Cigar Merchant	1,690
192	Geico Insurance Company	1,809
196	Tin Drum	1,978
198	Connect Hearing	1,320
200	Roswell Barber Shop	943
204	Classic Tailors	780
208	The UPS Store	1,300
212	Batteries + Bulbs	1,382
216	Poke Life	1,250
220	Eye Optique	1,040
224	Subway	1,040
228	Best Little Flower Shop	1,040
232	Baskin Robbins	1,418
240	Salon Lofts	4,200
280	Rugs International	1,688
288	Chipotle	3,464
300	Row House	2,227
304	Sprint	1,230
308	Bye Bye Hair	812
312	Starbucks	2,500
400-402	13 Hub	4,800
402W	13 Hub Lane Warehouse	(4,780)*
404	Hollywood Feed	2,917
410	Sprouts Farmers Market	27,016
501	Another Broken Egg	3,574
502	Bad Daddy's Burger Bar	3,582
TOTAL		95,522

Occupied
 Available

* Not included in total property GLA.

GOING-HOME SIDE OF THE ROAD

The Property is on the going-home side of the road for those exiting GA-400.

VALUE-CREATION OUTPARCEL OPPORTUNITY

Value-add opportunity to add an additional 6,000 SF of GLA to the Shopping Center.

ROBUST TRAFFIC COUNTS

Over 84,000 vehicles pass by the Property each day along Mansell Rd., Alpharetta Hwy., and Houze Rd.



EXCELLENT VISIBILITY

All shop tenants are visible from one or more of the three streets that surround Roswell Market Place.

SUPERIOR INGRESS / EGRESS

The Property benefits from five points of ingress / egress on all three sides of the Property.

STRONG BANK DEPOSITS

The Wells Fargo across the street has deposits of \$149 M - demonstrating the submarket's affluence.

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