

STONEBRIDGE

Square

Roswell (Atlanta), GA



STONEBRIDGE

Square

PROPERTY OVERVIEW

ADDRESS

610-640 W CROSSVILLE RD, ROSWELL, GA 30075

GLA &
ACREAGE

160,391 SF / 18.6 ACRES

OCCUPANCY

95%

NOI

\$1,651,662



YEAR BUILT

2001



ANCHOR TENANTS

KOHL'S

Michaels

EXCEPTIONAL DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2020 Estimate	5,793	57,082	163,582
2025 Estimate	6,112	60,530	173,184

AVERAGE HOUSEHOLD INCOME

2020 Estimate	\$146,779	\$172,556	\$147,118
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BACHELOR'S DEGREE OR HIGHER

2020 Estimate	65%	66%	60%
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INVESTMENT HIGHLIGHTS



ROSWELL / ALPHARETTA

THE MOST AFFLUENT & DESIRABLE SUBMARKET IN THE ATLANTA MSA



FORTIFIED AFFLUENCE

\$172,000+ AVG. HOUSEHOLD INCOME WITHIN A 3-MILE RADIUS



TOP TIER EDUCATION SYSTEM

ADJACENT TO PREMIER ATLANTA SCHOOLS



STRONG PROPERTY FUNDAMENTALS

ROBUST TRAFFIC COUNTS, SIGNALIZED ACCESS, HIGH BARRIERS TO ENTRY



SIGNIFICANT LEASING MOMENTUM

8.5 YEARS OF WALT



TENURED RENT ROLL WITH

15+ YEARS WTD. AVG. TENURE

Roswell / Alpharetta

One of the Most Highly Sought-After Markets in the Southeast

Stonebridge Square 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.



Fortified Affluence & Luxurious Residential Market

Atlanta's Most Affluent Demographics

Stonebridge Square is surrounded by some of the most luxurious homes and neighborhoods in Metro Atlanta, as shown below by the map of recent home sales that have occurred in the last 24 months.

Unmatched Affluence

 *Affluent Population*
\$172,556
AVERAGE HOUSEHOLD INCOME (WITHIN 3 MILES)

 *Highly Educated Residents*
66%+
HAVE OBTAINED A BACHELOR'S DEGREE OR HIGHER

 *More than 100*
\$1,000,000 + HOMES
HAVE SOLD IN THE LAST 24 MONTHS W/I A 3-MILE RADIUS

Demographic Comparisons

Stonebridge Square benefits from having one of the most affluent customer bases in the Atlanta Metro, as shown by the comparison to other iconic retail assets in the Atlanta MSA.

3-Mile Radius	Stonebridge Square	Avalon	Phipps Plaza	Atlantic Station
ATL Submarket	Roswell	Alpharetta	Buckhead	Midtown
Bachelor's Degree +	66%	65%	71%	70%
2020 Avg. HH Income	\$172,556	\$138,721	\$144,663	\$118,482



Strong Property Fundamentals

Stonebridge Square

Property Highlights

STRONG TENANT FUNDAMENTALS		
 95% OCCUPIED	15+YRS. WEIGHTED AVG. TENURE	8.5+YRS. WEIGHTED AVG. TERM REMAINING

RECENT LEASING MOMENTUM

 75% of the income at Stonebridge Square has either renewed or executed new leases over the last 18 months, including Kohl's and Michaels, which both represent 52% of the overall income at the Property.

ROBUST TRAFFIC COUNTS

 Over 70,000 vehicles pass by the Property each day along W. Crossville Road and Woodstock Road.

SUPERIOR INGRESS / EGRESS

 The Property benefits from eight (8) total access points, including two (2) signalized access points.

STRONG BANK DEPOSITS

 Bank of America (unowned) has **deposits of \$191.5M+**, which helps drive traffic to the Property and further demonstrates the submarket's affluence.

SECURE INCOME STREAM

KOHL'S

\$3.44 B TOTAL LIQUIDITY

\$1 B OUTSTANDING DEBT REPAYED IN Q3'20

\$646 M FREE CASH FLOW GENERATED IN 2020

NO DEBT MATURITIES UNTIL 2023 (\$350MM)

Michaels

16.3%  COMP STORE SALES INC.

15.1%  NET SALES INCREASE

249%  E-COMMERCE GROWTH YTD

\$633 M FREE CASH FLOW YTD

Tenant Roster & Site Plan

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1/2	To Be Leased	3,640 SF	7	Honor Yoga	3,000 SF	14	Pho Roswell Restaurant	2,227 SF
3	Mattress Firm	5,120 SF	8	Sola Salon Studio	6,557 SF	15	Stonebridge Cleaners	1,364 SF
4A	Michael's	25,178 SF	9	To Be Leased	4,304 SF			
4B	RedLine Athletics	9,801 SF	10	Nail Star	1,158 SF			
5	We Rock the Spectrum	3,956 SF	11	C2 Education Center	2,659 SF			
6	Kohl's	87,442 SF	12/13	Alessio's Restaurant & Pizzeria	3,985 SF			
							Total	160,391 SF

 Leased
 Not Included
 To Be Leased



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