

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 |
| BACHELOR'S DEGREE OR HIGHER | | | |
| 2020 Estimate | 65% | 66% | 60% |



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
REPAID 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 | Total | | 160,391 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 | | | |

Leased

Not Included

To Be Leased



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