
CITY CENTER CROSSING

Sandy Springs (Atlanta), GA

**SIGNIFICANT
VALUE-ADD
POTENTIAL**

**IMMEDIATE
LEASE UP
OPPORTUNITY**

**FOOD
MARKET**



Offering Summary

City Center Crossing

PROPERTY OVERVIEW



PROPERTY ADDRESS
6331 Roswell Rd.
Sandy Springs (Atlanta), GA 30328



SQUARE FEET
98,408 SF



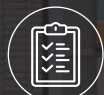
EFFECTIVE OCCUPANCY
77%



YEAR BUILT / RENOVATED
1978 / 2019



ANCHOR TENANT
LiDL



FINANCIALS
As-Is NOI: \$1.2M
10-Yr CAGR: 4.8%

EXCELLENT DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Estimate	11,612	94,694	224,897
2025 Estimate	12,768	100,550	237,112
Growth 2020-2025	10.0%	6.2%	5.4%
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$125,465	\$128,647	\$133,849
BACHELOR'S DEGREE OR HIGHER			
2020 Estimate	60%	61%	62%

INVESTMENT HIGHLIGHTS



Grocery
Anchored



Immediate Upside
Potential



Highly Sought After
Atlanta Submarket



Significant
WALT Remaining



Limited Deferred
Maintenance



Long-Term
Redevelopment
Potential



GROCERY ANCHORED



CITY CENTER CROSSING - LiDL SNAPSHOT

- ✓ **SIGNIFICANT** TERM REMAINING
- ✓ **RECENT GRAND OPENING** IN JANUARY 2021
- ✓ ACCOUNTS FOR **OVER 30% OF INCOME STREAM**
- ✓ MULTIPLE RENEWAL OPTIONS **WITH CONTRACTUAL RENT INCREASES**



GROCERY ANCHORED BY LiDL

ONE OF THE **FASTEST GROWING RETAILERS** IN THE UNITED STATES

CURRENTLY OPERATE **124 STORES ACROSS 9 STATES** IN THE US, WITH PLANS TO **SPEND \$50M TO OPEN AN ADDITIONAL 50 STORES IN 2021 (6 IN GEORGIA)**

OWNED BY SCHWARZ GROUP - **#1 LARGEST RETAILER IN EUROPE AND #4 LARGEST RETAILER IN THE WORLD**

CURRENTLY INVESTING **\$100M TO BUILD A 925,000 DISTRIBUTION CENTER** IN COVINGTON, GA TO OPEN BY 2022

GEORGIA COMMITMENT - LiDL HAS DEMONSTRATED A STRONG COMMITMENT TO GEORGIA, WITH **PLANS TO HAVE 19 STORES AND A DISTRIBUTION CENTER OPEN IN THE STATE BY 2022.**



Current Store Count

124

Addtl. Stores in 2021

50

Distribution Centers

4

EXCELLENT PROPERTY FUNDAMENTALS



Grocery Anchored by LiDL

Fourth largest retailer in the world and the largest retailer in Europe.



Immediate Upside Potential

Via the Lease Up of over 21,000 SF in vacant GLA.



Highly Sought After Submarket

Located in Sandy Springs - one of the fastest growing and most highly sought after submarkets in the Atlanta MSA.



Secure Income Stream

The current tenancy boasts a weighted average term remaining of nearly 7 years.



Long-Term Redevelopment / Densification Potential

LiDL lease is structured to allow vertical redevelopment at the Property.



High Barriers to Entry

Due to the lack of available development sites in the immediate trade area.



SANDY SPRINGS HIGHLY SOUGHT AFTER SUBMARKET



CENTRAL PERIMETER: LARGEST CLASS-A OFFICE MARKET IN ATLANTA

91 CLASS A OFFICE BUILDINGS | **25.2 MILLION** TOTAL GLA

178,000 DAYTIME EMPLOYEES



MOST HIGHLY SOUGHT AFTER INTERSECTION IN ATLANTA



185,000 VPD



237,000 VPD



EXPLOSIVE MULTI-FAMILY DEVELOPMENT GROWTH

1,400+

NEW APARTMENT UNITS DELIVERED WITHIN 1-MILE OF CITY CENTER CROSSING SINCE 2017



CITY SPRINGS

OPENED IN 2018, THE NEW CIVIC AND CULTURAL CENTER CONTAINS CITY OFFICES, A PERFORMING ARTS CENTER, A STUDIO THEATRE, A CITY GREEN AND RESIDENTIAL SPACES.



FORTUNE 500 PRESENCE

SANDY SPRINGS IS HOME TO SOME OF THE LARGEST CORPORATIONS IN THE WORLD.



PROXIMITY TO AFFLUENT ATLANTA SUBURBS

ROSWELL 7 miles
ALPHARETTA 11 miles
KENNESAW 12 miles

CENTRAL PERIMETER: LARGEST CLASS-A OFFICE MARKET IN ATLANTA

400 GA-400 | 185,000 VPD

PROXIMITY TO IN-TOWN ATLANTA

BUCKHEAD 3 miles
MIDTOWN 8 miles
DOWNTOWN 10 miles

285 I-285 | 237,000 VPD

Mount Vernon School

- #22 Ranked Private School in GA (178 Total)
- 1,000+ Students (K-12)

EXPLOSIVE MULTI-FAMILY DEVELOPMENT

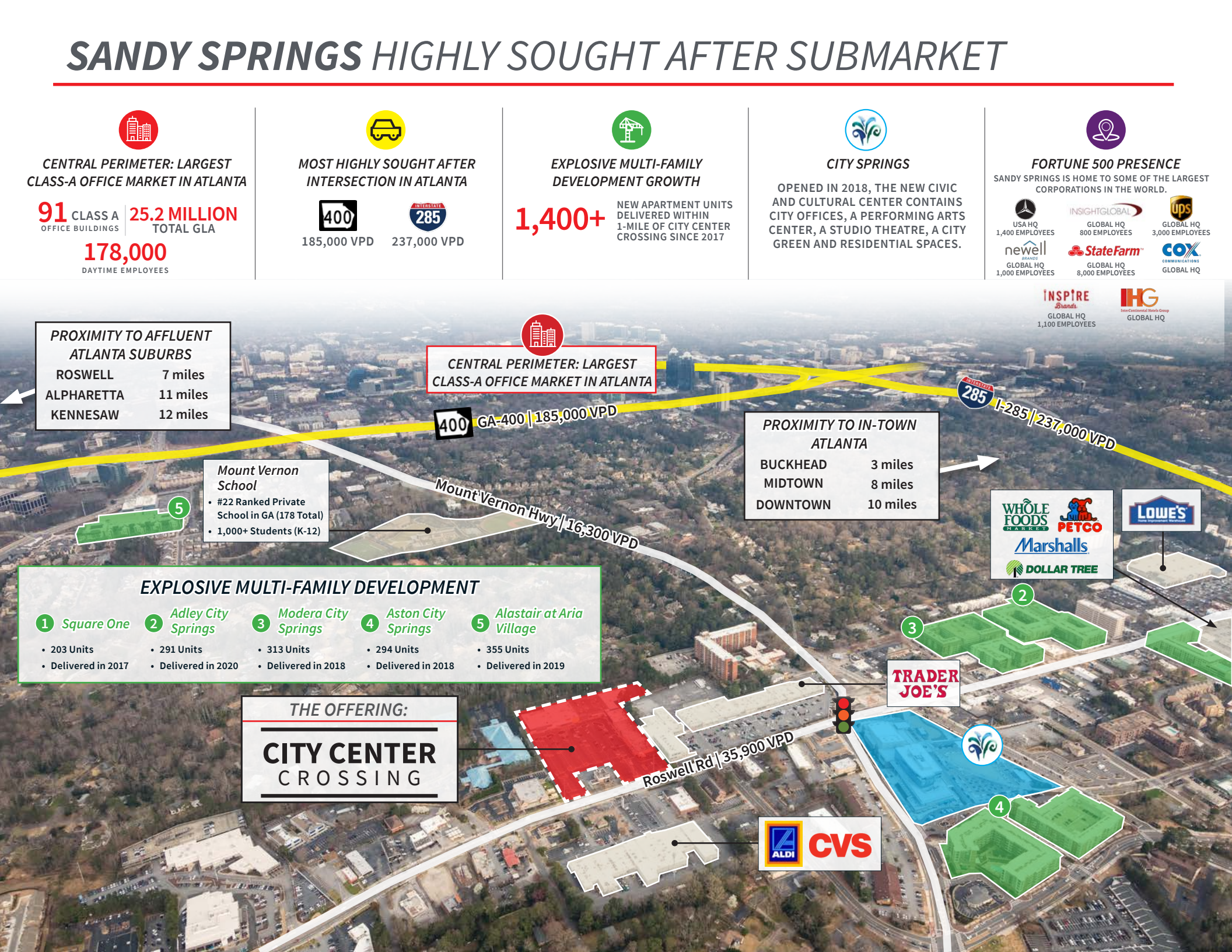
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|--|--|---|--|--|
| 1 Square One
• 203 Units
• Delivered in 2017 | 2 Adley City Springs
• 291 Units
• Delivered in 2020 | 3 Modera City Springs
• 313 Units
• Delivered in 2018 | 4 Aston City Springs
• 294 Units
• Delivered in 2018 | 5 Alastair at Aria Village
• 355 Units
• Delivered in 2019 |
|--|--|---|--|--|

THE OFFERING:

CITY CENTER CROSSING

Roswell Rd | 35,900 VPD

TRADER JOE'S



SITE PLAN & TENANT ROSTER

Tenant Roster

Suite	Tenant	SF
6337A	LiDL	27,858
6337B	D1 Sports Training	5,260
6337B-S	Static	439
6337C	To Be Leased	5,385
6335	To Be Leased	15,910
6335A	Static	5,025
6335 B/C	Goldfish Swim School	9,273
6329	Ready. Set. Fun	7,346
6327	CosmoProf	2,800
6325	GolfTec	2,798
6321	Kith + Kin Salons	1,595
6317	Hudson Grille	14,719
Total		98,408

- Occupied Suite
- Available Suite
- Static Space
- Not Included in Sale Collateral

Site Plan



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