
CRANE CREEK

AUGUSTA, GEORGIA



Offering Summary

Crane Creek

PROPERTY OVERVIEW



PROPERTY ADDRESS

630 Crane Creek Dr.,
Augusta, GA 30907



SQUARE FEET

58,249 SF



OCCUPANCY

96%



YEAR BUILT

2018



ANCHOR TENANT

Sprouts Farmers Market



AS-IS NOI

~ \$1.21 M

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2000 Estimate	6,593	59,619	127,724
2020 Estimate	7,765	72,139	152,264
2025 Projected	8,039	75,659	159,943
Growth 2000-2020	17.8%	21.0%	19.2%
Growth 2020-2025	3.5%	4.9%	5.0%
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$77,415	\$75,918	\$76,532

INVESTMENT HIGHLIGHTS



Grocery
Anchored



Limited Deferred
Maintenance



Strong NOI
Growth / CAGR



Significant
WALT Remaining



Super Regional
Retail Destination



Limited Specialty
Grocer Competition



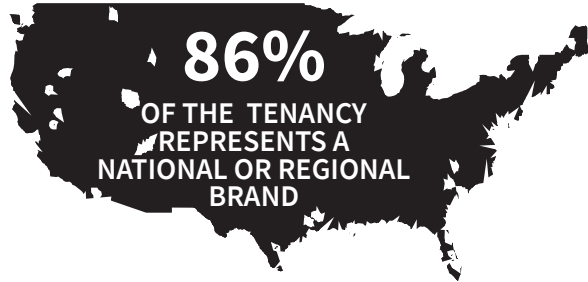
Investment Highlights

SECURE INCOME STREAM

9.1 YRS+ **52% / 48%**

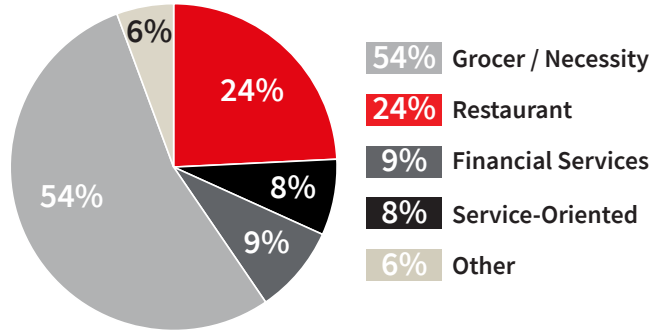
WEIGHTED AVG.
TERM REMAINING

ANCHOR / SHOP GLA RATIO
To blend security with
income growth



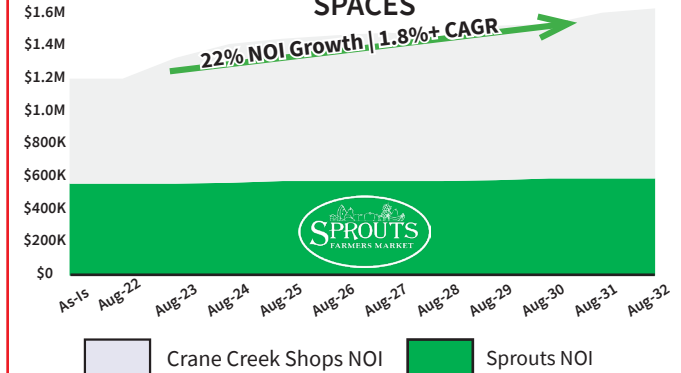
INTERNET-PROOF TENANCY

94% OF THE GLA IS OCCUPIED BY TENANTS
THAT CANNOT BE EASILY REPLACED BY THE
INTERNET



STRONG NOI GROWTH/CAGR

NEARLY 2% CAGR VIA CONTRACTUAL RENT
INCREASES AND THE LEASE UP OF VACANT
SPACES



GROCERY ANCHORED

Crane Creek is anchored by Sprouts Farmers Market, providing a necessity-based anchor that drives consistent traffic to the Property.

- ✓ RANKED AS ONE OF THE FASTEST GROWING RETAILERS IN THE UNITED STATES
- ✓ CORE GROCERY OFFERING WITH SIGNIFICANT TERM REMAINING
- ✓ MULTIPLE RENT BUMPS THROUGHOUT THE TERM
- ✓ LIMITED SPECIALTY GROCER COMPETITION - 1 OF 3 SPECIALTY GROCERS IN A 70+ MILE RADIUS
- ✓ #6 MOST VISITED SPROUTS FARMERS MARKET OUT OF 15 TOTAL IN GEORGIA (350K VISITS OVER THE PAST 12 MONTHS)

In 2017, Sprouts opened a distribution center in metro Atlanta to support their rapid expansion throughout the Southeast.

NASDAQ	Store Count	2020 Sales	% of Growth	2020 Net Income
SFM	362 Stores	\$6.5 Billion	15%	\$287 Million



Dominant Retail Corridor


Retail Center of Gravity

16.2 MILLION Square Feet
Retail Inventory
(WITHIN 5 MILES)

Extended Trade Area

15+ MILES 
(TRADE AREA)

Super-Regional Access

 **81,000** Vehicles Per Day
93,600 Vehicles Per Day
Walton Way Ext. **26,500** Vehicles Per Day



Augusta Square
TJ-maxx | ROSS DRESS FOR LESS
avenue

Richmond Square
JOANN | HARBOR FREIGHT

Augusta West Plaza
at home | CitiTrends | DOLLAR TREE

Augusta Mall
Dillard's | macys | BARNES & NOBLE BOOKSELLERS | H&M | JCPenney | DICK'S SPORTING GOODS

ADP
• Regional Headquarters
• 1,129 Employees

DOCTORS HOSPITAL
Live your healthy

- 350 Beds
- +/- 1,200 Employees
- Joseph M. Still Burn Center - **Nationally Renowned**
- Undergoing **\$80M expansion** of Burn Center, including a new 107,000 SF, 4-story tower that will add 76 more beds

CRANE CREEK

Augusta Exchange
6.1+ MILLION Annual Visitors
MOST VISITED RETAIL CENTER IN 50+ MILES

TARGET | Burlington | PETSMART | Ashley | PartyCity | STAPLES | Bath & Body Works | HOBBY LOBBY | BED BATH & BEYOND | REGAL CINEMAS | buybuy BABY | Michaels | OLD NAVY | SHOE CARNIVAL | ULTA | RACK ROOM SHOES

THE HOME DEPOT | ROOMS TO GO | STARBUCKS COFFEE

BEST BUY | **Office DEPOT**
DAVID'S BRIDAL

Village Plaza

Walmart Supercenter
2.2+ MILLION Annual Visitors
TOP 16 WALMART in GA (out of 154)

Sam's Club
1.8+ MILLION Annual Visitors
#3 RANKED Sam's Club in GA (out of 24)

BEALLS Outlet | Conn's | GOLD'S GYM | TRACTOR SUPPLY CO.

Walton Way Ext. | **26,500 VPD**

Bobby Jones Plaza
LOWE'S | planet fitness

West Towne Shopping Center
DOLLAR TREE | Carolina Pottery | McDonald's

ALDI

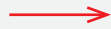
Augusta MSA

Georgia's 2nd Largest Metro

2ND LARGEST
GA METRO

608,980
POPULATION

21.5%
GROWTH
SINCE 2000



PROJ. 5%
GROWTH
THRU FY2023

630,000+
EST. POPULATION
FY2023



CURRENTLY BUILDING A 5-STORY FULFILLMENT AND DISTRIBUTION FACILITY IN WHITE OAK BUSINESS PARK, REPRESENTING THE **BIGGEST PROJECT EVER IN COLUMBIA COUNTY.**

800+ NEW FULL-TIME JOBS

ESTIMATED TO BE OPERATIONAL BY END OF 2021

Diverse & Balanced Economy



**3 Miles from
Crane Creek**

250,000+

ESTIMATED ANNUAL
VISITORS

\$120 MILLION

EST. ANNUAL
ECONOMIC IMPACT



Fort Gordon

HOME OF THE U.S. ARMY CYBER CENTER OF EXCELLENCE

31,874 JOBS

AUGUSTA'S LARGEST
EMPLOYER

\$2.4 BILLION

EST. ANNUAL
ECONOMIC IMPACT



Healthcare Powerhouse



24,957 JOBS ACROSS THE
HEALTHCARE & SOCIAL SERVICES

REPRESENTING **15%**
OF AUGUSTA'S WORKFORCE

EIGHT AREA HOSPITALS

ONE OF THE **LARGEST** CONCENTRATIONS OF HEALTHCARE AND MEDICAL RESEARCH IN THE SOUTHEAST

Higher Education Presence

35,000+ STUDENTS

\$2.7+ BILLION
EST. ANNUAL ECONOMIC IMPACT

28,000+ EMPLOYEES



Site Plan and Tenant Roster



TENANT ROSTER		
Suite	Tenant	SF
ANCH	Sprouts Farmers Market	30,060
102	Pita Mediterranean	2,100
103	Sweet Charlie's Ice Cream	1,400
104	Moon Nails & Spa	2,100
106	PT Solutions	2,100
108	Hollywood Feed	3,150
302	To Be Leased	1,400
303	Geico	3,174
305	Charles Schwab	1,690
402	Mirin Asian Fusion	1,820
405	First Watch	3,780
502	Five Guys	2,400
503	To Be Leased	1,055
504	Clean EatZ	2,020
Total		58,249

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