



WESTBROOK PLAZA



OFFERING SUMMARY

WESTBROOK PLAZA

PROPERTY OVERVIEW



PROPERTY ADDRESS

668 Dawsonville Hwy
Gainesville, GA 30501



SQUARE FEET

49,364 SF



OCCUPANCY

100%



YEAR BUILT

2006



NOTABLE TENANTS

Best Buy, Burn Boot Camp, Mattress Firm



AS-IS NOI

~\$753K

INVESTMENT HIGHLIGHTS



REGIONAL DRAWING POWER /
LIMITED COMPETITION



ATLANTA MSA



LOCATED ADJACENT TO
LAKE LANIER



EXCELLENT PROPERTY
FUNDAMENTALS



STRONG LEASING
MOMENTUM



TENURED &
SEASONED TENANCY

PROPERTY DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
2021 Estimate	48,106	80,842	184,331
2026 Estimate	50,821	85,919	196,518
AVERAGE HOUSEHOLD INCOME			
2021 Estimate	\$73,393	\$80,717	\$91,614

WELL-ESTABLISHED RETAIL NODE & REGIONAL DRAWING POWER



DOMINANT RETAIL NODE

5.3M **95%**
 Total Retail GLA Average Occupancy
 2 Mile Radius



LAKE LANIER

11 M **\$5.5B**
 Annual Visitors Economic Impact



**NORTHEAST GEORGIA
 MEDICAL CENTER**

557 **1,000+**
 Hospital Beds Staff Members



BRENAU UNIVERSITY

3,600 **\$147M**
 Students Economic Impact



**LEE GILMORE
 MEMORIAL AIRPORT**

34K **\$21M+**
 Annual Visitors Economic Impact

**NORTHEAST GEORGIA
 MEDICAL CENTER**
 Less than 2 Miles from Westbrook Plaza

**LEE GILMORE
 MEMORIAL AIRPORT**
 2 Miles from Westbrook Plaza

BRENAU UNIVERSITY
 Less than 2 Miles from
 Westbrook Plaza

LAKE LANIER
 Less than 1 Mile from
 Westbrook Plaza



DAWSONVILLE HWY 133, 300 VPD

SECURE AND DURABLE INCOME STREAM

WELL-TENURED RENT ROLL

63%
OF THE
OCCUPANCY HAS
RENEWED AT
LEAST ONCE

12+
YEARS
WTD. AVG.
TENURE

5.5+
YEARS WTD.
AVG. TERM
REMAINING

81% OF INCOME HAS BEEN
OPERATING AT THE PROPERTY
FOR MORE THAN **5 YRS.**

**ALL TENANTS ARE CURRENT ON
RENT COLLECTIONS**

**SIGNIFICANT LEASING MOMENTUM WITH 88% OF
THE INCOME EITHER EXECUTING A NEW LEASE OR
RENEWAL SINCE 2018**

**MATTRESS
FIRM**

RENEWED IN 2018

**burn
bootcamp**

NEW 10 YR LEASE

Paris
Nails

RENEWED IN 2019

**BEST
BUY**

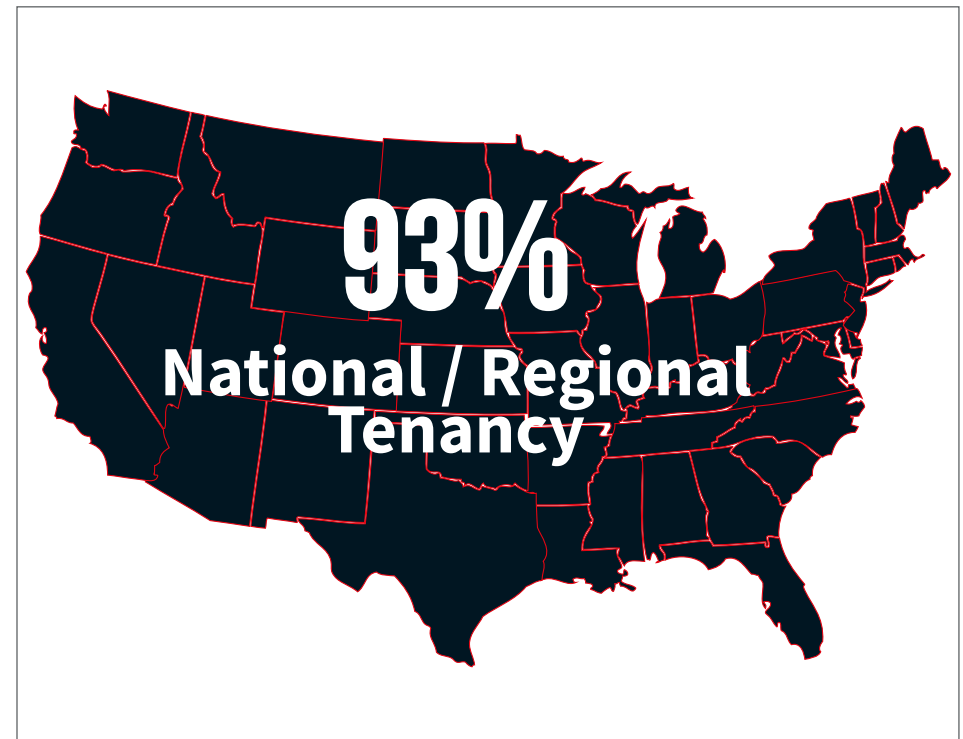
RENEWED EARLY
IN 2021

WING FACTORY
EST. 1997 ATLANTA

NEW 10 YR LEASE

**WELLS
FARGO**

RENEWED IN 2019



EXCELLENT PROPERTY FUNDAMENTALS

PROPERTY HIGHLIGHTS



LIMITED COMPETITION AND SUPER REGIONAL DRAW

Nearest Competing Best Buy location is located nearly 20 miles away at Mall of Georgia.



HIGH HISTORICAL OCCUPANCY

Westbrook Plaza has averaged nearly 98% occupancy over the last decade.



ROBUST TRAFFIC COUNTS

Over 33,000 vehicles pass by the Property each day along Dawsonville Highway.



SUPERIOR INGRESS / EGRESS

The Property benefits from two (2) signalized access points.



100% RENT COLLECTIONS

Westbrook Plaza has benefitted from 100% rent collections over the past 13 months.



INVESTMENT GRADE ANCHOR

\$4.4 B

TOTAL CASH & CASH EQUIV.

A3 CREDIT RATING

\$1.2 B

OUTSTANDING DEBT REPAYED PAST YEAR

MOODY'S UPGRADED CREDIT RATING FROM BAA1 IN FEBRUARY 2021

STRONG Q1 2021 EARNINGS

37.2% ↑

COMP STORE SALES INCREASE

59.4% ↑

OPERATING INCOME INCREASE

16.9% ↑

NET SALES INCREASE

\$3.5 B

FREE CASH FLOW

TENANT ROSTER & SITE PLAN

Suite	Tenant	SF
670	Best Buy	30,564
662	Burn Boot Camp	6,000
654	Mattress Firm	4,000
658A	WNB Factory	2,600

Suite	Tenant	SF
658B	Pazzi's Pizza	2,600
656	Paris Nails	2,000
660	Pet Pleasers Bakery	1,600
Total		49,364





WESTBROOK PLAZA



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