



CROWE'S CROSSING

Atlanta, GA

PET SHOP STATE FARM

Open 24 hrs

Kroger



JLL®

Offering Summary

PROPERTY SUMMARY



ADDRESS

1232 S Hairston Rd., Stone Mountain, GA 30088
Atlanta MSA



PROPERTY GLA

93,728 SF



LAND SIZE

± 13.30 Acres



YEAR BUILT / RENOVATED

1986 / 2011



OCCUPANCY

97%



AS IS NOI

± \$910,000



ANCHOR



INVESTMENT HIGHLIGHTS



Kroger-Anchored Opportunity

Kroger has
significant term remaining



Atlanta MSA: One of the Most Highly-Sought After Markets in the Southeast



Limited Grocer Competition



Strong Property Fundamentals



Durable, Tenured Income Stream



KROGER: BEST-IN-CLASS GROCER



- ✓ Largest Supermarket Chain in GA and U.S.
- ✓ 5th Largest Retailer in the world
- ✓ FORTUNE 500 Company #23
- ✓ Investment Grade Credit S&P / Moodys: BBB / Baa1



Georgia's Preferred Grocer

Kroger is Georgia's dominant grocer as evidenced by geofencing data. Placer.ai

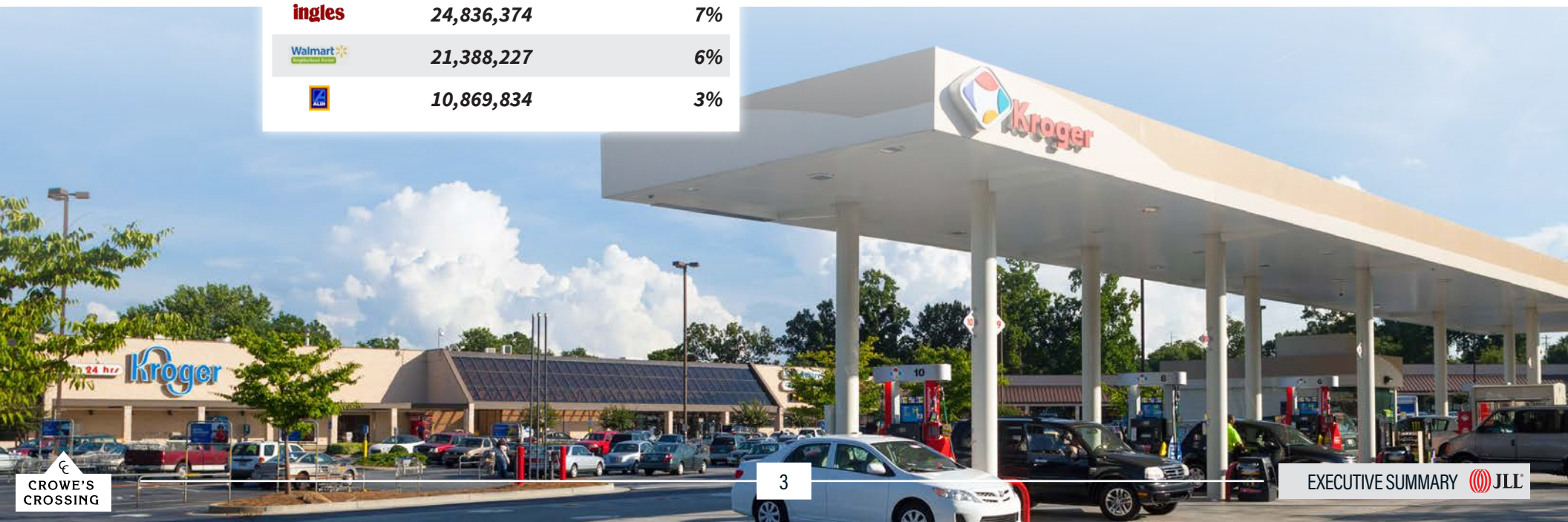
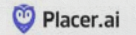
Grocer	Visits Over Trailing 12 Months	% Market Share (based on grocers included in chart)
Kroger	166,604,032	46%
Publix	142,005,490	39%
ingles	24,836,374	7%
Walmart	21,388,227	6%
ALDI	10,869,834	3%

CROWE'S CROSSING KROGER SCORECARD

- Nearly **36 Years** of operating history
- Kroger has **significant term remaining** at the Property
- Accounts for nearly **50%** of total GLA and **34%** of the total Income at the Property

Top 15%
of all Grocers in the state of Georgia based on annual visits

Top 14%
of all Grocers in the United States based on annual visits



ATLANTA MSA: THE SOUTHEAST'S ECONOMIC ENGINE

6+ Million
Residents

No. 9 Largest Metro
in the United States

15 FORTUNE 500 HQ's
based in the Atlanta MSA



6.5%+ Population Growth
Projected over the next five years

No. 1 Moving Destination
in the nation (*Penske Truck Rentals*)

No. 1 State for New Business
7th Consecutive year receiving award

Downtown Atlanta
± 10 Miles from the Property



200,000+ VPD: Atlanta's Perimeter Ring Road



170,000+ VPD
± 3 Miles from the Property

CROWE'S CROSSING

Redan Rd | 20,000 VPD

S. Hairston Rd | 28,400 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Estimate	11,197	90,695	244,167
2025 Estimate	11,494	93,016	253,041
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$59,854	\$64,557	\$67,738

DURABLE, SECURE TENANCY

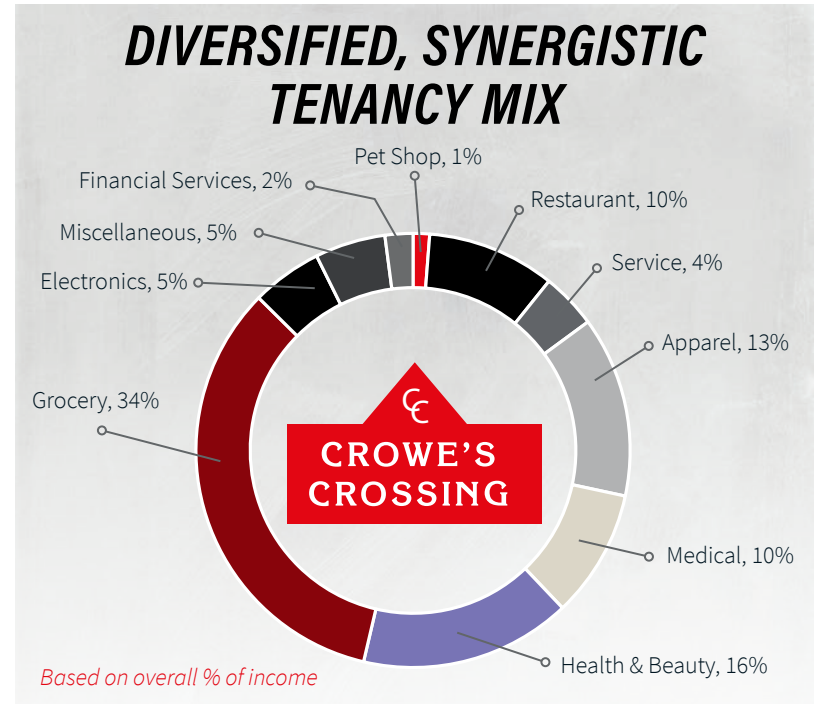
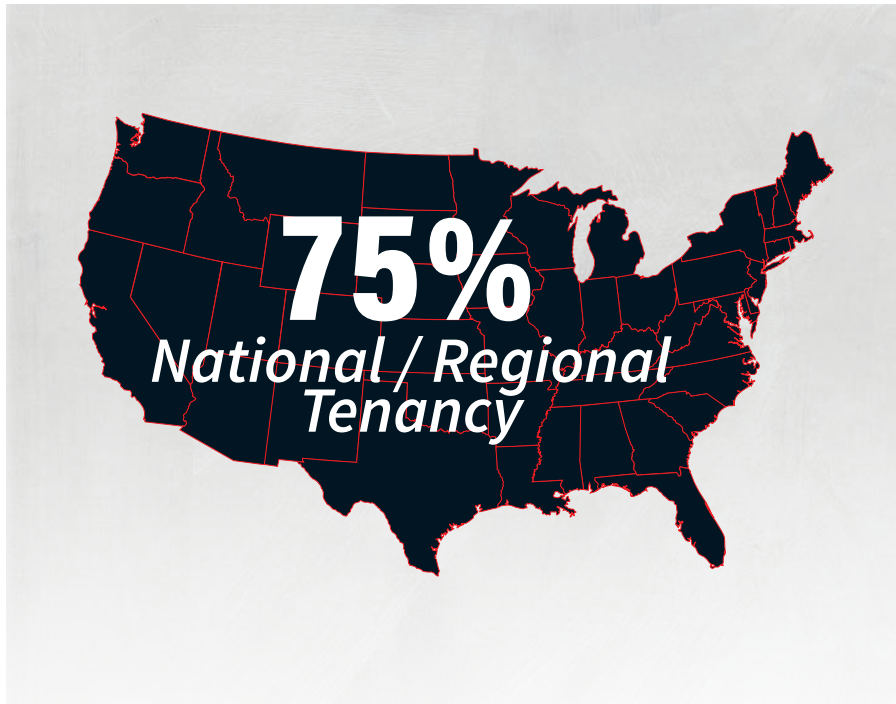
14 Tenants at the Property have renewed at least once

Tenants representing **78%** of the Income has renewed at least once

22+ Years of weighted average tenure

Over **61%** of the GLA has operated at the Property in excess of **15 yrs.**

6+ Years of weighed average term remaining



STRONG PROPERTY FUNDAMENTALS & SITE PLAN



High Performing Grocery Anchor



Dense Demographics



Excellent Visibility and Accessibility



Strong Lease Term Remaining



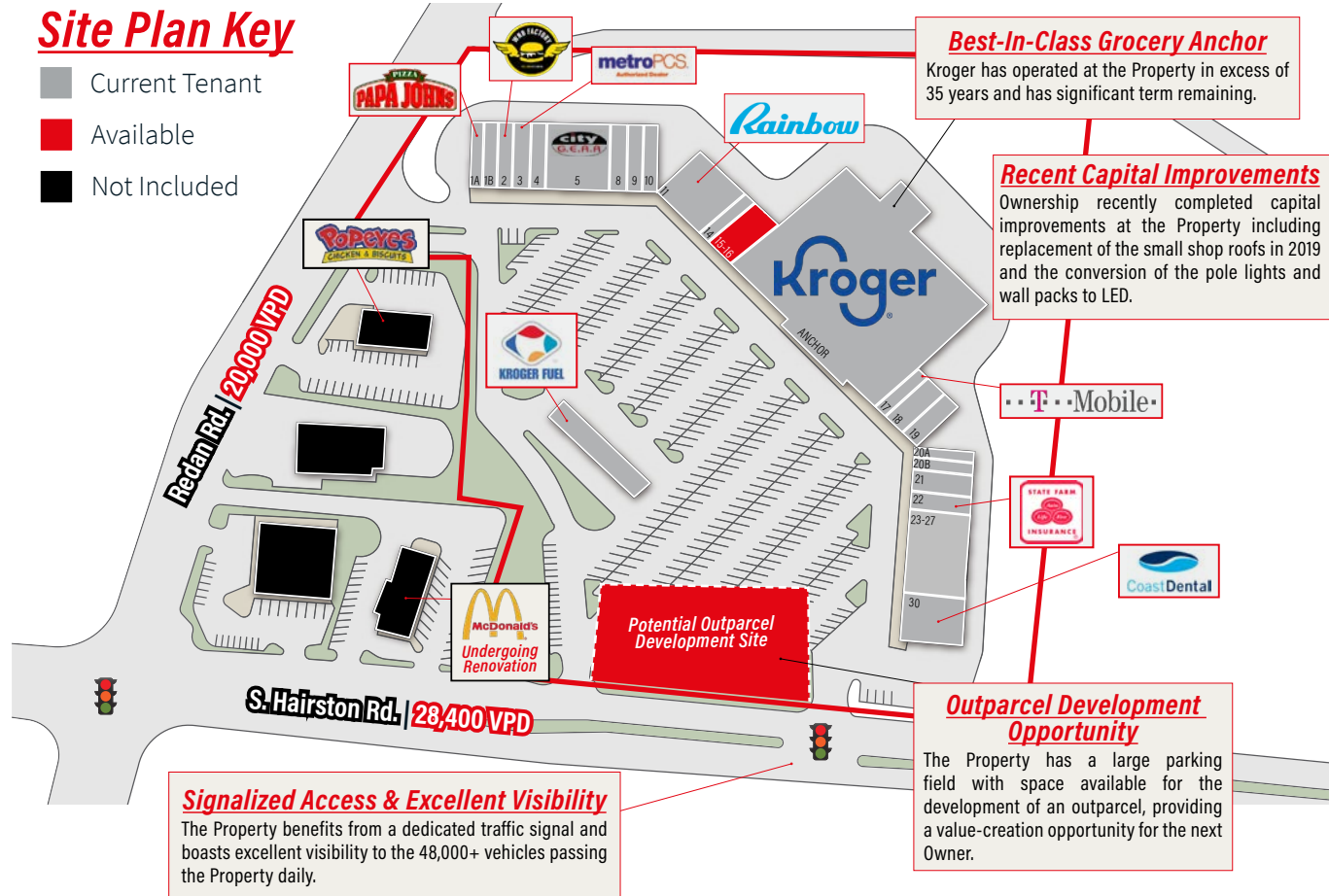
Minimal Near-Term Deferred Maintenance



Limited Grocer / Retail Competition

Site Plan Key

- Current Tenant
- Available
- Not Included



SUITE	TENANT	SF
Anchor	Kroger	45,528
1A	Papa Johns	1,550
1B	Rice China	1,450
2	WNB Factory	1,600
3	MetroPCS	1,600
4	Peek & Peek Enterprises	1,600
5	City Gear	4,800
8	Dr. Charles Wilkerson Chiropractor	1,600

SUITE	TENANT	SF
9	Kariah Hair Salon	1,600
10	Smiley Laundry	1,600
11	Rainbow Apparel	5,850
14	A Tender, Loving, Caring Pets Corporation	800
15-16	Available	2,450
17	T-Mobile	2,000
18	Prime Time Barber Shop	1,850
19	Nail Land	1,050

SUITE	TENANT	SF
20A	City Fix & Gifts	1,050
20B	A-1 Wings	1,050
21	Mr. Tobacco and Vape	2,100
22	State Farm	1,400
23-27	S&K Beauty Supply	7,000
30	Coast Dental	4,200
Total		93,728



CROWE'S CROSSING

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