

The Crossings

AT FOUR CORNERS



OFFERING SUMMARY

PROPERTY OVERVIEW



ADDRESS

3240 S Cobb Rd.,
Smyrna, GA 30080



PROPERTY SIZE

59,987 Square Feet
(developed / owned)



OCCUPANCY

93%



AS IS NOI

~\$1,043,000



YEAR BUILT / RENOVATED

1969 / 2012



NOTABLE TENANTS



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
Total Population (2021)	9,661	90,014	242,732
Proj. Pop. Growth (2021-2026)	3.9%	5.2%	6.2%
Average Household Income			
Avg. HH Income (2021)	\$91,028	\$94,574	\$94,348
Educational Attainment			
Bachelor's Degree+	44%	45%	47%

INVESTMENT HIGHLIGHTS



**KROGER
SHADOW ANCHOR**



ATLANTA MSA



**EXPLOSIVE
SUBMARKET GROWTH**



**DEVELOPMENT
OPPORTUNITIES**



**ROBUST
DEMOGRAPHICS**



**EXCELLENT PROPERTY
FUNDAMENTALS**



EXCELLENT PROPERTY FUNDAMENTALS



**DIVERSIFIED,
SYNERGISTIC TENANT MIX**



**ROBUST
LEASING MOMENTUM**



**HIGH-PERFORMING
KROGER GROCERY ANCHOR -
ONE OF THE MOST VISITED-
KROGERS IN GEORGIA**

59,987 SF

PROPERTY SIZE

93%

OCCUPANCY RATE

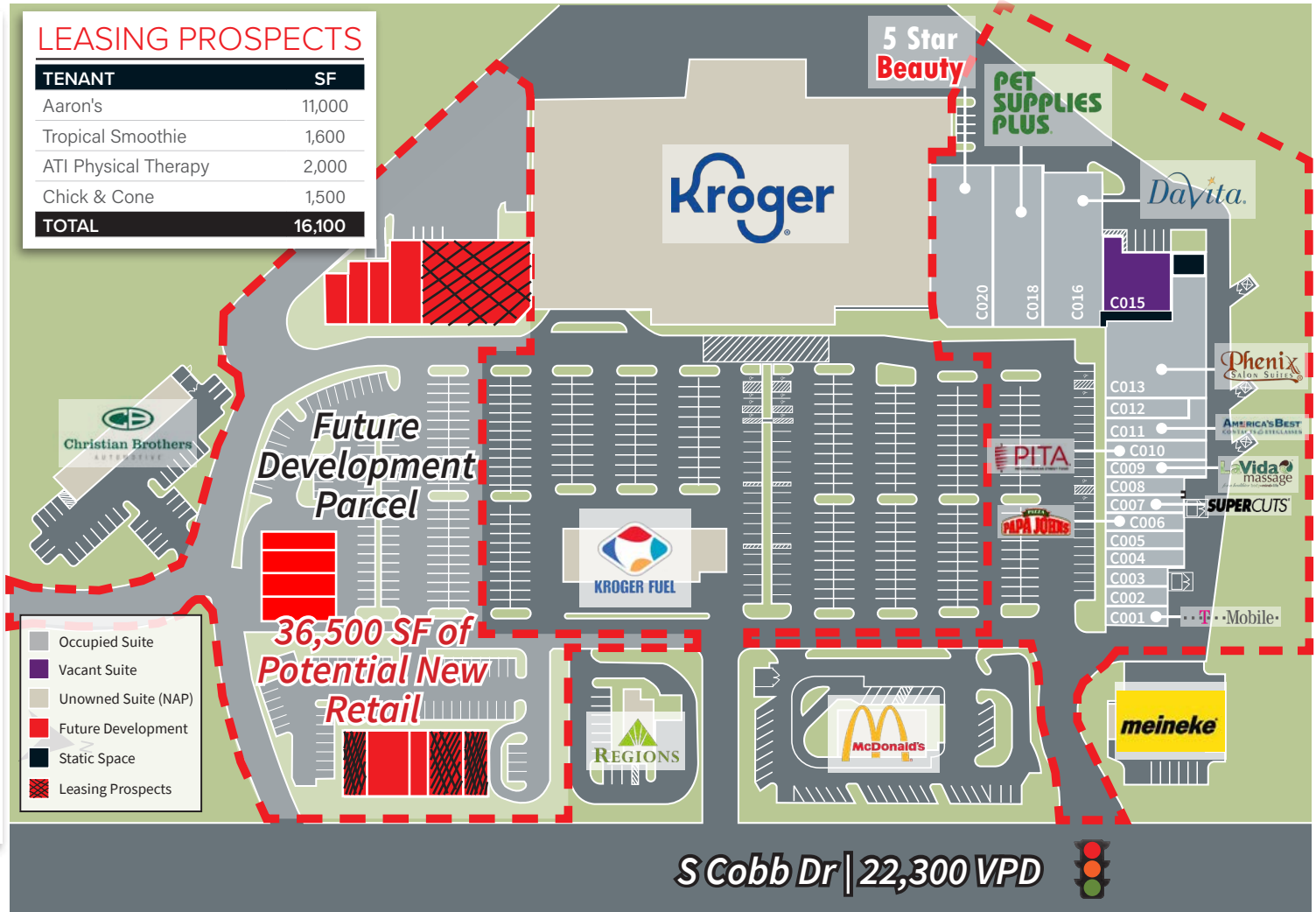
74% NATIONAL / REGIONAL MIX
OF OCCUPIED GLA

TENANT ROSTER

STE.	TENANT	SF
C001	T-Mobile	1,264
C002	Wax Thread and Scissors	1,200
C003	No. 1 China	1,197
C004	Nail Styles	1,500
C005	WingStop	1,497
C006	Papa Johns	1,500
C007	Supercuts	1,119
C008	Avon Beauty Essentials	1,131
C009	LaVida Massage	2,505
C010	Pita Mediterranean	2,509
C011	America's Best Vision	3,300
C012	Brighten Your Smile	1,605
C013	Phenix Salon Suites	8,842
C015	AVAILABLE	3,225
C015-S	Static Space	915
C016	DaVita Dialysis	8,514
C018	Pet Supplies Plus	8,058
C020	5 Star Beauty	10,106
TOTAL		59,987

LEASING PROSPECTS

TENANT	SF
Aaron's	11,000
Tropical Smoothie	1,600
ATI Physical Therapy	2,000
Chick & Cone	1,500
TOTAL	16,100



DEVELOPMENT OPPORTUNITY WITH ACTIVE LEASING MOMENTUM



**INVESTMENT
OPTIONALITY**

Investors have a rare opportunity to purchase an income-producing retail center & development component, separately or together.



1 Kroger Shadow-Anchored, Necessity-Based Retail Center
59,987 SF | 93% Occupancy

2 Land Component - Retail Development Opportunity with Active Leasing Momentum
4.81 Acres | ~36,500 Additional Square Footage |
***Ownership is currently at lease / recently executed leases with four prospective tenants, totaling 16,100 SF



SHADOW-ANCHORED BY KROGER - GEORGIA'S #1 GROCER

Large Format Store - 93,500 SF, featuring a Starbucks, Minute Clinic & Clicklist Pickup Service



Kroger @ The Crossings at Four Corners

KROGER OWNS ITS BOX & MAINTAINS ITS OWN PREMISES

1.45+ M VISITORS

OVER TRAILING 12 MONTHS

8TH MOST VISITED GROCER

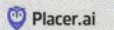
OUT OF 480 GROCERS WITHIN 50 MILES

20TH MOST VISITED KROGER

IN GEORGIA OUT OF 166 TOTAL STORES

27TH MOST VISITED GROCER

IN GEORGIA OUT OF 879 TOTAL GROCERY STORES



GEORGIA'S PREFERRED GROCER

Kroger is Georgia's dominant grocer as evidenced by geo-fencing data. Placer.ai

LARGEST SUPERMARKET CHAIN IN GEORGIA AND U.S.

5TH LARGEST RETAILER IN THE WORLD

FORTUNE 500 COMPANY #17

INVESTMENT GRADE CREDIT S&P / MOODYS: BBB / Baa1

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%

KROGER FUEL STATION

(Owned separately by Kroger)

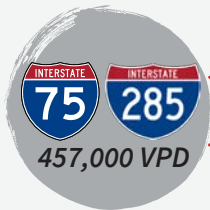


KROGER OWNS AND OPERATES A FUEL CENTER, WHICH SERVES AS ANOTHER MAJOR TRAFFIC DRIVER FOR THE SHOPPING CENTER

DYNAMIC & RAPIDLY GROWING SUBMARKET

SUPER REGIONAL ACCESS

LOCATED WITHIN 4 MILES OF I-75 AND I-285, PROVIDING DIRECT CONNECTIVITY TO THE REGION'S MAJOR ECONOMIC HUBS



- Cumberland 3.5 Mi.
- Sandy Springs 9 Mi.
- Buckhead 9 Mi.
- Midtown / Downtown 10 Mi.

HIGHLY ACTIVE DEVELOPMENT PIPELINE

MULTIFAMILY	
1,633 Units PROPOSED	796 Units UNDER CONSTRUCTION
OFFICE	
3.3M SF PROPOSED	60K SF UNDER CONSTRUCTION
HOTELS	
273 Keys PROPOSED	585 Keys UNDER CONSTRUCTION

EXPLOSIVE POPULATION GROWTH & AFFLUENT POPULATION

- #3** LARGEST & FASTEST GROWING COUNTY IN THE STATE OF GEORGIA
- 6%** PROJECTED POPULATION GROWTH FROM 2021-2026 (5-MILE RADIUS)
- \$106K** AVG. HH INCOME SMYRNA'S AVG. HH INCOME IS 23% HIGHER THAN THE STATE OF GA



Cumberland Galleria
3.5 Miles

Dominant Submarket

- o 31.1 MM SF of Office
- o 52,400+ Multi-Family Units (more than any other Atlanta submarket)
- o The Battery - \$18.9 MM annual economic impact for Cobb County

Cumberland Mall

- o 1.0M+ SF of Retail
- o 7.7M Visitors Past 12 Months
- o #3 Most Visited Retail Center in GA

Dobbins Air Force Base

- o 2,500+ Full Time Employees
- o 10,000+ Guardsmen & Reservists
- o \$162M+ Economic Impact

Fox Creek Golf Course & Legacy Golf Links

THE BATTERY ATLANTA Braves

The Battery Atlanta
Market Transforming Project

- o \$1.1 Billion Development
- o 500K SF of Retail
- o 1,460 residential units
- o 406 hotel rooms

THE HOME DEPOT

Home Depot HQ

- o Nearly 6,000 employees
- o 1.6MM SF of Office

Home Values Averaging \$800K-\$1.5 Million

Downtown Marietta & Kennesaw State University
4.5 Miles

KENNESAW STATE UNIVERSITY

- o 40,000+ Students & \$1.7 B+ Economic Impact

Campbell High School & Smyrna Elementary School

- o 3,946 Combined Students

The Crossings at Four Corners

South Cobb Dr. - 32,300 VPD

Smyrna Grove

- o 194 Recently Built Homes
- o \$500,000 - \$600,000+

Logans Walk

- o 35 Newly Built Homes
- o \$500,000+

Enclave

- o 15 Newly Built Homes
- o \$550,000 - \$715,000+

Griffin Middle School & King Springs Elementary School

- o 2,535 Combined Students



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