

TRINITY SQUARE

Decatur (Atlanta), GA



Opportunity Overview



Net Leasable Area
13,150 SF



Occupancy
100%



Land Area
0.766 Acres



Controlled Parking
48 spaces



Tenants



Affluent Demographics

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION			
2021 Estimate	13,657	152,793	234,339
POPULATION			
2021 Estimate	19,914	111,040	330,716
5 yr. Growth Est.	5.3%	2.8%	3.4%
AVERAGE HOUSEHOLD INCOME			
2021 Estimate	\$137,366	\$114,325	\$106,142
BACHELOR'S DEGREE OR HIGHER			
2021 Estimate	68%	56%	49%



Investment Highlights



City of Decatur®

**Georgia's #1 Best
Places to Live**



**Generational,
Irreplaceable
Real Estate**



**Long-Term
Redevelopment
Potential**



**Explosive
Residential &
Population Growth**



**High-Performing,
Curated Tenant
Mix**



**Affluent & Dense
Demographics**



**Among Top
School Districts in
Georgia & U.S.**



**Controlled
Parking with
Potential Upside**



**Optimal
Walkability**

Georgia's #1 BEST PLACES TO LIVE



2,900+
Multi-Family Units in Construction Pipeline (3-mile radius)

NEARLY 300, \$1M+ HOMES
Have Sold (within last 24 months / 3-mile radius)

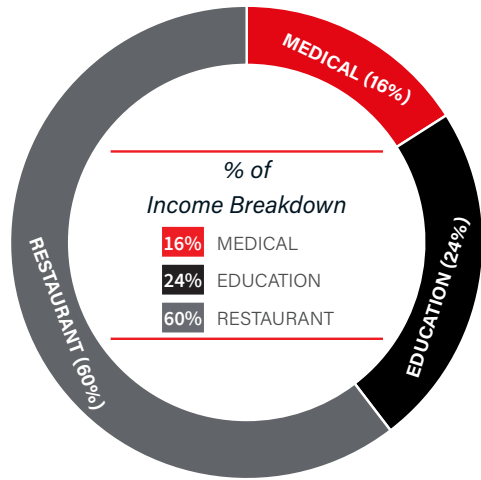
6,650+
Multi-Family Units Delivered since 2017 or in Construction Pipeline (3-mile radius)

95 Walk Score
"Walker's Paradise"

High Performing Tenancy



Diversified & Well-Curated Tenant Mix



High-Growth healthcare user expected to increase from 30,000+ patients annually to 100,000+ annual patients by 2025 .
<https://paragonhealthcare.com/>



Neighborhood favorite that opened more than 10 years ago. Google Rating of 4.6 and more than 600 reviews.
<https://saporidinapolipizzeria.com/>



Unique spin on Japanese & Western Cuisine that won “Best Taste” of Atlanta award in 2017. 8 locations in the Atlanta metro.
<https://www.ponkochicken.com/>



“A model for more joyful learning, parenting and human flourish.” - Forbes. Moonrise is a start-up focused on nurturing creativity, independent thinking and wellness.
<https://www.moonrise.com/>



Established Atlanta restaurateurs with multiple concepts throughout Atlanta. Brush has been operating at the property for more than 6 years.
<https://www.brushatl.com/>



Strong Property Fundamentals



95 Walk Score Leading to Significant Foot Traffic



500 Feet from the Decatur MARTA Station & Decatur Square



Infill, Core Location with Built In Customer Base



Sustainable Rents & Healthy Occupancy Costs



Pin Corner location with 3 Ingress/Egress Access Points



48 Controlled Parking Spaces with Potential to Increase Revenues



TENANT ROSTER

TENANT	SF
Paragon Infusions	2,202
Moonrise	3,349
Ponko Chicken	3,350
Saponi di Napoli	1,803
Brush Sushi Izakaya	2,446
TOTAL	13,150

INVESTMENT SALES ADVISORS

BRAD BUCHANAN
Managing Director
404.942.3192
brad.buchanan@am.jll.com

JIM HAMILTON
Sr. Managing Director
404.942.2212
jim.hamilton@am.jll.com

ANDREW KAHN
Associate
404.942.2220
andrew.kahn@am.jll.com

TAYLOR CALLAWAY
Associate
404.942.3193
taylor.callaway@am.jll.com

ANDREW MICHOLS
Associate
404.942.2223
andrew.michols@am.jll.com

ANTON SERAFINI
Production Coordinator
404.995.2297
anton.serafini@am.jll.com

FINANCING ADVISOR

GREG GAUGHAN
Director
404.460.1651
greg.gaughan@am.jll.com

