



ROSWELL VILLAGE

ROSWELL (ATLANTA), GA



Offering Summary

ROSWELL VILLAGE

PROPERTY OVERVIEW

ADDRESS

593-665 Holcomb Bridge Rd. & 10485-10495 Alpharetta St.
Roswell (Atlanta), GA 30076

SIZE

150,211 SF
14.14 AC

YEAR BUILT

Built: 1973
Renovated: 2018-2022

FINANCIALS

As-Is NOI: ~\$2,700,000

OCCUPANCY

97%

MAJOR TENANTS

ROSS
DRESS FOR LESS

Marshalls

Herman's
SuperMarkets

goldfish
swim school

popshelf



CRUNCH

Phenix
Salon Suites



INVESTMENT HIGHLIGHTS



LOCATED IN ROSWELL - ONE OF THE SOUTHEAST'S MOST SOUGHT AFTER SUBMARKETS



GROCERY-ANCHORED OFFERING WITH COMPELLING NOI GROWTH



GENERATIONAL REAL ESTATE AND HIGHLY AFFLUENT CUSTOMER BASE



LOCATED AT ONE OF THE BUSIEST INTERSECTIONS IN ATLANTA (81,600 VPD)



TOP TIER ANCHOR LINE UP WITH SIGNIFICANT WEIGHTED AVERAGE LEASE TERM REMAINING



SIGNIFICANT RENOVATION RECENTLY COMPLETED



DISPOSITION FLEXIBILITY TO SEPARATELY SELL OFF OUTPARCELS



HIGH PERFORMING TENANCY COMPRISED OF LOCAL FAVORITES

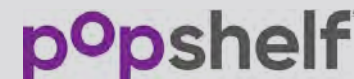
AFFLUENT DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Estimate	10,566	73,236	189,470
2027 Estimate	10,969	73,764	189,964
AVERAGE HOUSEHOLD INCOME			
2022 Estimate	\$135,656	\$138,075	\$163,815
BACHELOR'S DEGREE OR HIGHER			
2022 Estimate	50%	58%	66%

EXECUTIVE SUMMARY



TOP TIER ANCHOR LINE UP WITH SIGNIFICANT WEIGHTED AVERAGE LEASE TERM REMAINING



**7+ YRS TERM
REMAINING**

INVESTMENT
GRADE CREDIT
MOODY'S: A2

**6+ YRS TERM
REMAINING**

INVESTMENT
GRADE CREDIT
MOODY'S: A2

**7+ YRS TERM
REMAINING**

ETHNIC GROCER
WITH 30+ MILE
DRAWING POWER

ROBUST SALES

**7+ YRS TERM
REMAINING**

7,200+ MEMBERS

**9+ YRS TERM
REMAINING**

INVESTMENT
GRADE CREDIT
MOODY'S: Baa2

7.25 YRS+

ANCHOR WEIGHTED AVERAGE TERM REMAINING

NEARLY 50%

OF TOTAL INCOME IS DERIVED FROM ANCHORS





HIGHLY SOUGHT AFTER ROSWELL SUBMARKET



\$141,715

**AVERAGE HOUSEHOLD
INCOME**



103,496

**DAYTIME
POPULATION**



58%

**OF RESIDENTS HAVE
BACHELOR DEGREE OR HIGHER**



74%

**OF RESIDENTS HOLD
WHITE COLLAR JOBS**

#3

LARGEST CITY IN ATLANTA

(DowntownRoswell.com)

#8

**MOST AFFLUENT CITY
IN GEORGIA**

(Milken Institute)

3 OF THE TOP 10

**PUBLIC HIGH SCHOOLS IN
FULTON COUNTY**

(US News)

\$489M

**PRIVATE CAPITAL
INVESTMENT SINCE 2017**

(RoswellInc.com)

DOWNTOWN HISTORIC ROSWELL

1 Mile from Roswell Village

"#1 BEST ENTERTAINMENT DISTRICT IN GEORGIA OUTSIDE OF ATLANTA'S PERIMETER" - ATLANTA JOURNAL-CONSTITUTION





HIGHLY AFFLUENT AND EDUCATED CUSTOMER BASE

AFFLUENT DEMOGRAPHICS

Roswell Village is surrounded by concentrated pockets of wealth as seen below.

	1 MILE	3 MILE	5 MILE
2022 Population	10,566	73,236	189,470
2022 Average Household Income	\$135,656	\$138,075	\$163,815
2022 Bachelor's Degree or Higher	50%	58%	66%





GENERATIONAL REAL ESTATE OFFERING



LOCATED AT ONE OF THE BUSIEST INTERSECTIONS IN ATLANTA

Holcomb Bridge Rd and Alpharetta Hwy (81,600 VPD) is one of the most heavily traveled intersections in the Atlanta MSA



PROXIMATE TO PERIMETER: LARGEST CLASS-A OFFICE MARKET IN ATLANTA

74 CLASS A OFFICE BUILDINGS | **21 MILLION** SQUARE FEET



1 MILE FROM DOWNTOWN HISTORIC ROSWELL "CANTON STREET"

200+ INDEPENDENT RESTAURANTS



SUPER REGIONAL ACCESS VIA GA-400
GA 400 (158,000 VPD) is 1 mile east of the Property, providing ease of access to the top submarkets in Atlanta



OVER 150 \$1M+ HOMES SALES IN A 2 MILE RADIUS OVER THE PAST 36 MONTHS



PERIMETER: LARGEST CLASS-A OFFICE MARKET IN ATLANTA
5 MINUTE DRIVE TIME

BUCKHEAD: 10 MINUTE DRIVE TIME
MIDTOWN: 15 MINUTE DRIVE TIME

DOWNTOWN HISTORIC ROSWELL

OVER 150 \$1M+ HOME SALES IN 2 MILE RADIUS (LAST 36 MONTHS)

Roswell ROSWELL VILLAGE

Alpharetta Hwy | 30,600 VPD

Holcomb Bridge Rd | 51,000 VPD

COMPLETELY REVITALIZED GROCERY ANCHORED SHOPPING CENTER

**MULTI-MILLION DOLLAR RENOVATION COMPLETED BETWEEN 2018-2022
LIMITING FUTURE CAPITAL EXPENDITURE ITEMS NEEDED FOR FUTURE OWNERSHIP**

**New Sidewalks, Handicap Ramps and Curbing
Along Holcomb Bridge Rd**

**Two Brand New Pylon Signs
Along Holcomb Bridge Rd and Alpharetta Hwy**

**Brand New Facade
For All Buildings**

**Brand New LED Lighting
Throughout the Entire Parking Lot**

**Brand New TPO Roofs with Warranties
93% of GLA Received Brand New Roofs Since 2019**

**Entire Parking Lot Sealcoat and Restripe
Completed in October 2022**

**New HVAC Roof-Top Units (RTU)
for Marshalls, Ross Dress for Less, Crunch Fitness, Famous Footwear, I Luv Pho, Carniceria Hermanos,
Starbucks, and Marietta Eye Clinic**

**ROSWELL VILLAGE HAS BEEN TRANSFORMED INTO ONE OF THE MOST VISITED SHOPPING
CENTERS IN THE SUBMARKET SINCE THE RENOVATION WAS COMPLETED**

2017 VISIT DATA

202K TOTAL VISITS

**#47/64 MOST VISITED SHOPPING CENTER
(5 MILE RADIUS)**

RENOVATION



T12 VISIT DATA

1.5M TOTAL VISITS

**#7/64 MOST VISITED SHOPPING CENTER
(5 MILE RADIUS)**

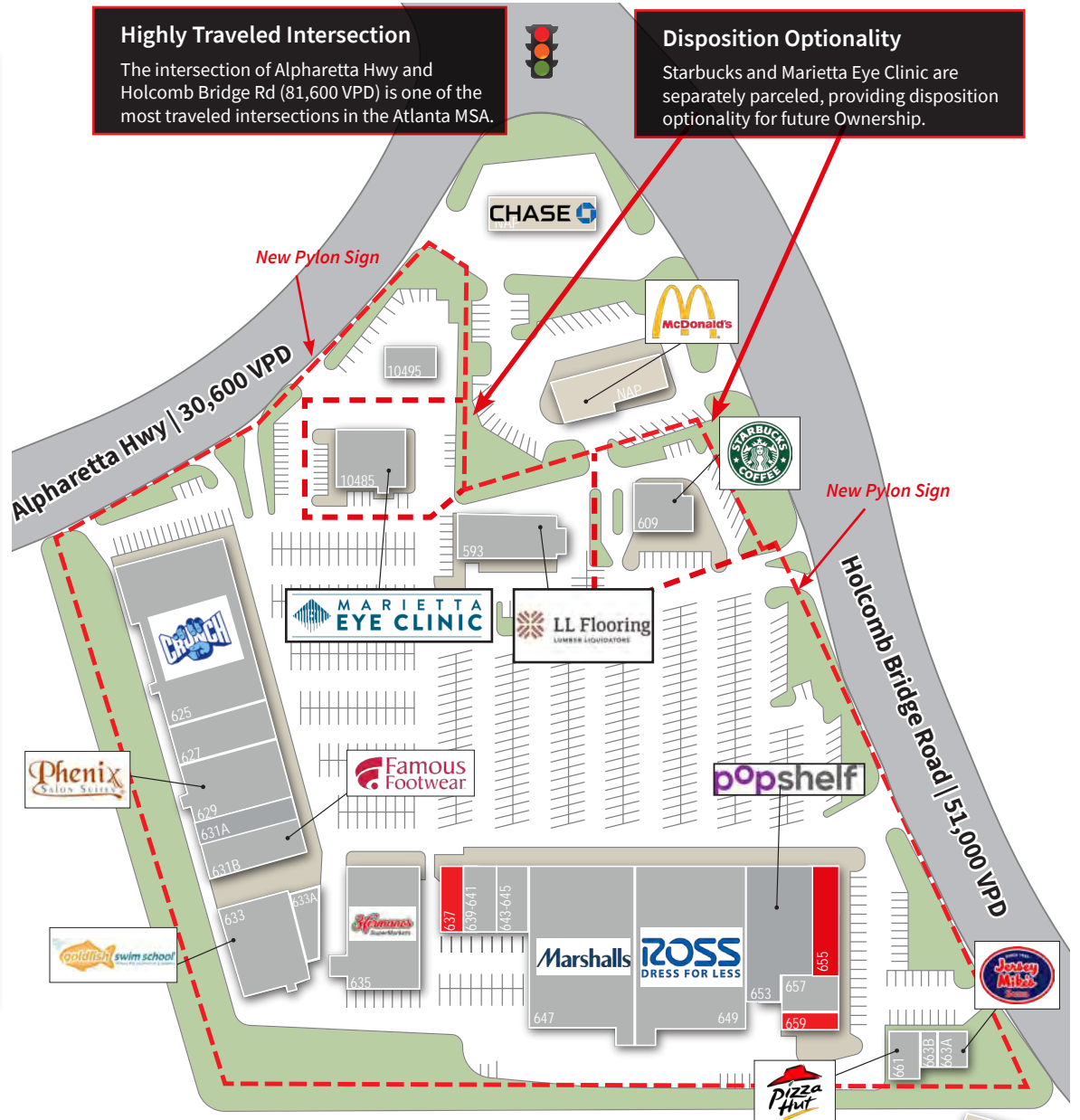


STRONG PROPERTY FUNDAMENTALS

TENANT ROSTER

STE.	TENANT	SF
593	LL Flooring	5,466
609	Starbucks	3,113
625	Crunch Fitness	22,000
627	I Luv Pho	5,170
629	Phenix Salon Suites	6,000
631A	Bio Evolves	2,180
631B	Famous Footwear	5,514
633	Goldfish Swim School	8,312
633A	Park Ave Cosmetic Center	2,112
635	Carniceria Hermanos	10,908
637	To Be Leased	1,940
639-641	Lush Nails	2,621
643-645	Buena Carne	2,524
647	Marshalls	22,562
649	Ross Dress for Less	22,000
653	PopShelf	10,359
655	To Be Leased	2,545
657	China Garden	3,530
659	To Be Leased	750
663A	Jersey Mike's	1,444
663B	Sarah Donuts	805
665D	Pizza Hut	1,717
10485	Marietta Eye Clinic	4,824
10495	El Indio	1,815
TOTAL		150,211

Occupied
 Available
 Unowned
 Tax Parcel





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