

# City Center Crossing

Sandy Springs (Atlanta MSA)

**US. FOODS** | **CHEF'S STORE**  
GREAT FOOD. WHOLESALE PRICES.

**D!** TRAINING



OFFERING SUMMARY



# City Center Crossing

## PROPERTY OVERVIEW

### ADDRESS

6331 Roswell Rd. Sandy Springs (Atlanta), GA 30328

### SIZE

98,408 SF

### YEAR BUILT

Built: 1978

Renovated: 2019

### FINANCIALS

As-Is NOI: ~\$1,672,000

10 Year CAGR: ~3.0%

### EFF. OCCUPANCY

100%

## ANCHOR TENANTS



## AFFLUENT DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Estimate	11,969	97,600	229,571
2024 Daytime	18,032	190,170	333,681
<b>AVERAGE HOUSEHOLD INCOME</b>			
2024 Estimate	\$167,014	\$172,019	\$184,962
<b>BACHELOR'S DEGREE OR HIGHER</b>			
2024 Estimate	71%	74%	75%



## INVESTMENT HIGHLIGHTS



**GROCERY ANCHORED INVESTMENT OFFERING WITH  
SIGNIFICANT TERM REMAINING AND STRONG CREDIT  
PROFILE**



**IN-FILL ATLANTA LOCATION WITH SIGNIFICANT BARRIERS  
TO ENTRY**



**SURROUNDED BY ATLANTA'S MOST AFFLUENT AND  
EXPLOSIVE HOUSING MARKETS**



**ROBUST DEMOGRAPHICS WITH \$172K AHHI AND A DAYTIME  
POPULATION OVER 190K WITHIN A 3-MILE RADIUS**



**SECURE INCOME STREAM AND SIGNIFICANT WALT  
REMAINING**



**POTENTIAL MARK-TO-MARKET OPPORTUNITIES**



# LOCATED IN SANDY SPRINGS

One of Atlanta's Most Affluent & Institutionally Owned Neighborhoods



## SANDY SPRINGS

ONE OF ATLANTA'S DOMINANT RETAIL NODES

3.5+ Million SF Retail Inventory      95% Occupancy



## SUPER REGIONAL ACCESS

DIRECT ACCESS TO ATLANTA'S MAJOR INTERSTATE SYSTEMS

INTERSTATE 285 + 400 + ROSWELL RD  
223,000 VPD      203,000 VPD      29,000 VPD

## CENTRAL PERIMETER SUBMARKET

ATLANTA'S LARGEST CLASS A OFFICE SUBMARKET

91 CLASS A OFFICE BUILDINGS      24 MILLION TOTAL GLA      233,000+ DAYTIME EMPLOYEES

FORTUNE 500 PRESENCE



## CENTRAL PERIMETER SUBMARKET

LARGEST CLASS A OFFICE SUBMARKET IN ATLANTA



## DOWNTOWN/MIDTOWN ATL

### BUCKHEAD

### EXCHANGE AT HAMMOND / PARKSIDE SHOPS

Marshall's, Whole Foods Market, HomeGoods  
OWNER: Jamestown

### THE MARGO APARTMENTS

203 Units | Built 2017  
OWNER: TPG Angelo Gordon

### HAMMOND SPRINGS

OWNER: Curblin Properties

### CITY WALK

Kroger  
OWNER: Branch Properties / Stockbridge

### ADLEY CITY SPRINGS

291 Units | Built 2021  
OWNER: EQT Real Estate

### MORGAN SANDY SPRINGS

313 Units | Built 2021  
OWNER: Redwood Capital

### ASTON CITY SPRING

294 Units | Built in 2018  
OWNER: Greystar

### SANDY SPRINGS PLAZA

TRADER JOE'S  
OWNER: Regency Centers

### CORNERSTONE SQUARE

ALDI, CVS  
OWNER: Regency Centers

City Center Crossing



# CENTRALLY LOCATED TO ATLANTA'S MOST AFFLUENT HOUSING MARKETS



**\$172,017**

AVERAGE HOUSEHOLD INCOME  
(3 MILE RADIUS)



**\$1,250,000<sup>+</sup>**

AVERAGE HOME SALE  
(3 MILE RADIUS)



**250<sup>+</sup> \$1M<sup>+</sup>**

HOMES SOLD IN LAST 24 MO.  
(3 MILE RADIUS)



**190,170**

POPULATION  
(3-MILE RADIUS)





# MULTI-ANCHOR DRAWING POWER

## 10.6 YRS+

WEIGHTED AVERAGE TERM REMAINING FOR  
CHEF'STORE AND PLANET FITNESS

## ~46%

OF TOTAL INCOME IS DERIVED FROM  
CHEF'STORE AND PLANET FITNESS



**SIGNIFICANT TERM REMAINING**  
NEWLY EXECUTED 15 YEAR LEASE

**STRONG FINANCIAL BACKING**  
ACQUIRED BY US FOODS IN 2020 - \$16.4B MARKET CAP (NYSE)

**NEW GROCERY ANCHOR**  
WHOLESALE GROCERY STORE WITH 93 STORES IN THE USA



**SIGNIFICANT TERM REMAINING**  
EXECUTED 10 YEAR LEASE IN 2022

**LARGEST GYM COMPANY IN THE U.S.**  
OVER 14 MILLION MEMBERS ACROSS 2,000+ LOCATIONS

**LARGEST FRANCHISEE GROUP IN THE U.S.**  
OPERATED BY THE FLYNN GROUP WHO OPERATE 2900+ FRANCHISEE LOCATIONS



# SECURE INCOME STREAM WITH VALUE CREATION POTENTIAL

## DURABLE INCOME STREAM

### SIGNIFICANT WALT REMAINING

THE CURRENT TENANCY BOASTS A  
WEIGHTED AVERAGE TERM REMAINING OF  
**OVER 9 YEARS**

**SIGNIFICANT  
LEASING MOMENTUM**  
**60% OF THE GLA** HAS A  
NEW LEASE OR RENEWAL SINCE 2021



## VALUE-ADD POTENTIAL

LONG TERM OPPORTUNITY TO DEMISE *THE HUDSON GRILLE SPACE*  
AND **INCREASE RENT BY OVER 100%**

HUDSON GRILLE'S RENT IS CURRENTLY  
**50% BELOW MARKET**



LEADING TO A POTENTIAL RENT  
INCREASE EXCEEDING  
**\$330,000+**





# SITE PLAN & TENANT ROSTER

Suite	Tenant	SF
6337A	CHEF'SSTORE	27,858
6335H	D1 Sports Training	5,260
6335/ 6337C	Planet Fitness	22,293
6335 B/C	Goldfish Swim School	9,273
6329	Ready. Set. Fun.	7,346
6327	CosmoProf	2,800
6325	GolfTec	2,798
6321	Kith + Kin Salon	1,595
6317	Hudson Grille	14,719
6337B-S	Vacant Space	439
6335A	Burn the Wood Storage	4,027
Total		98,408



**STRONG TRAFFIC COUNTS**  
(29,000+ VPD ON ROSWELL RD.)



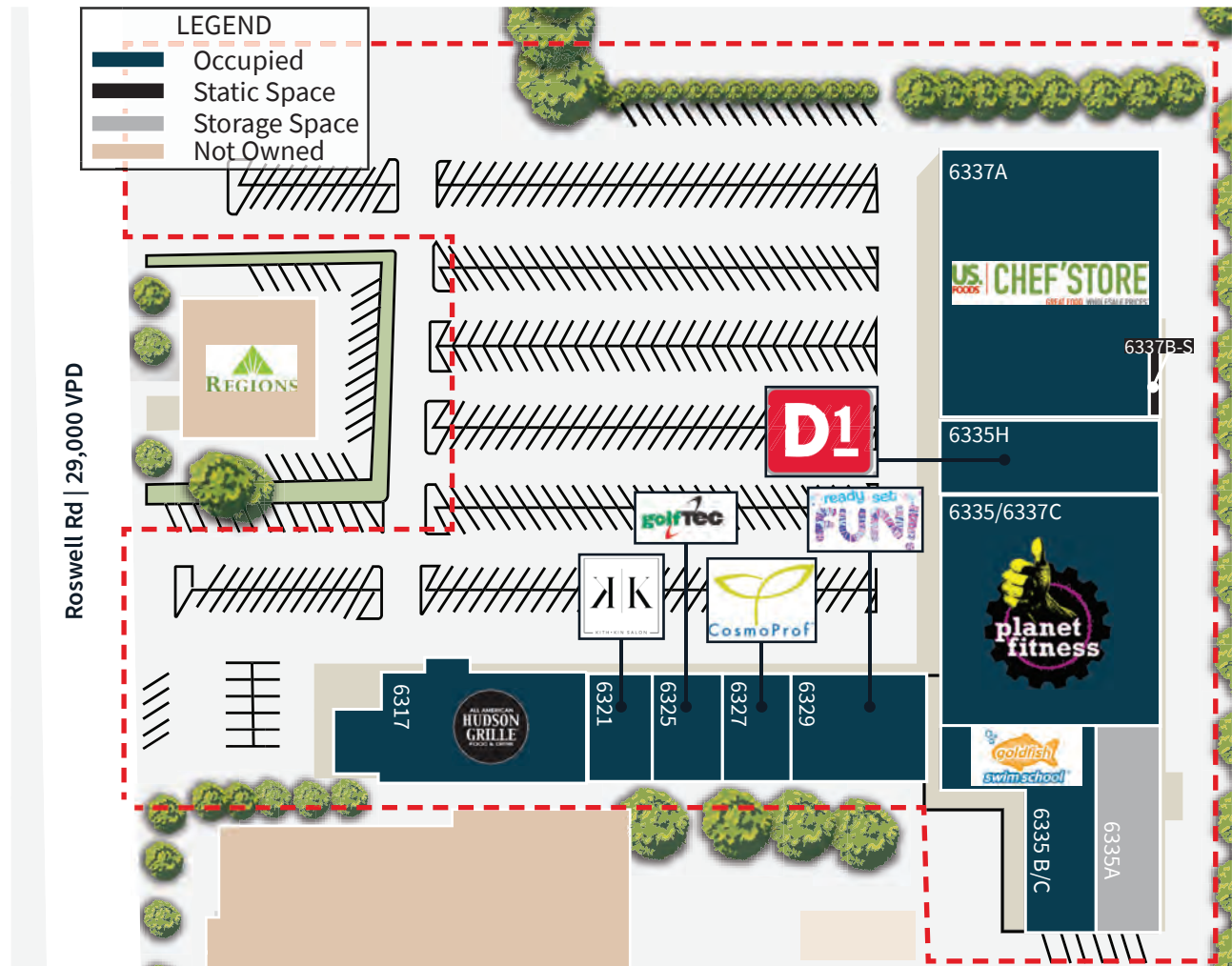
**GOING-HOME SIDE OF THE ROAD**



**INTERNET PROOF TENANCY**



**HIGH BARRIERS TO ENTRY**





## INVESTMENT SALES ADVISORS

### JIM HAMILTON

Sr. Managing Director  
404.942.2212  
jim.hamilton@jll.com

### BRAD BUCHANAN

Managing Director  
404.942.3192  
brad.buchanan@jll.com

### ANDREW MICHOLS

Vice President  
404.942.2223  
andrew.michols@jll.com

### ANDREW KAHN

Director  
404.942.2220  
andrew.kahn@jll.com

### ANTON SERAFINI

Analyst  
404.995.2297  
anton.serafini@jll.com

### JOHN PERRY HILTON

Analyst  
404.995.2098  
jp.hilton@jll.com

### CHARLIE MERRIGAN

Analyst  
404.995.2117  
charlie.merrigan@jll.com

## FINANCING ADVISOR

### GREGG SHAPIRO

Sr. Managing Director  
404.942.2208  
gregg.shapiro@jll.com



©2025 Jones Lang LaSalle IP, Inc. All rights reserved. This presentation has been prepared solely for informational purposes. The presentation is confidential and may not be reproduced. The contents of this presentation are not to be construed as legal, accounting, business or tax advice. About JLL: For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 105,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com). The information contained herein is proprietary and confidential and may contain commercial or financial information, trade secrets and/or intellectual property of JLL and/or its affiliates. Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. JLL expressly disclaims any and all liability that may be based on such information, errors therein or omissions there from. Certain information in this presentation constitutes forward-looking statements. Due to various risks, uncertainties and assumptions made in our analysis, actual events or results or the actual performance of the types of financing and values covered by this presentation may differ materially from those described. The information herein reflects our current views only, are subject to change, and are not intended to be promissory or relied upon. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

Real estate brokerage services are provided through Jones Lang LaSalle Americas, Inc. or Jones Lang LaSalle Americas (Illinois) LP. Jones Lang LaSalle Americas, Inc. is a licensed real estate broker in 49 states. CA RE license #01223413 and NV RE license #B.1001002.CORP. Jones Lang LaSalle Americas (Illinois) LP is a licensed real estate broker in Illinois. Corporate headquarters are located at 200 East Randolph Drive, Chicago, IL 60601.

Mortgage brokerage services in Nevada are provided by JLL Nevada Inc.

Loan origination and servicing services are provided by JLL Real Estate Capital, LLC.

Securities brokerage services are provided by Jones Lang LaSalle Securities LLC or HFF Securities LP, members of FINRA/SIPC.



3344 Peachtree Rd NE | Suite 1200  
Atlanta, Georgia | 30326