

Mulberry

VILLAGE

ATLANTA MSA

Publix
FOOD & PHARMACY

Mulberry VILLAGE

PROPERTY OVERVIEW

ADDRESS

831 Auburn Rd, Mulberry (Atlanta MSA), GA 30019

SIZE

75,200 SF | ~17.1 AC

YEAR BUILT

Built: 2008

NOI GROWTH

5-Yr CAGR: ~4.2%

10-Yr CAGR: ~3.2%

FINANCIALS

As-Is NOI: ~\$782,000

Occupancy: 94%

ANCHOR TENANT

Publix

ROBUST DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Estimate	6,573	47,609	100,538
2030 Estimate	7,442	50,995	118,988
AVERAGE HOUSEHOLD INCOME			
2025 Estimate	\$136,371	\$135,435	\$127,050
2030 Estimate	\$149,859	\$148,259	\$139,939



INVESTMENT HIGHLIGHTS



PUBLIX-ANCHORED INVESTMENT OFFERING WITH 10+ YEARS TERM REMAINING AND ROBUST SALES GROWTH (60% INCREASE THE PAST 5 YEARS)



IMMEDIATE VALUE-ADD POTENTIAL VIA LEASE UP OF VACANCIES AND SEVERAL MARK-TO-MARKET OPPORTUNITIES WITHIN THE NEXT 5 YEARS



ADDITIONAL VALUE-ADD LEVERS VIA FOUR (4) UNDEVELOPED OUTPARCELS



SECURE INCOME STREAM - PUBLIX REPRESENTS OVER 50%+ OF INCOME



HIGHLY AFFLUENT CUSTOMER BASE WITH \$135K+ AHHI WITHIN A 3 MILE RADIUS



LOCATED WITHIN ONE OF ATLANTA'S FASTEST GROWING BEDROOM COMMUNITIES

PUBLIX ANCHORED INVESTMENT OFFERING

Publix has nearly **18 years** of operating history at *Mulberry Village* and recently renovated.



OVER 12
YEARS TERM
REMAINING



Recent 10 Year Renewal Resulting **Over 12 Years** of Term Remaining



Publix pays a Below Market Rent of Under \$10 PSF



Secure Income Stream with Publix Representing **52%** of Income and **61%** of the GLA



Fortune 500 Company **#72** with over 260K employees and sales of approx \$59.7B in 2024

EXPLOSIVE SALES GROWTH

Year	Sales Growth
2024	
2023	
2022	
2021	
2020	
2019	

Sales 2019 - 2024 have grown 62%+ and are trending up 14% year-to-date in 2025

SIGNIFICANT NEAR TERM VALUE-ADD POTENTIAL

NEAR TERM MARK-TO-MARKET

6/13 SHOP TENANTS

ROLL IN THE NEXT 5 YEARS

\$14 PSF

CURRENT AVG.
SHOP RENT



\$23 PSF

SUBMARKET RETAIL
MARKET RENT

OPPORTUNITY TO
INCREASE RENT REVENUE

\$180K+



Tenant	GLA	Market Rent	% Below Market
Box Print & Ship	1,400	\$23.00	55%
Dacula Hair Salon	1,200	\$23.00	75%
Mulberry Primary Care	1,700	\$23.00	28%
State Farm	1,400	\$23.00	44%
Mud Puppy	1,400	\$23.00	64%
Maria's Tex Mex	4,200	\$18.00	34%
TOTAL	11,300		

LEASE UP OF EXISTING VACANCIES

3 VACANCIES

CURRENTLY AT MULBERRY VILLAGE

4.2K SF

VACANT SF



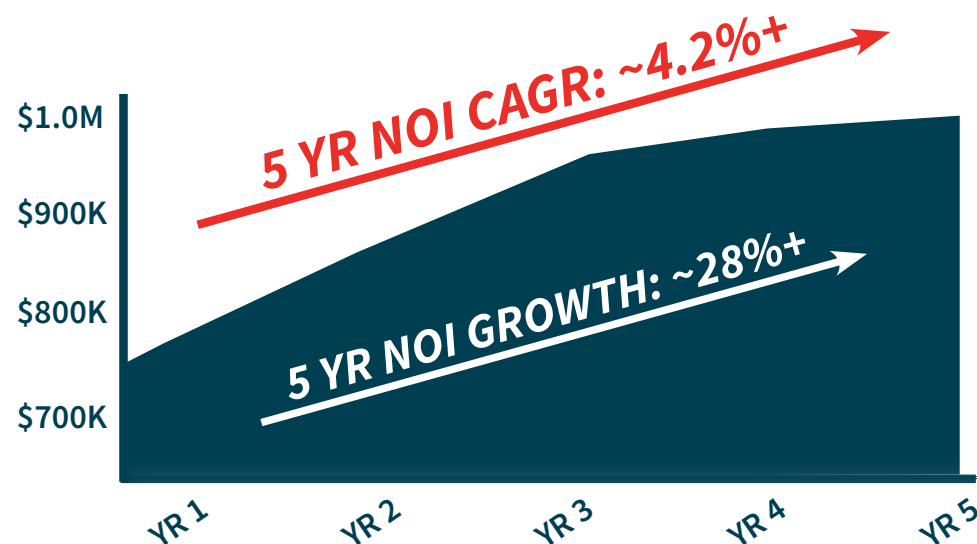
\$23 PSF

SUBMARKET RETAIL
MARKET RENT

OPPORTUNITY TO
INCREASE RENT REVENUE

\$90K+

EXCEPTION NOI GROWTH / CAGR



DENSIFICATION POTENTIAL VIA UNDEVELOPED OUTPARCELS

Future Ownership of Mulberry Village will have several value-add levers available during their Ownership to further create value including lease up of vacancies, several near term mark-to-market opportunities, and the sale or development of the four undeveloped outparcels.



HIGHLY AFFLUENT & RAPIDLY GROWING SUBMARKET

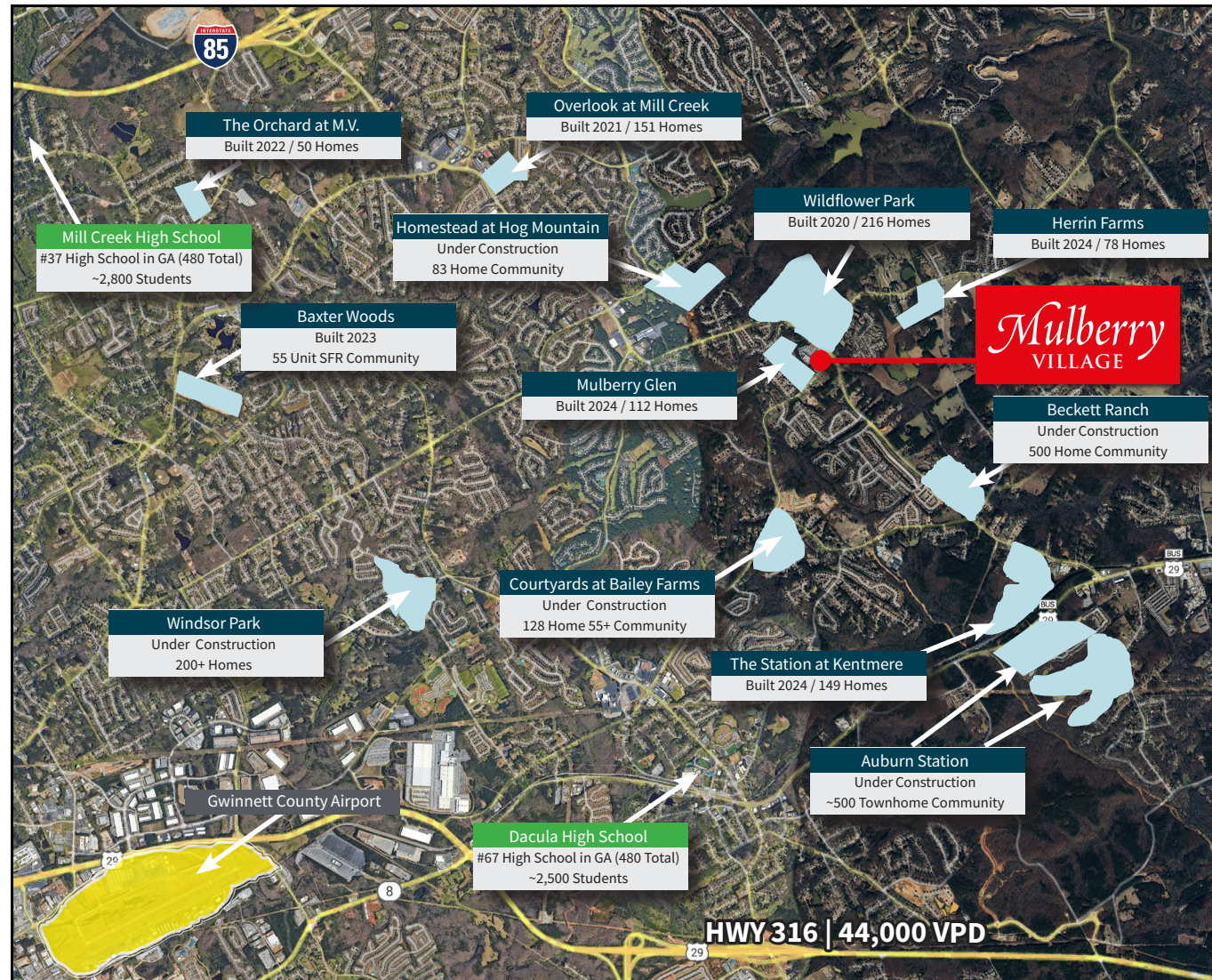
Mulberry Village is strategically located in one of the fastest growing markets within the Atlanta MSA, which attracts affluent consumers due to the lower cost of living, proximity to Atlanta, low crime rates, and highly ranked surrounding school district.

~20%
PROJECTED POPULATION GROWTH
(Next 5 Years)

2,500+ Homes
CURRENTLY UNDER CONSTRUCTION
OR RECENTLY DELIVERED
(Last 3 Years - 3 Mile Radius)

\$135K+
AVERAGE HOUSEHOLD INCOME
(3-Mile Radius)

**HIGHLY RANKED
SCHOOL DISTRICT**
GWINNETT COUNTY IS THE LARGEST
SCHOOL DISTRICT IN GEORGIA



DOMINANT PROPERTY FUNDAMENTALS



HIGHLY SUSTAINABLE IN PLACE RENTS WITH WEIGHTED AVG. SHOP RENTS OF ~\$14 PSF



SECURE INCOME STREAM WITH PUBLIX OCCUPYING 52% OF THE INCOME AND 61% OF THE GLA



WEIGHTED AVERAGE LEASE TERM OF OVER 8 YEARS



EXPLOSIVE RESIDENTIAL GROWTH



FUTURE DENSIFICATION POTENTIAL VIA 4 UNDEVELOPED OUTPARCELS



SIGNIFICANT LEASING MOMENTUM WITH 4 LEASES SIGNED IN THE PAST 24 MONTHS

Ste.	Tenant	SF
1-A	Oishii Sushi House	2,800
1-C	To Be Leased	1,400
1-D	Papa John's Pizza	1,500
2-A	Spice Wing	1,400
2-B	Box Print & Ship	1,400
2-C	Dacula Hair Salon	1,200
2-D	Mulberry Primary Care	1,700
3-AB	United Family Taekwondo	2,800
4	Publix	45,600
5-AB	The Back Nine	2,800
5-C	Capital Nails	1,400
5-D	State Farm	1,400
6-A	To Be Leased	1,400
6-B	Peking Chinese	1,400
6-C	Mud Puppy	1,400
6-D	To Be Leased	1,400
7-A	Maria's Tex Mex	4,200
Total		75,200

