

PEACHTREE STATION

*Generational Whole Foods Market Anchored Investment
Opportunity in Affluent Atlanta Submarket*



PEACHTREE STATION

PROPERTY OVERVIEW

ADDRESS

5001 Peachtree Industrial Blvd, Chamblee (Atlanta), GA 30341

SIZE

106,388 SF
11.23 AC

FINANCIALS

As-Is NOI: ~\$3,650,000
Occupancy: 100%

YEAR BUILT

2017

NOI GROWTH

10 Yr CAGR: ~ 2.70%

NOTABLE TENANTS



AFFLUENT DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	10,859	112,572	318.436
2030 Estimate	12,296	117,776	324,689

AVERAGE HOUSEHOLD INCOME

2025 Estimate	\$155,112	\$168,287	\$170,338
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% BACHELOR DEGREE OR HIGHER

2025 Estimate	74%	64%	68%
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INVESTMENT HIGHLIGHTS



GENERATIONAL GROCERY-ANCHORED INVESTMENT OPPORTUNITY IN AFFLUENT ATLANTA SUBMARKET



ANCHORED BY HIGH-PERFORMING WHOLE FOODS MARKET WITH SIGNIFICANT TERM REMAINING



SIGNIFICANT NOI GROWTH VIA NUMEROUS MARK-TO-MARKET OPPORTUNITIES AND CONTRACTUAL ESCALATIONS - 2.7% CAGR



SECURE INCOME STREAM WITH WHOLE FOODS MARKET REPRESENTING 42% OF GLA



STRATEGICALLY LOCATED ALONG PEACHTREE RD. IN A HIGHLY AFFLUENT (\$170K+ AHHI) & FAST GROWING SUBMARKET



LIMITED NEAR TERM CAPITAL EXPENDITURES



ACCRETIVE ASSUMABLE IN-PLACE FINANCING JUL-29 MATURITY / 4.30% INTEREST RATE / FULL TERM INTEREST ONLY

WHOLE FOODS MARKET ANCHORED: THE MOST SECURE RETAIL INVESTMENT IN THE US

#4

MOST VISITED WHOLE FOODS
MARKET IN GEORGIA

Top 40%

OF MOST VISITED WHOLE
FOODS MARKET IN THE U.S.
OUT OF 430+ LOCATIONS

865K+

ESTIMATED # OF VISITS

**Scarcity
Premium**

2 MULTI TENANT
WHOLE FOODS TRADES
IN ATLANTA SINCE 2018



PREMIER CREDIT PROFILE

S&P Global

AA

Fitch Ratings

AA-

Moody's

A1



WHOLE FOODS MARKET 500+ STORES
ACROSS THE US AND CANADA

WHOLE FOODS MARKET OPENING 30+
STORES ANNUALLY

WHOLE FOODS MARKET ~\$125 BILLION
GROSS PROFIT (2024)

WHOLE FOODS MARKET RETAILER OF THE CENTURY
AWARD (PROGRESSIVE GROCER)

STRATEGICALLY LOCATED AMONGST ATLANTA'S MOST DESIRABLE & AFFLUENT IN-TOWN NEIGHBORHOODS



140,203
Daytime Population
(3 Mile Radius)



\$168,287
Average Household Income
(3 Mile Radius)



~64%
Bachelor Degree or Higher
(3 Mile Radius)



290
Homes Sold over \$1M
(3 Mile Radius)



SUSTAINABLE BELOW MARKET RENTS

The Property's rents are ~32% below market allowing the next owner a path to significant NOI growth.

\$47 PSF
WTD. AVG. SHOP RENT



\$62 PSF
MARKET RENT



~32%
BELOW MARKET

SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES

Suite	Current Tenant	GLA	% Below Market
110	First Look	1,477	79%
115	American Family Care	2,831	30%
125	Banfield Animal Hospital	2,800	25%
140	Great Clips	1,200	59%
510	Pacific Dental	2,800	45%
520	Delta Community Credit Union	4,500	99%
530	Hollywood Feed	4,286	130%
605	Robb Facial Plastic Surgery & Aesthetics	2,400	35%
610	Hand & Stone	2,400	88%
615	Pearle Vision	1,800	53%
620	Deka Lash	1,192	42%
630	Club Pilates	1,701	48%
635	Sweet Peach Wax & Sugaring Studio	1,248	38%
700	First Watch	3,005	17%
910	Taqueria Del-Sol	3,075	48%
920	Bangkok Street Food	1,200	43%

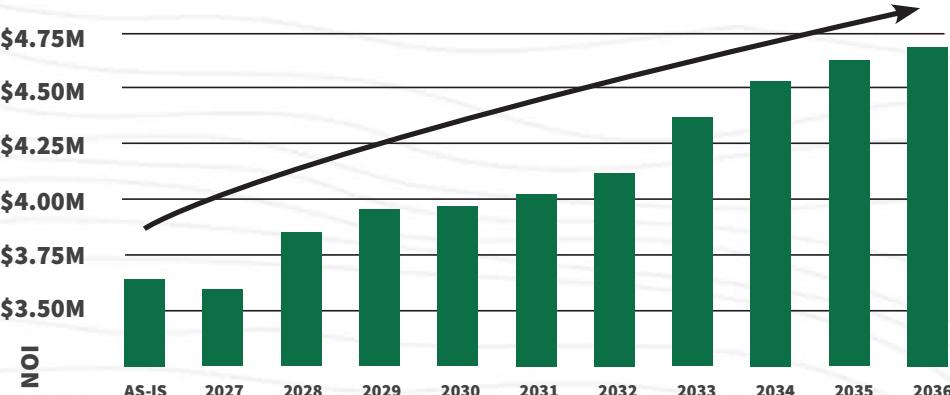
STRONG NOI GROWTH / CAGR

~2.7%⁺

CAGR

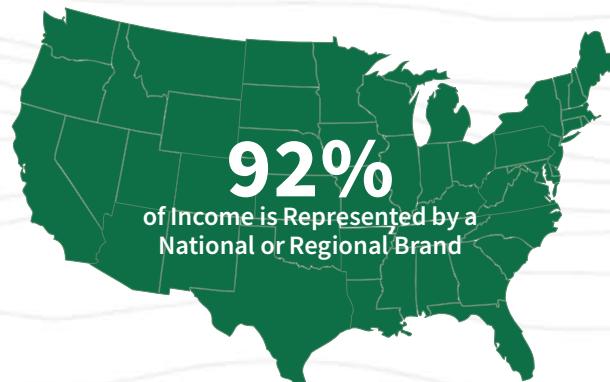
~34%⁺

NOI GROWTH



ESTABLISHED TENANCY + STRONG LEASING MOMENTUM

NATIONALLY RECOGNIZED TENANTS



HIGH PERFORMING, SEASONED TENANCY

82% of GLA
Original to the Property

6.8 Years
Weighted Average Term Remaining

\$460+ PSF
Average Reported Tenant Sales

EXCEPTIONAL LEASING MOMENTUM



16% RENT SPREAD
NEW EXPANSION + 10 YEAR EXTENSION



11% RENT SPREAD
NEW 10 YEAR LEASE



33% RENT SPREAD
NEW 5 YEAR LEASE

EXCELLENT PROPERTY FUNDAMENTALS

Ste.	Tenant	SF
100	Mattress Firm	3,504
110	First Look	1,477
115	American Family Care	2,831
120	T-Mobile	2,400
125	Banfield Pet Hospital	2,800
130, 135	Luxury Nail Bar	3,200
140	Great Clips	1,200
300	Whole Foods	45,136
510	Pacific Dental	2,800
520	Delta Community Credit Union	4,500
530	Hollywood Feed	4,286
605	Robb Facial Plastic Surgery & Aesthetics	2,400
610	Hand & Stone	2,400
615	Pearle Vision	1,800
620	Deka Lash	1,192
625	Tweeds Suit Shop	1,267
630	Club Pilates	1,701
635	Sweet Peach Wax & Sugaring Studio	1,248
640	Potbelly Sandwich Works	2,000
700	First Watch	3,005
800	Starbucks	2,200
910	Taqueria Del-Sol	3,075
920	Bangkok Street Food	1,200
1010	Chipotle	2,108
1020	Verizon Wireless	4,008
1030	Cava	2,650
Total		106,388



**STRONG TRAFFIC COUNTS
(47,000+ VPD)**



**2.6 MILLION ANNUAL
VISITORS**



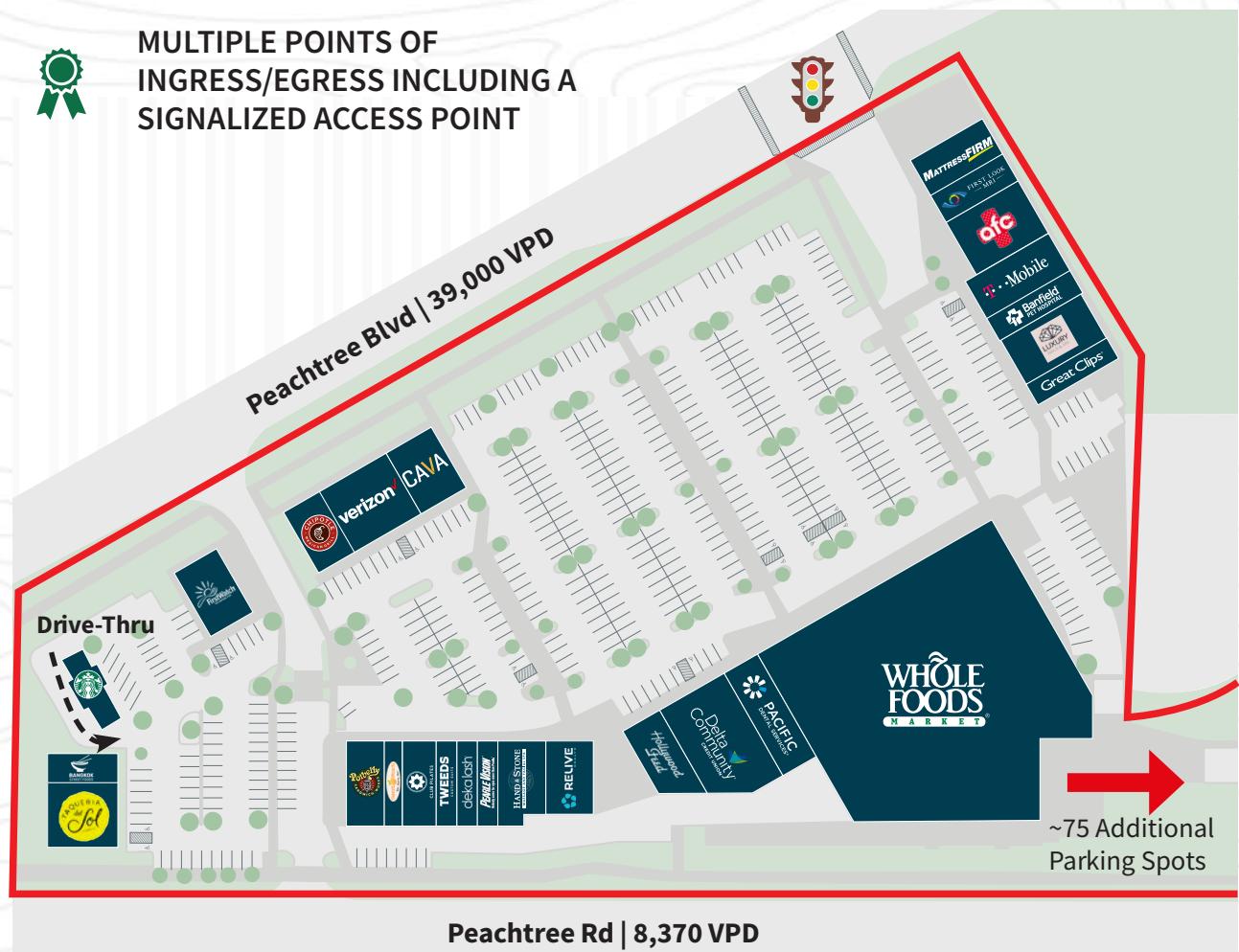
**ROBUST TENANT
PERFORMANCE**



**SIGNIFICANT LEASING
MOMENTUM**



**MULTIPLE POINTS OF
INGRESS/EGRESS INCLUDING A
SIGNALIZED ACCESS POINT**



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