

# 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



verizon



Mobile

CAVA



CLUB



PILATES



PACIFIC DENTAL SERVICES



## 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

**amazon**



**PREMIER CREDIT PROFILE**

**S&P Global**  
**AA**

**FitchRatings**  
**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

**~2.7%+**

CAGR

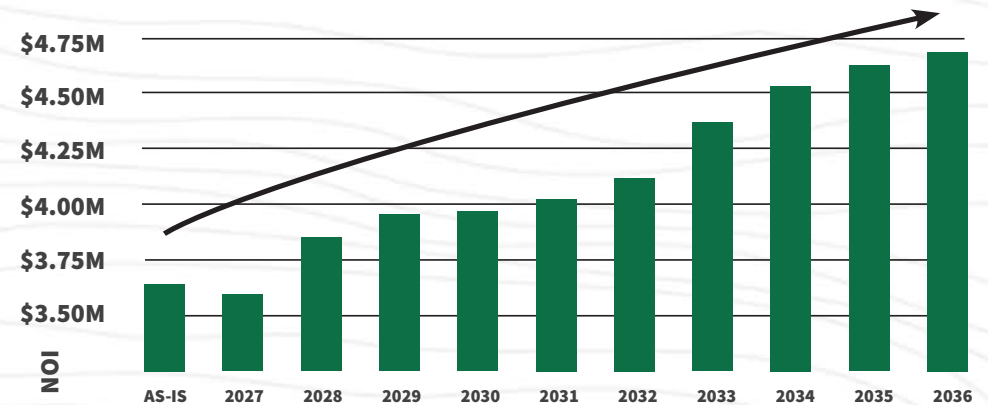
**~34%+**

NOI GROWTH

## SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES

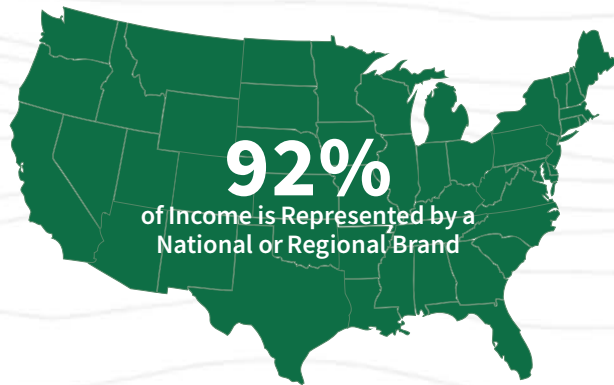
Suite	Current Tenant	GLA	% Below Market
110	First Look	1,477	79%
115	American Family Care	2,831	30%
125	Banfield Animal Hospital	2,800	25%
140	Great Clips	1,200	59%
510	Pacific Dental	2,800	45%
520	Delta Community Credit Union	4,500	99%
530	Hollywood Feed	4,286	130%
605	Robb Facial Plastic Surgery & 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



# 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**



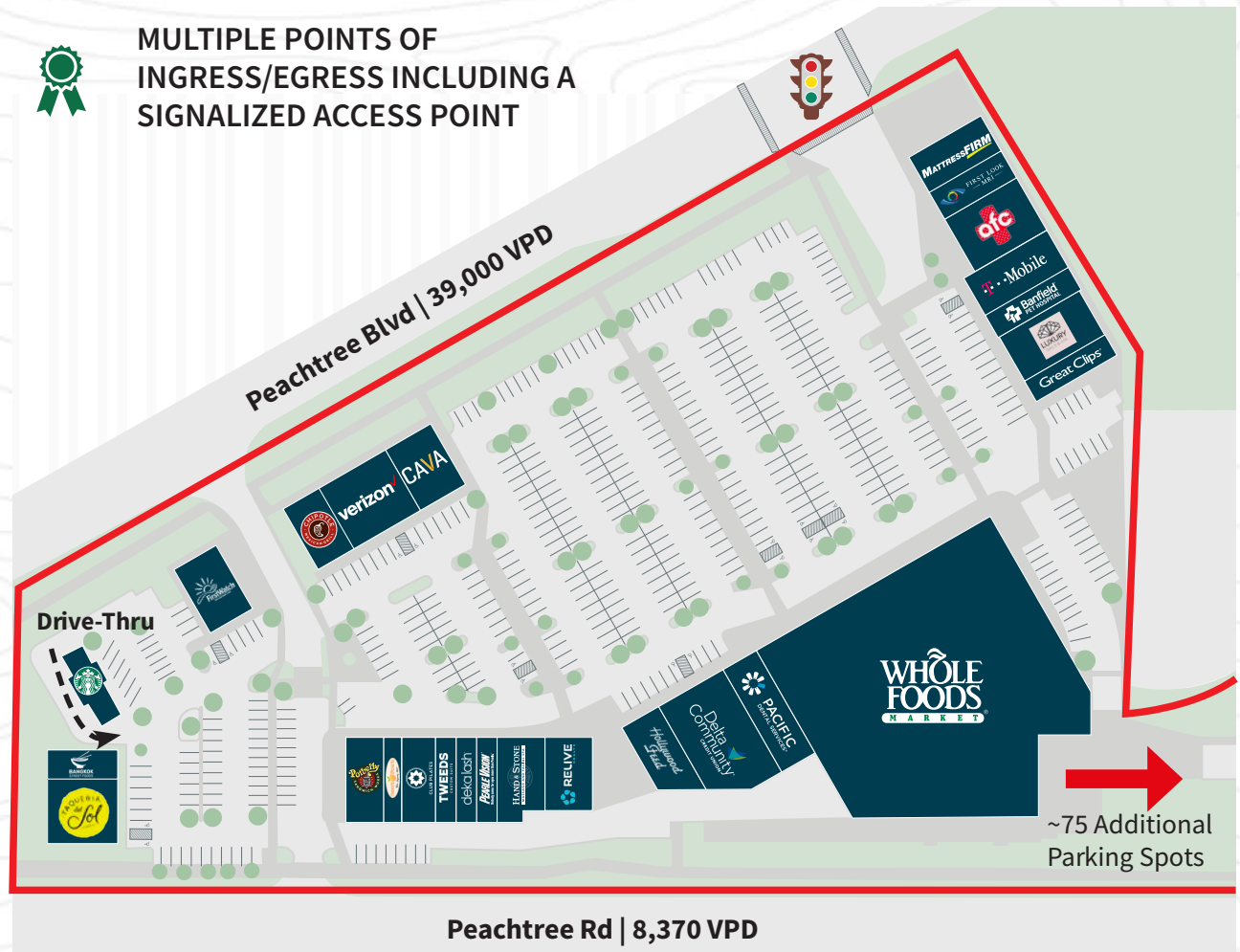
**ROBUST TENANT PERFORMANCE**



**SIGNIFICANT LEASING MOMENTUM**



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





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