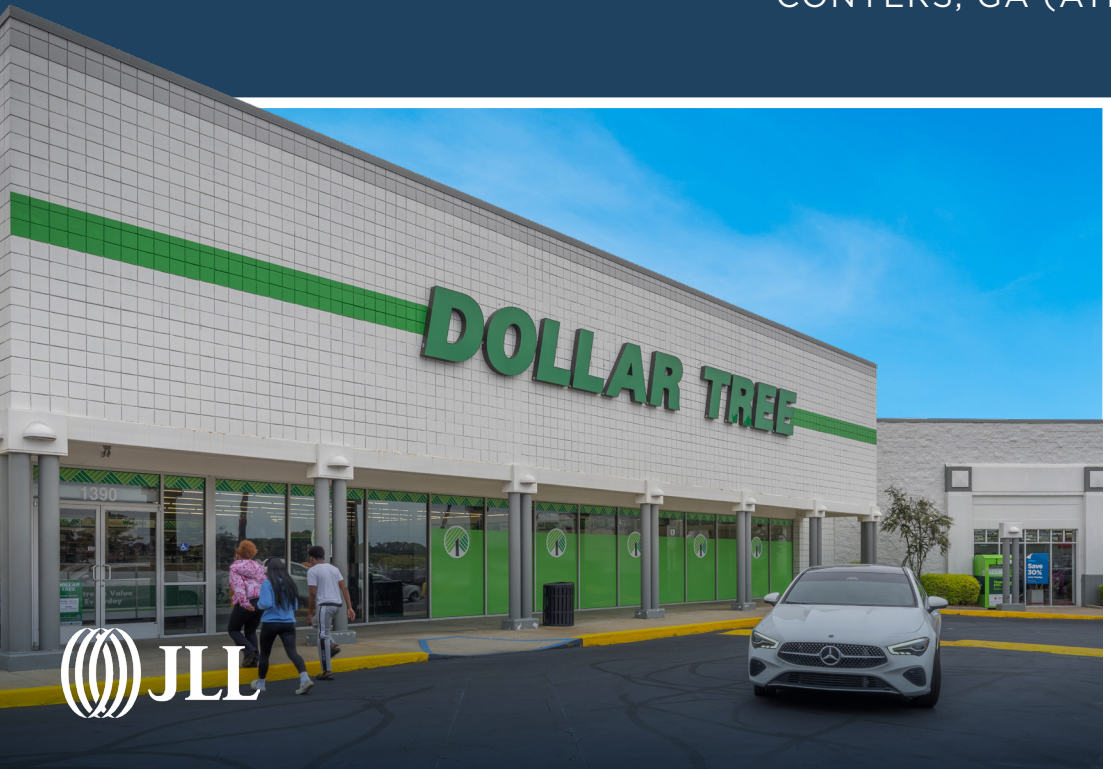


CONYERS PLAZA

CONYERS, GA (ATLANTA MSA)



JLL



OFFERING SUMMARY

CONYERS PLAZA

PROPERTY OVERVIEW

ADDRESS
1416 Dogwood Dr SE, Conyers (Atlanta), GA 30013

SIZE
171,374 SF

NOI GROWTH
5 Yr. CAGR: ~2.8%
10 Yr. CAGR: ~2.7%

YEAR BUILT
Built: 1997 / 2004

FINANCIALS
Year 1 NOI: ~$2.73MM
Occupancy: 99%

NOTABLE TENANTS

Walmart *Shadow*
The Home Depot *Shadow*
dd's DISCOUNTS
PETSMART
Banfield PET HOSPITAL
DOLLAR TREE
savers SHOP. REUSE. REIMAGINE.

ROBUST DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION			
2026 Total Population	44,357	91,960	146,628
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	$89,163	$99,313	$102,236



INVESTMENT HIGHLIGHTS

- **CENTRALLY LOCATED IN TOP PERFORMING ATLANTA RETAIL NODE (13.5 MILLION ANNUAL VISITS)**
- **BEST IN-CLASS ANCHOR TENANCY WITH SUPER REGIONAL DRAW - 50+ MILE EXTENDED TRADE AREA**
- **MULTI-PRONGED UPSIDE POTENTIAL VIA: MARK-TO-MARKET, DISPOSITION OPTIONALITY AND SIGNIFICANT DISCOUNT TO REPLACEMENT COST**
- **ROBUST LEASING MOMENTUM - 6 NEW LEASES SIGNED SINCE 2025 REPRESENTING 30%+ OF GLA**
- **DURABLE INCOME STREAM - 15+ YRS OF TENURE & BELOW MARKET RENTS**
- **ENHANCED PROPERTY FUNDAMENTALS & ACCESS VIA I-20 ROAD IMPROVEMENT PROJECT (120,000 AADT)**
- **#1 MOST VISITED SHOPPING CENTER IN 15 MILE RADIUS AND TOP 5% MOST VISITED NATIONWIDE**

ATLANTA MSA

6.4+ M
Residents

No. 6
Largest MSA in the US

No. 8
Fastest Growing US Metro
(US Census Bureau)

No. 1
Moving Destination in the US
(Penske Truck Rentals)

16 FORTUNE 500 HEADQUARTERS

DELTA · Coca-Cola · The Home Depot · UPS · PulteGroup · newell BRANDS · IGPC · Veritiv · ASBURY AUTOMOTIVE GROUP · NCR · Southern Company · ICE · Graphic Packaging INTERNATIONAL · HDSUPPLY · AGCO · WestRock

CONYERS

HIGHLY DESIRABLE ATLANTA SUBMARKET

$102,236
7 Mile Average HH Income

$861K
Average Net Worth
(ESRI / 15 Minute Drive Time)

75,412
POPULATION
2010 CENSUS

27% + INCREASE
(5 Mile Radius Statistics)

95,845
POPULATION
2030 PROJECTION

RIVIAN

Rivian Automotive has announced plans to construct a manufacturing plant that will be located approximately 20 miles east of Conyers Plaza.

7,500 +
JOBS

2,000 +
ACRES

$6.6B
DEVELOPMENT AND MANUFACTURING PLANT

SUPER REGIONAL RETAIL DESTINATION

DIRECT INGRESS FROM I-20
(120,000 AADT)

146,628
POPULATION
WITHIN 7 MILES

97%
OCCUPANCY
WITHIN 5 MILES



DOMINANT & EXTENSIVE TRADE AREA

CONYERS PLAZA IS THE #1 MOST VISITED PROPERTY IN A 15 MILE RADIUS AND
HAS MORE VISITS THAN COMPETING PROPERTIES IN SURROUNDING RETAIL NODES

50+ MILE EXTENDED TRADE AREA, with the closest competing Walmart, Home Depot, and dd's Discounts located **OVER 20 MINUTE DRIVE TIME FROM THE PROPERTY.**



EXTENSIVE DRAWING POWER

13.5 MILLION
ANNUAL VISITS
to the Conyers Plaza Retail Node

TOP 15%
RETAIL NODE IN GA
(Placer.AI)

50+ MILE
EXTENDED TRADE AREA

DD'S DISCOUNTS

dd's DISCOUNTS

ONLY LOCATION IN OVER 20 MILES

BEST IN CLASS INVESTMENT GRADE TENANCY

CONYERS PLAZA BENEFITS FROM A HIGHLY SECURE INCOME STREAM WITH A BEST-IN-CLASS, INVESTMENT GRADE ANCHOR LINE UP

Premier Shadow Anchor



Premier Shadow Anchor



Secure Income Stream

70%
Percent of total GLA Represented by Anchors at Conyers Plaza

15.5 Yrs.
Weighted Average Tenure

dd's DISCOUNTS

Investment Grade



DOLLAR TREE

Investment Grade



SIGNIFICANT DISCOUNT TO REPLACEMENT COST & LONG TERM VALUE CREATION LEVERS

CONYERS PLAZA PRESENTS THE UNIQUE OPPORTUNITY FOR FUTURE OWNERSHIP TO ENHANCE TENANCY AND MAXIMIZE RENTS AS 40% OF THE GLA EXPIRES IN THE ANALYSIS WITH NO OPTIONS REMAINING

RECENT LEASING MOMENTUM

PROVEN LEASING MOMENTUM & FUTURE RENT GROWTH

6 New Leases
SIGNED SINCE 2025
REPRESENTING

30% of the GLA

DISPOSITION OPTIONALITY

CONYERS PLAZA FEATURES TWO SEPARATELY PARCELED COMPONENTS



OPPORTUNITY TO ELEVATE TENANCY & MARK-TO-MARKET RENTS

40% of GLA
Expires During the Analysis
With No Options Remaining

Immediate Lease Up Potential of
3,000 SF

THE CHART BELOW REPRESENTS TENANT EXPIRATIONS WITH NO OPTIONS REMAINING IN THE ANALYSIS

2027 - 2028	2029 - 2030	2031 - 2032
GameStop, Wells Fargo, CBD Store	MAGIC TOUCH EYEBROW THREADING & HAIR SHOP, GRAVITY X, CHINA EXPRESS	AVIS Rent A Car, CosmoProf, SACRED DENTAL, C&C WINGS N GRILL, DT Nails & Spa
LEASE UP VALUE CREATION Manpower SUITE 24 1,400 SF → $55,000+ BASE RENT INCREASE ←		
$31.82 PSF AVERAGE BASE RENT FOR TENANTS UPON EXPIRATION	$26.85 PSF AVERAGE BASE RENT FOR TENANTS UPON EXPIRATION	$29.03 PSF AVERAGE BASE RENT FOR TENANTS UPON EXPIRATION

2034	2035	2036 +
THE REPAIR LAB, ITALIAN ICE Rios 2007 & ICE CREAM	Hibachi Express SUSHI & HIBACHI, INDIA EXPRESS, American Deli, KPOT	PETSMART *PETSMART FMV OPTIONS IN 2038*, M'IIAN NAIL LOUNGE
$20.64 PSF AVERAGE BASE RENT FOR TENANTS UPON EXPIRATION	$25.37 PSF AVERAGE BASE RENT FOR TENANTS UPON EXPIRATION	

ANALYSIS YEAR EXPIRING WITH NO OPTIONS

ESTABLISHED & HIGH PERFORMING TENANCY

NATIONALLY RECOGNIZED TENANTS



SUSTAINABLE TENANCY

$23.92 PSF
Weighted Average Shop Rents

15.5 Years
Weighted Average Tenure for all Tenants

ROBUST SALES PERFORMANCE

$385 PSF +
Avg. Sales at Conyers Plaza

$625 PSF +
Avg. Sales for Restaurants that Report Sales at Conyers plaza

CONYERS PLAZA IS THE #1 MOST VISITED SHOPPING CENTER IN A 15 MILE RADIUS

PETSMART / Banfield PET HOSPITAL

TOP 30% MOST VISITED LOCATION IN GA & USA

~30 YEARS OF TENURE AT THE CENTER

The Juicy Crab

TOP 20% MOST VISITED LOCATION IN GA

12% INCREASE IN CUSTOMER VISITS YOY

CHINA EXPRESS

#1 MOST VISITED LOCATION OF 122 IN THE NATION

OVER $800 PSF REPORTED SALES

American Deli

OVER $1,000 PSF REPORTED SALES

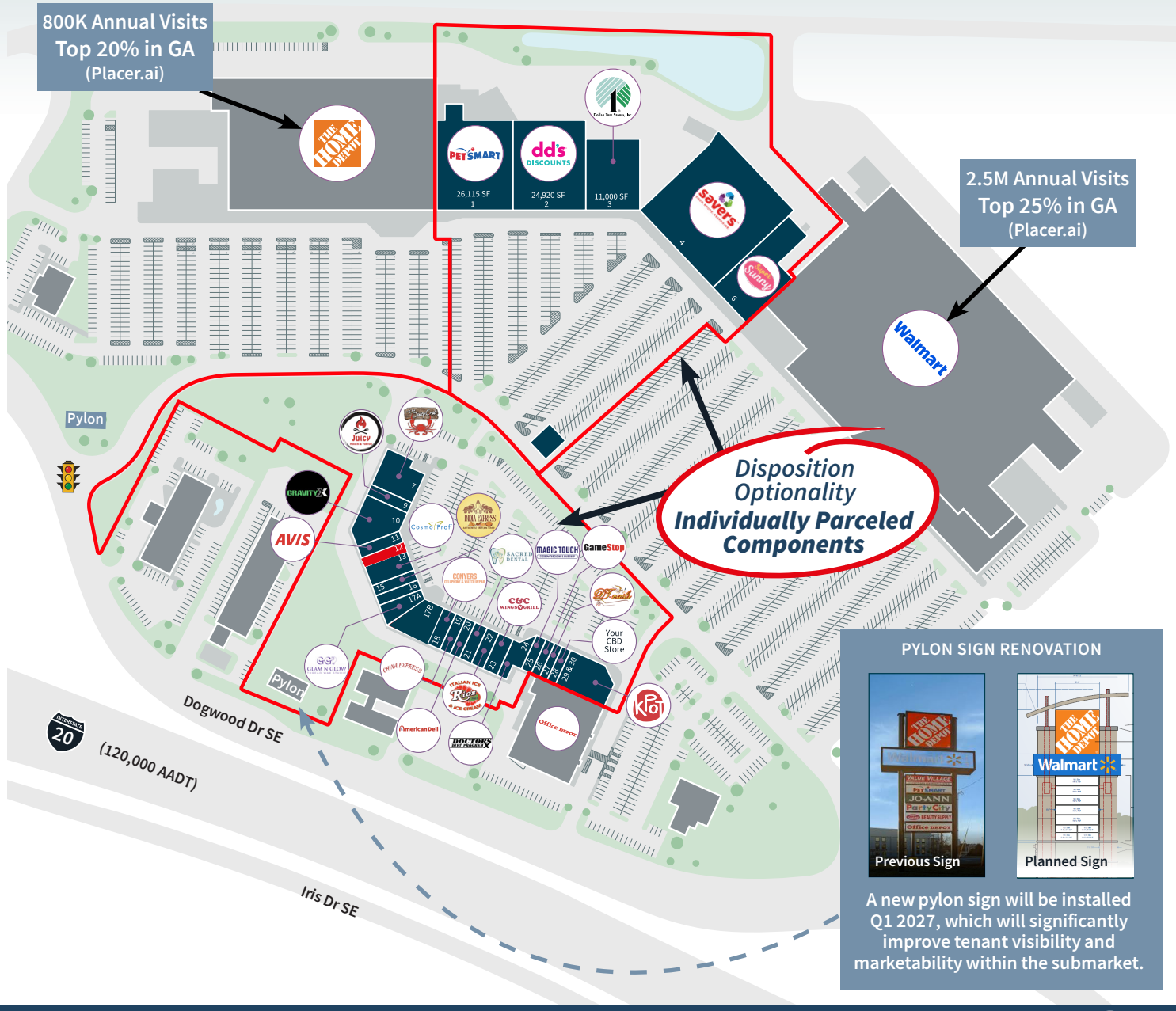
< 3.5% OCCUPANCY COST

Super Sunny

13% INCREASE IN CUSTOMER VISITS (LAST 2 YEARS)

CONYERS PLAZA - SITE PLAN

Suite	Tenant	SF
1	PetSmart	26,115
2	dd's Discounts	24,920
3	Dollar Tree	11,000
4	Savers Thrift	42,600
6	Sunny Beauty Supply	15,060
7	Juicy Crab	5,603
9	Hibachi Express	1,600
10	GravityX	5,850
11	Avis Rent-a-Car	1,600
12	Manpower *(Dark but Paying Rent)*	1,600
13	CosmoProf	3,200
15	India Express Cuisine and Grill	1,600
16	Tenant Prospect	1,600
17A	Glam N Glow Thread Wax Studio	1,600
17B	M'Lan Nails	4,423
18	Conyers Cellphone & Watch Repair	1,925
19	China Express	1,400
20	American Deli	1,400
21	Sacred Dental	1,750
22	Rio's Italian Ice	1,750
23	C&C Wings N Grill	2,100
24	Available	1,400
25	Magic Touch	1,205
26	Gamestop	1,184
27	DT Nails of Conyers	1,184
28	Your CBD Store	1,184
29	KPot Korean BBQ and Hot Pot	6,521
ATM	Wells Fargo (ATM)	-
	Total	**171,374 SF**



CONYERS PLAZA

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