

EAST COBB

UPPER ROSWELL - EAST PIEDMONT

Marietta (Atlanta), GA



Property Dashboard



Property Summary

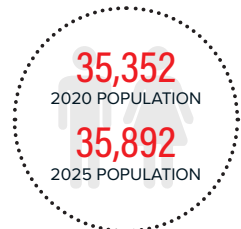
LOCATION:	2424 Roswell Rd., Marietta, GA 30062
YEAR BUILT/RENOVATED:	2001
GROSS LEASABLE AREA:	12,027 SF
LAND AREA:	1.67 AC
OCCUPANCY:	86%
TRAFFIC COUNTS (VPD):	Roswell Rd: 45,101 VPD E Piedmont Rd: 15,503 VPD

Financial Summary

AS-IS NOI:	~\$250,000
WTD. AVERAGE TENURE:	11.1 Years
WTD. AVERAGE TERM REMAINING:	6.4 Years
10-YEAR CAGR:	2.71%

Demographics

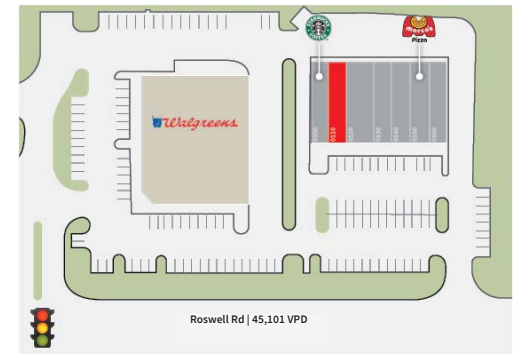
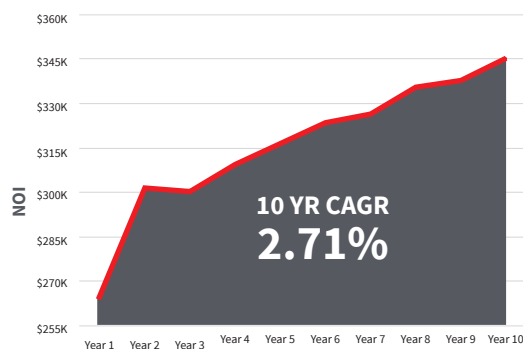
East Cobb Trade Area



Tenancy Summary

SUITE	TENANT	GLA	% OF PROPERTY
0100	Starbucks	1,573	13%
0110	To Be Leased	1,626	14%
0120	Sno Dental	2,192	18%
0130	Venus Nail Salon	1,275	11%
0140	Lifestyle Hearing	1,275	11%
0150	Marco's Pizza	1,739	14%
0160	Signature Cleaners	2,347	20%
ANC	Walgreen's (Shadow)	-	-

TOTAL	12,027
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Dominant Property Fundamentals



Diversified, Synergistic Tenant Mix

- Quintessential neighborhood tenant mix with a variety of everyday uses including a pharmacy, restaurant, coffee house, dental and hearing medical office, dry cleaners, and nail salon.



Secure Income Stream

- The Shop Tenants' current rents are at, or below, market providing near-term stability with long-term cash flow growth potential.
- The shop tenants boast a weighted average tenancy of over 11 years and a weighted average term remaining of nearly 7 years.



Premier Location with Convenience

- Upper Roswell is strategically located at the Main & Main Intersection of Roswell Rd (45,101 VPD) and E Piedmont RD (15,503 VPD)
- Located between I-75 (231,000 VPD) and GA-400 (174,000 VPD), the Property is frequented by both "going home" and "going to work" commuters.
- The Property's convenience is enhanced by its signalized access point.



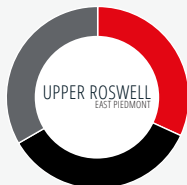
Leasing Momentum / NOI Growth

- More than 75% of the leased GLA either executed a recent renewal or lease at the center over the past 12 months
- NOI Growth is projected to exceed a 2.7% CAGR over the next 10 years due to the lease up of a vacancy, contractual rent growth, and marking up existing rents to market.



Internet-Proof Tenancy

- The tenancy is 100% comprised of tenants that cannot be easily replaced by the internet, enhancing the long-term viability of the income stream.



32% Food & Beverage

35% Service-Oriented

33% Healthcare / Medical

STARBUCK'S ANCHORED

Starbuck's is one of the largest rent payers at Upper Roswell - East Piedmont, providing an investment grade national tenant to drive consistent consumer traffic to the Property.

- ✓ **INVESTMENT GRADE CREDIT RATING (MOODY'S: BAA1)**
- ✓ **RECENTLY RENEWED AT THE PROPERTY FOR AN ADDITIONAL 10 YEARS**
- ✓ **LONG-TERM LOCATION - AN ORIGINAL TENANT AT THE PROPERTY**



Highly Sought After East Cobb Submarket

Affluent Income Levels

\$142,684 AVERAGE HOUSEHOLD INCOME (TRADE AREA)
57% higher than the Atlanta Average

Excellent Density

TRADE AREA POPULATION:
35,352 2020
35,892 2025

Tremendous Buying Power

\$3.2B TOTAL BUYING POWER WITHIN 3 MILES
\$8.5B TOTAL BUYING POWER WITHIN 5 MILES

PREMIER SCHOOL DISTRICT

The surrounding 5-mile radius is home to some of the largest and highest ranked high schools in the state of Georgia, attracting young and affluent families to the area.

LASSITER HIGH SCHOOL
2,200 STUDENTS
4TH BEST HS IN GEORGIA

WALTON HIGH SCHOOL
2,700 STUDENTS
6TH BEST HS IN GEORGIA

POPE HIGH SCHOOL
2,000 STUDENTS
8TH BEST HS IN GEORGIA

WHEELER HIGH SCHOOL
2,200 STUDENTS
TOP 25% HS IN GEORGIA

SPRAYBERRY HIGH SCHOOL
1,800 STUDENTS
TOP 25% HS IN GEORGIA

HIGHLY EDUCATED CUSTOMER BASE

PERCENT OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER
55% (1-MI. RADIUS) **56%** (3-MI. RADIUS) **55%** (5-MI. RADIUS)

HIGH BARRIERS TO ENTRY

Population density, topography, high construction costs, and strict zoning regulations limit the potential competition from new developments.

PROXIMATE TO MAJOR THOROUGHFARES

INTERSTATE 75
(2.5 Miles West)
231,000 VPD

400
(7 Miles East)
174,000 VPD

INTERSTATE 285
(5.5 Miles South)
217,000 VPD



*Source: Placer.ai

Location Overview

Atlanta: Top Tier MSA

 **SOUTHEAST'S ECONOMIC ENGINE**

9TH LARGEST US METRO

6.0+ MILLION RESIDENTS

4TH FASTEST GROWING US METRO (2010 - 2019)

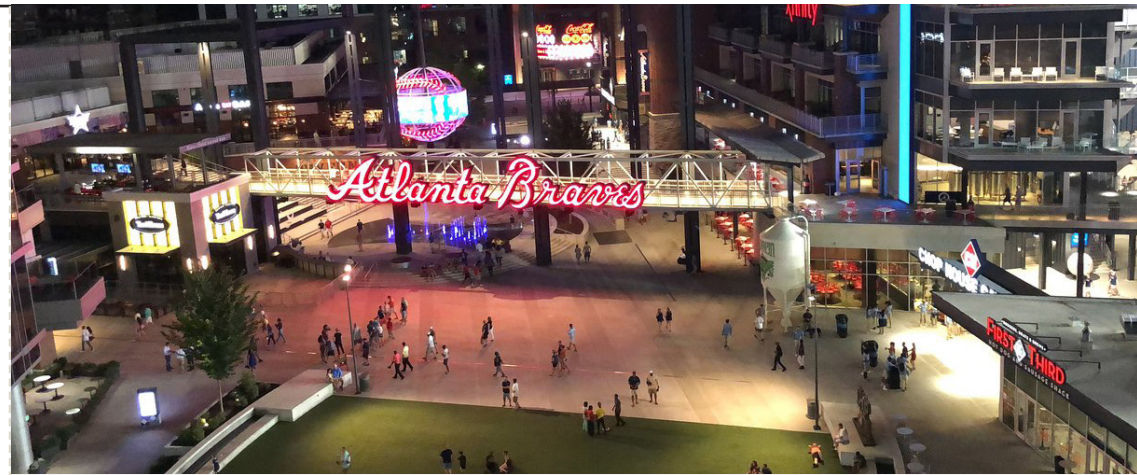
6.5% PROJECTED 5-YR POPULATION GROWTH RATE

 **14 FORTUNE 500 HEADQUARTERS**



 **GEORGIA: #1 STATE FOR BUSINESS**
7TH CONSECUTIVE YEAR RECEIVING AWARD FROM AREA DEVELOPMENT

#1 MOVING DESTINATION IN THE NATION
PENSKE TRUCK RENTALS



Cobb County: AAA Rated County

 **TRIPLE AAA BOND RATING** FOR 20 CONSECUTIVE YEARS
ONE OF ONLY 45 COUNTIES IN THE NATION

#1 **LOWEST PROPERTY TAXES IN THE METRO ATLANTA AREA**
COMPARED TO NEIGHBORING COUNTIES ACCORDING TO COBBCOUNTY.ORG

HIGHEST EDUCATED RESIDENTS IN GEORGIA
COBB COUNTY CHAMBER OF COMMERCE

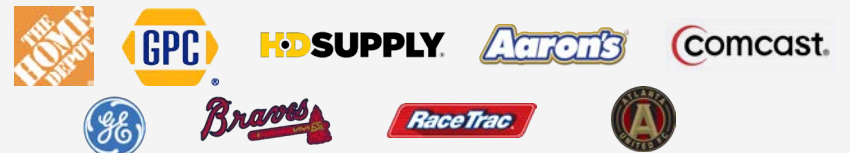
29% OF RESIDENTS HAVE A BACHELOR'S DEGREE

15% OF RESIDENTS HAVE A GRADUATE DEGREE OR HIGHER

 **\$1.5B** in Annual Economic Impact
One of the 50 LARGEST UNIVERSITIES In the USA
35,000 Students

 **COBB COUNTY INTERNATIONAL AIRPORT**
200 Daily Flights **\$1.1B** In Annual Economic Impact

CORPORATE HEADQUARTERS





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