



MEDLOCK CROSSING

9700 MEDLOCK BRIDGE RD | JOHNS CREEK, GA 30097



159,793± SF

Offering GLA



94.35%

Occupancy



21.10± AC

Land



MARKET TO ESTABLISH

Price



\$2,837,326

NOI

**ANCHOR
TENANTS**



**NATIONAL/REGIONAL
TENANTS**



INVESTMENT HIGHLIGHTS

TRUE GENERATIONAL REAL ESTATE ASSET WITH A MAIN AND MAIN POSITION

At one of the highest trafficked intersections in north Atlanta

INCOMPARABLE LOCATION IN JOHNS CREEK – THE WEALTHIEST CITY IN GEORGIA

Bolstered by the best educational system in the state, phenomenal infrastructure, and extremely low crime and unemployment rates

PHENOMENAL DEMOGRAPHIC PROFILE

Includes 218,362 people within a 5-mile radius, a projected annual growth rate of 2.45% through 2030, and an average household income of \$138.3K+

35 OF 38 TENANTS AT THE PROPERTY HAVE ANNUAL RENT ESCALATIONS

Providing accretive, built-in NOI growth with a 3.65% CAGR

TENANT ROSTER COMPRISED OF AN ADVANTAGEOUS BLEND OF E-COMMERCE RESISTANT RETAIL USES

Including restaurants, medical offices, fitness and service providers, which make up over 88% of the shop space tenants

EXTREMELY HIGH TRAFFIC POSITION WITH 1,330± FT OF FRONTAGE AT THE INTERSECTION OF MEDLOCK BRIDGE RD (GA-141) AND STATE BRIDGE RD

With a tremendous combined traffic count of 93,900 VPD

INTRINSICALLY VALUABLE, ICONIC TRACT OF LAND COVERING 21 ACRES, WITH STRONG EXISTING CASH FLOW AND IMMENSE FUTURE REDEVELOPMENT POTENTIAL

In one of the Southeast's most affluent communities

ANCHORED BY COMMUNITY MAINSTAY - REGAL CINEMAS

Which has minimal theatre competition in the area and over 25 years of tenure at the Property, dating back to 1999

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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