





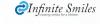
NATIONAL/REGIONAL **TENANTS**



























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

GENERATIONAL MULTI-TENANT INVESTMENT OPPORTUNITY

MEDLOCK CROSSING





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