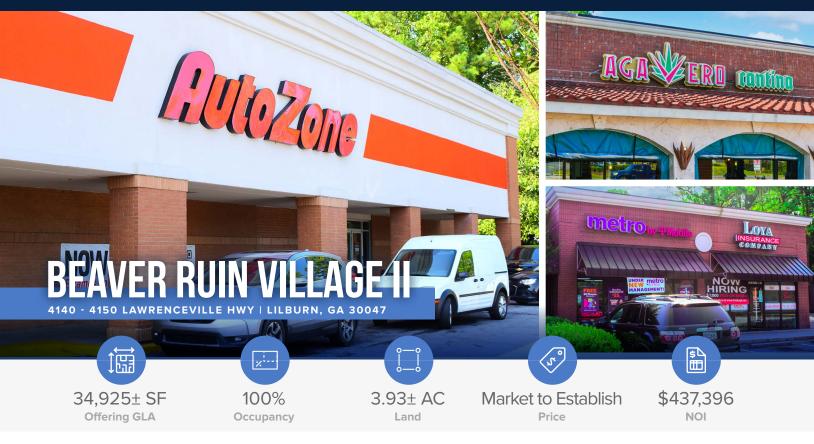
MATTHEWS REAL ESTATE INVESTMENT SERVICES ANCHORED INVESTMENT OPPORTUNITY



ANCHOR TENANT



NATIONAL TENANTS





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BILL PEDERSEN

BROKER OF RECORD LIC.# 80041 (GA)

INVESTMENT HIGHLIGHTS

Anchored by an extremely high-performing AutoZone hub store Ranked #2 of 205 locations in GA (top 99%) and #84 of 5,994 in the U.S.

Located on the northeast side of the Atlanta MSA

The Capital of the Southeast, which boasts a major East Coast technology hub and one of the fastest-growing economic engines in the country

Well-positioned at the high traffic intersection of Lawrenceville Hwy (US-29/GA-8) and Beaver Ruin Rd (GA-378)

Accessing a combined traffic count of 74,000 VPD in front of the Property

Tenant roster characterized by over 88% national credit tenants Including service providers – Metro by T-Mobile and Loya Insurance

Dense trade area demographic

Highlighted by over 257,000 people within a 5-mile radius with an Avg. HH Income exceeding \$81,000

Strong, recent leasing and renewal activity includes a 10-yr extension with AutoZone, through 2033

And a 5-yr renewal through 2030, with Metro by T-Mobile

MATTHEWS REAL ESTATE INVESTMENT SERVICES™

BEAVER RUIN VILLAGE II





275K+

2024 Estimated **Population**

Within 5 Mile Radius

\$81K+

2024 Estimated **Average HH** Income

Within 5 Mile Radius

