

Publix

FOOD

PHARMACY

Grocery-Anchored Multi-Tenant Investment Opportunity

DUNWOODY PLACE

8725 ROSWELL RD | SANDY SPRINGS, GA 30350



102,367± SF
Offering GLA



97.80%
Occupancy



11.73 AC
Land



Market to Establish
Price



\$1,647,915
NOI

Publix



INVESTMENT HIGHLIGHTS



Anchored by a seasoned and proven Publix - the #1 grocer in the Southeast and one of the most coveted anchors in the U.S.



Extremely well-located in Sandy Springs, just south of Downtown Roswell and minutes from GA-400 - positioned with ample frontage along major north-south traffic corridor, Roswell Rd



Publix boasts over 30 years of tenure at the Property, term thru 2030, strong, growing sales, rare rent escalations (starting in 2035) - no ROFO or ROFR, and a percentage rent clause which will likely be triggered in the next few years



Phenomenal trade area demographics highlighted by 204,350 people within a 5-mile radius and an Avg. HH Income of \$142,675



Strong 3.5% projected CAGR over the analysis hold period



In addition to Publix rent bumps every 5 years (starting in 2035), 14 of 20 shop tenants boast annual rent escalations, further enhancing intrinsic NOI growth at the Center



Rare, included outparcels - Starbucks boasts nearly 30 years of tenure and Smoothie King recently renewed through 2033



Situated across the street from Cherokee Town & Country Club - One of the premier and iconic private clubs in the city of Atlanta

CONTACT

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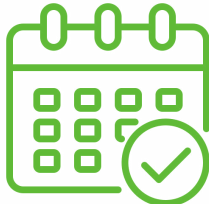


PUBLIX - #1 GROCER IN THE SOUTHEAST

Publix[®]



30+ YEARS
OF TENURE AT THE PROPERTY



TERM THRU
2030



**STRONG,
GROWING
SALES**



RENT ESCALATIONS
**EVERY
5 YEARS**
(BEGINNING 2035)



**NO ROFR
OR ROFO**

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SANDY SPRINGS, GA

Dunwoody Place is situated along major north-south corridor, Roswell Rd, in Sandy Springs; within the heart of north Atlanta. Part of the city's affluent northern arc, Sandy Springs is the 7th most populous city in the state and home to major corporate headquarters, including UPS, Newell Brands, Inspire Brands, Focus Brands, Cox Enterprises and Mercedes-Benz USA. Sandy Springs' urban suburban mix of retail, restaurants, green spaces, excellent schools, and a vibrant local economy have fueled its consistent growth and garnered it a plethora of national recognition, accolades and awards.

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MAJOR AREA EMPLOYERS



SANDY SPRINGS ACCOLADES

#4 CITY ATTRACTING THE MOST MILLENNIALS
- SMARTASSET

#6 BEST PLACE FOR THE YOUNG AND WEALTHY IN THE U.S.
- GOBANKINGRATES

#9 BEST PLACES TO RETIRE IN AMERICA
- NICHE

#16 BEST PLACE TO RAISE A FAMILY IN THE U.S.
- NICHE

#19 SAFEST CITIES IN AMERICA
- MONEYGEEK

AAA CREDIT RATING
- STANDARD & POOR'S

DUNWOODY PLACE

8725 ROSWELL RD | SANDY SPRINGS, GA 30350



Demographic Summary

Population	1 MILE	3 MILES	5 MILES	10 MILES
2024 Estimated Population	12,911	73,249	204,350	805,769
2029 Projected Population	13,073	74,225	207,012	821,445
Projected Annual Growth 2024 to 2029	0.3%	0.3%	0.3%	0.4%
Income				
2024 Est. Average Household Income	\$84,773	\$125,188	\$142,657	\$136,161
2029 Est. Median Household Income	\$73,250	\$93,423	\$109,577	\$103,931
Households & Growth				
2024 Estimated Households	6,536	31,500	83,994	319,928
2029 Projected Households	6,616	31,938	85,182	326,188
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.3%	0.4%

204K+2024 Estimated
Population
Within 5 Miles**\$142K+**Average Household
Income
Within 5 Miles

SOURCE esri

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