

Anchored Investment Opportunity

SPALDING VILLAGE

1424 N. EXPRESSWAY | GRIFFIN, GA 30223

HOBBY LOBBY



222,107± SF
Offering GLA



96.94%
Occupancy



22.41± AC
Land



Market to Establish
Price



\$1,691,289
NOI

ANCHOR TENANTS



INVESTMENT HIGHLIGHTS

National anchors – Hobby Lobby, Ross Dress For Less, Goodwill, Bargain Hunt and Ollie's Bargain Outlet - comprise over 73% of the Total GLA, with a solid 85.3% overall national tenant roster

Located on the south side of the Atlanta, GA MSA - The Capital of the Southeast, which is home to a multifaceted, thriving economy, emerging East Coast technology hub, and center for higher education

Strategic location within the Griffin retail market along highly-trafficked (US-19/US-41/GA-3) - and immediately adjacent to the University of Georgia's 133-acre Griffin Campus

Part of the retail center of gravity for the city of Griffin and surrounding communities, with a Walmart Supercenter (shadow anchor) situated directly across the street - ranked #21 of 155 in GA (top 87%) for foot traffic and #906 of 3,896 (top 76%) in the U.S.

Recent capital improvements limits buyer exposure - including a new roof installed over Hobby Lobby in early 2024 and parking area sealcoat and stripe in April of 2024

Solid, recent leasing momentum in 2023 and 2024 off of which an incoming Buyer can continue to build - including Miracle Ear and Grinville Dental Clinic on a 10-yr lease

Synergistic mix of low-cost providers - like Hobby Lobby, Ollie's, Ross, Bargain Hunt, Goodwill and more makes the Property a one-stop shopping destination for value-minded consumers

Anticipated pricing guidance equates to a highly attractive price per square foot opportunity - well below current replacement cost

CONTACT

KYLE STONIS, CCIM
Senior Vice President
Direct (312) 847-5437
mobile (770) 329-5065
kyle.stonis@matthews.com

PIERCE MAYSON
Senior Vice President
Direct (813) 709-8585
mobile (770) 241-2232
pierce.mayson@matthews.com

BORIS SHILKROT
Associate Vice President
Direct (470) 986-0689
mobile (205) 561-8744
boris.shilkrot@matthews.com

BILL PEDERSEN
Broker of Record
License No: 80041 (GA)

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



HOBBY LOBBY

ROSS
DRESS FOR LESS®



Bargain Hunt

OLLIE'S OUTLET
Bargain GOOD STUFF CHEAP



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