



# CHAPEL HILL CENTRE

DOUGLASVILLE (ATLANTA MSA), GA



# CHAPEL HILL CENTRE

## ADDRESS

3001 CHAPEL HILL ROAD,  
DOUGLASVILLE, GA 30135

## YEAR BUILT

2006 / 2007

## AS-IS NOI

\$307,875

## GROWTH

NOI Growth: 38.03%+  
10-Yr CAGR: 2.97%+

## SIZE

16,000 SF / 3.41 ACRES

## OCCUPANCY

100%

## TENANTS



## COMPELLING DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2023 Estimate	6,415	46,037	93,535
2028 Estimate	6,421	46,187	94,018
<b>AVERAGE HOUSEHOLD INCOME</b>			
2023 Estimate	\$133,885	\$92,693	\$93,694



## INVESTMENT HIGHLIGHTS



**THRIVING SUBMARKET IN THE ATLANTA MSA**



**PROXIMATE TO NUMEROUS ECONOMIC DRIVERS AND DEVELOPMENTS**



**AFFLUENT CUSTOMER BASE**



**LOCATED IN ESTABLISHED ATLANTA RETAIL NODE WITH SIGNIFICANT GROWTH**



**IDEAL MIX OF NECESSITY BASED RETAILERS**



**SUPER-REGIONAL ACCESS VIA PROXIMITY TO I-20 (~100K VPD)**

# ATLANTA MSA

**8<sup>TH</sup>** LARGEST U.S. Metro WITH OVER

**6** MILLION Residents

**775K+** NET MIGRATION From 2011 to 2021

**#4** STATE FOR BUSINESS Top 5 for 9 Consecutive Years

**#1** MOVING DESTINATION in the nation (Penske Truck Rentals 2021)

**3<sup>RD</sup>** FASTEST GROWING U.S. Metro (2010-2019)



# DOUGLASVILLE, GA



### Microsoft

Microsoft announced construction of a \$400MM data center. The center will cover 160 acres, include nearly 1 million square feet.



### Great Point Studios

Lionsgate Studios announced it would anchor the \$200MM film studio. (10 yr lease)



### Switch & Google

Switch invested \$2.5B and Google invested \$300M into a Douglasville data center in 2020.



### Sam's Club

Sam's Club will create 600 new jobs and invest more than \$142 million in a new fulfillment center in Douglas County.

## Industrial Demand

The submarket has experienced significant growth over the past several years and there is currently 6.1 million SF of Industrial space under construction. Quaker Foods and Amazon each opened outposts in the submarket over the past few years.



### Unis Logistics

Leased 500,400 SF in 22Q3



### SupplyOne

Leased 247,000 SF in 21Q2



### ASOS

Leased 468,800 SF in 22Q2



### Pacific Paper

Leased 110,000 SF in 22Q2



## Top Employer

WellStar Douglas Hospital Hospitals, General Medical & Surgical

102 Beds

\$273M+ Economic Impact

1.5 miles from the property

# DOMINANT ATLANTA RETAIL NODE WITH SIGNIFICANT GROWTH

Chapel Hill Centre is strategically positioned adjacent to I-20 (~100,000 VPD) and is only 25 minutes to downtown Atlanta and Hartsfield-Jackson International Airport. The Property is surrounded by significant economic growth and is located in one of Atlanta's top retail nodes.

## Established Retail Node

4.8M SF Retail Inventory  
 Top 10 Most Visted Retail Node In GA  
 94% Occupancy (3 Mile Radius)

Placer.ai

## Active Development Pipeline

1,100+ Units delivered since July-2022  
 ~600 Living Units are under construction  
 Population projected to inc. 36% by 2050



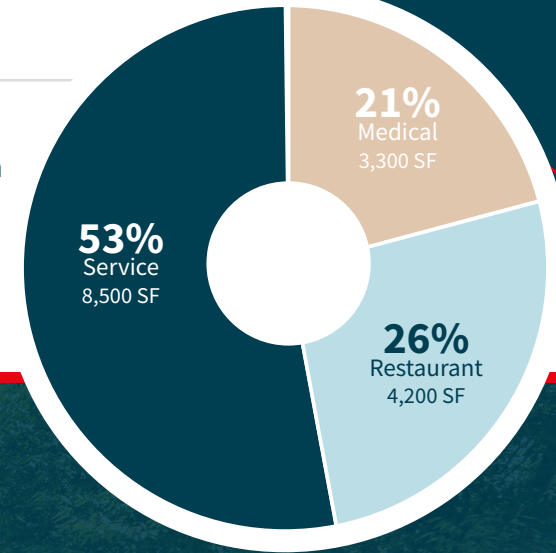
# HIGH PERFORMING AND PREMIER TENANT LINE UP

## National / Regional Tenant Mix

~80% of Occupied GLA is represented by National / Regional Tenants

## Internet Proof Tenant Mix

100% Internet proof Tenants, which will benefit from high traffic counts, daytime population, and nearby economic drivers



### STRONG LEASING VELOCITY

Since 2019, Ownership has renewed or executed a new lease with 14,000 SF, or 88% of overall GLA.



### SYNERGISTIC TENANT MIX

Chapel Hill Centre boasts a diverse tenant base, catering to the everyday needs of the consumer, including restaurants, professional services and healthcare.



### PREMIER ACCESS & VISIBILITY

Chapel Hill Centre benefits from three signalized access points directly off Chapel Hill Rd (17,600 VPD).



### DURABLE RENT ROLL

91% of the overall GLA has renewed at least once at the Property.

# STRONG PROPERTY FUNDAMENTALS & SITE PLAN

## Occupancy

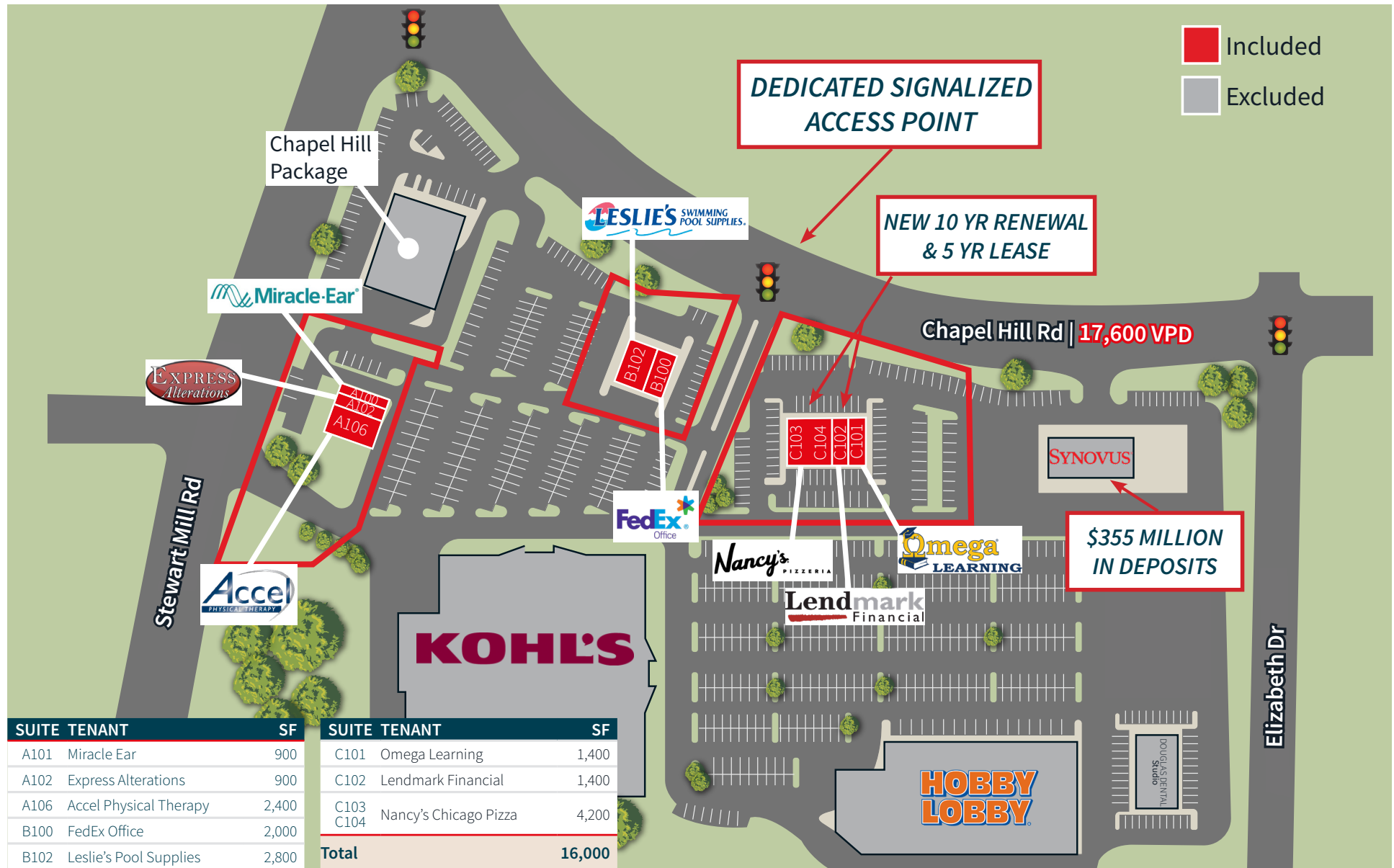
100%

## National / Regional Tenancy

~80% of GLA

## WTD. AVG. TENURE

9.38 Yrs.



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