



4405 FRONT NINE DR
Cumming, GA (Atlanta MSA)

OFFERED FOR SALE
\$5,609,000 | 6.65% CAP



CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a corporately guaranteed Petsuites in Cumming, GA. This location has operated at this site for more than 6 years with 14 years and five (5) five (5) year extensions remaining. The asset is well positioned in an affluent suburb of Atlanta, GA, and there are extensive Google reviews on how great this location is for pets and their families!



**20-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**HIGH GROWTH
ATLANTA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	6-10	\$373,004
Rent Escalation	11-15	\$410,305
Rent Escalation	16-20	\$451,335
1st Option Term	21-25	\$496,469
2nd Option Term	26-30	\$546,116
3rd Option Term	31-35	\$600,727
4th Option Term	36-40	\$660,800
5th Option Term	41-45	\$726,880

NOI \$373,004

CAP 6.65%

PRICE \$5,609,000

ASSET SNAPSHOT

Tenant Name	Petsuites
Address	4405 Front Nine Drive, Cumming, GA 30041
Building Size (GLA)	14,000 SF
Land Size	1.67 Acres
Year Built	2019
Signatory/Guarantor	National Veterinary Associates (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/15/2019
Lease Expiration Date	6/30/2039
Remaining Term	14 Years
Rental Increases	CPI or Maximum 10% Increases Every 5 Years
Current Annual Rent	\$373,004



ACTUAL PROPERTY



144,846 PEOPLE
IN 5 MILE RADIUS



\$204,965 AHHI
IN 3 MILE RADIUS



17,300 VPD
ON WINDERMERE PKWY





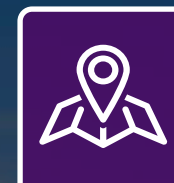
ATTRACTIVE LEASE FUNDAMENTALS

Long term 20 year lease with 14 years remaining in the initial term | Abs. NNN lease providing zero landlord responsibilities | Five (5) five (5) extensions remaining with 10% increases every 5 years



CORPORATE GUARANTEE

With over 94 locations Petsuites of America is a fast-growing brand that is looking to open locations across the southeast and the Triad NC | One of the few veterinary locations with a corporate guarantee providing a safe investment



NEARBY MARKET DRIVERS

Located across the street from the site is the Carrington Academy of Cumming, GA | With over 250 students and more than 15K houses surround the site in a 3 mile radius | The Petsuites is within the Windermere community of Cumming, GA which has over 75K residents in a resort style community



POSITIONED AT A HARDCORNER

Site is located at the lighted intersection of Windermere Pkwy (17.3K VPD) and Cumming Hwy (42.4K VPD) | Petsuites benefits from easy access from the lighted intersection as well as the high traffic count from these two commuter routes



GREAT DEMOGRAPHICS IN AFFLUENT GEORGIA SUBMARKET

Within a 3-mile radius of the site the AHHI exceeds \$200K providing discretionary spending | Within a 3-mile radius of the site are more than 53K people who might bring their pet into a petsuite | Within a 1-mile radius of the site are more than 3,300 households



HIGH GROWTH ATLANTA, GA TAILWINDS

The Petsuites is located in the Atlanta, GA MSA, as the 8th largest U.S. metro, Atlanta has over 6.2 million residents and continues to expand | Home to 13+ Fortune 500 companies, the region's economic strength drives demand for retail





Onelife
FITNESS

Sagar
Fresh Market

ALESSIO'S
RESTAURANT • PIZZERIA

Carrington Academy
Preschool

Astro Celebrations
Event Hall

Front 9 Dr

Windermere
Animal Hospital

Fifth Avenue
Nails & Spa

Muirfield
36 Townhomes

Windermere Pkwy (17,300 VPD)

petsuites
STAY • PLAY



Towne Club Windermere
180 Assisted Living Units

Sip Wine & Spirits

Astro Celebrations
Event Hall



Windermere Pkwy (17,300 VPD)

Fifth Avenue
Nails & Spa

Windermere
Animal Hospital

Front 9 Dr



CHATTANOOGA

87 MILES
2:00 DRIVE

GREENVILLE

108 MILES
2:20 DRIVE

CHARLOTTE

200 MILES
3:50 DRIVE

ATLANTA

33 MILES
1:00 DRIVE

COLUMBIA

178 MILES
4:00 DRIVE

AUGUSTA

Atlanta, GA

Atlanta, Georgia, is a vibrant city known for its rich history, diverse culture, and thriving economy. Founded in 1837, it played key roles in the Civil War and Civil Rights Movement, notably as the home of Dr. Martin Luther King Jr. Today, Atlanta is a hub for major industries, hosting companies like Coca-Cola and Delta Air Lines. Key attractions include the Georgia Aquarium, Centennial Olympic Park, and the Atlanta BeltLine. Known as the "City in a Forest," it offers abundant green spaces and tree-lined streets. With a dynamic arts, music, and food scene, Atlanta blends Southern charm with cosmopolitan energy, making it a city full of opportunities and experiences.

1 MILES

10,787
PEOPLE
\$194,670
AHHI
1,117
TOTAL
EMPLOYEES

3 MILES

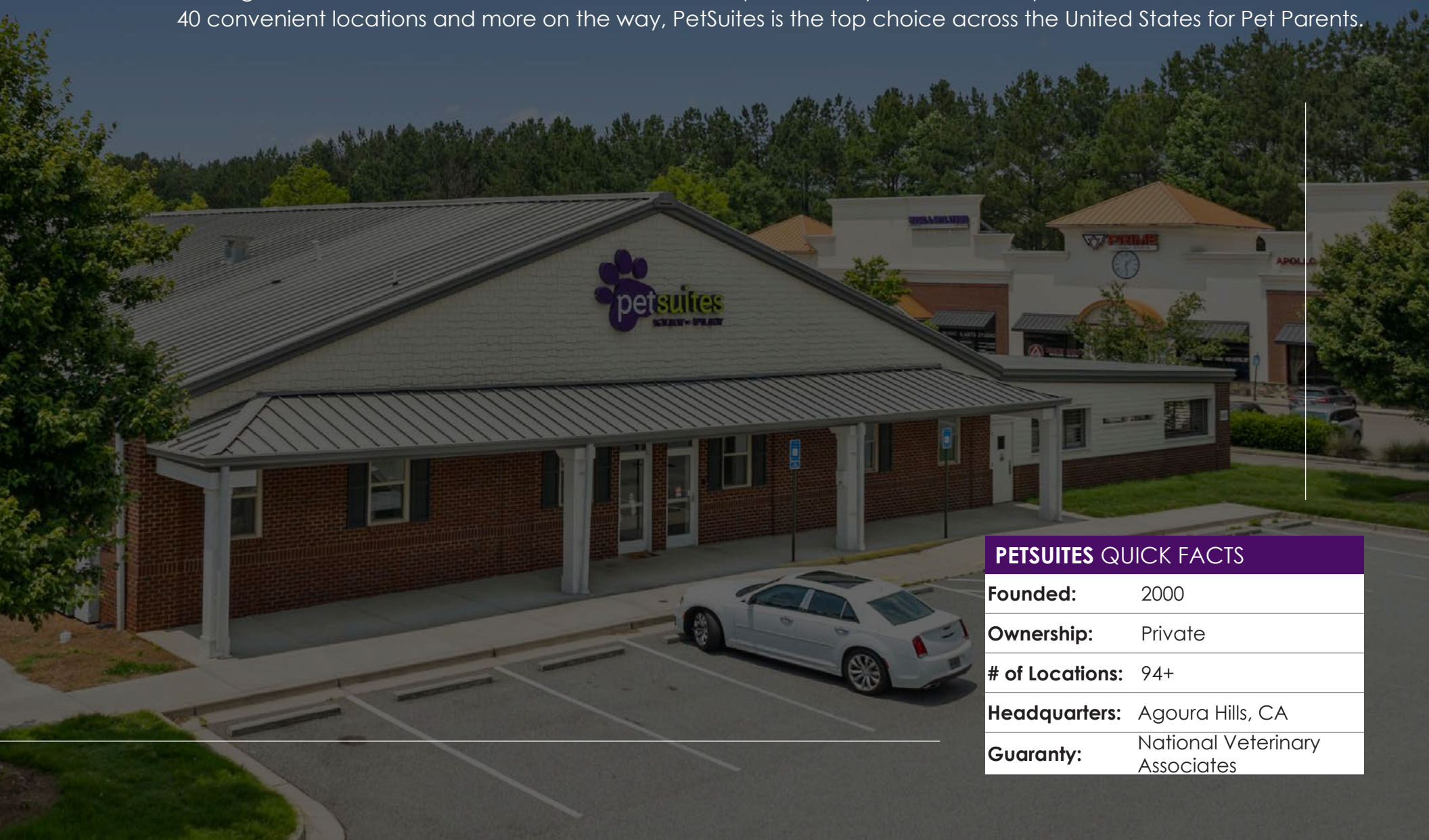
53,683
PEOPLE
\$204,965
AHHI
11,015
TOTAL
EMPLOYEES

5 MILES

144,846
PEOPLE
\$179,559
AHHI
42,510
TOTAL
EMPLOYEES



Since Joe & Tracy Mason opened the first Pet Suites in 2000 in Erlanger, KY, PetSuites has been the leader of the pack in pet resorts offering exceptional services for both dogs and cats, ranging from boarding and daycare to grooming and training. They offer premium amenities including large, open indoor and outdoor play yards, in-ground pools, and unique play structures. In 2015, National Veterinary Associates acquired PetSuites, who then began building and opening brand new resorts, expanding into new markets to double down on their commitment to provide each guest and Pet Parent with best-in-class service, personal experiences, and peace of mind. Now, with over 40 convenient locations and more on the way, PetSuites is the top choice across the United States for Pet Parents.



PETSUITES QUICK FACTS

Founded:	2000
Ownership:	Private
# of Locations:	94+
Headquarters:	Agoura Hills, CA
Guaranty:	National Veterinary Associates



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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