

MATTHEWS™

WISDOM POINTE

277 Hwy 74 N | Peachtree City, GA



HIGHLIGHTS

Premier High-end Demographics

Four country clubs within five miles along with household incomes averaging \$146K

Master Planned Community

Peachtree City is the premier high-end suburb in the South Atlanta MSA, with over 100 miles of golf cart paths, and is ranked #1 Best Place to Live by Money

Low Vacancy Area

Excellent market for retail, office, as well as flex space with low vacancy in all categories: Retail 2.5%, Office/Medical: 3.4%, Flex: 0.0%

Strong Traffic & Access

Well situated on high-traffic Joel Cowan Parkway (GA Hwy 74), Wisdom Pointe benefits from a strong traffic count and multiple access points, including golf cart access

Diverse mix of essential service, medical and retail tenants

With 28 businesses and no tenant occupying over 7.17% of the total square footage

Attractive NNN Lease Structure

The majority of tenants at the property operate under leases that allow for full recovery of CAM, taxes and insurance

National/Regional Tenants

BenchMark
PHYSICAL THERAPY



CenterWell
Home Health

ORTHO
SPORT & SPINE
—PHYSICIANS—

**Peachtree
Financial**
Accounting & Tax Professionals

MEDI
WEIGHTLOSS
The one that works!

DIMENSION SEVENTY FOUR
at wisdom pointe

**MASSAGE
LUXE**



55,822± SF
Offering GLA



95.77%
Occupancy



3.29± SF
Land Area



\$1,042,292
NOI



\$14.8M
7.04% Cap Rate

MULTI-TENANT INVESTMENT OPPORTUNITY

**MATTHEWS™**

Jeff Enck

Senior Vice President

(404) 849-1631

jeff.enck@matthews.com

License No. 210921 (GA)

Kyle Stonis, CCIM

Senior Vice President

(770) 329-5065

kyle.stonis@matthews.com

License No. 265771 (GA)

Pierce Mayson

Senior Vice President

(770) 241-2232

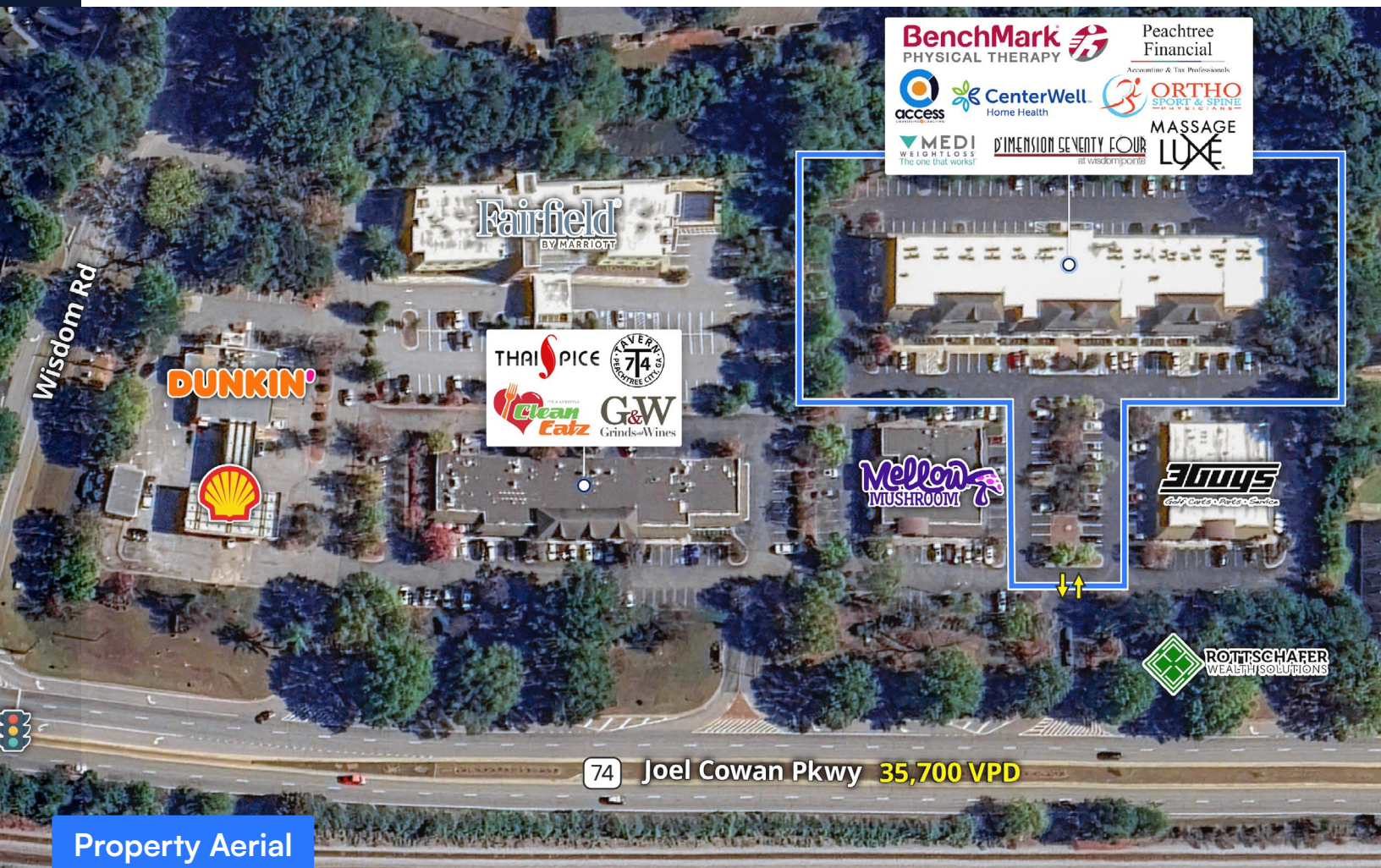
pierce.mayson@matthews.com

License No. 306418 (GA)

Broker of Record

Maxx Baumann

License No. 451849 | Firm No. 80041 (GA)



MULTI-TENANT INVESTMENT OPPORTUNITY