

STAPLES®

2535 DALLAS HWY SW
MARIETTA, GEORGIA 30064
(ATLANTA MSA)

 13,313 VPD



ERNEST W BARRETT PKWY

 36,906 VPD

DALLAS HWY



3-Mile DEMOGRAPHICS
Avg HH Income:
\$170,412

Confidential Memorandum

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of Staples (Marietta, GA) (the "Property") by 'the owner' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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NEWMARK



STAPLES®

2535 DALLAS HWY SW
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(ATLANTA MSA)



TARGET®
OWNED BY TARGET

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EXECUTIVE SUMMARY

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PROPERTY DESCRIPTION

3

TRADE AREA OVERVIEW





STAPLES
The Office Superstore

BALLOONS
ARE
HERE! Party City



STAPLES®

2535 DALLAS HWY SW
MARIETTA, GEORGIA 30064
(ATLANTA MSA)



EXECUTIVE SUMMARY

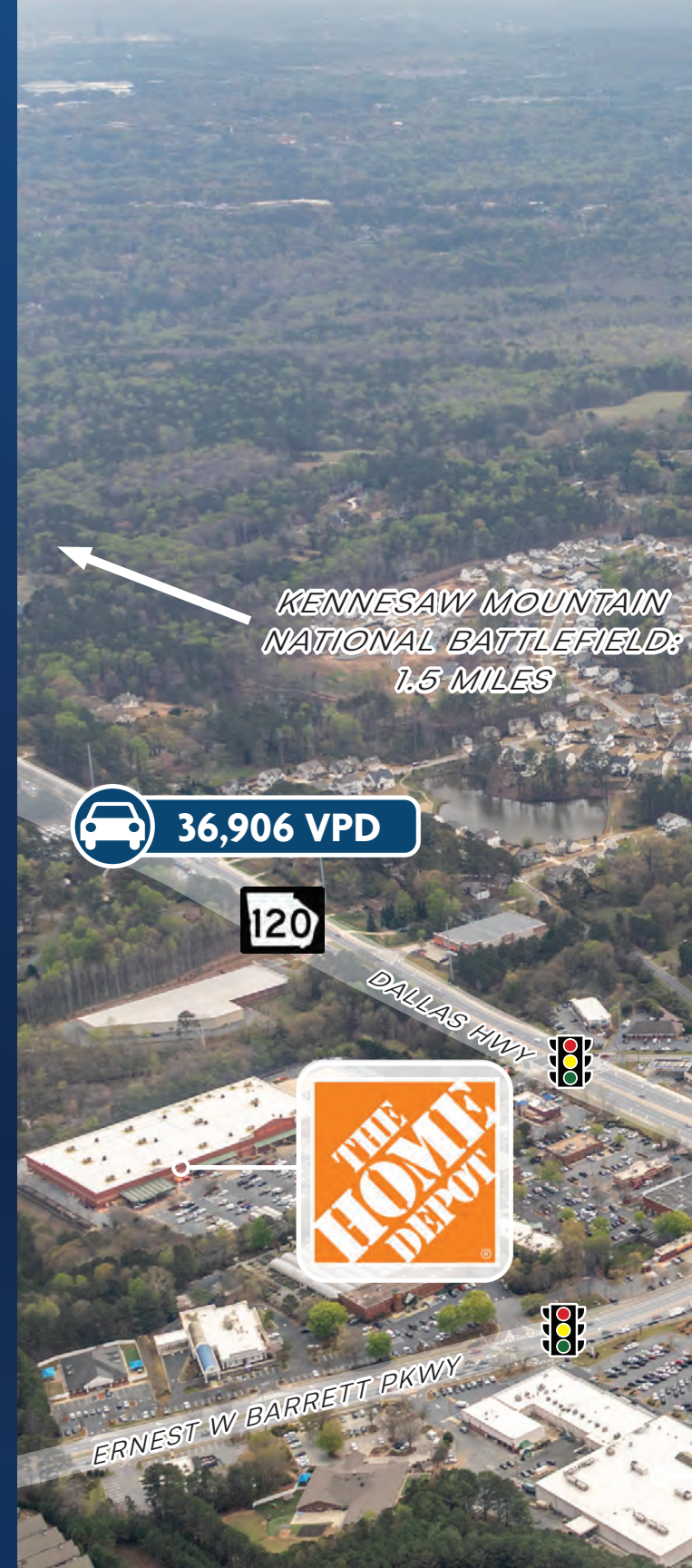
STAPLES®

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“Staples is the leading brick-and-mortar office supply chain in the U.S. as measured by revenue.”

Investment Summary

PRICE:	\$6,900,000
CAP RATE:	7.00%
NOI:	\$483,625
LEASE TYPE:	NN
RENT COMMENCEMENT:	10/1/2001
LEASE EXPIRATION:	9/30/2031
OPTIONS-TO-RENEW:	One, 5-year Option
YEAR BUILT:	1999
BUILDING SF:	24,049
PARCEL SIZE:	2.47 Acres



DOWNTOWN
ATLANTA:
17 MILES

1-Mile
DEMOGRAPHICS
Est 5-Year
Population Growth:
3.70%



ERNEST W BARRETT PKWY

DALLAS HWY



“Placer.ai data ranks the subject property’s store as 8th out of 25 Georgia stores”

Investment Highlights



STRONG PERFORMING SINGLE-TENANT STAPLES

- Placer.ai data ranks the subject property’s store as 8th out of 25 Georgia stores
- Staples has occupied the building since 2001
- 1 remaining 5-year renewal option with 10% rent escalation
- Staples is the leading brick-and-mortar office supply chain in the U.S. as measured by revenue
- Staples recently renovated its store at its own expense



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INFILL TROPHY LOCATION – ADJACENT TO TARGET

- The dominant intersection of Barrett Parkway & Dallas Highway boasts a combined ADT of 57,000 VPD
- Target owns its own parcel and recently underwent a major store renovation
- Who's who of tenants at this intersection includes Home Depot, Publix, Lowe's Home Improvement, Chick fil A, Wells Fargo, Chase Bank, Starbucks, Truist, Walgreens and many more
- The retail occupancy within the submarket is 99% -- offering little-to-no options for further competition
- Zero competing office supply tenants within a 5-mile radius



HIGH-GROWTH, DENSE & AFFLUENT ATLANTA MSA DEMOGRAPHICS

- Average household income within a 3-mile radius is \$170,412
- Population is projected to grow by 1.92% within a 3-mile radius over the next 5 years
- The Atlanta MSA boasts a population of over 6 million

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2025 Est Average Household Income	\$174,152	\$170,412	\$140,990
2025 Est Total Population	6,237	43,714	155,278
Est 5-Year Population Growth	3.70%	1.92%	2.06%





STAPLES
The Office Superstore

BALLOONS
ARE
HERE! PartyCity

BALLOONS
ARE
HERE! PartyCity

Open 7 days
a week

STOP



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PROPERTY DESCRIPTION



13,313 VPD



36,906 VPD

ERNEST W BARRETT PKWY

DALLAS HWY



STAPLES (MARIETTA, GA)



Lease Abstract - Staples



Founded in 1986, privately held Staples is one of North America's largest omnichannel, off-mall retailers of office supplies, technology, furniture, and business essentials, headquartered in Framingham, Massachusetts. It operates approximately 860–900+ U.S. stores and 40 U.S. warehouses/fulfillment centers; about 300 Canadian locations (branded Bureau en Gros in Quebec); and roughly 260 European stores across the United Kingdom, Germany, Norway, Portugal, and the Netherlands, with online and B2B service in 16 European countries. A frequent anchor in community centers, power centers, and open-air shopping destinations, Staples pairs its footprint with robust e-commerce and B2B delivery plus in-store print and marketing, tech support, and shipping. Ownership: Sycamore Partners (private). Subsidiaries: Quill Corporation, PNI Digital Media, HiTouch Business Services. Revenue (FY2025): \$4.6B. Employees: 12,000 U.S.; 34,000 globally. NYSE: (privately held). [staples.com](https://www.staples.com).

TENANT/TRADE NAME: Staples, Inc.

SQUARE FOOTAGE: 24,049

ORIGINAL COMMENCEMENT DATE: 10/1/2001

CURRENT TERM EXPIRATION: 9/30/2031

OPTIONS-TO-RENEW: One, five-year option

USE: The retail sale and leasing of office equipment, office furniture and office supplies, and the provision of office related services

BASE RENT:

	Lease Year	Annual Rent	Monthly Rent	PSF
	10/1/2026 - 9/30/2031	\$483,625.39	\$40,302.12	\$20.11
Option	10/1/2031 - 9/30/2036	\$531,963.88	\$44,330.32	\$22.12

CAM: Target maintains and manages Common Areas. Tenant responsible for Pro Rata Share plus 5% Administrative Fee; 5% cumulative cap excluding utilities and security

TAXES: Tenant responsible for reimbursing Landlord for 100% of tax bill

INSURANCE: Tenant responsible for reimbursing Landlord for 100% of Landlord's Property Insurance Premiums. Liability insurance included in CAM.

LANDLORD RESPONSIBILITY: Maintenance of the exterior and structural portions of the building

TENANT RESPONSIBILITY: Tenant shall maintain a commercially reasonable preventative maintenance contract for the HVAC system and shall make all necessary repairs and replacements which are not covered under such contract. If Tenant makes capital expenditures for replacement of the HVAC systems serving the Premises after October 1, 2026, Landlord shall reimburse Tenant for the unamortized portion of such capital expenditures at the end of the Term.

EXCLUSIVE USE RESTRICTION: No part of Landlord's parcel shall be used primarily for the sale or leasing of office equipment (including computers), office furniture or office supplies, or the provision of copying or printing services or any other office services then provided by Tenant

RESTRICTED USES: Subject to OEA restrictions



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BALLOONS
ARE
HERE! PartyCity

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STOP

STOP

STOP

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TRADE AREA OVERVIEW

Aerial Photographs



Aerial Photographs (Cont.)

Eastern View



Demographics

	1 Mile	3 Miles	5 Miles
SUMMARY			
2025 Total Population	6,237	43,714	155,278
Total Daytime Population*	8,538	55,007	222,069
2025 Average Household Income	\$174,152	\$170,412	\$140,990
POPULATION			
2025 Total Population	6,237	43,714	155,278
2030 Forecasted Total Population	6,468	44,555	158,475
2010 Census Total Population	5,106	38,282	137,123
Forecasted Population Growth 2025-2030	3.70%	1.92%	2.06%
HOUSEHOLDS			
2025 Estimated Total Households	2,216	15,690	56,279
2030 Forecast Total Households	2,300	16,001	57,594
2010 Census Total Households	1,799	13,767	48,096
Forecasted Household Growth 2025-2030	3.79%	1.98%	2.34%
INCOME			
2025 Average Household Income	\$174,152	\$170,412	\$140,990
AGE			
2025 Median Age	41.6	43.3	38.5
RACE			
White	67.0%	66.2%	51.1%
Black or African American	17.5%	18.7%	26.0%
American Indian & Alaska Native	0.2%	0.3%	0.6%
Asian	4.7%	3.8%	3.7%
Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.0%
Other	2.5%	2.8%	8.6%
Two or More Races	8.0%	8.2%	10.0%

*Total Employees + Total Residential Population

5-Mile Snapshot



155,278
Total Population



2.34%
5-Yr Household Growth



\$140,990
Average Household Income



66,791
Total Employees

Atlanta USA



6,411,149
Total Population



36.8
Median Age



\$135,218
Average Household Income



3,127,800
Total Employees

Atlanta, Georgia USA



The Atlanta, Georgia Metropolitan Statistical Area (MSA) is a vibrant nexus of culture, economy, and diversity in the Southeastern United States. With an expansive reach over 29 counties, it functions as more than just a metropolitan hub; it's a lively gathering place for over 6.4 million people, reflecting a rapidly growing and diverse population. This bustling metro area combines the allure of Southern tradition with the progressiveness of urban expansion, making it an enticing locale for professionals, families, and businesses alike.

Economically, Atlanta's MSA is a formidable force, marked by its strong presence of Fortune 500 companies such as Coca-Cola, Home Depot, and Delta Air Lines. This concentration of corporate powerhouses, coupled with innovative startups and a myriad of small businesses, drives a dynamic job market and fosters an environment ripe with opportunities. Supporting this economic vibrancy are esteemed educational institutions like Georgia Tech and Emory University, which contribute to a skilled workforce and ongoing research and development efforts in the region.

The spirit of Atlanta is perhaps nowhere more vivid than in its sports culture. The Atlanta Falcons (NFL), Atlanta Hawks (NBA), Atlanta Braves (MLB), and Atlanta United FC (MLS) each bring a unique energy and sense of community pride to the city. From the Falcons' prowess on the gridiron to the Hawks' dynamic basketball play, the Braves' historic 2021 World Series victory, and the United FC's triumph in the 2018 MLS Cup, Atlanta's teams encapsulate the city's passion and resilience.

Beyond its economic and sporting success, the Atlanta MSA is a cultural powerhouse. It boasts a rich arts scene, a thriving music industry, particularly noted for its influence in the hip-hop and R&B genres, and a culinary landscape that mirrors its demographic diversity. Moreover, the region is dotted with parks, trails, and green spaces like the Atlanta BeltLine, providing residents and visitors with ample opportunities for outdoor recreation and relaxation amidst the urban environment.

In essence, the Atlanta Metropolitan Statistical Area stands as a testament to growth, innovation, and community, blending economic strength, sporting excellence, cultural diversity, and natural beauty into a cohesive and dynamic whole.

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.