

ATLANTA MSA STABLE MULTI-TENANT RETAIL

OFFERING MEMORANDUM

Shoppes at Hampton

1074 Bear Creek Blvd
Hampton GA 30228

Shoppes at Hampton

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

2. Property Description

Property Features Aerial
Map
Parcel Map
Property Images

3. Rent Roll

Rent Roll
Lease Expiration

4. Financial Analysis

Income & Expense Analysis

05 Demographics

Demographics
Demographic Charts
Advisor Profile

Presented by



Alan Joel

Principal
(404) 869-2600
alan@joelandgranot.com
Lic: 118443



Tom Thompson

Retail Partner
(404) 869-2604
Tom@joelandgranot.com
Lic: 118997



CONFIDENTIALITY & DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire real estate investment opportunity presented on the following pages and is not intended to be an offer or any part of a contract to sell the property.

This confidential memorandum which contains brief selected information pertaining to the business and affairs of the Property has been prepared by **Joel & Granot Real Estate, LLC** ("JGRE"). This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Owner nor JGRE nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information provided has been gathered from sources that are deemed reliable but neither Owner nor JGRE warrants or represents that the information is true or correct. Prospective Purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information or withdraw the property from the market at any time without notice.

By acknowledgement of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Owner and JGRE, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. Prospective Purchaser agrees not to disclose to any persons other than Prospective Purchaser's employees, contractors or Buyers Broker, if any that the property may be available for sale or that discussions or negotiations are taking place concerning the property, nor any terms conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, any such possible purchase, including the status thereof.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective Purchaser in this transaction. Any commission to be paid to Purchasing Broker shall be paid by the Prospective Buyer and not the Owner, unless specifically agreed to in writing by JGRE and the Purchasing Broker.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to JGRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

OFFERING SUMMARY

ADDRESS	1074 Bear Creek Blvd Hampton GA 30228
COUNTY	Henry
MARKET	Atlanta
SUBMARKET	Hampton
BUILDING SF	19,500 SF
LAND ACRES	3
LAND SF	134,775 SF
YEAR BUILT	2007
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,500,000
PRICE PSF	\$179.49
OCCUPANCY	100 %
NOI (CURRENT)	\$202,684
CAP RATE (CURRENT)	5.79%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	1,975	17,477	39,462
2021 Median HH Income	\$55,240	\$64,530	\$62,752
2021 Average HH Income	\$69,254	\$78,885	\$77,059

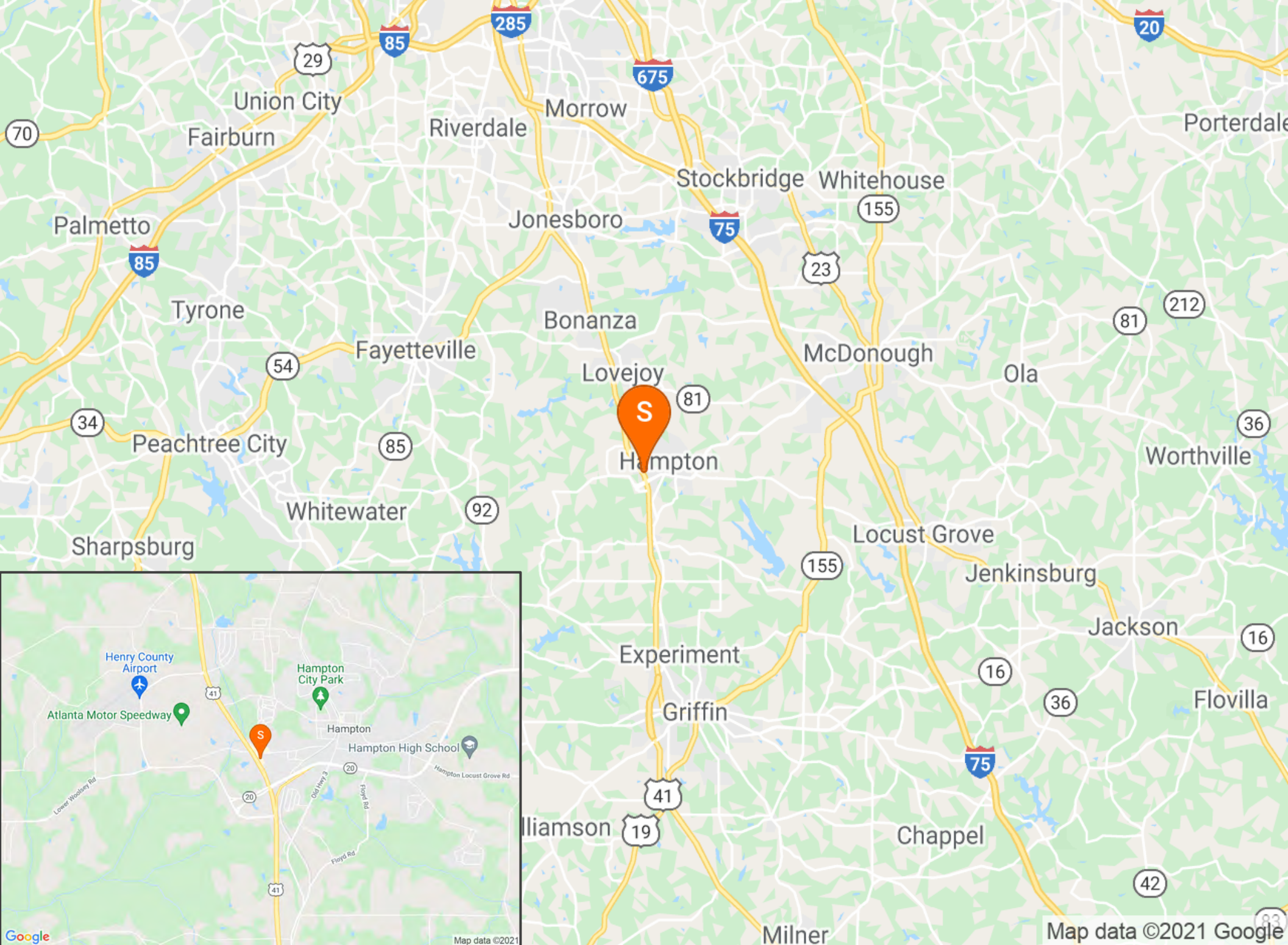


Joel & Granot Real Estate is pleased to present the opportunity to acquire the fee simple interest (land & building) in a single building, single story, 100% occupied retail investment located in the metro-Atlanta suburbs in the West Henry/Spalding Retail Submarket.

Shoppes at Hampton has a favorable and stable tenant base comprised largely of service tenants that all performed well during the pandemic without disruption of rental payments.

This tenant base minimizes risk for a potential investor and provides constant flow of destination traffic. The center's 19,500 SF is 100% occupied and features attractive architectural features with accents, highly visible facade, wide walkways, attractive lighting, and landscaping.



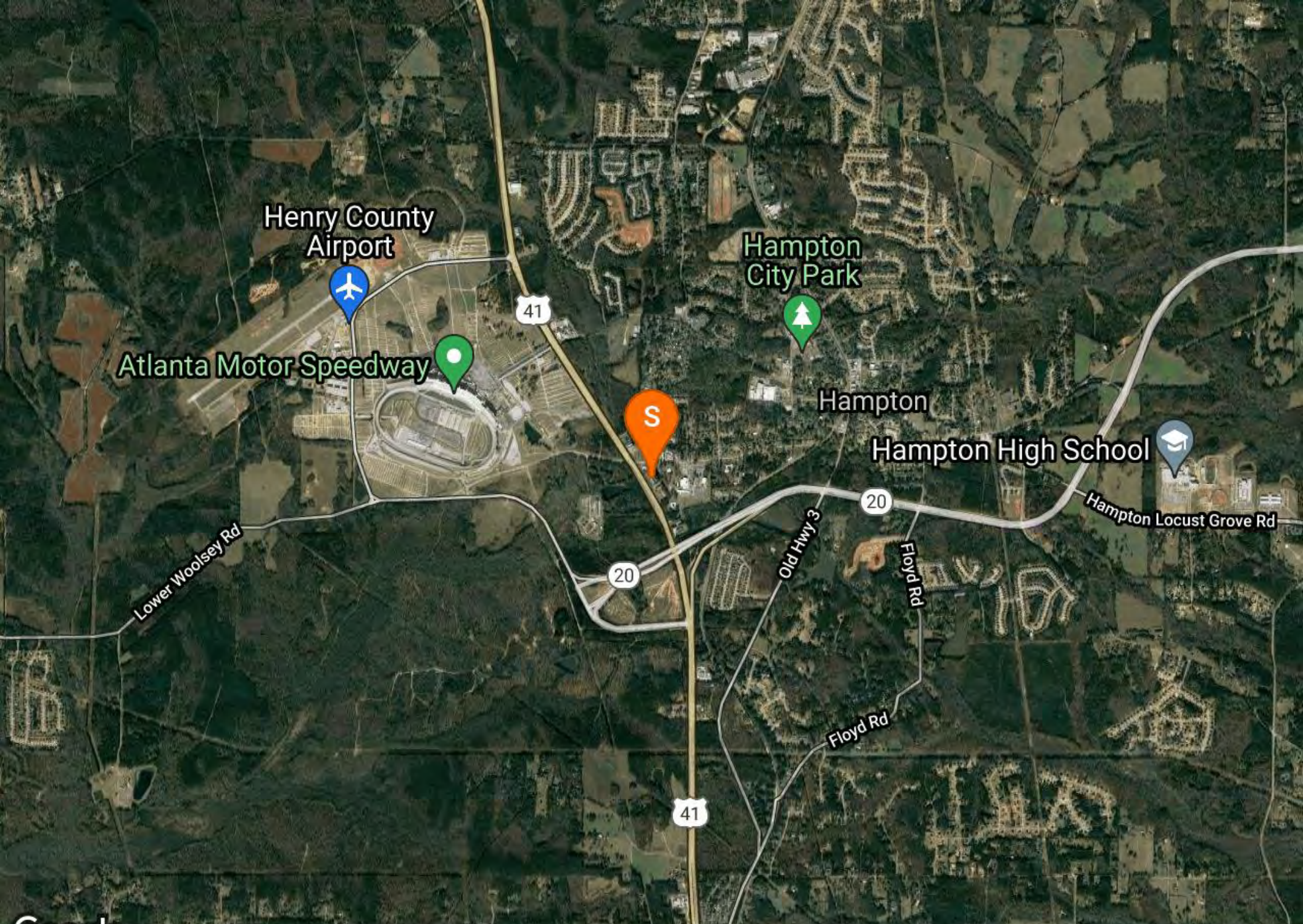


PROPERTY FEATURES

NUMBER OF TENANTS	9
BUILDING SF	19,500
LAND SF	134,775
LAND ACRES	3.090
YEAR BUILT	2007
# OF PARCELS	1
ZONING TYPE	C3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	100
PARKING RATIO	5.23
TRAFFIC COUNTS	26,809

- Less than 1.5 miles to Atlanta Motor Speedway
- Approximately 21 miles to Hartsfield-Jackson Atlanta International Airport
- Approximately 27 miles from downtown Atlanta
- Abundant 5/1000 parking
- Easy Ingress/Egress to corner cross street at signal intersection





Henry County
Airport

Hampton
City Park

Atlanta Motor
Speedway

Hampton

Hampton High School

Hampton Locust Grove Rd

Lower Woolsey Rd

Old Hwy 3

Floyd Rd

Floyd Rd

Hampton Development

The Hampton city council considered the rezoning of **546 +/- acres** during its meeting on April 13. The project — entitled **Speedway Commerce Center** — is located south of Atlanta Motor Speedway. Road access is from Lower Woolsey Road and state route 20.

The council unanimously approved the rezoning from RA (residential agricultural) to MU (mixed use) for the development. The applicant and landowner, THLJ Investments, LLP, proposes the following uses:

- **5.29 million square feet of industrial space** — similar in size to the total square footage of distribution centers off Westridge Parkway in McDonough.
- **75,000 square feet of commercial space** — similar in scope to a large retailer / grocery store with auxiliary shops.
- **300 apartment units** — consistent with one apartment complex.



The property is part of a larger **1,934 +/- acre area**. The landowners annexed into Hampton in October 2019. They referenced future development plans during the December council meeting.

Possible uses include the following:

- housing on the Spalding County line,
- retail off US 19 / 41, and
- mixed-use near Atlanta Motor Speedway.

[Click here for more information](#)

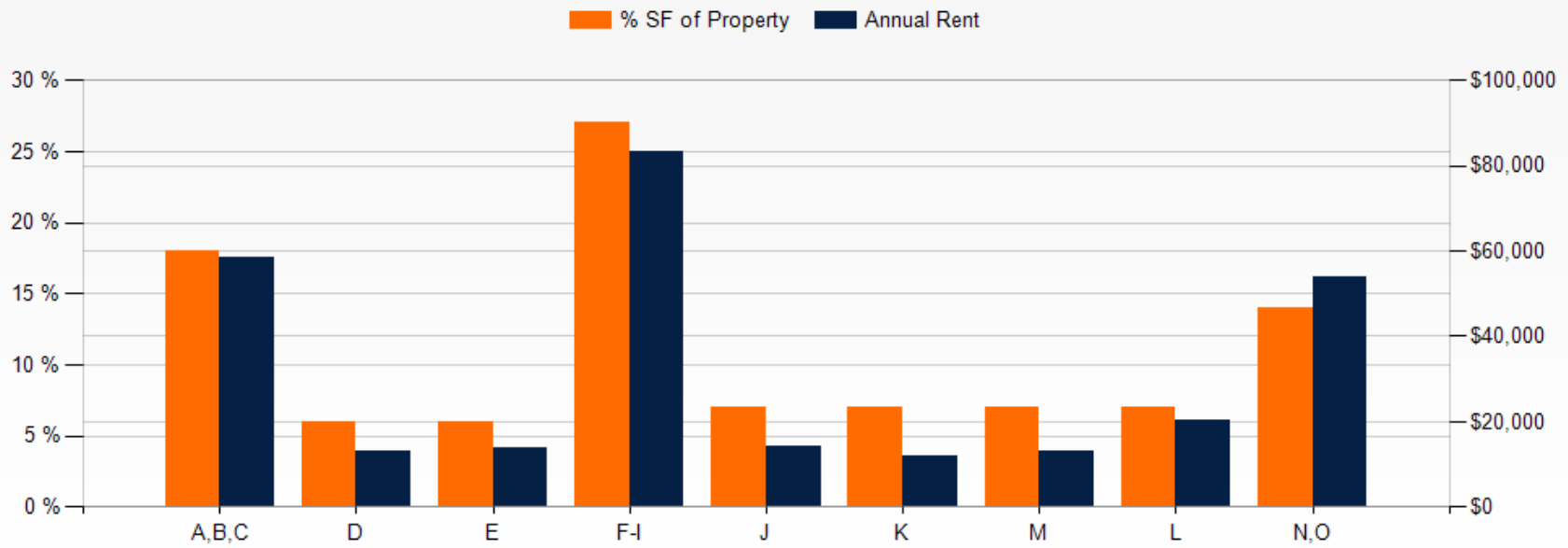




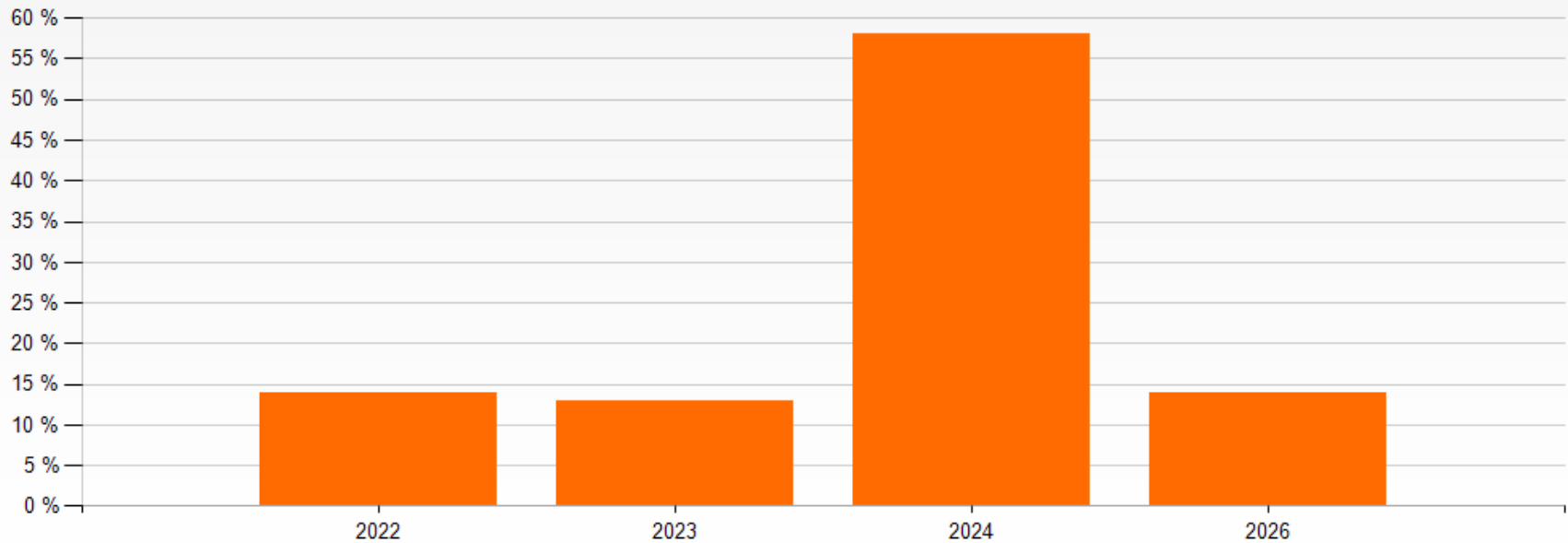
Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes	
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			CAM Revenue Annual
A,B,C	Mexican	3,600	18.46 %	09/01/15	12/31/27	CURRENT	\$4,050	\$1.13	\$48,600	\$13.50	\$13,320	NNN	
D	Fury Tattoos	1,200	6.15 %	08/01/21	07/31/24	CURRENT	\$1,092	\$0.91	\$13,100	\$10.92	\$4,440	NNN	
E	Barber Shop	1,200	6.15 %	04/15/18	03/31/23	CURRENT	\$1,150	\$0.96	\$13,800	\$11.50	\$4,440	NNN	
F-I	24/7 Fitness	5,200	26.67 %	01/01/16	12/31/26	CURRENT	\$4,371	\$0.84	\$52,451	\$10.09		Gross	2nd Amendment. Tenant since 2015 3% Annual Escalation starting 1/1/2023
						01/01/2023	\$4,502	\$0.87	\$54,024	\$10.44			
J	Geek Computer Repair	1,300	6.67 %	02/01/18	01/31/24	CURRENT	\$1,300	\$1.00	\$15,600	\$12.00		Gross	\$100 annual escalation on 2/1/2023
						02/01/2023	\$1,400	\$1.08	\$16,800	\$12.96			
K	Smoothie Restaurant	1,400	7.18 %	03/01/19	03/31/22	CURRENT	\$992	\$0.71	\$11,900	\$8.50	\$5,180	NNN	
M	Florist	1,400	7.18 %	05/01/20	04/30/23	CURRENT	\$1,150	\$0.82	\$13,800	\$9.86	\$5,180	NNN	
L	Gun Shop	1,400	7.18 %	10/15/18	10/31/24	CURRENT	\$1,192	\$0.85	\$14,300	\$10.21	\$5,180	NNN	
N,O	Potts Pediatrics	2,800	14.36 %	11/01/16	02/28/26	CURRENT	\$4,500	\$1.61	\$54,000	\$19.29	\$10,360	NNN	Currently a month-to-month lease, but willing to sign at closing a 5-year extension at these rates.
Totals		19,500					\$19,797		\$237,550		\$48,100		



Tenant SF Analysis

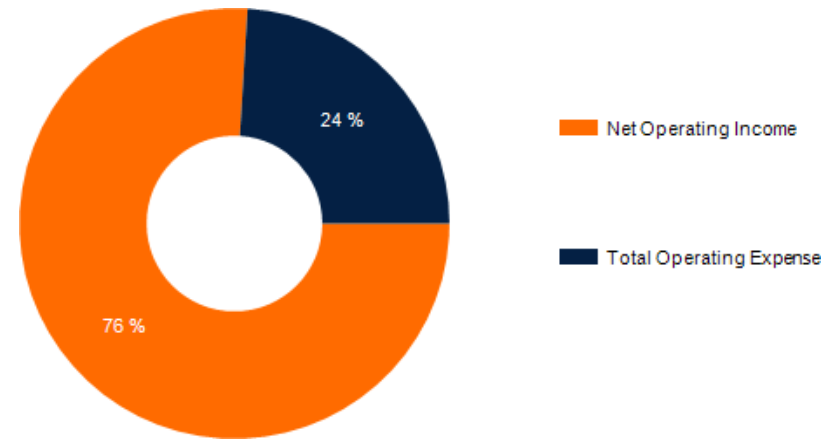


Lease Expiration Summary



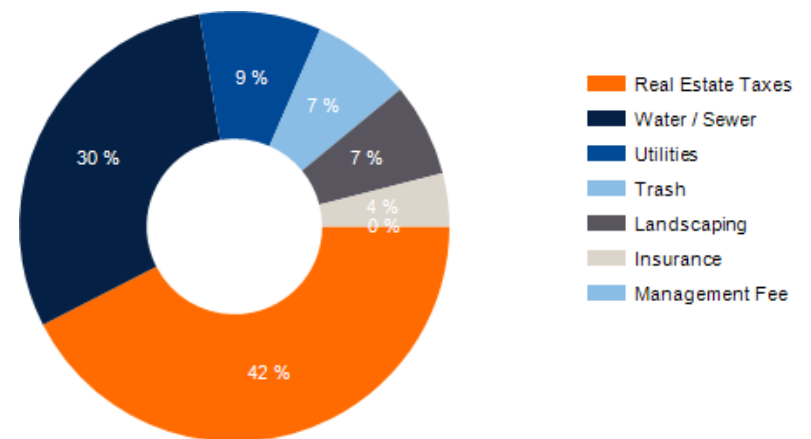
INCOME	CURRENT
Gross Potential Rent	\$237,550
CAM Revenue	\$48,100
Gross Potential Income	\$285,650
Less: General Vacancy	\$11,878
Effective Gross Income	\$273,773
Less: Expenses	\$71,089
Net Operating Income	\$202,684

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT
Real Estate Taxes	\$25,538
Insurance	\$2,400
Management Fee	\$10,951
Water / Sewer	\$18,000
Landscaping	\$4,200
Utilities	\$5,500
Trash	\$4,500
Total Operating Expense	\$71,089
Expense / SF	\$3.70
% of EGI	24.02 %

DISTRIBUTION OF EXPENSES CURRENT





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,112	7,413	17,815
2010 Population	1,721	14,400	31,660
2021 Population	1,975	17,477	39,462
2026 Population	2,073	18,782	42,996
2021 African American	884	8,715	20,415
2021 American Indian	7	53	161
2021 Asian	18	268	696
2021 Hispanic	357	1,670	4,000
2021 Other Race	218	713	1,701
2021 White	776	7,142	15,186
2021 Multiracial	72	582	1,278
2021-2026: Population: Growth Rate	4.85 %	7.25 %	8.65 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	328	761
\$15,000-\$24,999	33	314	884
\$25,000-\$34,999	101	506	1,066
\$35,000-\$49,999	104	651	1,518
\$50,000-\$74,999	155	1,501	3,597
\$75,000-\$99,999	101	1,053	2,267
\$100,000-\$149,999	42	857	1,854
\$150,000-\$199,999	54	228	565
\$200,000 or greater	9	217	440
Median HH Income	\$55,240	\$64,530	\$62,752
Average HH Income	\$69,254	\$78,885	\$77,059

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	521	2,892	6,513
2010 Total Households	569	4,741	10,447
2021 Total Households	629	5,655	12,953
2026 Total Households	656	6,054	14,135
2021 Average Household Size	3.14	3.09	2.97
2000 Owner Occupied Housing	352	2,229	5,074
2000 Renter Occupied Housing	76	432	940
2021 Owner Occupied Housing	473	4,578	10,448
2021 Renter Occupied Housing	155	1,078	2,506
2021 Vacant Housing	149	580	971
2021 Total Housing	778	6,235	13,924
2026 Owner Occupied Housing	494	4,925	11,482
2026 Renter Occupied Housing	162	1,129	2,653
2026 Vacant Housing	165	706	1,159
2026 Total Housing	821	6,760	15,294
2021-2026: Households: Growth Rate	4.20 %	6.85 %	8.80 %



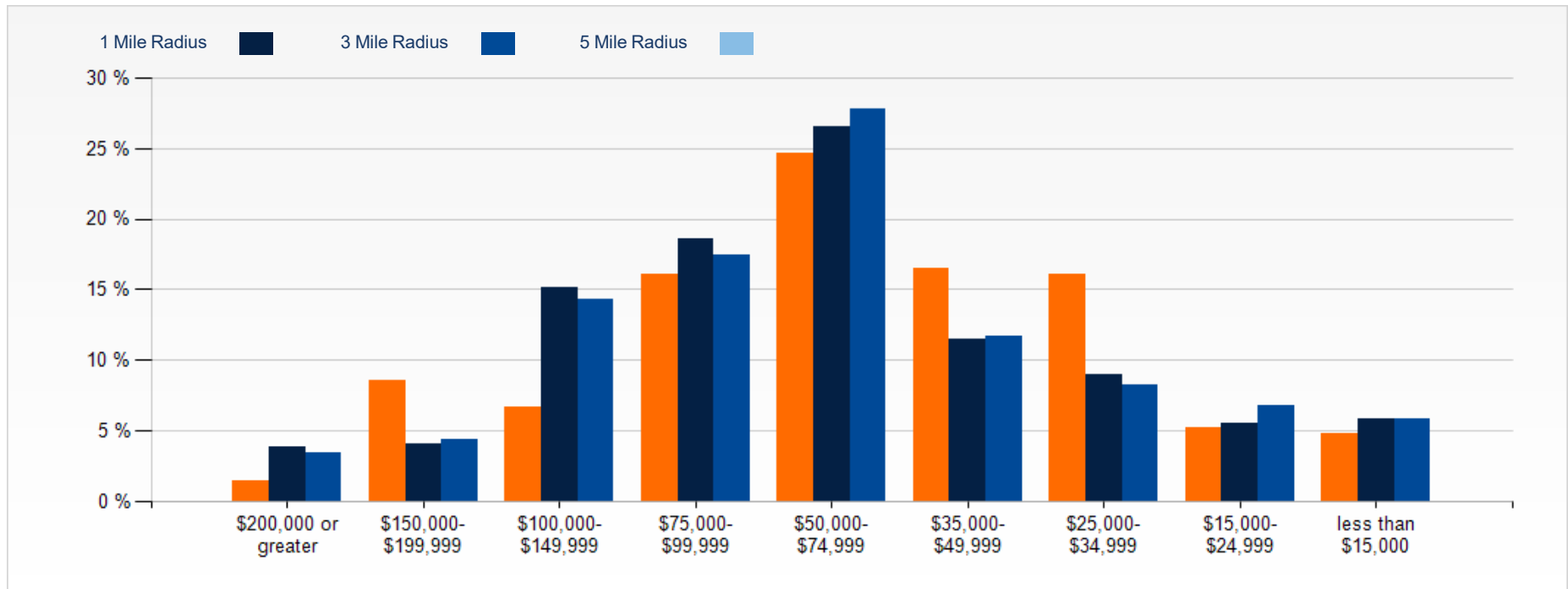
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	137	1,198	2,851
2021 Population Age 35-39	121	1,085	2,628
2021 Population Age 40-44	127	1,263	2,787
2021 Population Age 45-49	119	1,291	2,788
2021 Population Age 50-54	126	1,132	2,560
2021 Population Age 55-59	112	1,094	2,489
2021 Population Age 60-64	79	846	2,112
2021 Population Age 65-69	85	666	1,718
2021 Population Age 70-74	64	539	1,376
2021 Population Age 75-79	33	363	877
2021 Population Age 80-84	19	178	455
2021 Population Age 85+	14	139	339
2021 Population Age 18+	1,415	12,862	29,605
2021 Median Age	32	34	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,581	\$62,000	\$60,958
Average Household Income 25-34	\$69,784	\$75,184	\$73,989
Median Household Income 35-44	\$61,358	\$77,507	\$72,255
Average Household Income 35-44	\$76,708	\$90,171	\$87,825
Median Household Income 45-54	\$62,220	\$75,588	\$72,475
Average Household Income 45-54	\$77,511	\$88,618	\$85,795
Median Household Income 55-64	\$54,040	\$63,018	\$63,357
Average Household Income 55-64	\$67,100	\$77,742	\$76,062
Median Household Income 65-74	\$46,636	\$56,038	\$57,400
Average Household Income 65-74	\$61,599	\$69,004	\$70,318
Average Household Income 75+	\$50,590	\$56,356	\$55,133

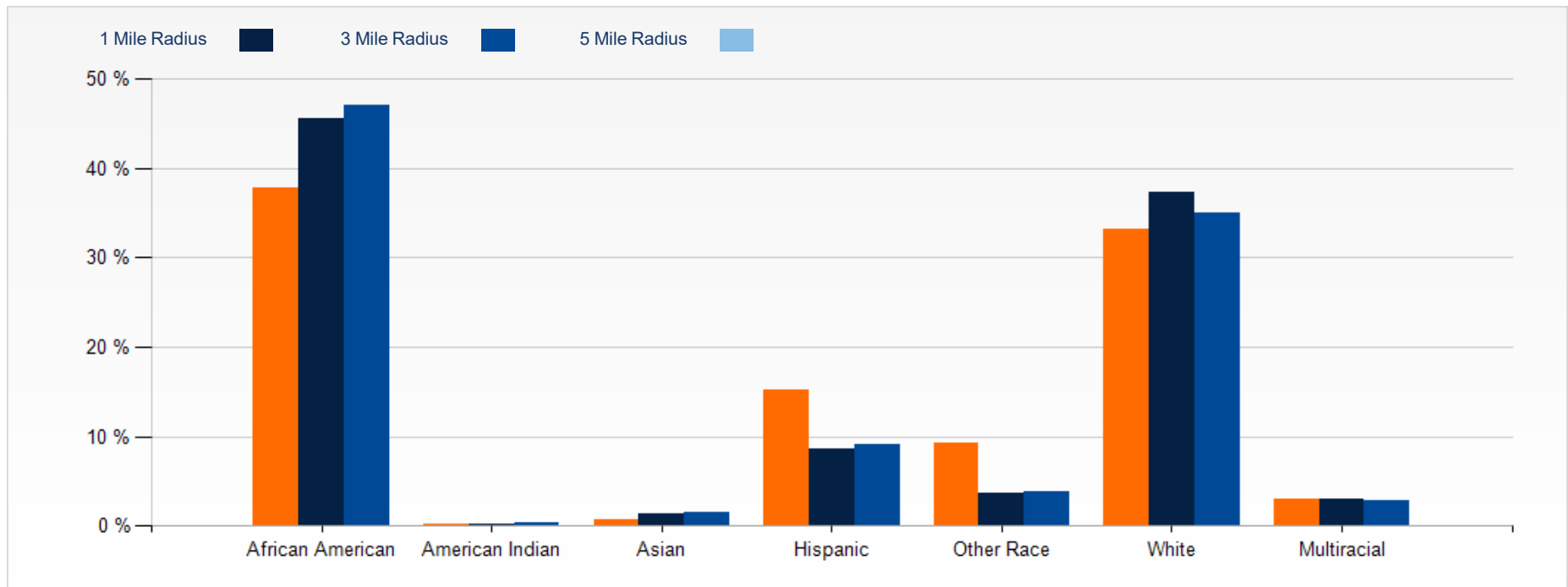
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	203	1,852	3,877
2026 Population Age 35-39	147	1,337	3,169
2026 Population Age 40-44	119	1,098	2,684
2026 Population Age 45-49	117	1,207	2,744
2026 Population Age 50-54	106	1,189	2,666
2026 Population Age 55-59	110	1,037	2,452
2026 Population Age 60-64	93	977	2,353
2026 Population Age 65-69	65	748	1,980
2026 Population Age 70-74	66	550	1,519
2026 Population Age 75-79	46	423	1,154
2026 Population Age 80-84	21	252	652
2026 Population Age 85+	15	156	413
2026 Population Age 18+	1,462	13,765	32,168
2026 Median Age	32	34	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,590	\$70,353	\$68,142
Average Household Income 25-34	\$82,257	\$86,837	\$85,202
Median Household Income 35-44	\$68,731	\$86,338	\$81,143
Average Household Income 35-44	\$87,213	\$101,358	\$99,332
Median Household Income 45-54	\$68,054	\$79,733	\$77,919
Average Household Income 45-54	\$85,713	\$99,127	\$95,892
Median Household Income 55-64	\$59,557	\$69,740	\$71,324
Average Household Income 55-64	\$75,440	\$88,417	\$87,409
Median Household Income 65-74	\$53,470	\$60,220	\$62,031
Average Household Income 65-74	\$71,101	\$77,998	\$79,707
Average Household Income 75+	\$57,332	\$64,669	\$63,592

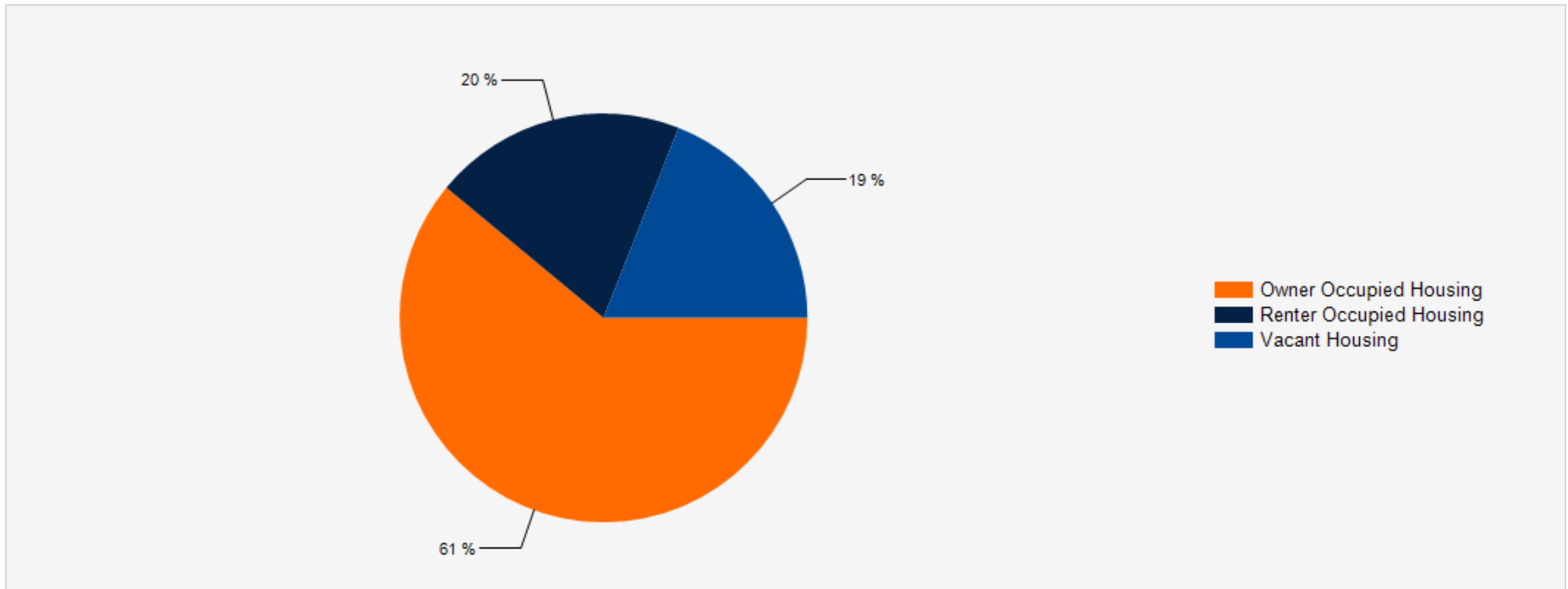
2021 Household Income



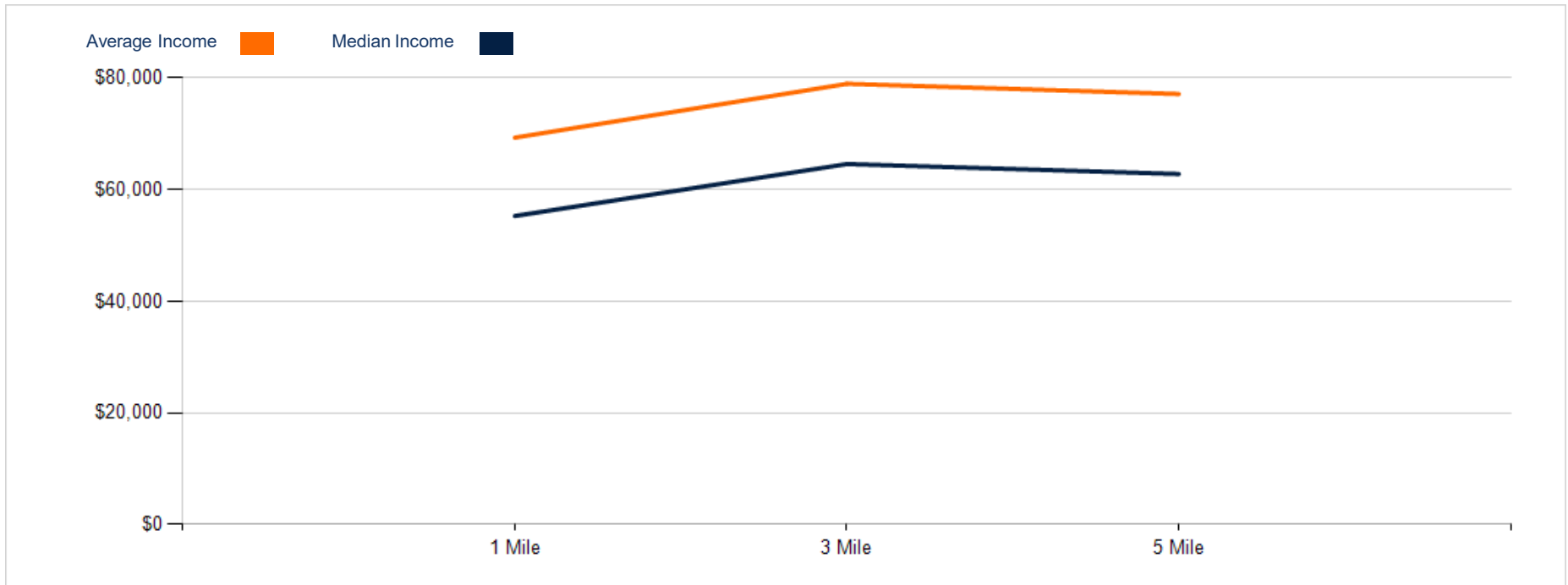
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Hampton, Georgia

The City of Hampton, Georgia, located in Henry County, is situated in the Atlanta Metro Service area, about 25 miles south of the City of Atlanta. Established in 1873, Hampton is home to many buildings from the past that have been converted to fit more modern uses including breweries and lofts. Designated a "Tree City", one can enjoy views of statuesque oak trees while touring the areas beautiful historic homes and districts.



Atlanta Motor Speedway contributes \$455 million annually to the Atlanta economy which is more than the combined total of all other sporting events in the city.

Source: Atlanta Journal-Constitution



The retail node surrounding the Property services the **Atlanta Motor Speedway**, a 1.5 mile racetrack with up to a 125,000 person seating capacity in Hampton, GA. Since it opened in 1960, Atlanta Motor Speedway hosts annual NASCAR Cup Series. In addition to holding several NASCAR events annually, the venue also hosts the Georgia State Fair, vintage markets and other expositions, racing experience schools, runs, concerts, festivals and various other large events including the Imagine Music Festival.



Imagine Music Festival held annually in Hampton, Ga.



Atlanta!

Atlanta is the undisputed Capital of the South and the Atlanta Metropolitan Service Area consistently delivers strong economic performance on a solid and diverse economy. With a rich and varied industry base, world-renown academic and research institutions, home to State and Federal Government, Atlanta consistently attracts employers and job seekers.

2019 FORTUNE 500 Headquarters (16)

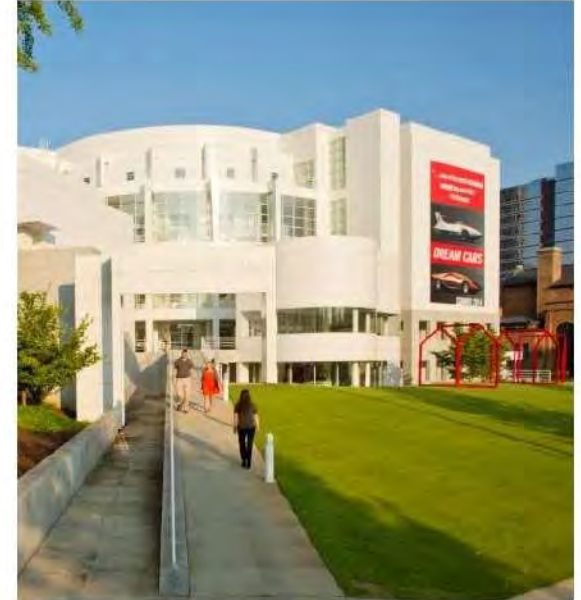


- 8,686 square miles
- 29 counties
- Population 6,000,000 +
- Low Taxes
- Low Cost of Living
- 18 Professional Sports Teams
- World's Busiest Airport
- Ninth Largest Metro Economy
- GDP over \$385 Billion
- 26 of America's Largest Corporations
- Largest Film production center in USA



GEORGIA HAS BEEN NAMED THE **#1 STATE FOR BUSINESS CLIMATE** FOR THE LAST SIX YEARS AND THE **#1 STATE FOR DOING BUSINESS** FOR THE LAST SIX YEARS. (Site Selection, 2013-2018; Area Development, 2014-2019)

Atlanta!



ATLANTA HAS BEEN THE TOP MOVING DESTINATION IN THE U.S. FOR THE LAST NINE YEARS. (Penske, 2011– 2019)



Alan Joel
Principal

Alan, Principal, has specialized in commercial real estate leasing and investment sales since graduating from college. He is a native of Atlanta whose family has been in the real estate business for over 50 years. Prior to starting Joel & Granot Real Estate, Alan was the top producing broker for five consecutive years at a large national commercial real estate company in Atlanta and had his own firm for over 10 years.

In 2020, Alan was president of CORFAC International, a global network comprised of privately held entrepreneurial commercial real estate firms with expertise in office, industrial and retail brokerage, tenant and landlord representation, investment sales, multifamily, self-storage, acquisitions and dispositions, property management and corporate services.

Alan attended the University of Georgia for his undergraduate degree and Georgia State University for his graduate degree.



Tom Thompson
Retail Partner

Tom Thompson has been in the retail real estate business for over 30 years primarily focusing on leasing and sales of retail properties in the Metropolitan Atlanta area.

Prior to joining the JGRE team, Tom was Director of Leasing at Retail Planning Corporation which is one of the premier shopping center owner/developer/third-party managers in the Metro Atlanta Area with 50+ Institutional Class A anchored shopping centers.

Shoppes at Hampton

Presented by



Alan Joel

Principal
(404) 869-2600
alan@joelandgranot.com
Lic: 118443



Tom Thompson

Retail Partner
(404) 869-2604
Tom@joelandgranot.com
Lic: 118997

