



**GOODWILL**  
STORE & DONATION CENTER

**1415 HIGHWAY 85 NORTH  
FAYETTEVILLE, GA (ATLANTA MSA)**



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the property or the owner of all Property (the “Owner”), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or CBRE, Inc., nor any of their respectful directors, officers, Affiliates or representatives make an representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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## CBRE 4

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# INVESTMENT OVERVIEW

INVESTMENT SUMMARY	
ADDRESS	1415 Highway 85 North Fayetteville, GA 30214
PARCEL SIZE	±1.96 Acres
BUILDING SIZE	34,000 SF
PARKING SPACES	94 Spaces (on-site) 115 Spaces (via cross parking)
TERM REMAINING	±7.2 Years
NOI	Rent \$272,000 Unreimbursed CAM (\$8,000) <b>NOI \$264,000</b>
PRICE	\$3,911,111
CAP RATE	6.75%

PROPERTY DESCRIPTION	
TYPE	C C-3 — Commercial Small Tract
YEAR BUILT	2001
NUMBER OF BUILDINGS	One
NUMBER OF FLOORS	One
FOUNDATION / FLOOR	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
INTERIOR WALLS	Metal studs and gypsum wallboard painted and/or wallpapered, some painted and bare concrete block
EXTERIOR WALLS	Combination of brick and painted synthetic stucco
CEILINGS	Acoustic, suspending ceiling tiles
ROOF COVER	Adhered rubber membrane throughout with areas of painted standing-seam panel. <b>Roof was recently replaced in May 9, 2017 with a warranty through June 2037.</b>
INTERIOR FLOOR COVERINGS	Combination of ceramic/vinyl tile and exposed concrete





# INVESTMENT HIGHLIGHTS



## ONE OF THE LARGEST GOODWILL AGENCIES IN THE UNITED STATES

Established in 1925, Goodwill of North Georgia, Inc. is a member of the Goodwill Industries International—an association of 162 Goodwill agencies in North America and 13 Goodwills in other continents. With 56 donation centers, 61 stores, and 13 career centers, Goodwill of North Georgia is one of the oldest nonprofits in the Atlanta metro area and the 9th largest nonprofit. As of 2018, Goodwill collected 3.06 million donations, served 7.5 million shoppers, served 50,872 job seekers, and connected 24,902 people with jobs during their last fiscal year. Goodwill has an economic impact of more than \$990 million annually, due to its connections with 5,000 employer partners, 39 public sector partners, 93 private foundation partners, and 65 nonprofit partners.



## REGIONAL RETAIL & COMMERCIAL

The site benefits from its location within Fayetteville's dominant retail and commercial corridor with 4.3 MSF of retail, 1.2 MSF of office, 1.3 MSF of industrial, and over 1,400 multifamily units within a 3-mile radius. Other major retailers include Office Depot, Havertys Furniture, Lowe's Home Improvement, JCPenney, ALDI, Guitar Center, Kroger, Planet Fitness, Food Depot, Tractor Supply Company, Staples, Ollie's Bargain Outlet, Walgreens, Starbucks, Longhorn Steakhouse, Zaxby's, Verizon, and O'Charley's.



## BUILT-IN CUSTOMER BASE

Over 20,000 households are positioned within a 10-minute drive from the site—providing a substantial built-in customer base.



## UPSCALE DEMOGRAPHICS

Goodwill benefits from upscale demographics with a population of 102,982 and an average household income of \$75,673 within a 5-mile radius.



## PROXIMITY TO WORLD'S BUSIEST AIRPORT

Goodwill is just a 25-minute drive from Hartsfield-Jackson Atlanta International Airport—the world's busiest airport that serves over 104 annual passengers.



## ATLANTA MSA ADVANTAGE

With an overall population of 5.8 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business.



## RECENTLY-EXTENDED NET LEASE

Goodwill's net lease was recently extended in 2017 and features  $\pm 7.2$  years of term remaining, demonstrating the tenant's commitment to the site.



## EXCELLENT ACCESS & VISIBILITY

The 34,000-square-foot Goodwill is situated on  $\pm 1.96$  acres along Highway 85 South (Traffic Count: 36,600 VPD). Furthermore, the center benefits from shared, signalized access with the 1.5 MSF Fayette Pavilion—a dominant power center featuring Target, Walmart Supercenter, Home Depot, Cinemark, Publix, Dick's Sporting Goods, Kohl's, Bed Bath & Beyond, Big Lots, JOANN, Marshalls, PetSmart, Ross Dress for Less, and Hobby Lobby, to name a few.



## STRATEGIC LOCATION

Goodwill is an anchor to the 72,314-square foot Uptown Square—a class A retail center that is further occupied by Harbor Freight Tools, Sprint, The UPS Store, Republic Finance, and Discover Games, among others. The site is 10 miles south of Interstate 75 (Traffic Count: 221,000 VPD) and 22 miles south from Downtown Atlanta.

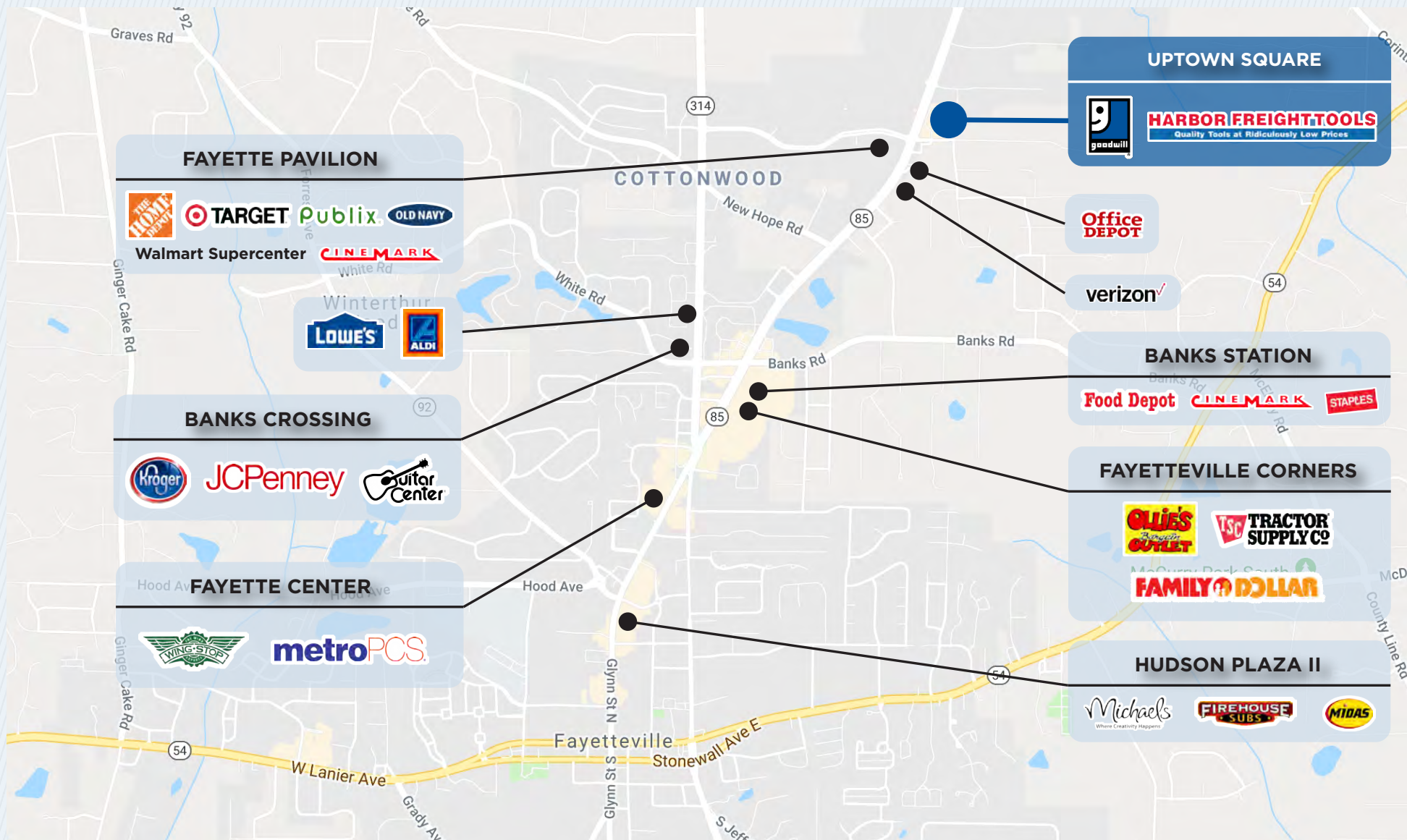
## DEMOGRAPHICS

3-Mile Pop	3 Mile AHI	5-Mile Pop	5-Mile AHI	10-Mile Pop	10-Mile AHI	Traffic Counts
30,135	\$75,096	102,982	\$75,673	382,656	\$71,952	Highway 85: 36,600 VPD











# SITE PLAN



TENANT	SUITE	SF
Relax & Wax	100	1,530
Sun Nail & Spa	101	1,845
Discover Games LLC	120	5,400
SprintCom, Inc.	130-140	3,600
Palette's	200A	5,000
Harbor Freight Tools USA	200B	15,914
Republic Finance, LLC	300	1,732
CUPS, LLC	310	1,285
Lock & Key Creations	320	2,008
<b>Goodwill of North Georgia, Inc.</b>	<b>400</b>	<b>34,000</b>
<b>TOTAL</b>		<b>72,314</b>



# LEASE SUMMARY

TENANT	Goodwill of North Georgia, Inc.
RENT COMMENCEMENT	June 18, 2011
LEASE EXPIRATION	June 30, 2026
LEASE TERM REMAINING	±7.2 Years
LEASE TYPE	NN
CURRENT TERM RENT	Current: \$272,000 July 1, 2021 - June 30, 2026: \$289,000
REMAINING RENEWAL OPTIONS	One 5-year options
OPTION RENT	July 1, 2026 - June 30, 2031: \$323,000
OPTION RENT INCREASES	\$1.00 PSF increase in next renewal option
TAXES	Tenant covenants and agrees to pay promptly when due all Real Estate Taxes assessed or levied against the Premises.
INSURANCE	<p>Tenant shall maintain, at its own cost and expense, the following policies of insurance: (i) combined single limit public liability insurance, insuring Landlord and Tenant, as their interests may appear, against all claims, demands, or actions for bodily injury, including death of any person, property damage, and personal injury within limits of \$2,000,000 for each occurrence and \$5,000,000 on an annual aggregate basis. Such liability insurance shall also cover any liability from signs erected by Tenant; (ii) insurance commonly known as "special all risk property insurance" on property belonging to Tenant covering 100% of the replacement cost of any item of value including Tenant's property; and (iii) business interruption insurance covering 100% of Tenant's actual loss sustained for a period not exceeding 12 months.</p> <p>Landlord (or Shopping Center Declarant) will pay in the first instance all fire, casualty (carrying at all times during the Term 100% replacement coverage for the Center) and liability insurance premiums for the Building. <b>Tenant shall reimburse Landlord the cost of such on-site insurance.</b></p>

## REPAIRS & MAINTENANCE

Landlord shall keep the foundations, exterior walls, gutters, downspouts and the roof in good order and repair, and shall make the structural repairs and replacements necessary to keep in good order and repair the Premises. Except for the following items which shall be reimbursed by Tenant (Capital Expenditures shall be amortized over their useful life), Landlord shall be responsible for the expenses. Tenant shall reimburse Landlord (or Declarant vis-a-vis the Landlord) for maintaining lighting fixtures; repairs and maintenance; costs and expenses of landscaping (maintaining, planting and replacing); roof repairs; paving repairs (including resealing and restriping); sound systems; removal of trash; and the costs of operating, maintaining and repairing truck service ways, loading docks, retaining walls, and sidewalks.

Tenant shall make and pay for all repairs for which Landlord or the owner of the adjacent shopping center ("Declarant") is not specifically responsible for, including but not limited to, the interior of the Premises and shall replace all things necessary to keep the same in a good state of repair. Tenant shall maintain, replace and keep in good repair all HVAC (repairs exceeding \$1,000 shall be Landlord's responsibility), plumbing, and electrical installations for the Premises.

## COMMON AREA MAINTENANCE\*

Tenant shall pay its Pro Rata share of the Common Area costs to Declarant, not to exceed 105% of the previous year. Common Area costs shall include all costs and expenses of every kind and nature paid or incurred by Declarant with respect to the day-to-day operation of the Common Area. Such costs and expenses shall include but not be limited to: maintaining lighting fixtures, salaries of on-site Center personnel, repairs and maintenance, costs and expenses of landscaping (maintaining, planting and replacing), paving repairs (including resealing and restriping), sound systems, removal of trash, and premiums for insurance (liability, fire, hazard, sign and other property-related insurance). Additionally, Common Area costs shall include the cost of operating, maintaining and repairing truck service ways, tunnels, loading docks, retaining walls, pedestrian malls, courts, plazas, stairs, ramps, sidewalks, washrooms and other elements of the Common Area. Any of the above, when considered to be a capital expenditure, shall be amortized over their useful life.

\* The process to subdivide the Goodwill parcel from the balance of the shopping center is being finalized. The CAM language reflects how the property will interface with the shopping center after the subdivision is complete. The shopping center owner will be the Declarant providing for minimal responsibilities to the Goodwill owner.



# TENANT OVERVIEW

## Goodwill of North Georgia, Inc.

Established in 1925, Goodwill of North Georgia, Inc. is a member of the Goodwill Industries International—an association of 162 Goodwill agencies in North America and 13 Goodwills in other continents. With 56 donation centers, 61 stores, and 13 career centers, Goodwill of North Georgia is one of the oldest nonprofits in the Atlanta metro area and the 9th largest nonprofit. As of 2018, Goodwill collected 3.06 million donations, served 7.5 million shoppers, served 50,872 job seekers, and connected 24,902 people with jobs during their last fiscal year. Goodwill of North Georgia has an economic impact of more than \$990 million annually, due to its connections with 5,000 employer partners, 39 public sector partners, 93 private foundation partners, and 65 nonprofit partners. Additionally, the company was named #4 in the top 50 brands doing the most good in the 2018 Brand World.

## Goodwill Industries International, Inc.

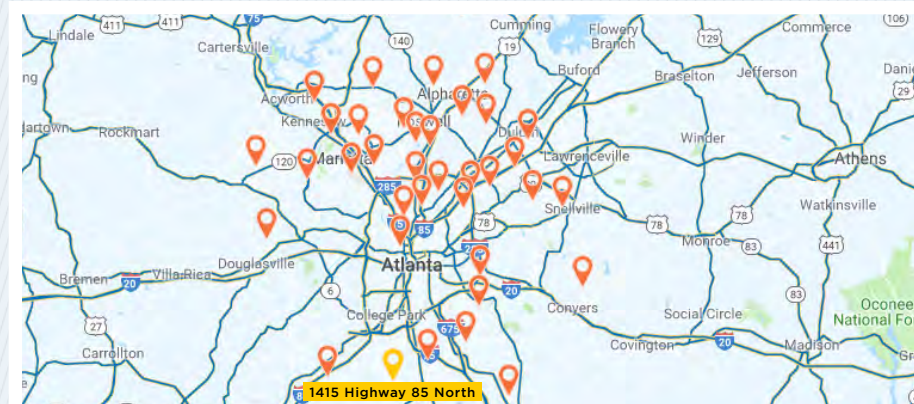
Goodwill Industries International, Inc. is a nonprofit organization that provides job training, employment placement services, and other community-based programs. Goodwill's aim is to improve the quality of life of people with disabilities and other disadvantages, such as welfare dependency, illiteracy or lack of work experience while also strengthening communities, eliminating barriers to opportunity, and helping people in need reach their full potential through learning and the power of work. Goodwill Industries International—otherwise known as GII—functions as a member association comprised of a network of independent community-based Goodwill organizations in the United States, Canada and 13 other international affiliates. Goodwill Industries International provides Goodwill organizations with various services, including consulting for workforce development, retail and commercial operations, financial and management information, public relations and marketing, and legislative information.

During 2017, Goodwill placed over 288,000 people into employment, served 38.6 million people, generated \$5.87 billion in total revenue, and received over 105 million donations.

## GOODWILL INDUSTRIES INTERNATIONAL, INC.

YEAR FOUNDED	1902
TOTAL REVENUE (2017)	\$5.87 Billion
NUMBER OF RETAIL & OUTLET LOCATIONS	3,300+
NUMBER OF EMPLOYEES	288,000+
HEADQUARTERS	Rockville, Maryland
WEBSITE	<a href="http://www.goodwill.org">www.goodwill.org</a>

## Goodwill Retail Locations in Greater Atlanta





# AREA OVERVIEW

## FAYETTEVILLE, GEORGIA

Situated just 22 miles south of Downtown Atlanta, the city of Fayetteville (Population: 17,056) is one of Georgia's fastest growing cities due to its proximity to Atlanta. Fayetteville benefits from its accessibility via Interstates 85 and 75, as well as being just 25 minutes from Hartsfield-Jackson Atlanta International Airport.

Founded in 1822 as the seat of Fayette County, Fayetteville was originally developed around agriculture. Over the past few years, Fayetteville has experienced an economic boom, which is largely attributed to the opening of Pinewood Studios Atlanta in 2014. The world-class Fayetteville location serves as the United States extension of the Pinewood brand. The studio has evolved into a full-service film and entertainment studio complex with 18 sound stages on 700 acres. Additionally, Fayetteville features a business-friendly environment that offers multiple economic incentives for businesses looking to grow or expand within the community.

In 2018, the City of Fayetteville developed a strategic plan that will be carried out over the next 3 to 5 years and includes investment in transportation, economic opportunity development, infrastructure growth, neighborhood improvement, and government efficiency.





# AREA OVERVIEW

## ATLANTA: CAPITAL OF THE SOUTHEAST

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 5.8 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport.





## FORTUNE 500 COMPANIES HEADQUARTERED IN METRO ATLANTA



STATE RANK	COMPANY	TICKER	FORTUNE 500 RANK	REVENUES (BILLIONS)
1	The Home Depot	HD	23	\$100.9
2	United Parcel Service	UPS	46	\$65.8
3	The Coca-Cola Company	KO	64	\$35.41
4	Delta Air Lines	DAL	71	\$41.2
5	Aflac Inc.	AFL	126	\$29.2
6	Southern Co.	SO	145	\$19.9
7	Genuine Parts Co.	GPC	180	\$16.3
8	First Data Corp.	FDC	242	\$12.1
9	SunTrust Banks Inc.	STI	303	\$9.2
10	Mohawk Industries	MHK	311	\$9.0
11	Veritiv	VRTV	331	\$8.3
12	PulteGroup, Inc.	PHM	353	\$7.7
13	HD Supply	HDS	364	\$7.5
14	AGCO	AGCO	370	\$7.4
15	NCR	NCR	409	\$6.5
16	Asbury Automotive Group, Inc.	MHK	410	\$6.5
17	Intercontinental Exchange	ICE	437	\$6.0

Source: Fortune, 2017



# AREA OVERVIEW

## ECONOMIC STRENGTH AND STABILITY

- » Over 2,100 international companies are represented in Atlanta
- » Top Tech Talent Market
- » Cost of living is below the U.S. average
- » Atlanta has been recognized for some of the lowest operating costs in the nation
- » Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 104+ million passengers annually with over 90 international destinations in 55 countries and over 260,000 passengers per day (2017)

## MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 9th largest - contains approximately 5.8 million people
- » More than 58% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- » Median household income has increased 62% since 1990, with 22.5% of households currently earning \$100,000+ annually

## HIGHLY EDUCATED WORKFORCE

- » Ranked as 7th Major U.S. city for production of graduates with Bachelor's degrees or higher
- » Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

## JOB GROWTH IS REVVING UP AGAIN

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. 26 Fortune 1000 companies have headquarters in Atlanta and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong in-migration, population growth, and business-friendly environment are expected to fuel above-average job growth. According to the Department of Labor, Atlanta employment and labor force numbers grew by nearly 48,000 jobs in 2017, which was a rate of 1.7%. The growth rate outpaced the state and nation's job growth rate of 1.5 percent.

## CORPORATE RELOCATION MAGNET

As the economic recovery continues, businesses are focused on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Pulte Homes, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.



# AREA OVERVIEW

## FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

Atlanta's position as a global business center for established companies has never been in question. FDI Magazine, a foreign direct investment news outlet, ranked Atlanta the #5 City of the Future in the U.S. based on economic potential, human resources, infrastructure, quality of life, FDI strategy and business climate.

Atlanta continues to attract many companies due to the state's attractive business climate and highly valuable logistical assets. Georgia is the #5 ranked state for business according to both Site Selection Magazine and Chief Executive due to its low corporate and personal income tax, highly-educated workforce, quality healthcare and low percentage of unionized labor. Atlanta is building on these advantages through programs like its Opportunity Zones which were recently extended to Midtown and Downtown businesses and offer tax credits for each new job added.

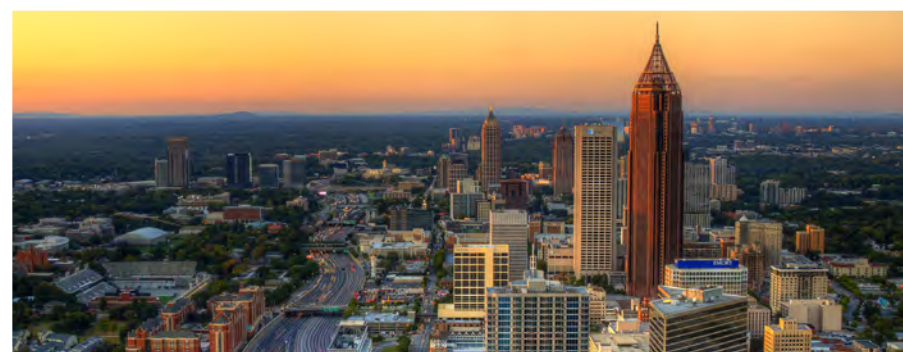
In addition to a strong base of internationally recognized firms, the city is already turning to the next generation of Fortune 500 companies to drive future employment growth. Atlanta is poised for a new wave of growth in a diverse range of innovative fields.

**Technology** – Atlanta has a thriving ecosystem ideal for the cultivation of the high-growth technology sector. A key factor helping lure tech companies to the market includes the lowest cost of doing business and the second lowest cost of living among the top-10 markets in the country. One of the defining characteristics of Atlanta's tech sector is that a heavy concentration are primarily business-to-business technology companies (FinTech, Cybersecurity, Health IT, Marketing Automation and Logistics Technology). A strong indicator of the continued growth to come is the noticeable rise and healthy levels of venture capital and private equity investment in Atlanta-based tech companies. Atlanta has seen more than \$1.7 billion of venture and private equity investments in local technology companies since 2015.

**Film & Television** – As a result of generous tax incentives in the state, movie and television production companies have flocked to Georgia in recent years, making it the third most popular filming location in the U.S., behind only California and New York. Gov. Nathan Deal announced that the industry generated \$9.5 billion in the 2017 fiscal year thanks to more than 300 film and television productions shot in the state.

**Bioscience** – The city is ranked #5 in university research nationally. A key component of the ranking is Emory University's place at #4 in the U.S. for discovering new drugs and vaccines among public-sector research institutions, with 27 products in the marketplace and 12 more in human clinical trials. Atlanta is also home to the Georgia Research Alliance, a non-profit that is government funded and run by a board of high-level business leaders and university presidents. GRA has leveraged \$525 million in state funds into \$2.6 billion of federal and private investment.

**Advanced Manufacturing and Supply Chain Management** – Atlanta's supply chain and advanced manufacturing industry is the largest growth sector in recent years. Seventy percent of the top 20 supply chain management software providers have operations in Atlanta, including six corporate headquarters. State-wide, Georgia continues to increase its connectivity to the global marketplace. Given Atlanta's dominance as a global logistics hub with the busiest airport in the world and as home to both UPS and Delta, the Port of Savannah has become a critical element in the expansion of its distribution capabilities. Furthermore, given that the Northwest is one of the closest submarkets to the distribution hub surrounding Hartsfield-Jackson Atlanta International Airport, the continued growth of this industrial sector should continue to benefit the Northwest in years to come. Many tenants in the Northwest chose their location due to proximity to the airport. Additionally, Atlanta mayor Keisha Lance Bottoms continues to promote a high-speed rail line linking metro Atlanta to Savannah - this additional linkage could serve to boost both the Atlanta and Savannah economies.





# AREA OVERVIEW

## FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

**Port of Savannah** – Atlanta is 250 miles from the Port of Savannah, the fastest growing port in the nation. Georgia’s deep water ports and inland barge terminals expedite deliveries to 153 countries around the globe and sustain more than 369,000 jobs throughout the state annually, contributing \$20.4 billion in income and \$84.1 billion in revenue to Georgia’s economy. The Port of Savannah is the fourth-busiest port in the nation, with 36 weekly vessel calls, more than any other container terminal on the U.S. East Coast. The Port of Savannah contributes significantly to promoting American businesses in the global marketplace. In 2014, the Savannah Harbor Expansion Project was authorized to begin construction to deepen the harbor to 47 feet through the Water Resources Reform and Development Act of 2014. Completion is expected as early as 2020. In addition, the Port of Savannah has 10 Super Post-Panamax ship-to-shore cranes on order, for a total of 36 cranes. Four will arrive in 2018, and the final six by 2020. Investments are also being made in road and rail improvements in order to increase service to inland markets and strengthen the logistics network across the state.

**Hartsfield-Jackson Atlanta International Airport** – Located 7 miles south of the city’s Central Business District, Hartsfield-Jackson Atlanta International Airport (“Hartsfield”) is the world’s busiest airport, serving more than 104 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the largest employer in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse and expand cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country’s top business centers and deserves its nickname as the “Gateway to the World.”







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