

AMC THEATRE

1210 Scenic Hwy N

Lawrenceville, GA



ON MARKET: AMC THEATRE IN LAWRENCEVILLE, GEORGIA



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **AMC Theatre in Lawrenceville, GA**
30 MILES NORTHEAST OF DOWNTOWN ATLANTA
- ▶ **Long Term Triple Net Lease (NNN) | 12 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Hedge Against Inflation**
AMC FEATURES A SIGNIFICANT BASE RENT INCREASE IN 2022
- ▶ **Strong Local Demographics**
AVERAGE HOUSEHOLD INCOME GREATER THAN \$104,000 WITHIN A MILE
- ▶ **High Growth Market**
RESIDENTIAL POPULATION INCREASE OF 13% SINCE 2010
- ▶ **Ideally Located Along The Strong Retail Corridor of Scenic Highway**
MORE THAN 36,500 VEHICLES PER DAY (VPD)
- ▶ **Strong Retail Corridor**
MORE THAN 1.4 MILLION SQUARE FEET OF RETAIL DEVELOPMENT WITHIN 1.5 MILES ALONG SCENIC HWY
- ▶ **Significant Capital Commitment to the Area**
MORE THAN \$120 MILLION IN PLANNED COMMERCIAL DEVELOPMENT IN LAWRENCEVILLE
- ▶ **Strong Store Sales**
LAWRENCEVILLE AMC SALES ARE CONSISTENTLY ABOVE THE AMC NATIONAL AVERAGE

FINANCIAL OVERVIEW

1210 SCENIC HWY N
LAWRENCEVILLE, GEORGIA

PRICE	\$17,068,966
CAP RATE	7.25%
NOI	\$1,237,500
PRICE PER SQUARE FOOT	\$308.48
RENT PER SQUARE FOOT	\$22.36
YEAR BUILT	2016
APPROXIMATE LOT SIZE	8.49 Acres
GROSS LEASEABLE AREA	55,332
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	American Multi-Cinema, Inc (Corporate)
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA

BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	12/31/2021	\$1,237,500	\$103,125

*Rent Increase on 1/1/2022. Lesser of 5% or 1.25x 5 Year CPI. Every 5 Years

AMC THEATRE - Lawrenceville, Georgia



LEASE SUMMARY

LEASE COMMENCEMENT DATE	6/1/2012
LEASE EXPIRATION DATE	5/31/2032
LEASE TERM	20 Years
TERM REMAINING	12 Years
INCREASES	Every 5 Years, Lesser of 5% or 1.25x 5 Year CPI
OPTIONS TO RENEW	Four, 5-Year Options



TENANT OVERVIEW

AMC Theatres is an American movie theatre chain headquartered in Leawood, Kansas. AMC was founded in 1920 and has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. AMC Theatres has grown to having more than 905 locations, serving more than 200 million guests each year with the best movie-going experience in the industry. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, AMC became the largest movie theater chain in the world. AMC has over 8,200 screens in 661 theatres in the United States and more than 2,200 screens in 244 theatres in Europe. The company has estimated annual revenues in excess of \$5.08 billion and more than 39,800 employees, both part and full-time.



ACTUAL PROPERTY



OVERVIEW

TENANT TRADE NAME	AMC
OWNERSHIP	Public
LEASE GUARANTOR	American Multi-Cinema, Inc (Corporate)
NUMBER OF LOCATIONS	661+
HEADQUARTERED	Leawood, KS
WEB SITE	https://www.amctheatres.com/
SALES VOLUME	\$5.5 Billion (2018)
STOCK SYMBOL	AMC
BOARD	NYSE



ACTUAL PROPERTY

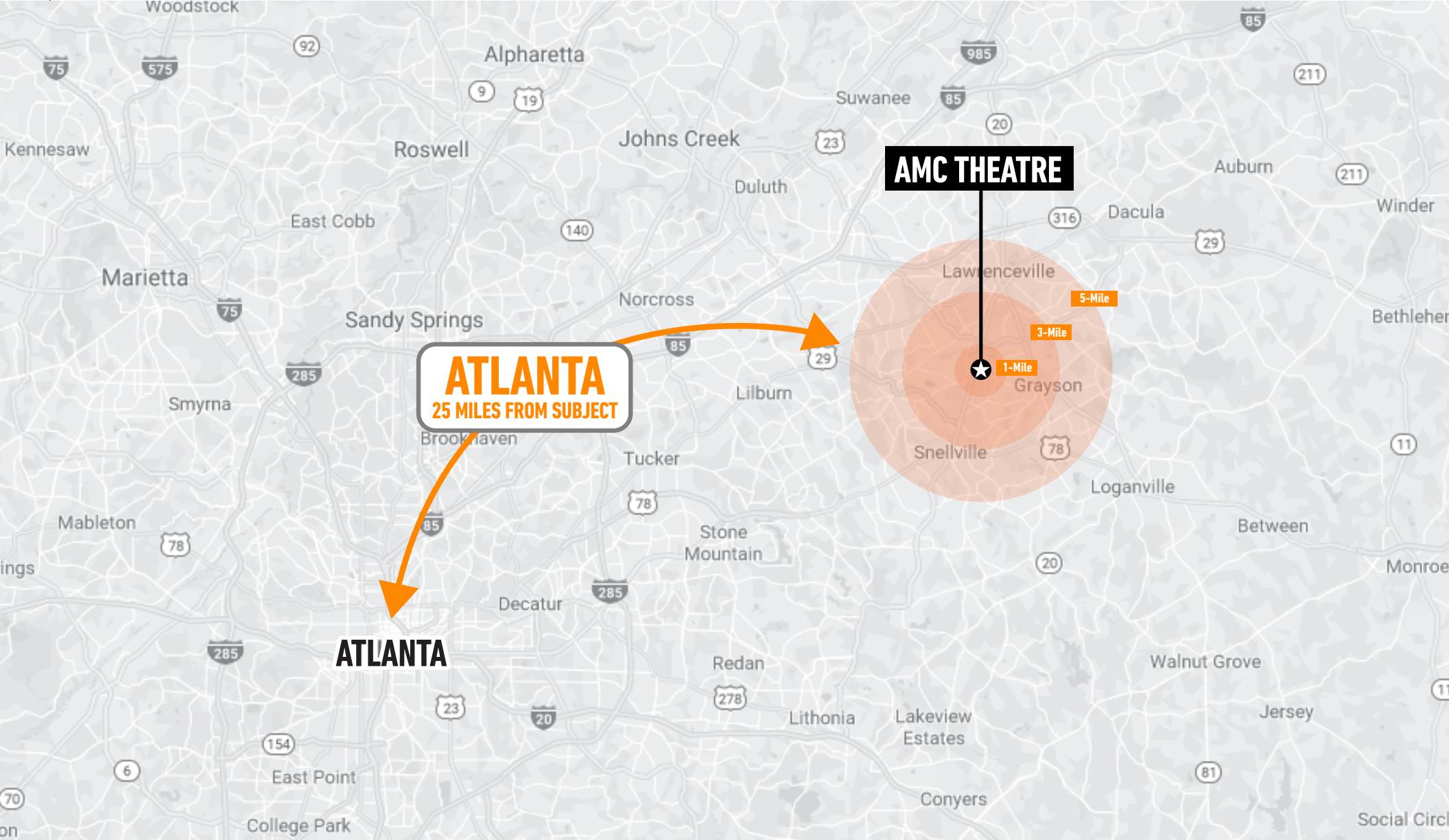
ABOUT LAWRENCEVILLE

Lawrenceville is a city and the county seat of Gwinnett County, Georgia, United States. It is a suburb of Atlanta, located approximately 30 miles northeast of downtown. Chosen because of several nearby springs, Lawrenceville's original town square remains the heart of downtown. With the inception of the first courthouse, which was built in 1824, and the layout of adjacent property, the farming community took shape and expanded. As Atlanta boomed, the sleepy suburbs came alive. During the 1980s, Gwinnett repeatedly ranked first among the fastest growing counties in the United States. Consequently, Lawrenceville hustled and bustled alongside her sister cities.

The 2006 opening of Georgia Gwinnett College-the nation's first four-year public college created in the 21st Century and Georgia's first four-year public college established in over 100 years-has further enhanced the appeal of Lawrenceville for students, educators, professionals, and business leaders. The liberal arts institution offers bachelor and associate degrees, as well as graduate programs, in conjunction with the University of Georgia and Georgia Perimeter College.

From services to sports, like the Gwinnett Medical Center, the Gwinnett Justice and Administration Center, Georgia Gwinnett College, Gwinnett Technical College, and the Gwinnett Braves Minor League Baseball, Lawrenceville covers all bases for residents and visitors alike.





	1-Mile	3-Mile	5-Mile
2000 Population	4,116	46,638	118,777
2010 Population	7,293	64,043	164,103
2019 Population	8,321	72,723	185,386
2024 Population	8,920	77,904	198,450

	1-Mile	3-Mile	5-Mile
2000 Households	1,313	15,170	39,716
2010 Households	2,441	21,286	54,591
2019 Households	2,765	24,045	61,314
2024 Households	2,958	25,710	65,507

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$107,491	\$100,350	\$85,391
2019 Median HH Income	\$86,984	\$82,720	\$69,867
2019 Per Capita Income	\$35,718	\$33,180	\$28,242

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