



**701 DULUTH HIGHWAY  
LAWRENCEVILLE, GA (ATLANTA MSA)**



**THE LEASE IS NOW BACKED BY TRUIST BANK (S&P: A),  
THE SIXTH LARGEST COMMERCIAL BANK IN THE UNITED STATES.**

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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.

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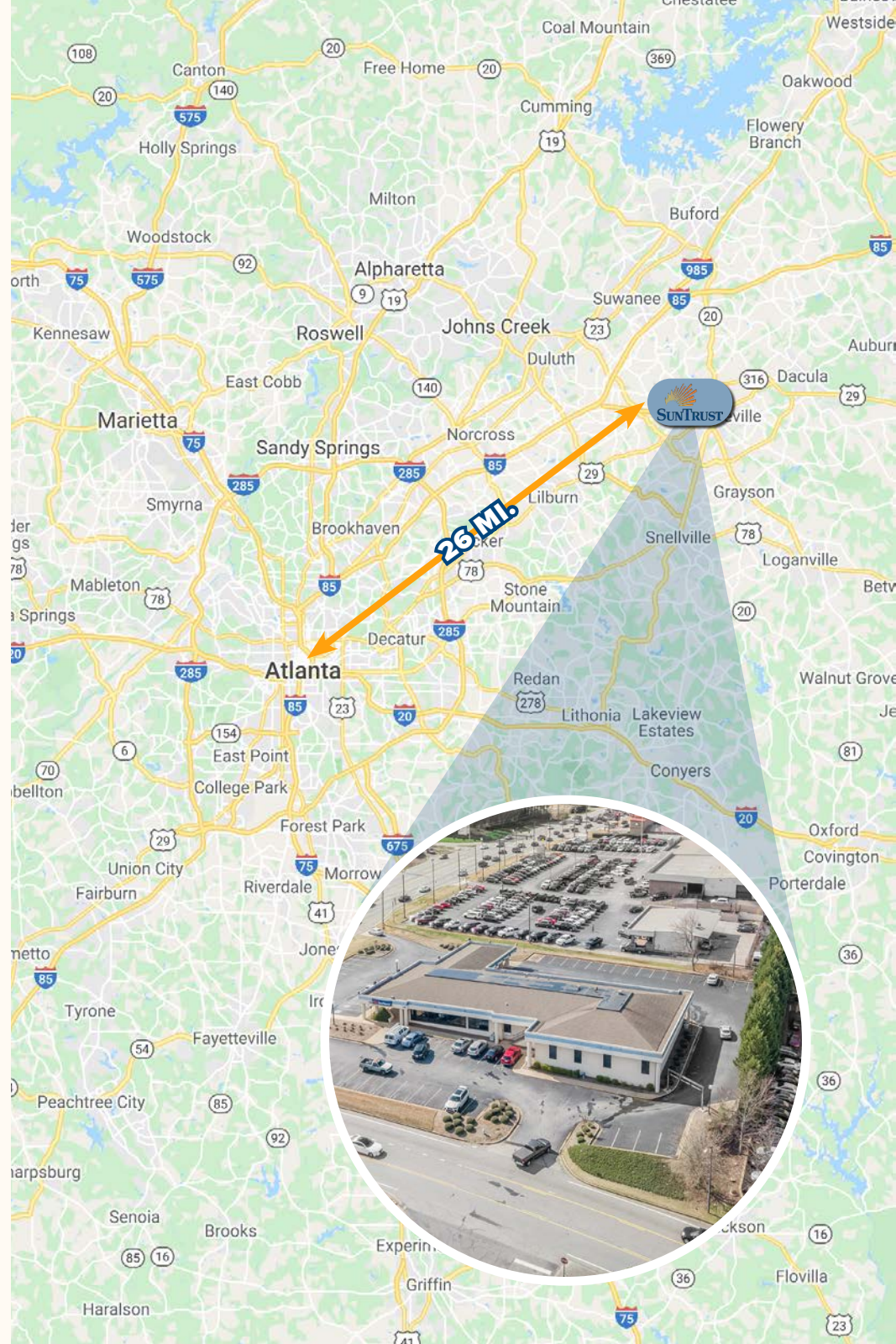
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# INVESTMENT OVERVIEW

The CBRE Net Lease Property Group is pleased to exclusively offer a 10,540-square-foot SunTrust Bank situated on 1.68 acres in Lawrenceville, GA—a component of the Atlanta MSA (MSA Population: 5.9 Million). SunTrust/Truist Bank's absolute NNN lease features  $\pm 8$  years of term remaining and attractive 1.5% annual rent escalations throughout the remainder of the primary term. The lease is now backed by Truist Bank (S&P: A), the sixth largest commercial bank in the United States. Built in 1985, SunTrust has continually expressed commitment to the site with its long operating history and 12-year lease extension in September 2016. Located 26 miles northeast of downtown Atlanta, the property is positioned with excellent access and visibility on a hard corner at the signalized intersection of Philip Boulevard and Duluth Highway (51,600 VPD), where it is just feet from the on-ramp to GA-316 (83,600 VPD) which provides direct access to Interstate 85 (5 miles west). SunTrust is strategically located adjacent to a Chrysler-Dodge-Jeep-RAM dealership and Benzer Pharmacy; is directly across from Taco Bell and Wendy's; and is diagonally across from Chick-fil-A and Golden Krust. The property is feet from the 285,656-square-foot Lawrenceville Market shopping center, which is anchored by Target, Home Depot, AMC, Ross, PetSmart, Hobby Lobby and Marshalls, and is further occupied by Shoe Carnival, Bath & Body Works, Sally Beauty, Catherines, Sweet Frog, Sun City Tanning, GNC, Del Taco and Dollar Tree. The site benefits from its position within Lawrenceville's primary retail and commercial corridor with 6.6 MSF of retail, 3.5 MSF of office, 12.2 MSF of industrial and 5,470 multifamily units within a 3-mile radius. The corridor is highlighted by the presence of Northside Hospital Gwinnett ( $\pm 350$  beds) and a high concentration of medical uses, surrounding the property with a daytime population of 98,000+ within a 3-mile radius. Major tenants within the immediate vicinity include Kaiser Permanente, Publix, Office Depot, ALDI, Country Inn & Suites (49 rooms), AutoZone, Verizon, Applebee's, Zaxby's, Jimmy John's, Dunkin', McDonald's, IHOP, Panera Bread and Steak 'n Shake, among others. SunTrust further benefits from dynamic demographics with a population of 77,876 and an average household income of \$79,616 within a 3-mile radius.



Actual Location

## INVESTMENT SUMMARY

ADDRESS	701 Duluth Highway Lawrenceville, GA 30046
PARCEL SIZE	1.68 Acres
BUILDING SIZE	10,540 SF
DRIVE-THRU LANES	4 Drive Thru Lanes 1 Drive Up ATM
PARKING SPACES	58 Spaces
DEPOSITS	\$101M
TERM REMAINING	$\pm 8$ Years
NOI	\$267,486
PRICE	\$4,863,400
CAP RATE	5.50%



# INVESTMENT HIGHLIGHTS

## NEW TENANT IS TRUIST BANK (S&P: A)



In December 2019, SunTrust Banks, Inc. and BB&T Corporation successfully closed their merger and became Truist Financial Corporation (NYSE: TFC), resulting in the largest financial merger in more than 15 years. The combined entities boast over 275 years of serving their clients and communities and now hold the #2 rank in weighted average deposits in the top 20 MSAs. Headquartered in Charlotte, North Carolina, Truist is now the sixth largest commercial bank in the United States with ±59,000 employees and a footprint that serves 10 million U.S. consumer households and a full range of business clients. As of December 2019, Truist reported \$473.1 billion in total assets and \$75.6 billion in market value.

## SUNTRUST'S DOMINANT MARKET SHARE



Prior to its merger with BB&T, SunTrust Bank had the #1 branch deposit market-share in the state of Georgia in excess of 21%, ahead of Bank of America (14.7%), Wells Fargo (14.6%) and BB&T (5.00%).

## NNN LEASE WITH ANNUAL RENT INCREASES



SunTrust/Truist Bank's NNN lease features ±8 years of term remaining with 1.5% annual increases throughout the remainder of the current term and in its next two (out of six) remaining renewal options. The remaining four options are at fair market value.

## COMMITMENT TO SITE



SunTrust extended their lease by 12 years in 2016, demonstrating their continued commitment to the site.

## EXCEPTIONALLY STRONG DEPOSITS



Exceptionally strong branch deposit base of \$101 million as of June 30, 2020.

## EXCELLENT ACCESS & VISIBILITY



Located 26 miles northeast of downtown Atlanta, the property is positioned with excellent access and visibility on a hard corner at the signalized intersection of Philip Boulevard and Duluth Highway (51,600 VPD), where it is just feet from the on-ramp to GA-316 (83,600 VPD) which provides direct access to Interstate 85 (5 miles west).

## STRATEGIC LOCATION



SunTrust is strategically located adjacent to a Chrysler-Dodge-Jeep-RAM dealership and Benzer Pharmacy; is directly across from Taco Bell and Wendy's; and is diagonally across

from Chick-fil-A and Golden Krust. The property is feet from the 285,656-square-foot Lawrenceville Market shopping center, which is anchored by Target, Home Depot, AMC, Ross, PetSmart, Hobby Lobby and Marshalls, and is further occupied by Shoe Carnival, Bath & Body Works, Sally Beauty, Catherines, Sweet Frog, Sun City Tanning, GNC, Del Taco and Dollar Tree.

## PRIMARY RETAIL & COMMERCIAL CORRIDOR



The site benefits from its position within Lawrenceville's primary retail and commercial corridor with 6.6 MSF of retail, 3.5 MSF of office, 12.2 MSF of industrial and 5,470 multifamily units within a 3-mile radius. Major tenants within the immediate vicinity include Kaiser Permanente, Publix, Office Depot, ALDI, Country Inn & Suites (49 rooms), AutoZone, Verizon, Applebee's, Zaxby's, Jimmy John's, Dunkin', McDonald's, IHOP, Panera Bread and Steak 'n Shake, among others.

## SUBSTANTIAL BUILT-IN CUSTOMER BASE



The corridor is highlighted by the presence of Northside Hospital Gwinnett (±350 beds) and a high concentration of medical uses, surrounding the property with a daytime population of 98,000+ within a 3-mile radius.

## DYNAMIC DEMOGRAPHICS



SunTrust benefits from dynamic demographics with a population of 77,876 and an average household income of \$79,616 within a 3-mile radius.

## LAWRENCEVILLE SUBMARKET



As one of Gwinnett County's premier communities, Lawrenceville (Population: 32,149) is a densely developed destination known for its modern infrastructure and robust educational systems. With varied lifestyle offerings ranging between urban business centers, charming "main street" districts and tranquil suburbs, Lawrenceville offers the comfort and benefit of small-town living in combination with easy access to Atlanta via major highways such as Interstate 85, Stone Mountain Freeway and GA-316.

## ATLANTA MSA ADVANTAGE



With an overall population of 5.9 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 over the next few years. 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.

## DEMOGRAPHICS

1-Mile Pop	1 Mile AHI	3-Mile Pop	3-Mile AHI	5-Mile Pop	5-Mile AHI	Traffic Counts
9,811	\$61,730	77,876	\$79,616	211,838	\$91,052	Duluth Highway: 51,600 VPD GA-316: 83,600 VPD



**NH  
NORTHSIDE  
HOSPITAL**  
**±350 BEDS**

**THE PRESERVE  
AT LEGACY PARK**  
498 UNITS

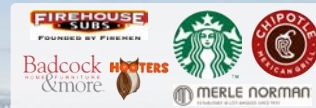
**GA-316:  
83,600 VPD**

**CANCER CENTER AT  
LAWRENCEVILLE**

**DULUTH HIGHWAY: 51,600 VPD**



**PHILIP BOULEVARD**





# AERIAL





# LEASE SUMMARY

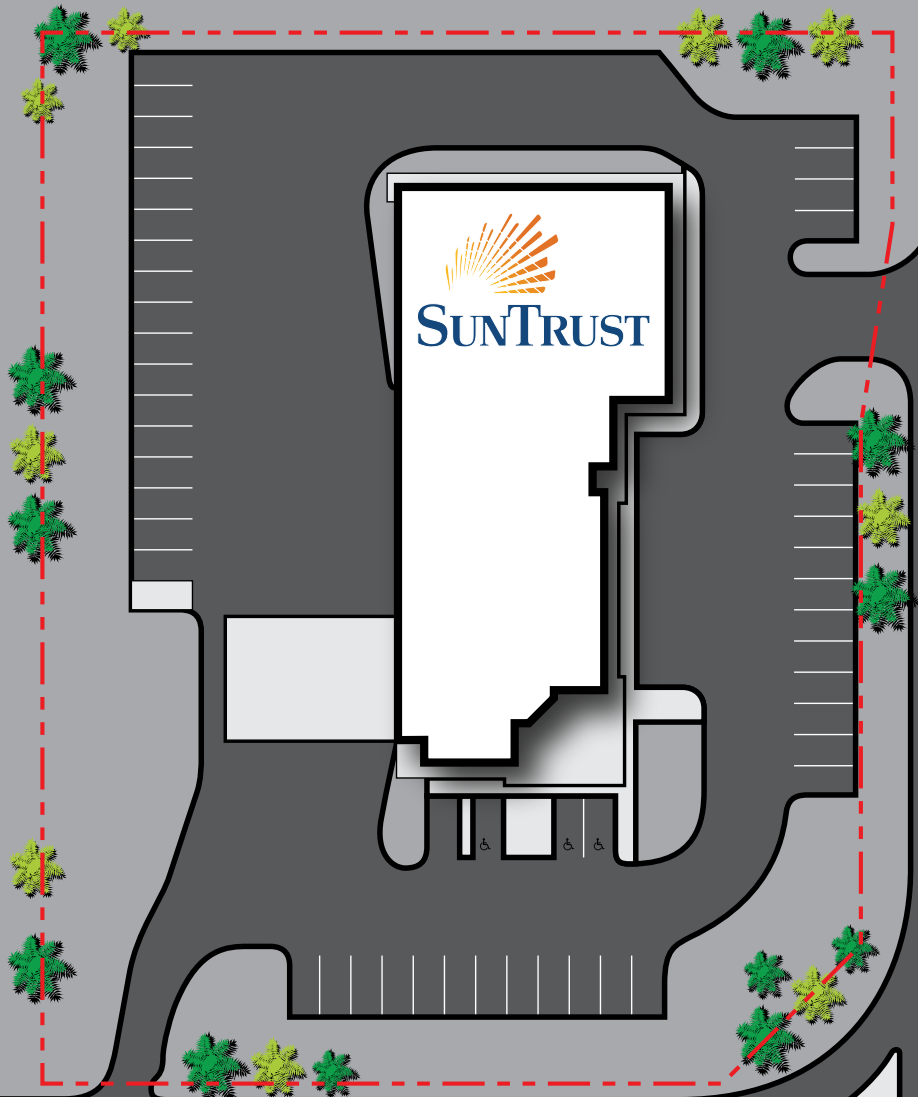
<b>TENANT</b>	Truist Bank (S&P: A)	
<b>RENT COMMENCEMENT</b>	March 28, 2008	
<b>LEASE EXPIRATION</b>	September 30, 2028	
<b>LEASE TERM REMAINING</b>	±8 Years	
<b>LEASE TYPE</b>	Absolute NNN	
<b>FIRST RENEWAL OPTION</b>	4/1/2020 - 3/31/2021:	\$267,486
	4/1/2021 - 3/31/2022:	\$271,498
	4/1/2022 - 3/31/2023:	\$275,571
	4/1/2023 - 3/31/2024:	\$279,704
	4/1/2024 - 3/31/2025:	\$283,900
	4/1/2025 - 3/31/2026:	\$288,158
	4/1/2026 - 3/31/2027:	\$292,481
	4/1/2027 - 3/31/2028:	\$296,868
	4/1/2028 - 3/31/2029:	\$301,321
<b>RENT INCREASES</b>	1.5% annual increases	
<b>REMAINING RENEWAL OPTIONS</b>	Six 5-year options remaining	
<b>OPTION RENT</b>	10/1/2028 - 9/30/2029:	\$303,581
	10/1/2029 - 9/30/2030:	\$308,135
	10/1/2030 - 9/30/2031:	\$312,757
	10/1/2031 - 9/30/2032:	\$317,448
	10/1/2032 - 9/30/2033:	\$322,210
	10/1/2033 - 9/30/2034:	\$327,043
	10/1/2034 - 9/30/2035:	\$331,948
	10/1/2035 - 9/30/2036:	\$336,928
	10/1/2036 - 9/30/2037:	\$341,982
	10/1/2037 - 9/30/2038:	\$347,111
	Options 4-7:	FMRV
<b>OPTION RENT INCREASES</b>	Options 2-3: 1.5% annual increases Options 4-7: FMRV	
<b>TAXES</b>	Tenant shall pay all Real Estate Taxes for the Leased Property that become due and payable during the Term of this Lease.	

\*Lease expires on 9/30/2028, meaning only \$150,661 of NOI is guaranteed in the initial term. The remaining \$150,661 would roll into the renewal option, if exercised.

<b>INSURANCE</b>	During the Term, Tenant shall maintain at its sole cost and expense the following insurance: (a) insurance against loss or damage under an “all risk” extended coverage insurance policy, which shall include coverage against all risks of direct physical loss, including loss by fire, lightning and other risks which at the time are included under “extended coverage” endorsements. Such insurance shall be in amounts not less than the replacement cost of the improvements on the Lease Property; and (b) commercial general liability insurance against claims for bodily injury, death or property damage occurring within or on the Leased Property, which shall provided minimum protection with a combined single limit in an amount not less than \$3,000,000 for bodily injury, death and property damage in any one occurrence. So long as Tenant maintains a credit rating of BBB+/Baa1, Tenant may self-insure.
<b>REPAIRS &amp; MAINTENANCE</b>	Tenant shall, at its sole cost and expense, promptly perform all maintenance, repairs, refurbishing and replacement work to the Leased Property, and shall keep the Leased Property in good condition and repair, in accordance with standards customarily applied by owners or tenants of Comparable Properties.
<b>ROFR</b>	Yes, 10 days.







PHILIP BOULEVARD



120

DULUTH HIGHWAY: 51,600 VPD





# TENANT OVERVIEW



Prior to its merger with BB&T, SunTrust Bank was the primary operating entity of SunTrust Banks, Inc., which was one of the 20 largest banks in the U.S. with total assets in excess of \$227.4 billion and deposits of \$167.7 billion. Founded in 1984 and headquartered in Atlanta, Georgia, SunTrust was a leading provider of financial services with approximately 23,000 employees and over 1,400 branches (located primarily in Florida, Georgia, Maryland, North Carolina, South Carolina, Tennessee, Virginia, and the District of Columbia). The company offered a full line of financial services for consumers, businesses, corporations, institutions, and not-for-profit entities. Other subsidiaries of SunTrust Banks, Inc. provided capital markets, mortgage banking, securities brokerage, online consumer lending, and asset and wealth management services. SunTrust last reported TTM revenue of \$9.6 billion and net income of \$2.5 billion on September 30, 2019.

Prior to its merger with BB&T, SunTrust Bank had the #1 branch deposit market-share in the state of Georgia in excess of 21%, ahead of Bank of America (14.7%), Wells Fargo (14.6%) and BB&T (5.00%).



In December 2019, SunTrust Banks, Inc. and BB&T Corporation successfully closed their merger and became Truist Financial Corporation (NYSE: TFC), resulting in the largest financial merger in more than 15 years. The combined entities boast over 275 years of serving their clients and communities and now hold the #2 rank in weighted average deposits in the top 20 MSAs. Headquartered in Charlotte, North Carolina, Truist is now the sixth largest commercial bank in the United States with ±59,000 employees and a footprint that serves 10 million U.S. consumer households and a full range of business clients. As of December 2019, Truist reported \$473.1 billion in total assets and \$75.6 billion in market value.

Customers will continue to be served through their respective SunTrust and BB&T bank branches, websites, mobile apps and financial advisors as the two entities are integrated, and the majority will not experience any changes to account numbers or other account details. Clients can now also use either SunTrust or BB&T ATMs for withdrawals without incurring out-of-network fees. Each of the bank's branches will fully transition to the Truist brand over the next two years.

The new tenant under the Lease is Truist Bank (S&P: A).

## SUNTRUST PRE-MERGER DETAILS

<b>CREDIT RATING</b>	S&P: A-
<b>TTM REVENUE*</b>	\$9.6B
<b>TTM NET INCOME*</b>	\$2.5B
<b>TOTAL ASSETS*</b>	\$227.4B
<b>NUMBER OF LOCATIONS</b>	1,400+
<b>NUMBER OF EMPLOYEES</b>	Approximately 23,000
<b>HEADQUARTERS</b>	Atlanta, GA

\*Financials as of September 30, 2019





# AREA OVERVIEW

## LAWRENCEVILLE, GA SUBMARKET

As one of Gwinnett County's premier communities, Lawrenceville (Population: 32,149) is a densely developed destination known for its modern infrastructure and robust educational systems. With varied lifestyle offerings ranging between urban business centers, charming "main street" districts and tranquil suburbs, Lawrenceville offers the comfort and benefit of small-town living in combination with easy access to Atlanta via major highways such as Interstate 85, Stone Mountain Freeway and GA-316. Lawrenceville is home to the headquarters of BrandBank, named as one of the state's best workplaces. In late 2017, the city of Lawrenceville revealed its plans for the \$200M "urban-style" South Lawn redevelopment proximate to downtown. Envisioning a walkable urban environment, the development will encompass 32 acres, 600 residential units and 15,000 SF of retail space. Aside from residential development, the city has also released details regarding the \$31M expansion to the renowned Aurora Theatre, which is among one of the several ongoing projects that will transform Lawrenceville.

## GWINNETT COUNTY OVERVIEW

Bisected by Interstate 85 and considered to be one of Metro Atlanta's fastest growing markets, Gwinnett County has evolved over the past 30 years into a self-supporting commercial and residential center. The opening of the 1.4 MSF Gwinnett Place Mall in 1984 triggered growth to the north and east. This growth most recently took the form of upscale single-family communities and supporting retail and services centers. Gwinnett Place also kicked off a massive commercial buildup in the area around I-85 and Pleasant Hill Road, a development surge that took Northeast Atlanta's office inventory from practically non-existent to its current total in excess of 35 MSF. In addition, Georgia's largest mall, the 1.78 MSF Mall of Georgia, further bolstered the development of the area in 1999. Home to more than 200 stores and 500-seat amphitheater, the mall attracts a substantial population all over the region. In 2001, Simon Property Group opened the 1.2 MSF Sugarloaf Mills shopping mall. Gwinnett County has historically been one of the fastest growing counties in the nation. With a population of more than 924,000, Gwinnett is projected to become the largest county in the state of Georgia within five years. Rapid growth has had a tremendous financial benefit to the county. Gwinnett county's bonds were first elevated to AAA status in 1997, making Gwinnett one of only 39 counties in the nation to hold that distinction.

## ECONOMY

Gwinnett County is one of the strongest economic areas in the Atlanta MSA. Home to Cisco Systems, Atlanta Biologicals, and the 553-bed Gwinnett Medical Center, the area has a diverse economy based on manufacturing, construction, retail trade and healthcare. The Gwinnett Medical Center is comprised of two hospitals and numerous supporting medical facilities and employs more than 5,300 employees and 800 physicians. In addition, the AAA minor league baseball Gwinnett Braves of the International League play at 10,000-seat Coolray Field. Several

major corporations are headquartered in Gwinnett, including Waffle House, Primerica and American Megatrends.

## EDUCATION

Public schools for Lawrenceville are operated by Gwinnett County Public Schools, which has over 140 schools (80 elementary schools, 31 middle schools, 25 high schools, and nine other educational facilities) and serves more than 180,000 students. In addition, the area is home to the Georgia Gwinnett College with an enrollment of more than 12,000 students as well as the Gwinnett Technical College with an enrollment of more than 8,000 students.

## ATTRACTIONS

The Infinite Energy Arena has a seating capacity of 13,000, and features a state-of-the-art house reduction system that can easily and comfortably convert the space for groups from 3,500 to 13,000. It was built as an expansion to the Gwinnett Center, which also includes a 702-seat performing arts center and a convention center.





# AREA OVERVIEW

## ATLANTA, GA: 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 5.9 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 over the next few years. 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 (Annual Passengers: 104M).

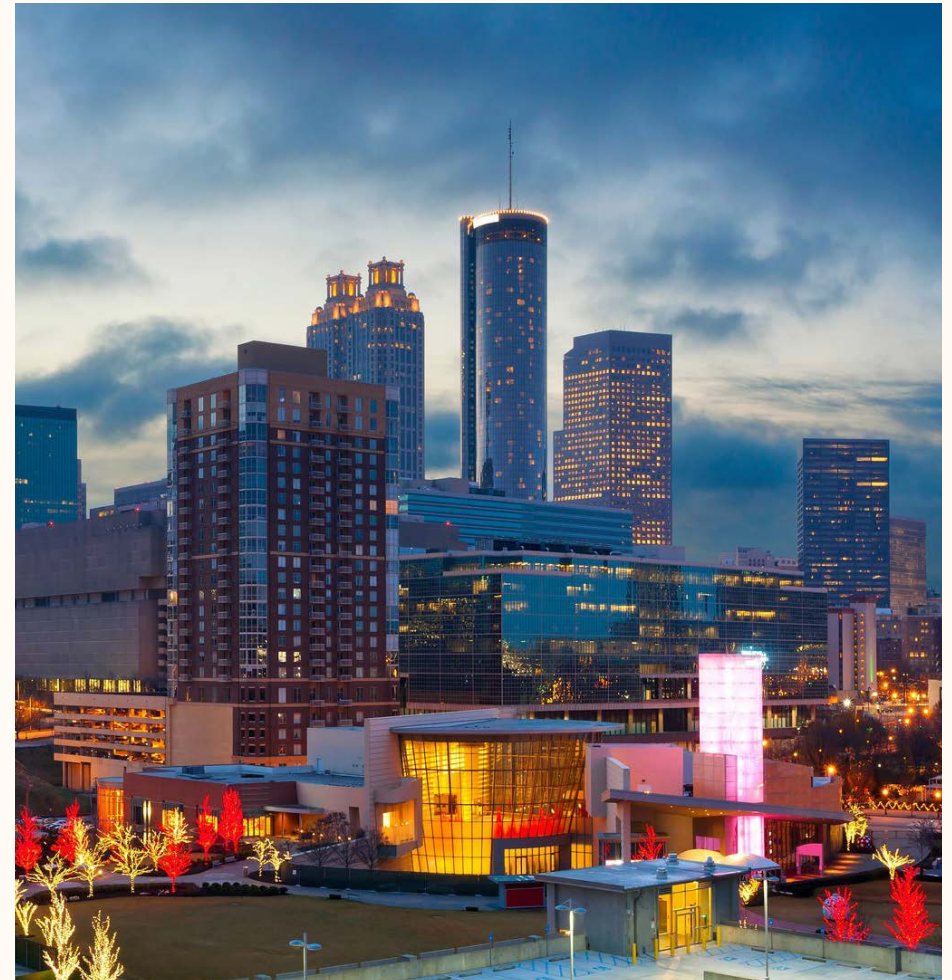
## JOB GROWTH CONTINUES TO SOAR

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 immigration, 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 50,100 jobs in 2018, which was a rate of 1.8%, exceeding the national average.

## CORPORATE RELOCATION MAGNET

Atlanta continues to experience some of the most rapid economic growth in the nation as businesses continue to focus 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 Norfolk Southern, 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

## MARKET AT A GLANCE

### ECONOMIC STRENGTH & 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

### MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 9th largest - contains approximately 5.9 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

## FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA (2019)

STATE RANK	COMPANY	TICKER	FORTUNE 500 RANK	REVENUE (BILLIONS)
<b>1</b>	The Home Depot	HD	27	\$108.2
<b>2</b>	United Parcel Service	UPS	41	\$71.9
<b>3</b>	Delta Air Lines	DAL	69	\$44.4
<b>4</b>	The Coca-Cola Company	KO	100	\$31.9
<b>5</b>	Southern Co.	SO	131	\$23.5
<b>6</b>	Genuine Parts Co.	GPC	169	\$18.7
<b>7</b>	WestRock	WRK	190	\$16.3
<b>8</b>	PulteGroup, Inc.	PHM	312	\$10.2
<b>9</b>	Veritiv	VRTV	347	\$8.7
<b>10</b>	NCR	NCR	465	\$6.4
<b>11</b>	Intercontinental Exchange	ICE	469	\$6.3
<b>12</b>	HD Supply	HDS	479	\$6.0
<b>13</b>	Graphic Packaging Holding	GPK	480	\$6.0
<b>14</b>	Aaron's	AAN	409	\$3.8
<b>15</b>	Acuity Brands	AYI	410	\$3.7
<b>16</b>	Carter's	CRI	437	\$3.5



# 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.

## 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.



# AREA OVERVIEW

## FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

### ADVANCED MANUFACTURING & 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. 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.

### 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 fastest-growing and 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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