



OFFERING MEMORANDUM



REGIONS

TUCKER, GA

Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2021 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAC0060842

***ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.***

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

## NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

**SPECIAL COVID-19 NOTICE:** All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# NORTHLAKE MALL UPDATES

A former 224,000-sf Sears building was redeveloped and leased to Emory Healthcare in 2021.



Northlake Mall  
720,554-SF of Retail

INTERSTATE  
285

161,377 VPD

Publix TJ-maxx Michaels  
DOLLAR TREE Moe's southwest grill  
Party City orangetheory FITNESS metro by B-Mobile  
SUBWAY SUPERCUTS at&t  
Panera SHOE CARNIVAL AZTEC FEDEX

CHASE

GOODYEAR

MAVIS TIRES GRUBBES

FORK IN THE ROAD

POPEYES

Starbucks SunTrust Bank of America bp  
Chick-fil-A Wells Fargo Shell verizon

Lavista Rd 20,791 VPD

DUNKIN'

Chevron

McDonald's

SUBJECT PROPERTY  
REGIONS

TARGET  
LA FITNESS  
DEL TACO

BEST BUY Madio's Pizzeria goodall  
Family Dentistry of Northlake Domino's  
PETSMART Banfield PET HOSPITAL  
Movie Tavern jenny holm

ups

Kroger

CAPTAIN D'S

RED LOBSTER

Montezuma

# TABLE OF CONTENTS

**01**

EXECUTIVE SUMMARY // 6-7

**02**

PROPERTY DESCRIPTION // 8-9

**03**

FINANCIAL ANALYSIS // 10-11

**04**

MARKET OVERVIEW // 12-14

Marcus & Millichap

---

LOCATION	3880 LaVista Road, Tucker, GA 30084
Price	\$3,350,000
Rentable SF	3,960
Price/SF	\$845.96
CAP Rate	5.50%
Year Built	2002
Lot Size	1.32 Acres
Type of Ownership	Fee Simple
LEASE SUMMARY	
Tenant Name	Regions
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Initial Lease Term	20 Years
Lease Commencement Date	11/10/2005
Rent Commencement Date	12/1/2020
Lease Expiration Date	11/30/2025
Term Remaining on Lease	4.2 Years
Increases	95% of FMV in Options
Options Remaining	One, 5-Year

ANNUALIZED OPERATING INFORMATION		
YEARS	MONTHLY RENT	ANNUAL RENT
Years 16 -20 (Option 1)	\$15,351.58	\$184,218.96
Years 21-25 (Option 2)		95% of FMV
Base Rent (\$46.52/SF)		\$184,219
Net Operating Income		\$184,219
Total Return		5.50% / \$184,219





Marcus & Millichap is pleased to present the opportunity to acquire an absolute net lease Regions Bank in Tucker, Georgia. The property consists of a 3,960-square-foot, freestanding building that sits on approximately 1.32 acres of land. There are approximately 4.2 years remaining on the current lease term, with a rental escalation scheduled in the next option.

The property has excellent access and visibility on Lavista Road, where traffic counts exceed 20,791 vehicles per day. The area is extremely dense with more than 309,251 residents within a five-mile radius. Surrounding retailers in the immediate area include Kroger, PetSmart, Publix, TJ Maxx, Dollar Tree, Party City, Dunkin', McDonald's, Popeyes, Movie Tavern, Chipotle, Panda Express and many more. Other traffic generators include Northlake Mall (1 mile away) – recently redeveloped a former Sears space and leased 224,000-square-feet to Emory Healthcare and Stone Mountain Park (10 miles away) – 4,000,000 visitors in 2019.

## INVESTMENT HIGHLIGHTS

**Absolute Net Lease with Approximately 4.2 Years Remaining**

**Affluent Atlanta Submarket - Average Household Income of \$127,803 (1-Mile Radius)**

**Excellent Frontage and Visibility on Lavista Road, Where Traffic Counts Exceed 20,791 VPD**

**More than 309,251 Residents Within a Five-Mile Radius**

**Large 1.32-Acre Parcel with Ample Parking and Multiple Access Points**

**Investment Grade Tenant (A-; S&P) - Corporate Guaranty from Regions Bank, a Fortune 500**

**Company Dense Retail Area along Interstate 285 (161,337 VPD)**

**20-30 Minute Drive to Downtown Atlanta and Atlanta International Airport**





## TRANSPORTATION HUB

Tucker, Georgia has easy access to public transportation and is only a thirty-minute drive from Hartsfield-Jackson Atlanta International Airport. The airport held the title of the busiest airport in the world by passenger traffic from 1998 to 2019.

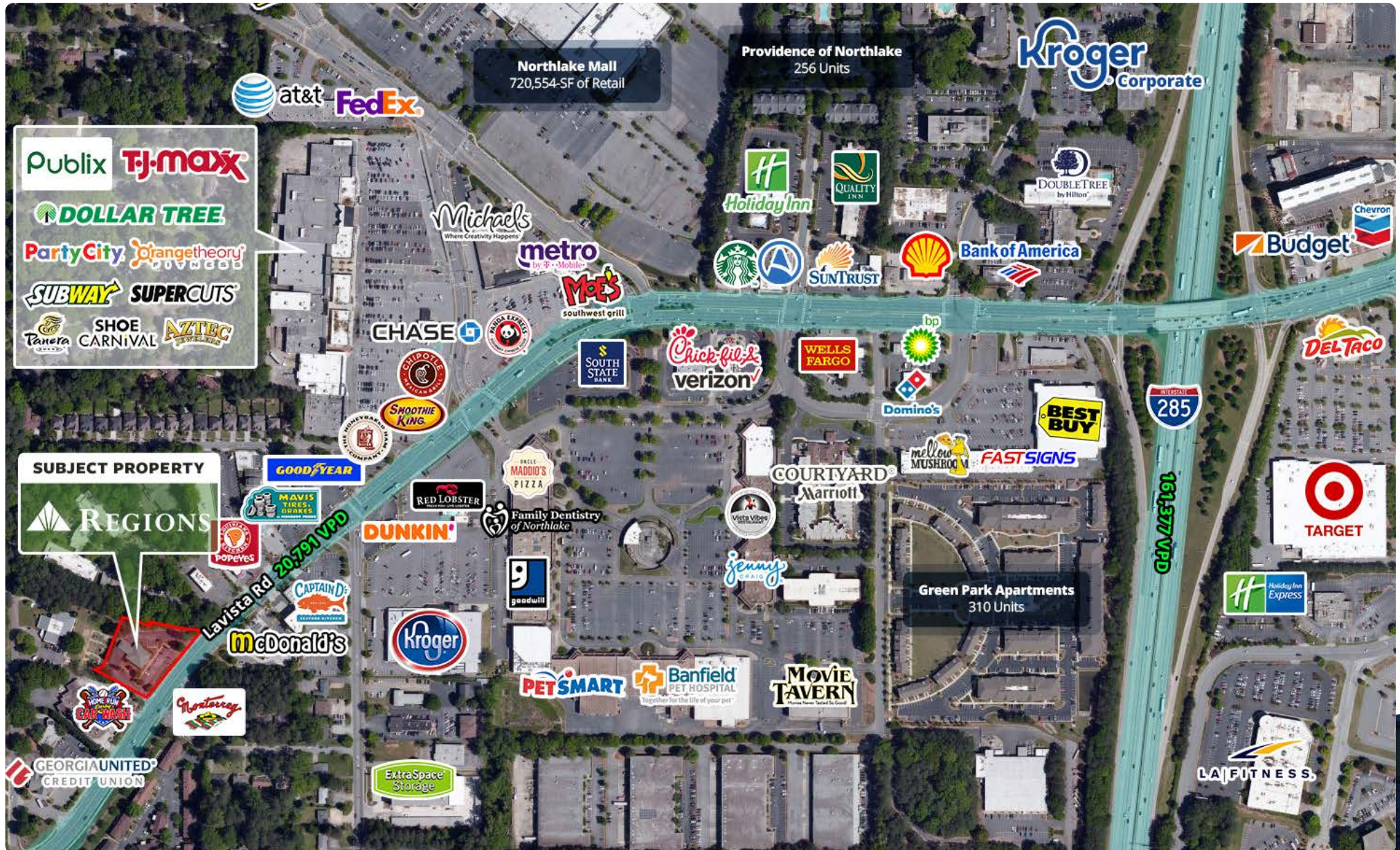
The airport is also the primary hub of Delta Air Lines. It is the largest airline hub in the world with more than 1,000 flights a day to 225 domestic and international airports.

[Learn More >>](#)



## TUCKER, GA

The city is situated along Interstate 285 and Highway 78 and is approximately 15 miles northeast of downtown Atlanta.





161,377 VPD

Stone Mountain Park  
10 miles

## TOP ATLANTA ATTRACTION

Stone Mountain Park attracted 4,000,000  
visitors in 2019

Northlake Business Park  
101,736-SF

ExtraSpace  
Storage



McDonald's



Lavista Rd 20,791 VPD

SUBJECT PROPERTY

REGIONS



**EARNINGS RESULTS****REGIONS FINANCIAL CORPORATION**

Regions Financial Corporation reported net income available to common shareholders of \$748 million and earnings per diluted share of \$0.77. Total revenue for the company increased 2% year-over-year. The company, with \$156 billion in assets, is a member of the S&P 500 Index and is one of the nation's largest full-service providers of consumer and

commercial banking, wealth management, and mortgage products and services. Regions serves customers across the South, Midwest and Texas, and through its subsidiary, Regions Bank, operates more than 1,300 banking offices and approximately 2,000 ATMs. Regions Bank is an Equal Housing Lender and Member FDIC.

[Learn More >>](#)

Tenant Name	Regions Bank
Ownership	Public
Sales Volume	\$6.76 Billion
Credit Rating	A-
Rating Agency	Standard & Poor's
Stock Symbol	RF
Board	NYSE

Options to Terminate	No
Options to Purchase	No
First Right of Refusal	No
No. of Locations	1,454
Headquartered	Birmingham, AL
Web Site	<a href="http://www.regions.com">www.regions.com</a>
Years in the Business	49

# ATLANTA

## 4th Fastest-Growing U.S. Metro

POPULATION PROJECTED TO EXCEED 6.2 MILLION BY 2026

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.9 million people. Over the next five years the region is expected to add approximately 293,300 residents.

Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta. New projects in the downtown and midtown sections of the city present a vast array of housing, entertainment and retail opportunities that are enticing residents back into the city and providing options for people moving to the metro.

### HIGHLIGHTS

#### 1 NORTHLAKE MALL UPDATES

A former Sears building was redeveloped and leased to Emory Healthcare in 2021. Emory leases 224,000 square feet of office space and plans to have approximately 1,600 employees at the facility. [Learn More >>](#)

#### 2 BRIARCLIFF VILLAGE

The 189,265-square-foot center is anchored by Publix and TJ Maxx.

#### 3 INTERSTATE 285

Nicknamed The Perimeter, the highway loop encircles Atlanta for 63 miles.



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2000 Population	5,845	85,333	280,962
2010 Population	6,671	85,973	284,531
2020 Population	7,917	93,227	309,251
2025 Population	8,443	94,217	314,604
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2000 Households	2,625	33,942	110,795
2010 Households	3,046	34,532	111,598
2020 Households	3,676	37,574	122,678
2025 Households	3,986	38,332	125,580
Average HH Size	2.20	2.46	2.47
Daytime Population	18,379	99,391	344,886
<b>HOUSING UNITS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Median HH Income	\$87,743	\$69,914	\$58,750
Per Capita Income	\$59,446	\$42,007	\$37,175
Average HH Income	\$127,803	\$104,089	\$92,946

## POPULATION

In 2020, the population in your selected geography is 309,251. The population has changed by 10.07% since 2000. It is estimated that the population in your area will be 314,604 five years from now, which represents a change of 1.73% from the current year. The current population is 50.27% male and 49.73% female. The median age of the population in your area is 33.8, compare this to the Entire US average which is 38.2. The population density in your area is 3,937.10 people per square mile.

## HOUSEHOLDS

There are currently 122,678 households in your selected geography. The number of households has changed by 10.73% since 2000. It is estimated that the number of households in your area will be 125,580 five years from now, which represents a change of 2.37% from the current year. The average household size in your area is 2.47 persons.

## INCOME

The current year per capita income in your area is \$37,175, compare this to the Entire US average, which is \$34,935. The current year average household income in your area is \$92,946, compare this to the entire US average which is \$90,941.

## EDUCATION

The highest level of 2020 educational attainment in your selected area is as follows: 19.23% percent graduate degree, 24.61% percent bachelor's degree, 5.52% percent associate degree, 15.28% percent some college, 18.83% percent high-school graduate, 6.13% percent some high school and 10.40% percent elementary.

## HOUSING

In 2000, there were 50,139 owner occupied housing units in your area and there were 60,656 renter occupied housing units in your area. The median rent at the time was \$696.

## EMPLOYMENT

In 2020, there are 156,105 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 65.76% of employees are employed in white-collar occupations in this geography, and 34.37% are employed in blue-collar occupations. In 2020, unemployment in this area is 2.90%. In 2000, the average time traveled to work was 32.4 minutes.

## HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks among the top 10 in the nation in the number of Fortune 500 headquarters with 15 firms, including UPS, Delta Airlines and Coca Cola.

**EXCLUSIVELY LISTED BY**

## **RYAN WOLF**

First Vice President Investments

☎ (972) 755-5207

✉ [RWolf@marcusmillichap.com](mailto:RWolf@marcusmillichap.com)

TX 622900

## **VINCENT KNIPP**

Senior Managing Director

☎ (972) 755-5205

✉ [VKnipp@marcusmillichap.com](mailto:VKnipp@marcusmillichap.com)

TX 0579633

## **JOHN LEONARD**

Broker of Record

☎ (678) 808-2700

✉ [John.Leonard@marcusmillichap.com](mailto:John.Leonard@marcusmillichap.com)

Lic #: 252904

**Marcus & Millichap**  
Capital Corporation

### **FOR FINANCING**

Duke Dennis  
(817) 932-6172

[Duke.Dennis@marcusmillichap.com](mailto:Duke.Dennis@marcusmillichap.com)

**Marcus & Millichap**

