



Subject Properties

Towne Lake Center Outparcels

Chili's Grill & Bar | Truist Bank | LongHorn Steakhouse

Woodstock, GA

Portfolio Price:
\$7,800,000

Cap Rate:
4.54%

The Properties are outparcels to Towne Lake Center, a Sprouts Farmers Market-anchored neighborhood center that is comprised of more than 20 retailers occupying ±77,781 SF with a vacancy rate of less than 4%. Towne Lake Center has received an estimated 790,000 visits over the past 12 months and has a true trade area of more than 60 square miles that is populated by 100,000 consumers. The Property's zip code (30189) has experienced a 107% recovery in retail foot traffic of 2019 levels.¹

The Properties are located 30 miles northwest of Downtown Atlanta and 10 miles from Marietta, GA. Over the next 5 years, there is expected to be a 2% annual increase in population within 3 miles of the Property. Additionally, the Property has an average household income of \$102,632 within 5 miles.

Below Market Rent

2% Annual Population Growth

Fully Recovered Trade Area



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Offering Memorandum**



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