

Ackerman Retail

A DIVISION OF ACKERMAN & CO.

JUST DELIVERED THREE-TENANT
NET-LEASED RETAIL CENTER
6.3% CAP YEAR 1



Now Offering Tucker Village Shopping Center

4347 Hugh Howell Road | Tucker, GA 30084

Ackerman & Co. is pleased to exclusively offer for sale the fee simple interest in a newly built three-tenant net-leased retail center, Tucker Village Shopping Center, located in Tucker, GA (Atlanta MSA). The Property has incredible visibility in the market located at the signalized intersection of Lawrenceville Highway (Highway 29) and Hugh Howell Road.



The submarket has strong daytime employment population from nearby Stone Mountain Industrial Park and Northlake Office Market, balanced with the City of Tucker residential population with an Average Household Income of more than \$71,000 within 3 miles. The leases feature minimal landlord responsibilities for a perfect passive, stable real estate investment and a strong rent roll of Chipotle (Corporate), AT&T (Spring Mobile) and WingStop (Atticus Franchise Group).

INVESTMENT PROFILE

ADDRESS:	4347 Hugh Howell Road
SIZE:	6,110 SF
LOT SIZE:	0.83 Acres
YEAR BUILT:	2016
SURFACE PARKING:	32 On-site / 10 Off-site (6.9 per 1,000 RSF)
NUMBER OF TENANTS:	3
OFFERING PRICE:	\$3,205,000
YEAR-ONE NOI:	\$201,898
CAP RATE YEAR 1:	6.30%
OCCUPANCY RATE:	100%
DEBT:	Offered Free and Clear
FEATURES:	Outdoor Patio and Off-site Employee Parking

AREA DEMOGRAPHICS (2017):

POPULATION		HOUSEHOLDS		AVG HH INCOME	
3-MILE	86,086	3-MILE	33,300	3-MILE	\$71,337
5-MILE	259,926	5-MILE	94,470	5-MILE	\$66,192

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Brand New Construction

The Property was delivered at the end of 2016. Chipotle and AT&T are open and WingStop is in the process of building out their space.

Strong Rent Roll (Corporate and Franchise Credit):

The Investment is backed by Chipotle Mexican Grill, Inc. (Corporate), AT&T (Spring Communications) and WingStop (Atticus Franchise Group). In 2016, Chipotle Mexican Grill reported revenues of \$3.904 billion and a market cap of \$15.42 billion. Spring Communications is the largest wireless franchisee in the country with over 1500 locations including AT&T, Cricket, and GameStop. Atticus Franchise Group has 12 WingStop locations and 23 MAACO locations. Atticus Franchise Group is continuing to expand within the Atlanta market.

Strong Daytime Employment Population:

Over 110,000 daytime employees within 5 miles. Stone Mountain Industrial Park (4.5MM SF) and Northlake Office Market are the major business employment centers.



New Infill Development Retail Corridor

Centrally located in a retail corridor experiencing new infill development with great signalized access and the best retail visibility in the market. Located across from Chick-Fil-A and near Publix, Kroger, Wal-Mart Supercenter, & Starbucks. New developments in the corridor include Zaxby's, Cookout, Dunkin Donuts, and Enzo's Pizza. Tucker Town Center is proposed just down the street with 600,000 SF of mixed-use, including retail, senior living, apartments, townhomes and a movie production facility. The Kroger at Cofer Crossings has just under \$500 PSF in reported sales.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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