



COLLEGE PARK (ATLANTA MSA), GEORGIA

FORMER

PRESENTED BY

NEAL PRINGLE, CCIM

Director of Investment Sales

P 770.955.2434

Neal.Pringle@tscg.com

ADAM BIRNBREY

Senior Investment Sales Advisor

P 770.955.2434







Adam.Birnbrey@tscg.com





INVESTMENT HIGHLIGHTS

- Signalized access on 3.47 acres of land
- 14,250 SF former Piccadilly restaurant
- Ample parking with 195 spaces
- Situated at the merger of I-285 and I-85 (107,000 VPD)
- Significant employment draw surrounding the Property
- Adjacent to Hartsfield Jackson International Airport (110+ million passengers annually)
- Less than two miles from Chick-fil-A HQ (600 employees), Sysco Atlanta (1,100 employees) and Manheim Atlanta (825 employees)
- 13 miles south of Downtown Atlanta
- Recent \$1.5 billion mixed-use development planned 3 miles north of the Property – includes 2.3 million SF of office, 550k SF of retail, multifamily and single family
- Large influx of hotels surrounding the Property

	ADDRESS	2449 Godby Rd Atlanta, GA 30349
	GLA (SF)	14,250
	YEAR BUILT	1989
	LAND ACREAGE	3.47 Acres
	ZONING	C1
	PARKING	195 Spaces

INVESTMENT SUMMARY

FORMER



\$1,975,000

\$138.60 PSF

\$569,000 PER ACRE



GROSS LEASEABLE AREA

14,250 SF



LAND ACREAGE

3.47 ACRES



YEAR BUILT

1989



PARKING SPACES

195/13.68 PER 1,000 SF

GLA 14,250 SF

Year Built 1989

Land Acreage 3.47 Acres

Zoning C-1

Parking Spaces 195 / 13.68 per 1,000 SF

Occupancy Vacant



MARKET HIGHLIGHTS



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Spanning 4,700 acres, Hartsfield-Jackson Atlanta International Airport is the busiest and most efficient airport in the world. It is the primary hub of Delta Airlines (2nd largest airline in the US) and has over 110 million passengers annually. Hartsfield-Jackson is one of the biggest economic drivers in Atlanta. The world's busiest airport generates \$82 billion in economic impact and supports more than 63,000 jobs at the facility. Hartsfield-Jackson supports more than 448,000 jobs in the Southeast, or 20% of the jobs in the region. The airport is located two miles from the former Piccadilly.



CHICK-FIL-A HEADQUARTERS

Founded in 1946, Chick-fil-A is one of the largest American fast food restaurant chains. The company operates over 2,600 locations and continuously outshines any other fast food users. It recently landed as the 3rd highest grossing restaurant franchise in the US (behind Starbucks and McDonald's) with 2019 revenue of \$11.32 billion. Chick-fil-A's headquarters, known as Chick-fil-A Support Center, has over 600 employees and is located two miles west of the Property.

\$1.5 BILLION SIX WEST MIXED-USE DEVELOPMENT

The planned \$1.5 billion College Park mixed-use project is located three miles north of the Property along Camp Creek Pkwy. The multi-phased project covers 311-acres and is set to be complete by 2035. This development will include 2.3 million SF of office, six hotels, 550K SF of commercial space, 260 apartment units, 100 single family units and 120 townhomes. The massive development will spur revitalization of Downtown College Park and provide numerous development opportunities in the coming years.





Waffle House

Western Union



RAMADA BY WYNDHAM



BW Best Western

Red Snapper Grill

Ultra Violet Nail Lounge

QUALITY INN & SUITES

Old National Pkwy

Old National Hwy (4,100 AADT)

Carroll's



Red Roof Plus+

Star Liquor Store



Backstage Nightclub



Piccadilly



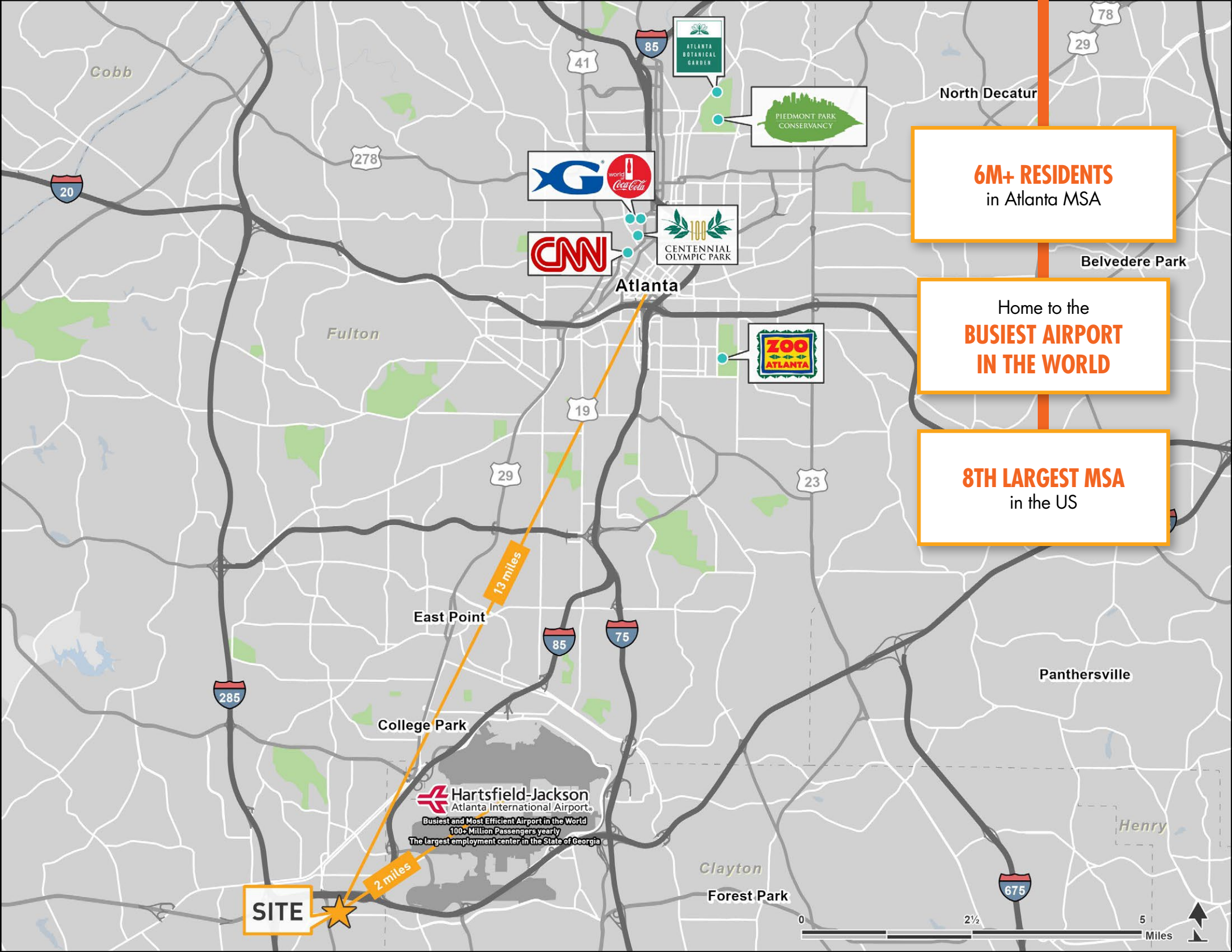
Godby Rd (7,993 AADT)



Touray Kunda Cafe



-  Acreage: 3.47 Acres
-  Building: 14,250 SF
-  Parking: 195 Spaces



6M+ RESIDENTS
in Atlanta MSA

Home to the
BUSIEST AIRPORT
IN THE WORLD

8TH LARGEST MSA
in the US

SITE

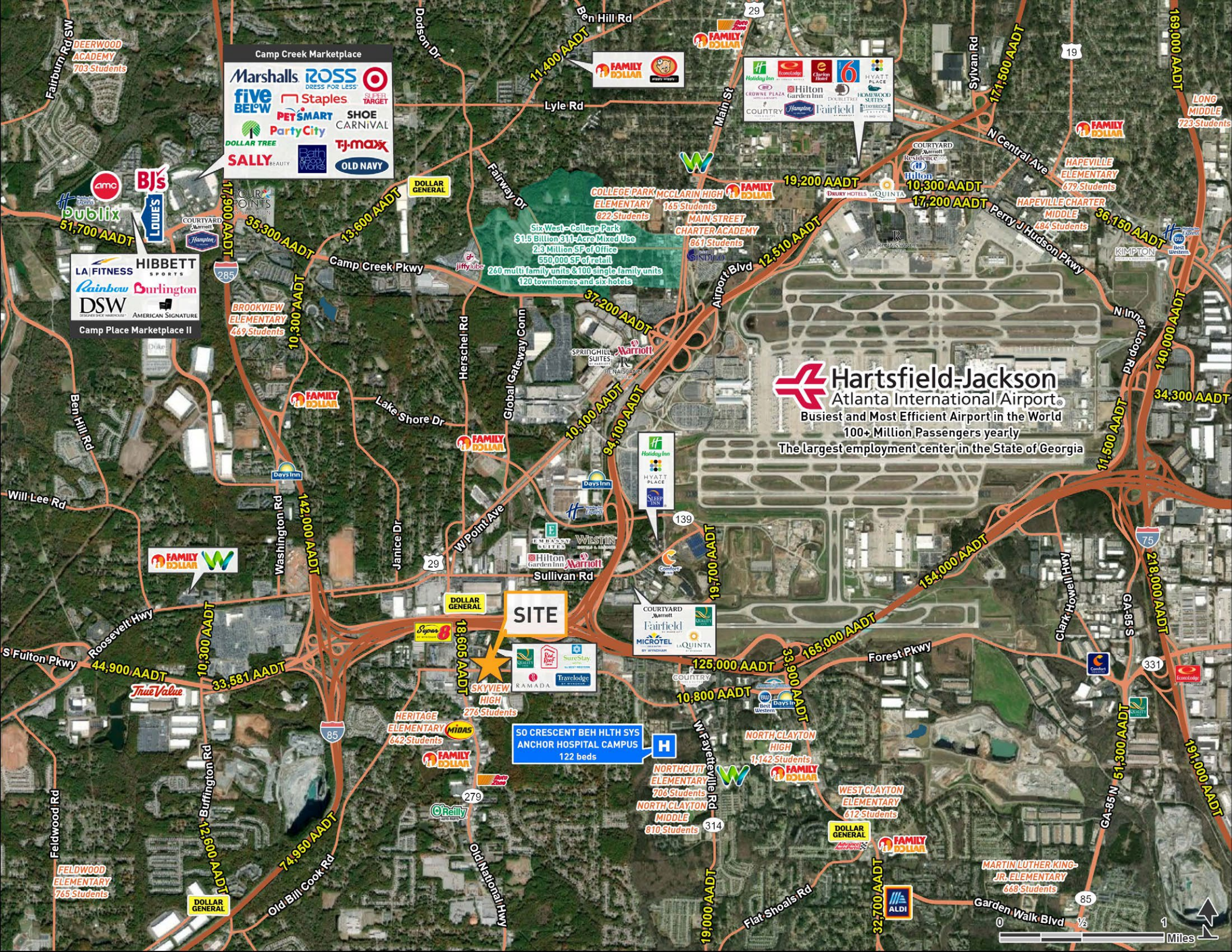
Hartsfield-Jackson
Atlanta International Airport

Busiest and Most Efficient Airport in the World
100+ Million Passengers yearly
The largest employment center in the State of Georgia

13 miles

2 miles





Camp Creek Marketplace

Marshalls
 five BEL'W
 DOLLAR TREE
 SALLY BEAUTY
 Target
 Staples
 Party City
 PETS MART
 SHOE CARNIVAL
 TJ-MAXX
 OLD NAVY

Camp Place Marketplace II

LA FITNESS
 HIBBETT SPORTS
 Rainbow Burlington
 DSW
 AMERICAN SIGNATURE

Six West - College Park
 \$1.5 Billion 311-Acre Mixed Use
 2.3 Million SF of Office
 650,000 SF of retail
 240 multi family units & 100 single family units
 120 townhomes and six hotels

Hartsfield-Jackson
 Atlanta International Airport
 Busiest and Most Efficient Airport in the World
 100+ Million Passengers yearly
 The largest employment center in the State of Georgia

SITE

SO CRESCENT BEH HLTH SYS ANCHOR HOSPITAL CAMPUS
 122 beds

OUR POINTS ELEMENTARY
 469 Students

COLLEGE PARK MCCLARIN HIGH ELEMENTARY
 822 Students

MAIN STREET CHARTER ACADEMY
 861 Students

HAPEVILLE CHARTER MIDDLE
 484 Students

BROOKVIEW ELEMENTARY
 469 Students

SPRINGHILL SUITES

HOLIDAY INN

FAMILY DOLLAR

SKYVIEW HIGH
 276 Students

COURTYARD Marriott

125,000 AADT

33,900 AADT

True Value

HERITAGE ELEMENTARY
 642 Students

NORTHCUTT ELEMENTARY
 706 Students

NORTH CLAYTON MIDDLE
 810 Students

NORTH CLAYTON HIGH
 1,142 Students

WEST CLAYTON ELEMENTARY
 612 Students

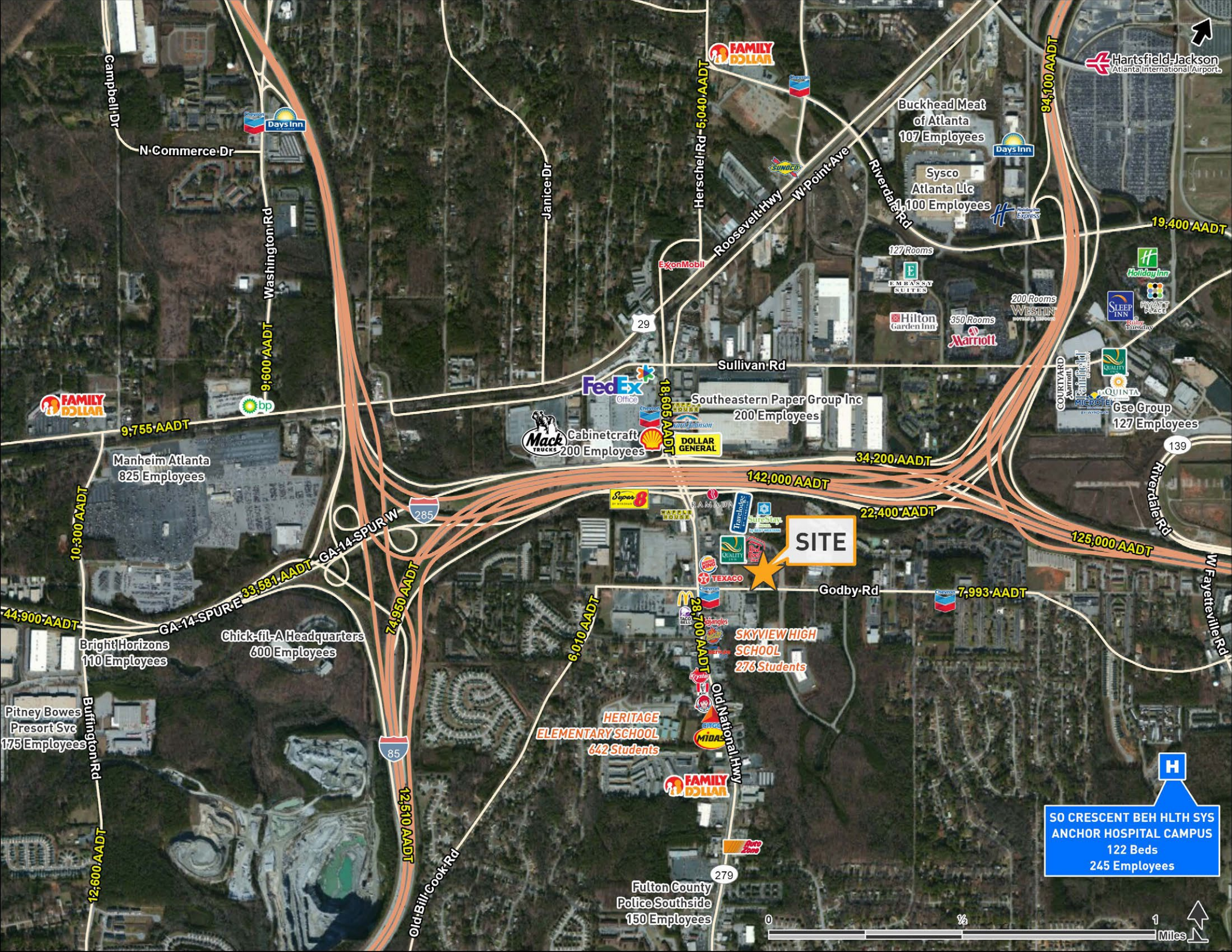
MARTIN LUTHER KING, JR. ELEMENTARY
 668 Students

DOLLAR GENERAL

DOLLAR GENERAL

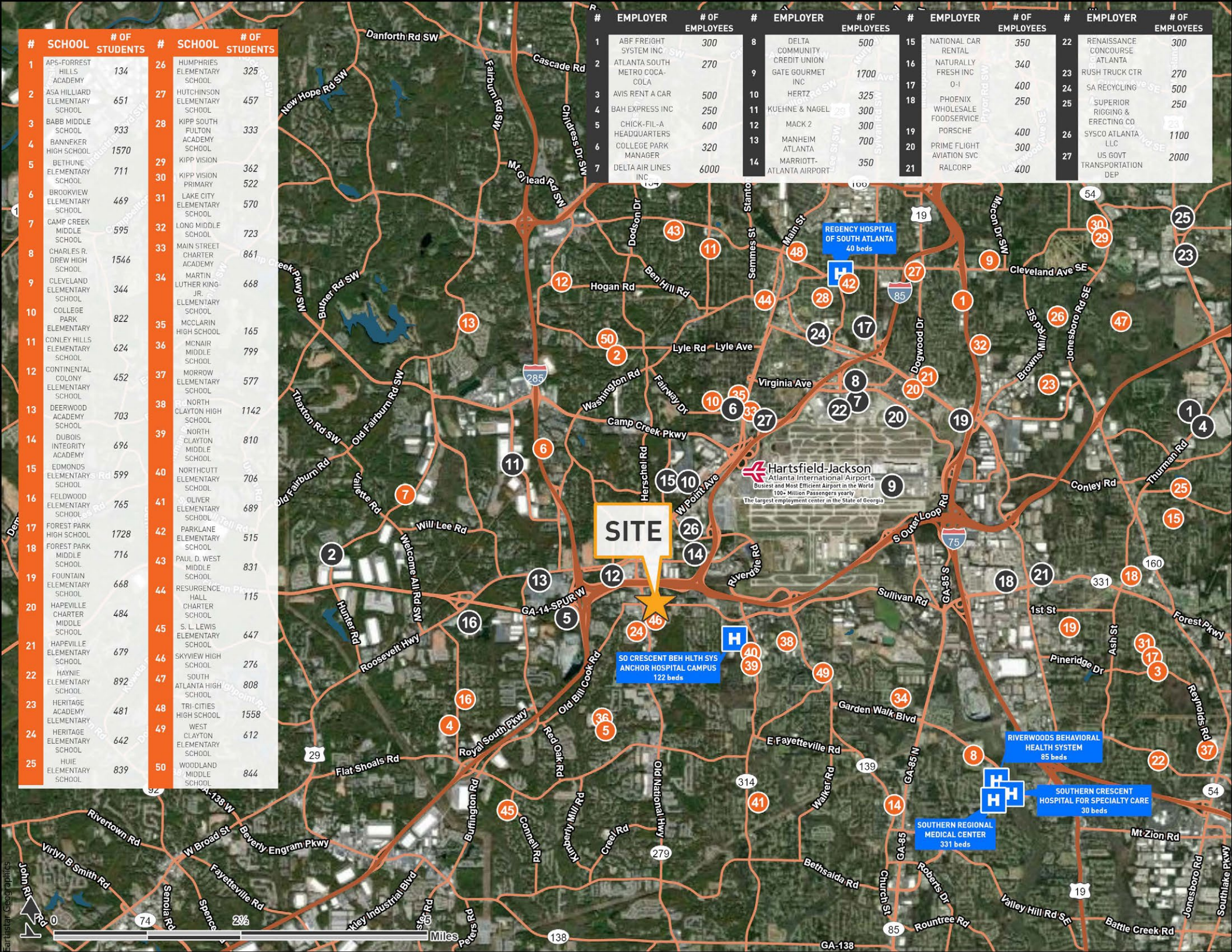
FAMILY DOLLAR

ALDI



#	SCHOOL	# OF STUDENTS	#	SCHOOL	# OF STUDENTS
1	APS-FORREST HILLS ACADEMY	134	26	HUMPHRIES ELEMENTARY SCHOOL	325
2	ASA HILLIARD ELEMENTARY SCHOOL	651	27	HUTCHINSON ELEMENTARY SCHOOL	457
3	BABB MIDDLE SCHOOL	933	28	KIPP SOUTH FULTON ACADEMY SCHOOL	333
4	BANNEKER HIGH SCHOOL	1570	29	KIPP VISION	362
5	BETHUNE ELEMENTARY SCHOOL	711	30	KIPP VISION PRIMARY	522
6	BROOKVIEW ELEMENTARY SCHOOL	469	31	LAKE CITY ELEMENTARY SCHOOL	570
7	CAMP CREEK MIDDLE SCHOOL	595	32	LONG MIDDLE SCHOOL	723
8	CHARLES R. DREW HIGH SCHOOL	1546	33	MAIN STREET CHARTER ACADEMY	861
9	CLEVELAND ELEMENTARY SCHOOL	344	34	MARTIN LUTHER KING, JR. ELEMENTARY SCHOOL	668
10	COLLEGE PARK ELEMENTARY SCHOOL	822	35	MCLARIN HIGH SCHOOL	165
11	CONLEY HILLS ELEMENTARY SCHOOL	624	36	MENAIR MIDDLE SCHOOL	799
12	CONTINENTAL COLONY ELEMENTARY SCHOOL	452	37	MORROW ELEMENTARY SCHOOL	577
13	DEERWOOD ACADEMY SCHOOL	703	38	NORTH CLAYTON HIGH SCHOOL	1142
14	DUBOIS INTEGRITY ACADEMY	696	39	NORTH CLAYTON MIDDLE SCHOOL	810
15	EDMONDS ELEMENTARY SCHOOL	599	40	NORTHCUTT ELEMENTARY SCHOOL	706
16	FELDWOOD ELEMENTARY SCHOOL	765	41	OLIVER ELEMENTARY SCHOOL	689
17	FOREST PARK HIGH SCHOOL	1728	42	PARKLANE ELEMENTARY SCHOOL	515
18	FOREST PARK MIDDLE SCHOOL	716	43	PAUL D. WEST MIDDLE SCHOOL	831
19	FOUNTAIN ELEMENTARY SCHOOL	668	44	RESURGENCE HALL CHARTER SCHOOL	115
20	HAPEVILLE CHARTER MIDDLE SCHOOL	484	45	S. L. LEWIS ELEMENTARY SCHOOL	647
21	HAPEVILLE ELEMENTARY SCHOOL	679	46	SKYVIEW HIGH SCHOOL	276
22	HAYNE ELEMENTARY SCHOOL	892	47	SOUTH ATLANTA HIGH SCHOOL	808
23	HERITAGE ACADEMY ELEMENTARY	481	48	TRI-CITIES HIGH SCHOOL	1558
24	HERITAGE ELEMENTARY SCHOOL	642	49	WEST CLAYTON ELEMENTARY SCHOOL	612
25	HUIE ELEMENTARY SCHOOL	839	50	WOODLAND MIDDLE SCHOOL	844

#	EMPLOYER	# OF EMPLOYEES	#	EMPLOYER	# OF EMPLOYEES	#	EMPLOYER	# OF EMPLOYEES	#	EMPLOYER	# OF EMPLOYEES
1	ABF FREIGHT SYSTEM INC	300	8	DELTA COMMUNITY CREDIT UNION	500	15	NATIONAL CAR RENTAL	350	22	RENAISSANCE CONCOURSE ATLANTA	300
2	ATLANTA SOUTH METRO COCA-COLA	270	9	GATE GOURMET INC	1700	16	NATURALLY FRESH INC	340	23	RUSH TRUCK CTR	270
3	AVIS RENT A CAR	500	10	HERTZ	325	17	O-I	400	24	SA RECYCLING	500
4	BAH EXPRESS INC	250	11	KUEHNE & NAGEL	300	18	PHOENIX WHOLESALE FOODSERVICE	250	25	SUPERIOR RIGGING & ERECTING CO	250
5	CHICK-FIL-A HEADQUARTERS	600	12	MACK 2	300	19	PORSCHE	400	26	SYSCO ATLANTA LLC	1100
6	COLLEGE PARK MANAGER	320	13	MANHEIM ATLANTA	700	20	PRIME FLIGHT AVIATION SVC	300	27	US GOVT TRANSPORTATION DEP	2000
7	DELTA AIR LINES INC	6000	14	MARRIOTT-ATLANTA AIRPORT	350	21	RALCORP	400			



COLLEGE PARK (ATLANTA MSA) OVERVIEW

College Park is a city in Fulton County, located 13 miles south of Downtown Atlanta. College Park is part of the Atlanta MSA (6 million residents) and is home to Hartsfield-Jackson Atlanta International Airport. Hartsfield-Jackson is the busiest and most efficient airport in the world, servicing over 100 million passengers yearly. Other large companies in the immediate College Park area include Chick-fil-A HQ, Sysco Atlanta and Manheim Atlanta. Because of College Park's locational convenience to Downtown Atlanta and Hartsfield Jackson, the city continues to grow.



BUSINESS

Atlanta's top industry sectors are trade, transportation and utilities, professional and business services and government. Atlanta is home to 16 Fortune 500 headquarters and 26 Fortune 1000 companies. The city is headquarters to major companies including Home Depot, UPS, Delta, Coca Cola, Southern Company, Genuine Parts Company and NCR. Recent announcements of major corporate moves to Atlanta include US headquarters of Mercedes Benz with 800 employees, State Farms new regional corporate campus with 8,000 employees and Porsche's US headquarters with 450 employees. Atlanta has emerged as one of the world's top leaders in the film and TV sectors. In the fiscal year 2018, Georgia hosted a record 455 projects that had an overall economic impact of \$9.5 billion. Recently, the Atlanta urban market has been transformed by the Atlanta Beltline – a 22-mile loop connecting 45 neighborhoods and multiple pockets within the city. The project today, which began in 2005, has created 12 miles of trails, 315 acres of parks, nearly 3,000 affordable homes and \$4.6 billion in economic development, including the 2.1 million SF Ponce City Market, 108,000 SF Krog Street Market and numerous luxury apartment complexes and eclectic restaurants. Upon completion, the BeltLine will create 30,000 permanent jobs, 1,300 acres of parks, 33 miles of multi-use trails and nearly \$15 billion in economic development in Atlanta.



EDUCATION

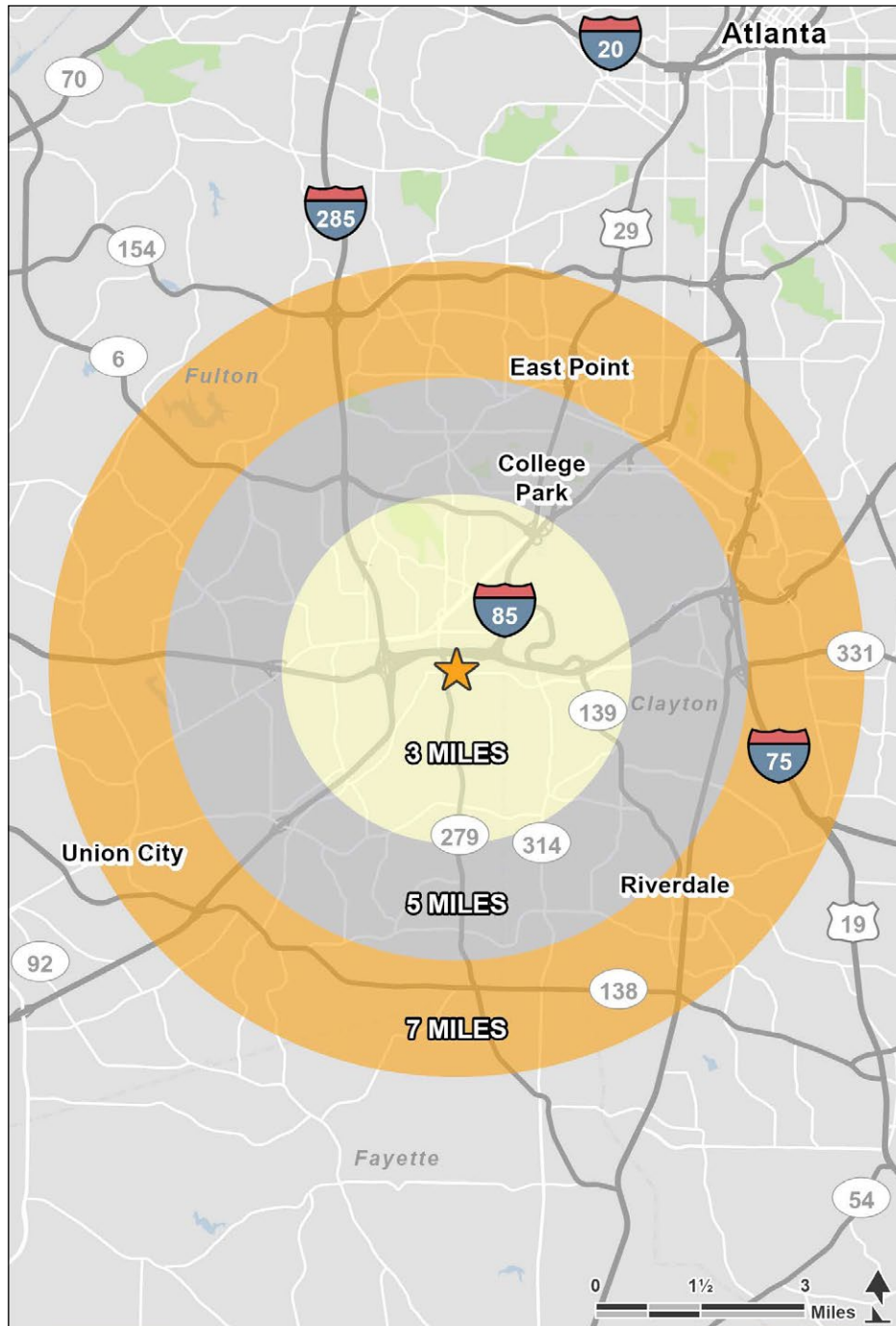
Atlanta's universities also attract a significant number of college age students. Emory University with 15,481 students (2018 enrollment) consistently ranks as one of the nation's top private universities. The Georgia Institute of Technology (Georgia Tech) is consistently ranked top 10 public universities in the nation and has the #4 undergraduate engineering program in the world. Georgia Tech is located in the heart of Atlanta, where more than 32,000 total students enroll and over 20,000 students receive a technologically based education. Both Spelman and Morehouse colleges are prestigious members of the Atlanta University Center, the largest contiguous consortium of African American higher education institutions in the US. Georgia State University is an urban research university located in downtown Atlanta with nearly 53,000 total students. Overall, Atlanta is home to over 250,000 students attending 57 colleges and universities.



TRANSPORTATION

Today, the city is a major business city and the primary transportation hub of the Southeastern United States (via highways, railroads and air). Hartsfield-Jackson Atlanta International Airport remains one of the city's biggest economic drivers as it is accredited as the world's busiest airport serving over 107 million passengers annually. The metro area also benefits from having three Eisenhower Interstate Highway systems that intersect in Atlanta (I-20, I-75 and I-85). MARTA, the public transportation system with bus and rail services, is the nation's eighth largest public transportation system and has the capability to transport 1 million passengers daily.

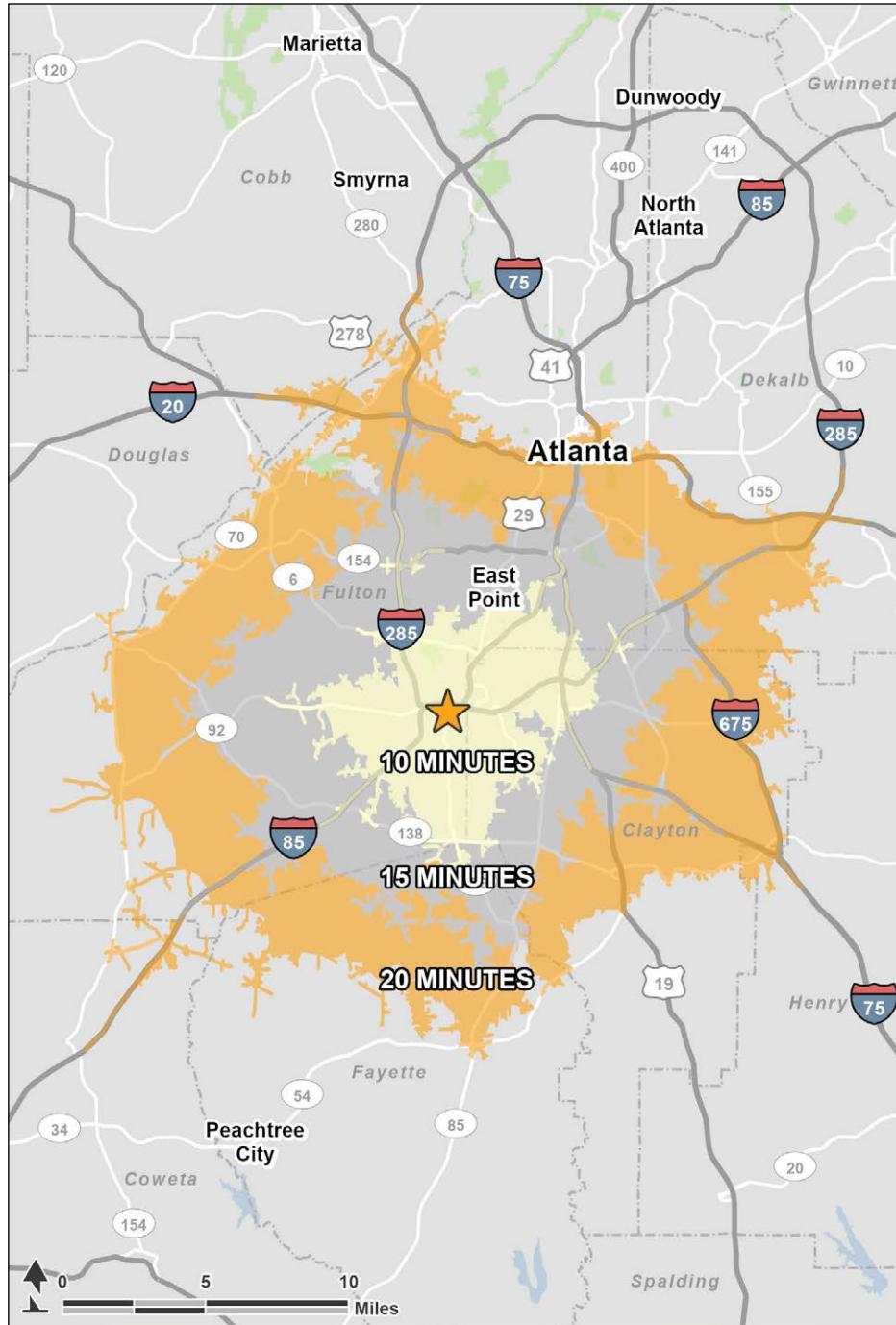




	3 miles	5 miles	7 miles			
Population						
2020 Total Population	58,028	155,270	305,221			
2025 Total Population	60,422	163,123	320,061			
2010 Total Population	53,449	141,437	277,500			
2020 Group Quarters Population	100	866	2,098			
2010-2020 Population: Annual Growth Rate	0.81%	0.91%	0.93%			
2020-2025 Population: Annual Growth Rate	0.81%	0.99%	0.95%			
2020 Male Population	26,961	72,348	143,510			
2020 Female Population	31,067	82,922	161,711			
2020 Median Age	32.0	33.8	34.0			
Households						
2020 Total Households	21,699	59,784	115,295			
2025 Total Households	22,601	62,855	120,937			
2020 Owner Occupied Housing Units	10,561	28,755	55,976			
2020 Median Home Value	\$134,054	\$147,263	\$145,673			
Population By Race						
2020 White Population	1,509	2.60%	11,172	7.20%	29,150	9.55%
2020 Black/African American Population	53,222	91.72%	132,416	85.28%	244,437	80.08%
2020 American Indian/Alaska Native Population	128	0.22%	381	0.25%	850	0.28%
2020 Asian Population	1,022	1.76%	3,328	2.14%	8,672	2.84%
2020 Pacific Islander Population	23	0.04%	48	0.03%	112	0.04%
2020 Other Race Population	909	1.57%	4,533	2.92%	14,878	4.87%
2020 Hispanic Population	1,933	3.33%	9,132	5.88%	28,903	9.47%
Educational Attainment						
2020 Pop 25 +: Less than 9th Grade	947	2.64%	3,272	3.30%	8,273	4.23%
2020 Pop 25 +: 9-12th Grade/No Diploma	2,394	6.68%	6,968	7.03%	16,136	8.26%
2020 Pop 25 +: High School Diploma	10,434	29.10%	27,195	27.44%	55,279	28.29%
2020 Pop 25 +: GED/Alternative Credential	1,628	4.54%	4,326	4.37%	7,971	4.08%
2020 Pop 25 +: Some College/No Degree	8,305	23.16%	21,404	21.60%	41,915	21.45%
2020 Pop 25 +: Associate's Degree	3,803	10.61%	10,047	10.14%	18,740	9.59%
2020 Pop 25 +: Bachelor's Degree	5,333	14.87%	16,569	16.72%	30,406	15.56%
2020 Pop 25 +: Graduate/Professional Degree	3,010	8.40%	9,310	9.40%	16,689	8.54%
Income						
2020 Average Household Income	\$59,206	\$60,886	\$59,780			
2020 Median Household Income	\$46,080	\$47,187	\$44,776			
2020 Per Capita Income	\$22,028	\$23,524	\$22,596			
Daytime Population						
2020 Total Daytime Population	60,548	162,253	298,262			
2020 Daytime Population: Workers	25,375	69,791	112,267			
2020 Daytime Population: Residents	35,173	92,462	185,995			

Source: Esri, U.S. Census

DRIVE TIME



	10 minutes	15 minutes	20 minutes			
Population						
2020 Total Population	97,135	309,222	659,211			
2025 Total Population	102,167	324,375	695,263			
2010 Total Population	88,776	282,419	594,999			
2020 Group Quarters Population	542	2,232	13,473			
2010-2020 Population: Annual Growth Rate	0.88%	0.89%	1.00%			
2020-2025 Population: Annual Growth Rate	1.02%	0.96%	1.07%			
2020 Male Population	45,258	145,251	310,549			
2020 Female Population	51,877	163,971	348,662			
2020 Median Age	33.2	34.0	34.6			
Households						
2020 Total Households	37,552	117,503	248,446			
2025 Total Households	39,523	123,293	262,606			
2020 Owner Occupied Housing Units	17,295	56,509	129,803			
2020 Median Home Value	\$145,259	\$147,223	\$159,862			
Population By Race						
2020 White Population	5,749	5.92%	28,386	9.18%	74,946	11.37%
2020 Black/African American Population	84,974	87.48%	250,669	81.06%	521,845	79.16%
2020 American Indian/Alaska Native Population	229	0.24%	851	0.28%	1,720	0.26%
2020 Asian Population	1,743	1.79%	7,423	2.40%	19,012	2.88%
2020 Pacific Islander Population	35	0.04%	111	0.04%	254	0.04%
2020 Other Race Population	2,335	2.40%	14,765	4.77%	25,895	3.93%
2020 Hispanic Population	4,776	4.92%	28,159	9.11%	51,414	7.80%
Educational Attainment						
2020 Pop 25 +: Less than 9th Grade	2,039	3.32%	7,961	4.03%	17,156	4.00%
2020 Pop 25 +: 9-12th Grade/No Diploma	4,162	6.77%	17,097	8.65%	35,445	8.27%
2020 Pop 25 +: High School Diploma	17,583	28.61%	55,324	27.98%	114,779	26.78%
2020 Pop 25 +: GED/Alternative Credential	2,646	4.31%	8,308	4.20%	16,695	3.90%
2020 Pop 25 +: Some College/No Degree	13,499	21.97%	42,068	21.28%	92,091	21.49%
2020 Pop 25 +: Associate's Degree	6,437	10.48%	18,989	9.60%	36,599	8.54%
2020 Pop 25 +: Bachelor's Degree	9,668	15.73%	30,945	15.65%	71,674	16.73%
2020 Pop 25 +: Graduate/Professional Degree	5,416	8.81%	17,035	8.62%	44,096	10.29%
Income						
2020 Average Household Income	\$60,387	\$59,352	\$65,031			
2020 Median Household Income	\$46,305	\$43,983	\$48,331			
2020 Per Capita Income	\$23,265	\$22,521	\$24,561			
Daytime Population						
2020 Total Daytime Population	109,129	310,686	670,194			
2020 Daytime Population: Workers	51,424	120,671	274,609			
2020 Daytime Population: Residents	57,705	190,015	395,585			

Source: Esri, U.S. Census



DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of former Piccadilly Cafeteria located in College Park, Georgia (the "Property"). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

© 2020 TSCG All Rights Reserved



TSCG™

NEAL PRINGLE, CCIM

Director of Investment Sales

P 770.955.2434

Neal.Pringle@tscg.com

ADAM BIRNBREY

Senior Investment Sales Advisor

P 770.955.2434

Adam.Birnbrey@tscg.com