



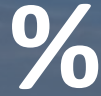
PALOMAR
Real Estate Group

Shoppes at Locust Grove

2730 Highway 155
Locust Grove, GA 30248 (Atlanta MSA)



NOI
\$895,000



Cap Rate
7.00%



Asking Price
\$12,785,000
(\$142psf)



Square Footage
89,567 SF



Publix
Health Ratio
2.19%



Tenants
Publix, Fresenius
Medical Care,
Workout Anytime,
Subway



Rents
Small shop rents
that are well below
market



6 ½ yrs of
Term



Year Built
2006



Occupancy
97%

THE OPPORTUNITY



Address

2730 Highway 155
Locust Grove, GA 30248 (Atlanta MSA)



Parcel Number

079-01-022-001



Gross Leasable Area

89,567 square feet



Land Area

14.95 acres



Year Built

2006



Asking Price

\$12,785,000 (\$142psf)
7.00% Cap Rate



Leasing

The Center has benefited from strong leasing velocity and tenant retention. The asset is currently 95% occupied



Publix

A strong performing Publix doing \$452psf in sales with a health ratio of 2.19%



Summary of National Tenants

	Size	Expiration	Renewal Opt
Publix	38,997	11/30/2026	8, 5-year
FRESENIUS MEDICAL CARE	7,000	3/31/2029	2, 5-year
WORKOUT ANYTIME <small>The Fitness First Company</small>	5,420	10/31/2026	1, 5-year

DOMINANT CENTER

- Locust Grove is the **dominant grocery-anchored shopping center** in the Locust Grove market
- The Center is anchored by **Publix**, one of the largest U.S. regional grocery chains with over 1,200 locations
- The current **occupancy level of 95%** further reinforces the asset as the dominant neighborhood shopping center in the market
- **Publix** performing extremely well with a **health ratio of 2.19%**
- **6.5 years of remaining Publix term** will give an investor asset security for the years to come
- **Publix & Fresenius Medical Care make up 49%** of the Rental Income, **these tenants combined represent \$51.55 billion in annual revenue** according the US Securities & Exchange Division

THE ASSET

- **62%** of the center is made up of **national tenants**
- **Executing a lease with Fresenius** validates the location and the shopping center's ability to lease space in the years ahead
- **Publix's sales** have increased by over **20% over the past six years**
- The asset greatly benefits from the **day time traffic generated from the 44 million square feet of distribution space** located in close proximity to the asset
- **Ecommerce proof** with 40% of the revenue coming from Publix, 23% from service oriented tenants, 17% from restaurants and 12% from medical
- An investor will have an opportunity for **organic NOI growth** through annual rental escalations
- Locust Grove has a solid **value-add opportunity** with the **two outparcels** that are included in the offering

LOCATION

- The **Locust Grove/ McDonough submarket** continues to be one of the fastest growing markets in the Atlanta MSA
- Convenient **proximity to Luella elementary, middle and high schools** located within a 1 mile radius
- **Over 4,450 employees** (Home Depot, Luxottica, Kutimo Tires) within a 2.5 mile radius of the property
- The nearest **grocery competition is over 4 miles** from the site
- **Access** from both Hampton Locust Grove Rd and N McDonough Rd provides great access to the asset
- Very strong traffic counts **with 25,500 average daily traffic**

Luella Elementary,
Middle & High Schools
2,760 students

Atlanta
40 miles north

Shoppes at Locust Grove



Home Depot
Distribution
Center

OUTLOT D
0.85ac
Outparcel

OUTLOT E
1.31ac
Outparcel



WELLS
FARGO



25,500



Hampton Locust Grove Rd

N McDonough RD





OUTLOT E 1.31 ac

OUTLOT D 0.81ac

Publix®

WELLS
FARGO

(Not Owned)

NAP

(Not Owned)
NAP

N McDonough Road

Hampton Locust Grove Road

SUITE	TENANT	SQ. FT.
2642	Fashions Cleaners	2,400 SF
2650	Agreed on LOI (Salon)	1,200 SF
2654	Buffalo Grill & Hibachi	2,000 SF
2658	Allstate – The Thompson Agency	1,400 SF
2662	Axiom Staffing Group, Inc.	1,400 SF
2666	China Wok	1,400 SF
2670/2654	AVAILABLE	2,800 SF
2678	I Love New York Pizza	2,450 SF
2686	Sips N Blends	1,750 SF
2694A	Workout Anytime	5,420 SF
2702	Subway	1,400 SF
2706	Peshglam Beauty Supply	1,400 SF
2710	Edward Jones	1,400 SF
2714	Bhat Dental	1,400 SF
2718	Crystal Sanchez	1,400 SF
2722/2726	Jenny's Nails	3,400 SF
2738/2742	Dollar Express (Signed LOI)	2,800 SF
2748	Herbology	1,400 SF
2752	Supercuts	1,400 SF
2851	Fresenius	7,000 SF
2897	Mesquite Grill	5,250 SF
GROC	Publix	38,997 SF
Outlot D	AVAILABLE	0.85 AC
Outlot E	AVAILABLE	1.31 AC
TOTAL		89,567 SF



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