

CHEROKEE PLAZA

A GENERATIONAL KROGER-ANCHORED
INVESTMENT OPPORTUNITY LOCATED
IN THE HEART OF BUCKHEAD



PEACHTREE PLAZA

PROPERTY OVERVIEW

ADDRESS

3877 Peachtree Road NE | Atlanta, GA 30319

SIZE

102,864 SF
7.78 AC

YEAR BUILT

Built: 1958
Renovated: 1997/2013

FINANCIALS

As-Is NOI: ~\$2,240,000

OCCUPANCY

100%

NOTABLE TENANTS



AFFLUENT DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Estimate	18,465	160,690	343,803
2027 Estimate	19,530	172,416	367,546
Daytime Population	20,420	189,036	513,647
AVERAGE HOUSEHOLD INCOME			
2022 Estimate	\$148,492	\$132,273	\$133,267
Historic Brookhaven Avg. HH Income			\$264,296
BACHELOR'S DEGREE OR HIGHER			
2022 Estimate	70%	62%	62%



INVESTMENT HIGHLIGHTS



LOCATED IN THE HEART OF BUCKHEAD -
ATLANTA'S MOST PRESTIGIOUS SUBMARKET



RARE, GROCERY-ANCHORED OFFERING
LOCATED ON PEACHTREE RD.



HISTORIC BROOKHAVEN - ONE OF ATLANTA'S MOST
AFFLUENT AND HIGHLY SOUGHT-AFTER NEIGHBORHOODS
WITH OVER \$260K AHHI



GENERATIONAL, INFILL REAL ESTATE WITH
HIGH BARRIERS TO ENTRY



TOP ATLANTA GROCER WITH STRONG SALES PERFORMANCE



100% HISTORICAL OCCUPANCY FOR OVER A DECADE



WELL-TENURED & HIGH-PERFORMING TENANT LINE-UP

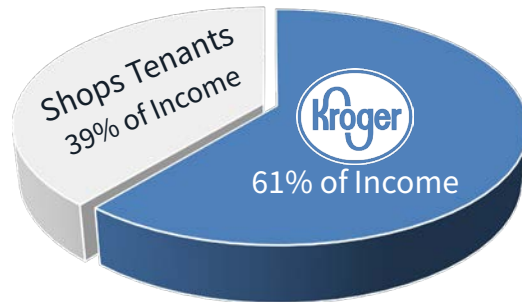


SURROUNDED BY EXPLOSIVE RESIDENTIAL GROWTH



KROGER-ANCHORED: BEST-IN-CLASS GROCER EXCEPTIONAL INCOME SECURITY

Kroger Accounts for over
60% of the Overall Income



Fortune 500 Company **#17** with Investment Grade Credit **S&P / MOODYS: BBB / BAA1**



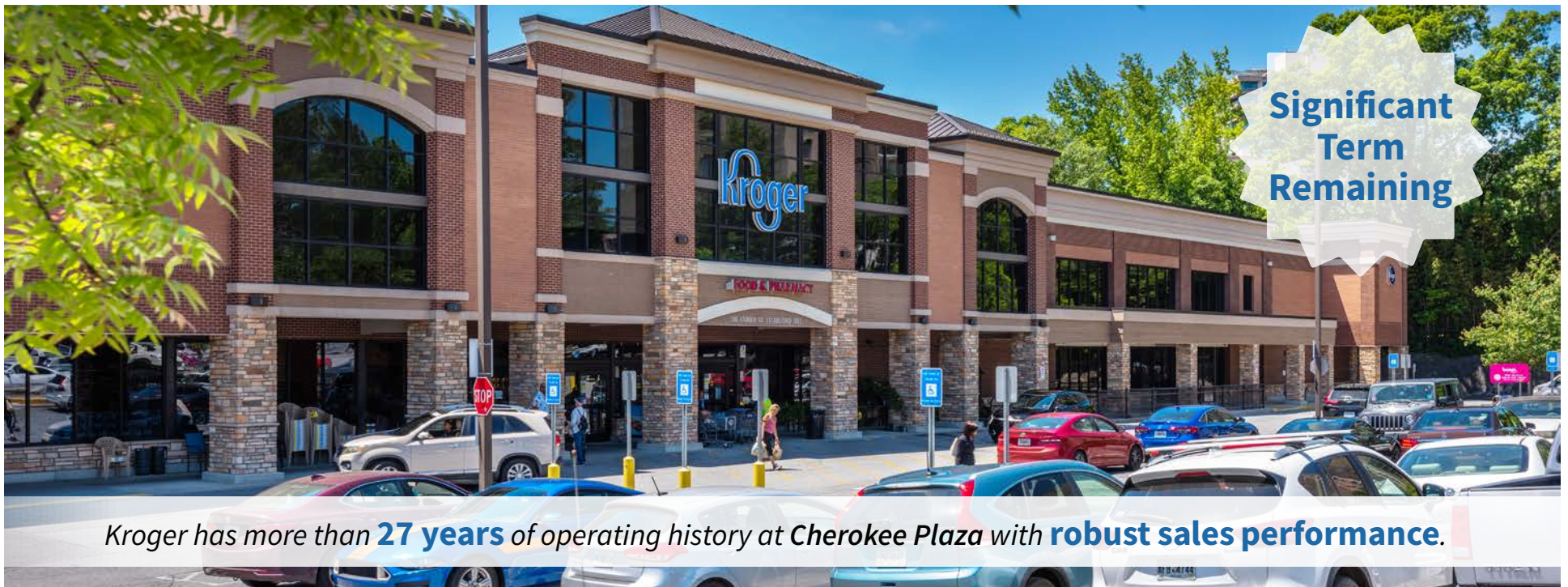
#1 Largest Supermarket Chain in the U.S. & **5th Largest** Retailer in the World



Infill Location with High Barriers to Entry within the immediate trade area



#1 Most Visited Grocery Chain in Georgia (Placer A.I.)

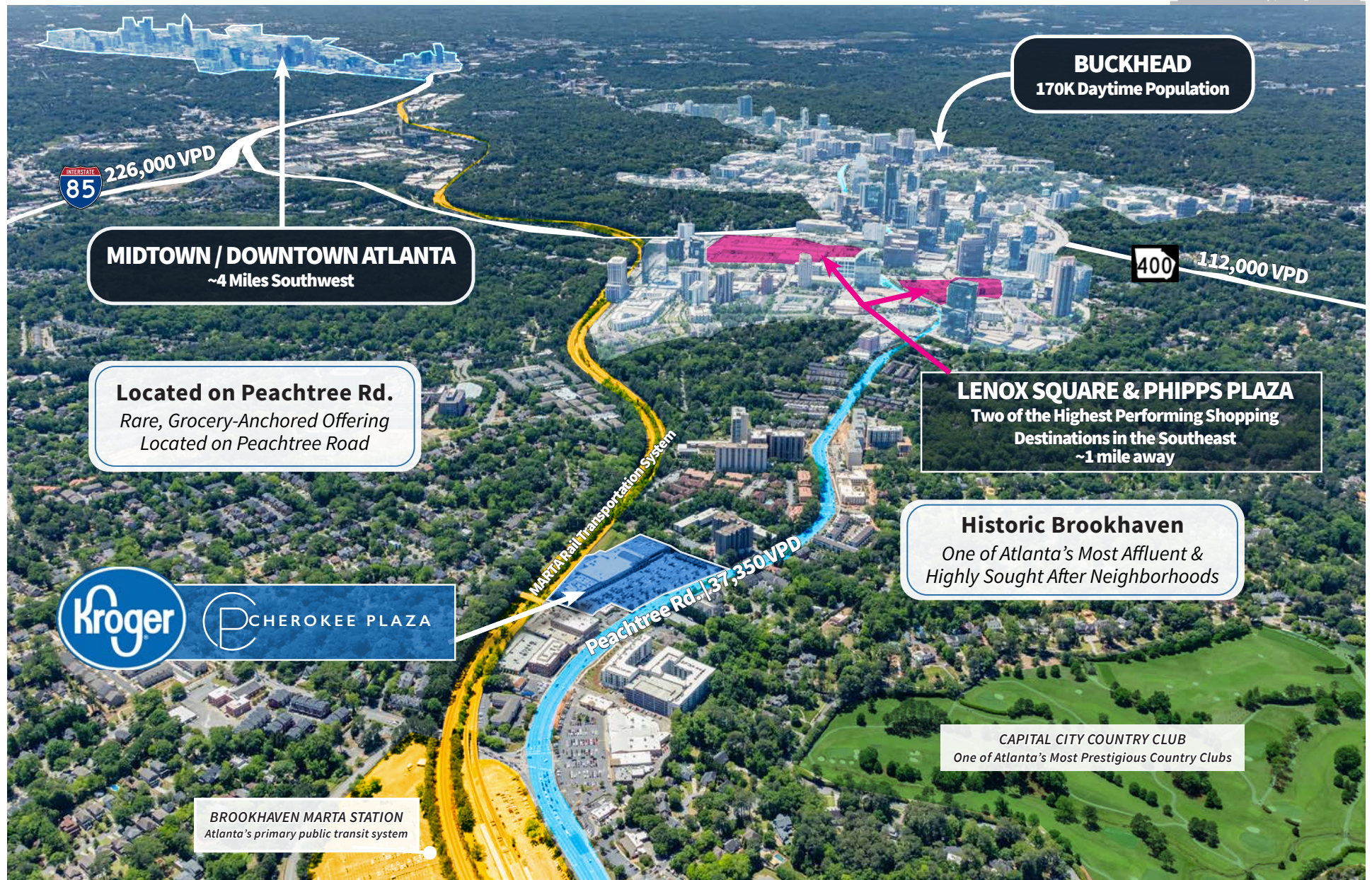


**Significant
Term
Remaining**

Kroger has more than **27 years** of operating history at **Cherokee Plaza** with **robust sales performance**.

BUCKHEAD – GENERATIONAL – INFILL REAL ESTATE OFFERING

Cherokee Plaza is strategically positioned along the 'going-home' side of Peachtree Rd., Atlanta's most prominent thoroughfare, and is positioned at the front door of the highly sought after Historic Brookhaven neighborhood.



LOCATED IN ATLANTA'S MOST PRESTIGIOUS SUBMARKET

BUCKHEAD

170,000

DAYTIME POPULATION

41%

OF ATLANTA'S TOTAL
REAL ESTATE VALUE

20%

OF ATLANTA'S TOTAL
POPULATION

\$56.8B

ECONOMIC IMPACT
FOR GEORGIA

25%

OF ALL JOBS
IN ATLANTA (131,000)

BUCKHEAD COMMERCIAL REAL ESTATE STATS

18.5M SF

CLASS A OFFICE

5,992

TOTAL HOTEL ROOMS

4,720 MULTIFAMILY

UNITS BUILT SINCE 2018



Cherokee Plaza is located 1 mi. north of Lenox Square (left) and Phipps Plaza (right), two of the highest performing shopping destinations in the Southeast.



HISTORIC BROOKHAVEN

One of Atlanta's Most Affluent & Highly Sought After Neighborhoods

Cherokee Plaza is located at the gateway to 'Historic Brookhaven', one of Atlanta's most affluent neighborhoods, which is conveniently located in the heart of Buckhead.



\$264,296

AVERAGE HOUSEHOLD INCOME



\$2,000,000⁺

AVERAGE HOME VALUES



300⁺ \$1M⁺

HOMES SOLD IN LAST 12 MO.
(2 MILE RADIUS)



513,647

DAYTIME POPULATION
(5-MILE RADIUS)



Buckhead

Historic Brookhaven

One of Atlanta's Most Affluent &
Highly Sought After Neighborhoods

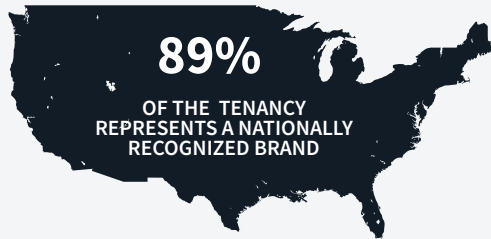
Capital City Country Club

CHEROKEE PLAZA

Peachtree Rd. | 37,350 VPD



STRONG PROPERTY FUNDAMENTALS



**DURABLE ANCHOR-TO-SHOP GLA RATIO
BLENDS INCOME SECURITY AND GROWTH**

79% ANCHOR

21% SHOP

ESTABLISHED TENURE

~25 YRS

WEIGHTED AVG. TENURE



**LIMITED NEAR-TERM
CAPITAL EXPENDITURES**
(MAJORITY OF ROOFS WERE
REPLACED & IN 2018 / 2019)



STRONG TRAFFIC COUNTS
(37,350+ VPD ON PEACHTREE RD.)



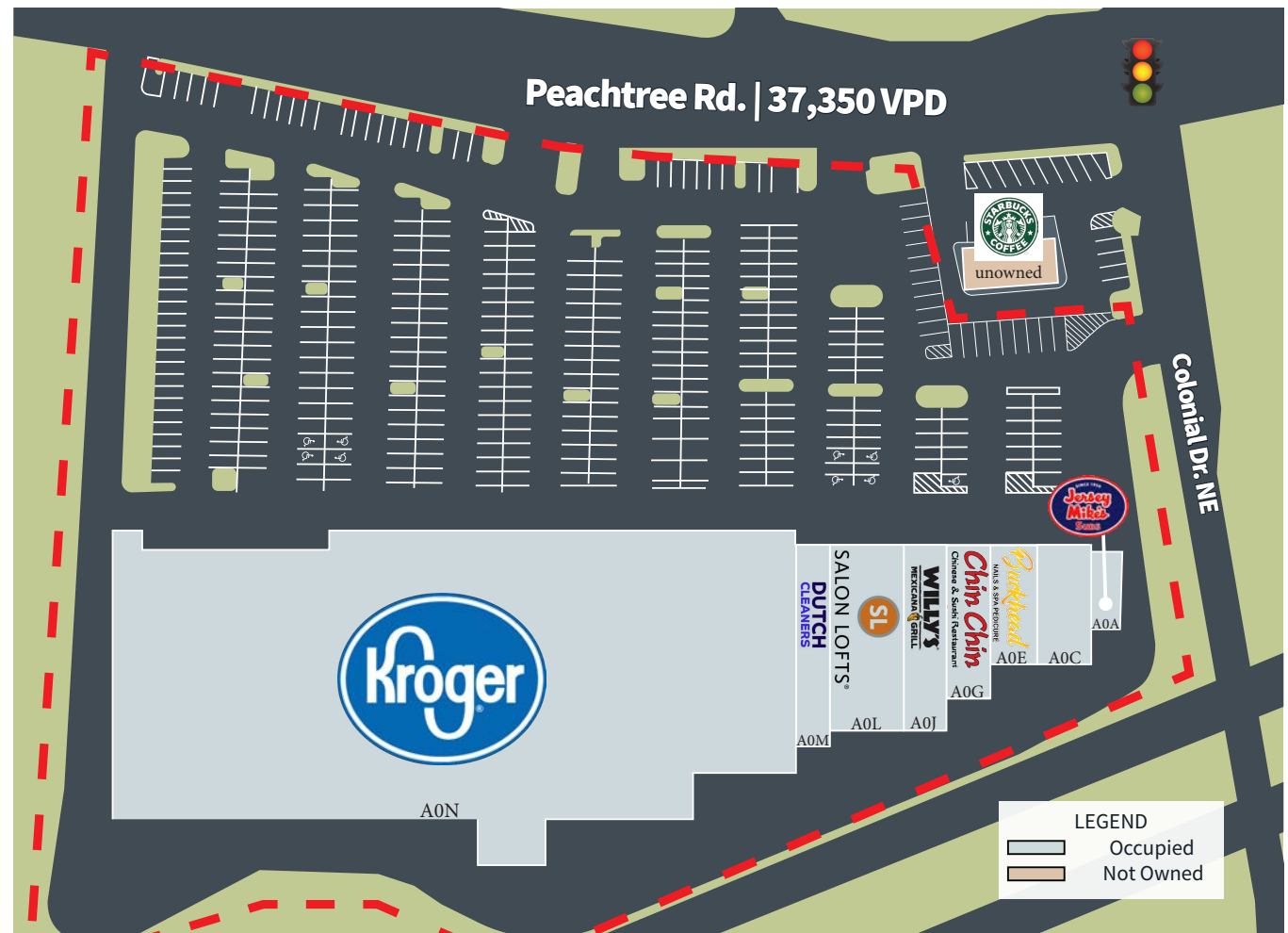
**GOING-HOME SIDE OF THE
ROAD**



**100% OCCUPANCY FOR
OVER A DECADE**

TENANT ROSTER

STE.	TENANT	SF
A0A	Jersey Mike's Subs	1,089
A0C	Red's 2 Liquor and Wine	3,117
A0E	Buckhead Nails & Spa	2,061
A0G	Chin Chin Restaurant	3,000
A0J	Willy's Mexicana Grill	3,562
A0L	Salon Lofts	5,414
A0M	Dutch Cleaners	2,903
A0N	Kroger	81,718
TOTAL		102,864





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