

Anchored, Multi-Tenant Investment Opportunity

Athens West

3190 ATLANTA HIGHWAY | ATHENS, GA 30606

SRS | INVESTMENT PROPERTIES GROUP

CITITRENDS

BIG LOTS!



178,390± SF
Offering GLA



98.43%
Occupancy



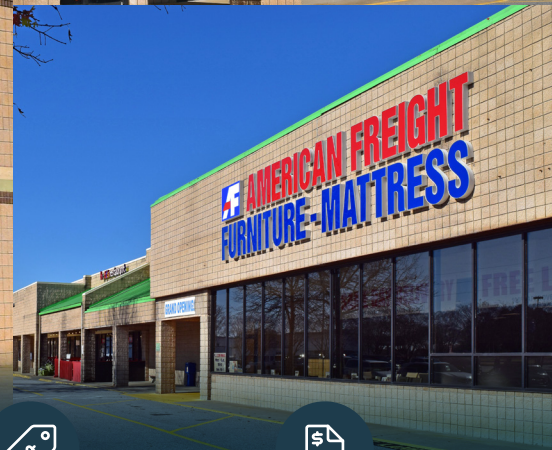
18.59± AC
Land



Market to Establish
Price



\$1,413,114
Feb 2022 Year 1 NOI



Anchor Tenants

BIG LOTS!

CITITRENDS

AMERICAN FREIGHT
FURNITURE - MATTRESS

BioLife
PLASMA SERVICES



Contact

KYLE STONIS, CCIM

Managing Principal, IPG
678.420.1393 | kyle.stonis@srsre.com
GA License No. 265771

PIERCE MAYSON

Managing Principal, IPG
404.231.4696 | pierce.mayson@srsre.com
GA License No. 306418

BORIS SHILKROT

Associate, IPG
678.420.1388 | boris.shilkrot@srsre.com
GA License No. 391741

SRS REAL ESTATE PARTNERS | 3445 Peachtree Rd NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Investment Highlights

Advantageous location in the heart of Athens, GA, a growing college town which is home to the University of Georgia, bolstered by a solid economy with a thriving music scene

Anchored by a synergistic mix of national, low-cost and healthcare providers which have thrived through the pandemic and account for 72.3% of the overall GLA at the Property

Centrally-positioned between Aldi, Target, and Walmart Neighborhood Market along Atlanta Hwy (US-78 Bus./GA-10) – the city's busiest east-west thoroughfare, which accesses 33,200 VPD in front of the Property

Strong average anchor term of 8+ years remaining with an excellent 7 weighted average lease term (WALT); creating significant stability for an incoming buyer with extremely advantageous financing already in place

Tremendous recent leasing Momentum since 2019 includes the addition of 42,000 SF of new tenants, characterized by national credit anchors - American Freight and BioLife - along with a lease extension with America's Thrift through 2035

Strong ancillary and adjacent retail destinations KFC/Taco Bell (NAP), Carrabba's, Popeye's, Honda, and Aldi – create valuable consumer draws for the Property at all hours of the day

Extremely strong return metrics highlighted by a 16%+ Year 1 cash-on-cash, bolstered by advantageous assumable financing with 9 years of term remaining and a 70%+ LTV

[SRSRE.COM/AthensWest](https://srsre.com/AthensWest)

