



TOP 5 FASTEST GROWING COUNTIES IN THE US | RENTS 48% BELOW MARKET

SHOPS AT VINEYARD

6072 HIGHWAY 53 - BRASELTON, GEORGIA 30517



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BRASELTON, GA

6072 HIGHWAY 53 | BRASELTON, GEORGIA 30517

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All properties visits are by appointment only.

01. INVESTMENT





INVESTMENT HIGHLIGHTS

PROPERTY

- 20,000 square feet of Class "A" inline shop space priced below replacement cost.
- New roof installed in 2019 with transferable warranty – TPO/CPC 80 mil
- 64% of the Tenants have leased their suites since the original construction.
- Immediate trade area is home to numerous distribution facilities, including FedEx Ground, William-Sonoma, Carter's Distribution Center, Amazon, Haverty's Furniture, Safelite Auto, Uline, and others, significantly contribute to the local economy.
- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base for the site. The 5-mile trade area is supported by over 39,600 residents and 15,000 daytime employees.

MARKET

- Braselton is expected to grow 9.5% over the next 5 years, according to the US Census Bureau.
- Nearby North Georgia Medical Center expanded their facility to 927k square feet in a \$700m expansion.
- Arcadia 347 (1,547 homes, 200-room hotel, and 780k square feet of commercial space) is labeled as the next Major mix-used master-planned development.
- Situated on the main retail thoroughfare of Braselton, the property benefits from high visibility and excellent ingress and egress.
- Above average household income of \$150,408.

INVESTMENT SUMMARY

SITE:	Shops at Vineyard
LOCATION:	6072 Highway 53 – Braselton, GA 30517
PROPERTY TYPE:	Stabilized Multi-tenant Retail Center
LEASE TYPE:	Net Lease
ASKING PRICE:	\$5,250,000.
CAP RATE:	6.65%
Price PSF:	\$262.
NET OPERATING INCOME:	\$349,784
OCCUPANCY:	95%
RENTABLE AREA:	20,000 SF
LAND AREA:	1.98 acres
YEAR BUILT:	2004
PARCEL ID:	11804601
PARKING:	100 Spaces
TRAFFIC COUNTS:	22,100 VPD



INVESTMENT OFFERING

RDO Investments is pleased to present Shops at Vineyard, a 20,000-square-foot stabilized multi-tenant retail center in the coveted Braselton, Georgia, area. The property provides a rare opportunity to acquire a class A, 95% leased shopping center in this highly desirable area below replacement cost.

Shops at Vineyard is located directly off Highway 53, with over 22,100 vehicles per day and excellent ingress and egress. The property is located less than one mile to the east of Interstate 85, with over 78,000 vehicles per day providing direct access into Downtown Atlanta and connecting the MSA. State Highway 53 serves as the primary retail thoroughfare with numerous tenants, including Dairy Queen, McDonald's, Taco Bell, Popeyes, and others. The property is 95% leased to National and Local tenants on a NNN basis, with tenants paying their pro rata share of all expenses.

The immediate trade area is home to numerous industrial facilities, including FedEx Ground, William-Sonoma, Carter's Distribution Center, Amazon, Haverty's Furniture, Safelite Auto, Uline, and others, which significantly contribute to the local economy. Furthermore, the property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base for the site. The 5-mile trade area is supported by over 39,000 residents and 13,500 daytime employees, with an affluent average household income of \$140,842 within a 5-mile radius.





Domino's

Domino's

CLEANERS

MASSAGE

TEA CAFE

SUB

CHEWY'S

LA CEMINAL

HAIR

Stoney's BBQ



02. LOCATION

FedEx

DUNKIN'

Braselton Circuit Business Center

837,248 SF Master Planned Industrial Park by Taylor & Mathis

Advance
Auto Parts

ECKART
SUPPLY COMPASS
HEALTH


LAQUINTA
INNS & SUITES

TACO
BELL


FRESH
WASH

DQ

53


State Highway 53
22,100 
VEHICLES PER DAY



W. Main St.
78,000 
 VEHICLES PER DAY



53

State Highway 53
22,100 
 VEHICLES PER DAY



Shops at Vineyard

DISTRIBUTION CENTER

DISTRIBUTION CENTER

DISTRIBUTION CENTER

W. Main St.
78,000
 VEHICLES PER DAY

DISTRIBUTION CENTER

DISTRIBUTION CENTER



Global Transport and Logistics
 DISTRIBUTION CENTER

DISTRIBUTION CENTER

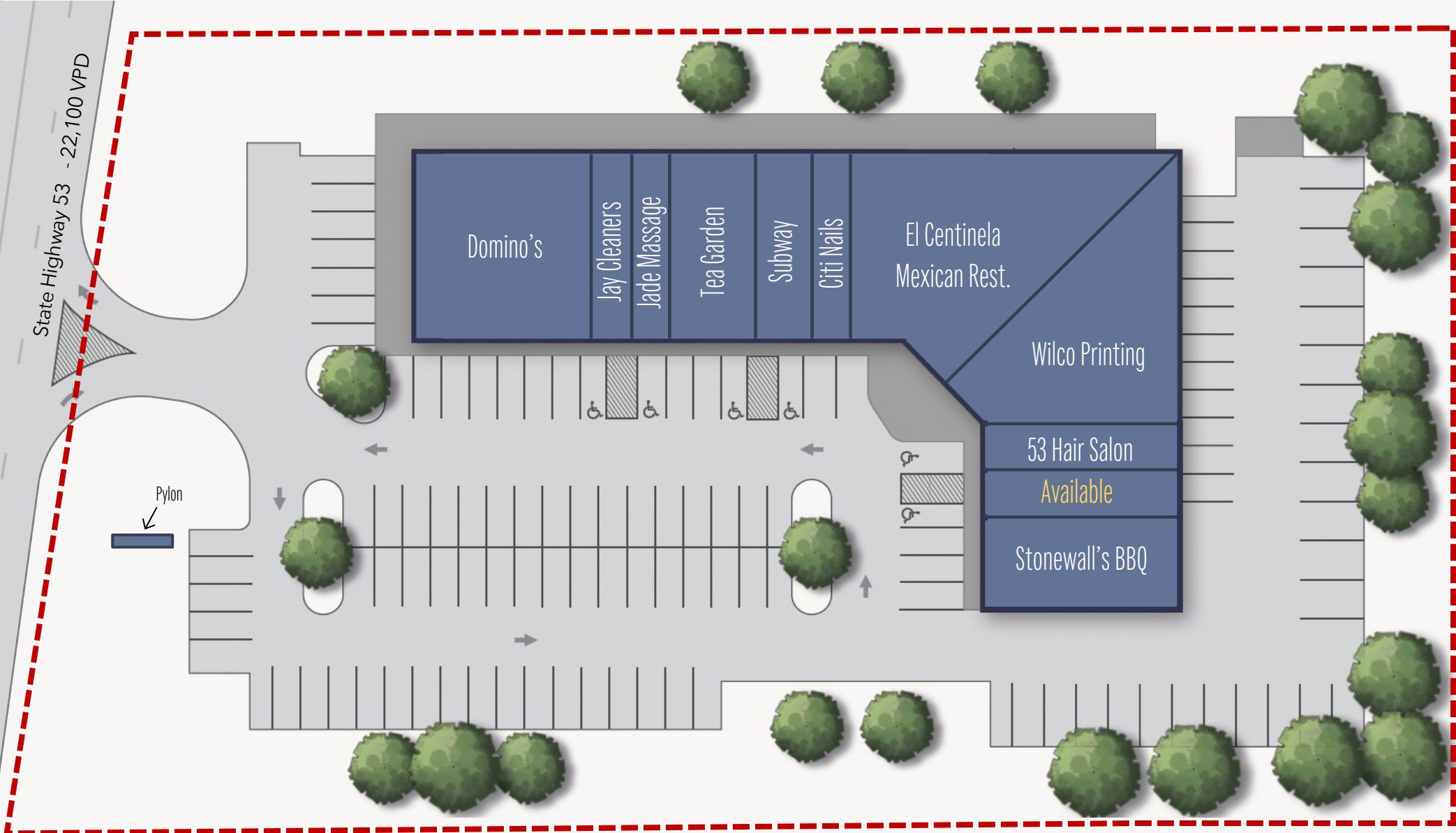
DISTRIBUTION CENTER

DISTRIBUTION CENTER

DISTRIBUTION CENTER

DISTRIBUTION CENTER

SITE PLAN





03. FINANCIAL SUMMARY

RENT ROLL

Tenant	SF	% of Property	Lease Term		Annual Base Rent		Lease Type	Renewal Options & Comments	
			Start	End	PSF	Total			
Domino's	1,800	9.00%	Oct-03	Aug-29	\$22.50	\$40,500	NNN	Two, 5 year Renewals at \$24.50 PSF	
Jay Cleaners	900	4.50%	Oct-03	Dec-29	\$19.83	\$17,850	NNN	None	
Jade Massage	900	4.50%	Oct-12	Dec-29	\$19.83	\$17,850	NNN	None	
Tea Garden	1,800	9.00%	Oct-05	Dec-27	\$20.50	\$36,900	NNN	None	
Citi Nails	960	4.80%	Sep-03	Dec-29	\$22.25	\$21,360	NNN	None	
Wilco Printing	3,500	17.50%	Dec-16	Dec-27	\$11.83	\$41,417	NNN	None	
53 Hair Salon	900	4.50%	Jun-04	Dec-29	\$19.83	\$17,850	NNN	None	
Stonewall's BBQ	1,800	9.00%	Sep-03	Dec-29	\$22.50	\$40,500	NNN	None	
El Centinela Mexican Restaurant	5,100	25.50%	Oct-03	Dec-29	\$16.15	\$82,350	NNN	None	
Subway	1,440	7.20%	Jun-07	Jul-28	\$24.75	\$35,640	NNN	None	
Vacant	900	4.50%							
TOTAL AREA:		20,000			\$352,217				
TOTAL LEASED AREA:		19,100	95.50%						
TOTAL VACANT AREA:		900	4.50%						

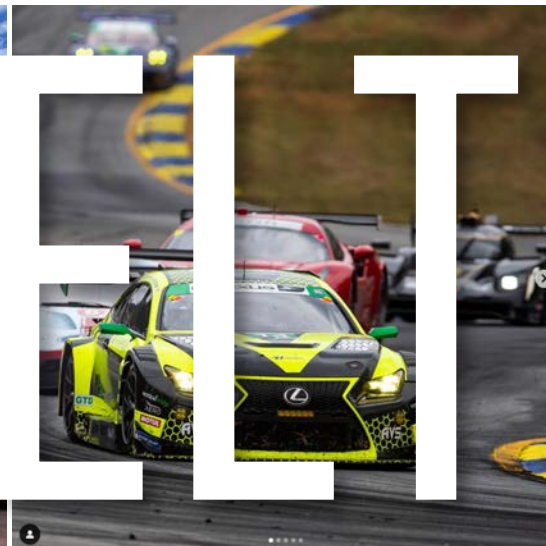
INCOME & EXPENSE

INCOME & EXPENSES

	12-Month	PER SF
Base Rent		
Occupied Space	\$352,217	\$17.61
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GROSS POTENTIAL RENT	\$352,217	\$17.61
Expense Reimbursements		
CAM	\$18,135	\$0.91
Taxes	\$14,325	\$0.72
Insurance	\$7,640	\$0.38
Property Management/Admin	\$11,536	\$0.58
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Total Expense Reimbursements	\$51,637	\$2.01
GROSS POTENTIAL INCOME	\$403,854	\$20.19
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EFFECTIVE GROSS INCOME	\$403,854	\$20.19
Expenses		
CAM	\$18,990	\$0.95
Taxes	\$15,000	\$0.72
Insurance	\$8,000	\$0.38
Property Management (3%)	\$12,080	\$0.58
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Total Expenses	\$54,070	\$2.62
NET OPERATING INCOME	\$349,784	



04. MARKET





BRASELTON

www.DowntownBraselton.com

Braselton, Georgia, is a small town located in both Barrow and Jackson counties, about 50 miles northeast of Atlanta. It's part of the larger Atlanta metropolitan area, making it an attractive option for those who want a quieter, more rural lifestyle but still have access to the amenities and employment opportunities of a major city.

Braselton is located at the crossroads of several major highways, including Interstate 85, making it easily accessible from surrounding cities and towns. This location has contributed to its growth, especially in recent years as more people move to suburban areas around Atlanta.

While Braselton has maintained its small-town charm, it has seen significant growth in recent years. This growth is partly due to the increasing popularity of the surrounding suburban areas, and the town's proximity to Atlanta. A number of new businesses, residential communities, and commercial developments have popped up, attracting families and professionals looking for more affordable housing while still being within commuting distance of the city.

Braselton is the home of Chateau Elan Winery. It is also the headquarters of the American Le Mans Series, American Junior Golf Association, IMSA, the Panoz Motor Sports Group, the Road Atlanta race track, Year One and Savoy House/ Progressive Lighting, and others. In addition, the newly arrived major distribution warehouses include Petco Animal Supplies, Safelite AutoGlass, Sears Appliance Division, Year One, Tractor Supply, Haverty's Furniture, and Home Depot Distribution Center.

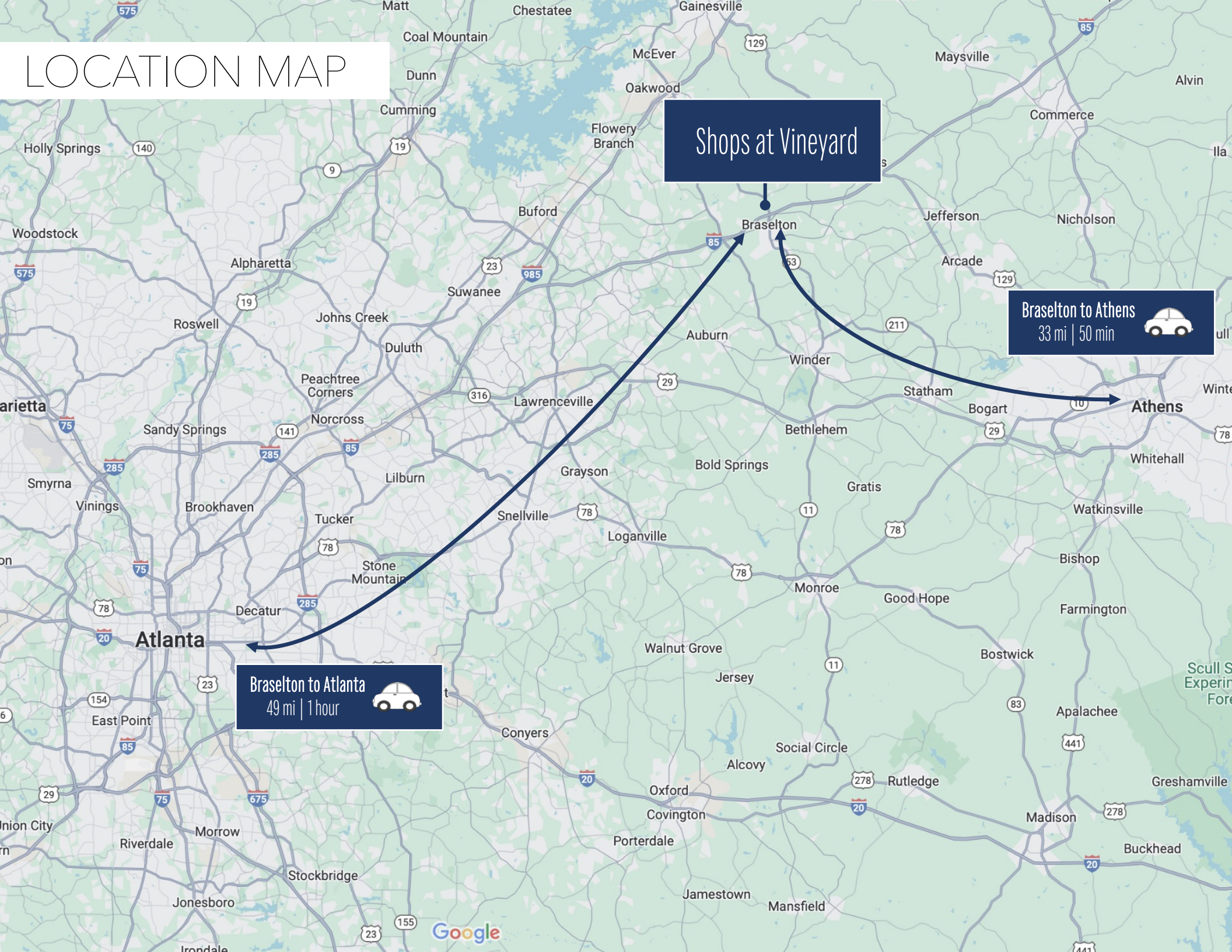
Braselton offers a slower-paced lifestyle compared to the hustle and bustle of Atlanta, with more outdoor recreational opportunities, including parks, hiking, and golf. The town is also known for its family-friendly atmosphere and strong community involvement.

LOCATION MAP

Shops at Vineyard

Braselton to Athens
33 mi | 50 min

Braselton to Atlanta
49 mi | 1 hour



AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2024 Estimated Population:	1,840	12,970	39,095
2029 Estimated Population:	2,229	16,336	46,837
Projected Annual Growth 2024 to 2029:	4.2%	5.2%	4.0%
Projected Annual Growth 2010 to 2024:	4.0%	5.5%	3.8%
2024 Estimated Households:	660	4,623	13,832
2029 Projected Households:	814	5,955	16,819
2024 Estimated Average Household Income:	\$99,454	\$130,288	\$140,842

CONTACTS

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