



FranklinStreet

Offering Memorandum



CAMP CREEK POINT

3330 Camp Creek Parkway, Atlanta, GA 30034
Outparcel to Camp Creek Marketplace (900K SF of Retail) | Newly Extended Leases

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

Camp Creek Point | Atlanta, GA



FranklinStreet

OFFERING MEMORANDUM



CAMP CREEK POINT

3330 Camp Creek Parkway, Atlanta, GA 30034



LUSH
NAIL BAR

OFFERING SUMMARY

Sale Price: \$7,840,000

Cap Rate: 6.25%

NOI: \$489,941

Building Size: 9,998 SF

Year Built: 2016

Lot Size: 1.7 Acres

Parking Spaces: 78

Zoning: Commercial

Lease Types: NNN

Ownership: Fee Simple

Occupancy: 100%

Tenancy: Multiple

Parcel Number: 14 0255 LL0426



51,000 VPD

Travel daily along
Camp Creek Parkway



142,860 RESIDENTS

within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Nationally Tenanted 10,000 SF Center in Atlanta, GA
- Located at Pin Corner Overlooking Interstate (143,000 VPD) and Camp Creek Pkwy (51,000 VPD)
- Outparcel to Camp Creek Marketplace: 900,000+ SF Regional Power Center
- Located Next to Hartsfield-Jackson International Airport (World's Busiest Airport)
- Strong Tenant Commitment: Developed in 2016 and All Original Tenants have Exercised Options or Signed Lease Extensions
- Top Store Performers: AT&T Ranks in the Top 93 Percentile and Chipotle Ranks in the Top 82 Percentile Nationwide
- Large Trade Area: 142,860 Residents within 5-Mile Radius with Limited Retail Options Outside of this Retail Node
- Atlanta is the 3rd Fastest-Growing Metro in US and Now the 6th Largest

PROPERTY DESCRIPTION

Franklin Street presents Camp Creek Point a 9,998-SF retail center that is an outparcel to Camp Creek Marketplace, a regional power center, anchored by Target, Marshalls, Lowe's, TJ Maxx, among others along Interstate 285 in southwest Atlanta, Georgia. Camp Creek Point backs up to Interstate 285, which provides great visibility to the center with 143,000 VPD. The multiple phases of Camp Creek Marketplace generates 9.5M annual visits to the center with many retailers having their top ranks stores in the state located in the center. The center was developed in 2016, with each of the original tenants remaining having exercised option periods or struck lease extensions showing strong tenant commitment to the site. Chipotle and AT&T both rank as top tier stores for foot traffic (per Placer.AI), and Lush Nails is a large multi-unit operator of nail salons across the Atlanta MSA. Each tenant has built in 10% rental increases every 5 years ensuring a strong hedge against inflation. Chipotle continues to aggressively expand, targeting 350 to 370 new restaurant openings in 2026. AT&T is the nation's largest fiber internet provider and operates the largest wireless network in North America. The property has been well maintained since construction and the parking lot was recently resealed and striped to further allow for a low maintenance future.

AERIAL VIEW



AERIAL VIEW



CAMP CREEK MARKETPLACE



CAMP CREEK POINT



CAMP CREEK PKWY
51,000 VPD



SITE PLAN





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FINANCIAL ANALYSIS

Camp Creek Point | Atlanta, GA



FranklinStreet

OFFERING MEMORANDUM

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price:	\$7,840,000	Net Operating Income:	\$489,941	Year Built:	2016
Cap Rate:	6.25%	Leasable Area:	9,998 RSF	Occupancy:	100.00%



INCOME	TOTAL	PER SF
Base Rent	\$510,559	\$51.07
NNN Reimbursements	\$104,538	\$10.46
GROSS POTENTIAL INCOME	\$615,097	\$61.52
EFFECTIVE GROSS INCOME	\$615,097	\$61.52
EXPENSES	TOTAL	PER SF
CAM	\$68,438	\$6.85
Taxes	\$37,509	\$3.75
Insurance	\$10,808	\$1.08
Management	\$8,400	\$0.84
TOTAL EXPENSES	\$125,156	\$12.52
NET OPERATING INCOME (NOI)	\$489,941	\$49.00

Seller will rent credit to upcoming 2026 rent bumps at closing

RENT ROLL

Sale Price: \$7,840,000

Cap Rate: 6.25%

Net Operating Income: \$489,941

Leasable Area: 9,998 RSF

Year Built: 2016

Occupancy: 100.00%

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
1	AT&T	5,000	50.01%	09/26/16	09/30/31	\$52.22	\$261,100	\$302,573	NNN**	10/01/31 10/01/36 10/01/41	\$287,250.00 \$316,000.00 \$347,600.00
2	Lush Nail Bar	2,760	27.61%	11/01/16	11/30/36	\$52.03	\$143,603	\$178,428	NNN	12/01/31 12/01/36 12/01/41	\$157,963.00 \$173,759.00 \$191,135.00
3	Chipotle	2,238	22.38%	11/01/16	11/30/31	\$47.30	\$105,857	\$134,097	NNN	12/01/31 12/01/36 12/01/41	\$116,443.00 \$128,087.00 \$140,896.00
TOTALS/AVGS		9,998	100%			\$51.07	\$510,560	\$615,098			

**AT&T has CAM cap. 2026 amount is \$17,309 and increases 2% annually

TENANT OVERVIEWS



AT&T Mobility LLC is a wholly owned subsidiary of AT&T Inc. that provides wireless services to 120 million subscribers in the U.S., including Puerto Rico and the U.S. Virgin Islands. AT&T Mobility is the 3rd largest wireless telecommunications provider in the U.S. and Puerto Rico. AT&T Mobility is headquartered in the Lenox Park area of DeKalb Co. Georgia, just outside Atlanta. AT&T is the largest provider landline phones and second or third in mobile services in the U.S. and also provides broadband subscription television services. AT&T is also one of the top U.S. providers of wireless, high speed Internet access, Wi-Fi, local and long distance voice, and directory publishing and advertising services. In addition, wireless from AT&T serves nearly all Fortune 1,000 companies and more than 1200 federal, state, and local government agencies as customers. As of 2025, AT&T reported total revenues of \$125.6 billion.

# of Stores:	5,000+
# of Employees:	75,000
Guarantee:	Corporate
S&P Rating:	BBB
Revenue:	\$125.6 Billion
Stock Symbol:	NYSE: T (parent)
Website:	about.att.com



Chipotle Mexican Grill, Inc. is an American chain of fast food restaurants in the U.S., United Kingdom, Canada, Germany, France and Middle East, specializing in tacos and burritos. Its name derives from chipotle, the Nahuatl name for a smoked and dried jalapeño chili pepper. The company currently trades on the New York Stock Exchange under the ticker symbol CMG. The company has released a mission statement called Food with Integrity, which highlights its efforts in using naturally-grown ingredients, and serves more naturally raised meat than any other restaurant chain. With more than 4,000 locations, Chipotle had 2025 revenue of \$11.9 billion.

# of Stores:	4,042+
# of Employees:	130,301
Guarantee:	Corporate
Revenue:	\$11.9 Billion
Stock Symbol:	CMG
Website:	chipotle.com



Atlanta's premier luxury nail salon boasts over 300 polish choices from reputable brands such as OPI and Essie. Their advanced nail technicians are highly trained in services such as manicures, pedicures, gel nails, acrylics and more. They also provide nail parties and offer the most luxurious products and services at a competitive price point. Boasting all natural products and a clean atmosphere, sanitation is their number one priority. All materials are used only once and new tools are provided for each client to ensure the highest standards for their services. They currently have 20+ Southeast locations and includes a personal guarantee from the operator.

# of Stores:	20+
Guarantee:	Corporate
Website:	lushnailbareastpoint.com



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MARKET OVERVIEW

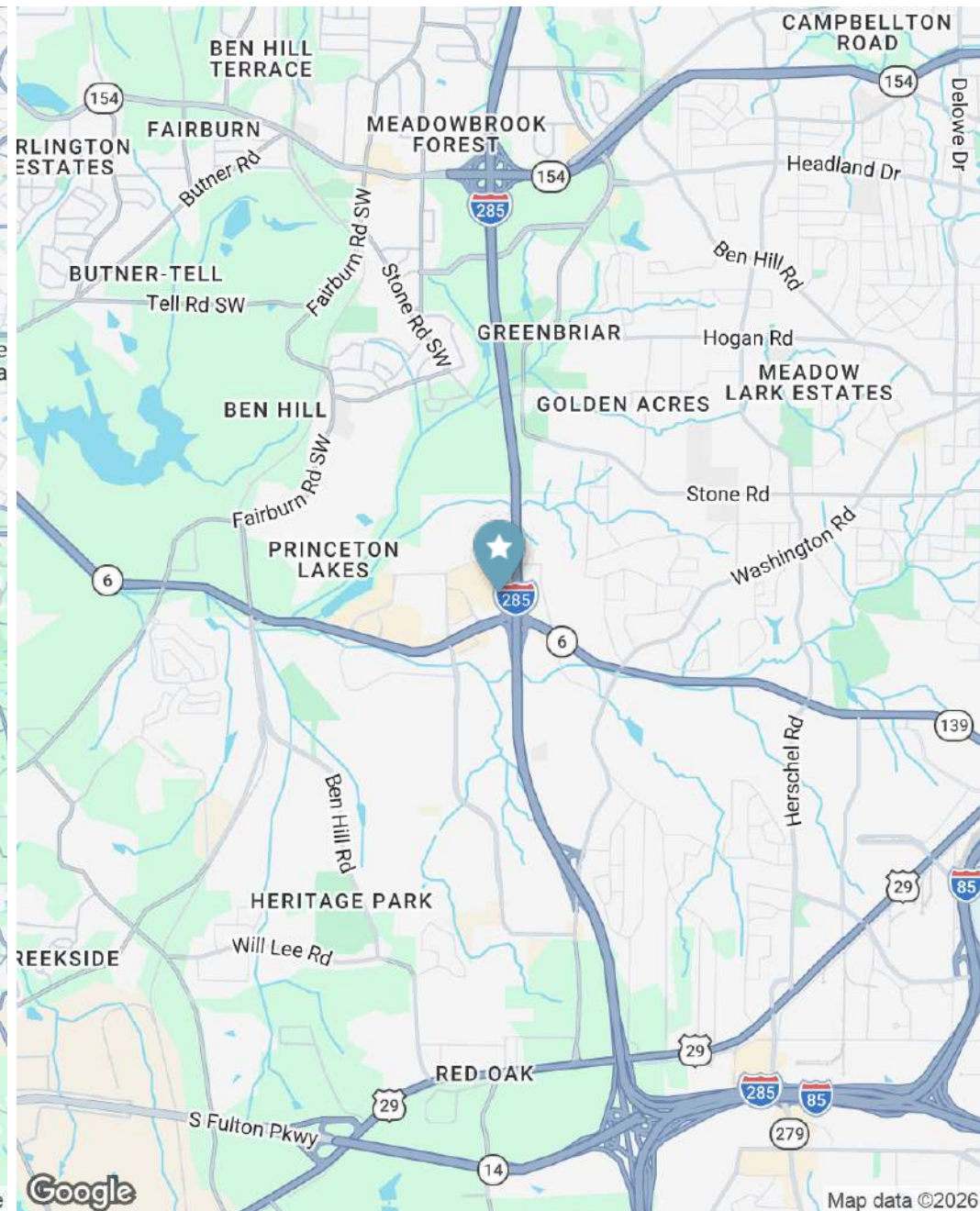
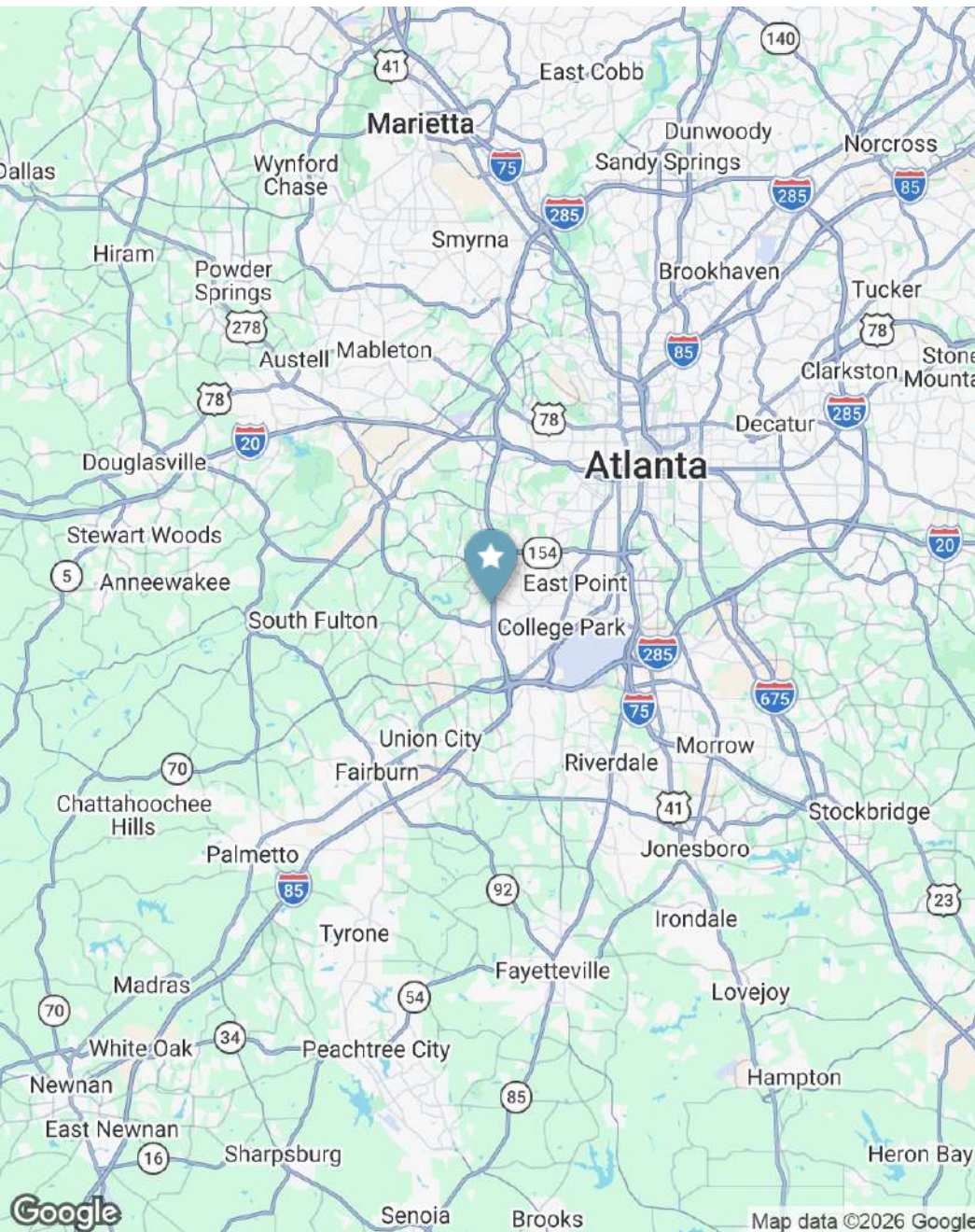
Camp Creek Point | Atlanta, GA



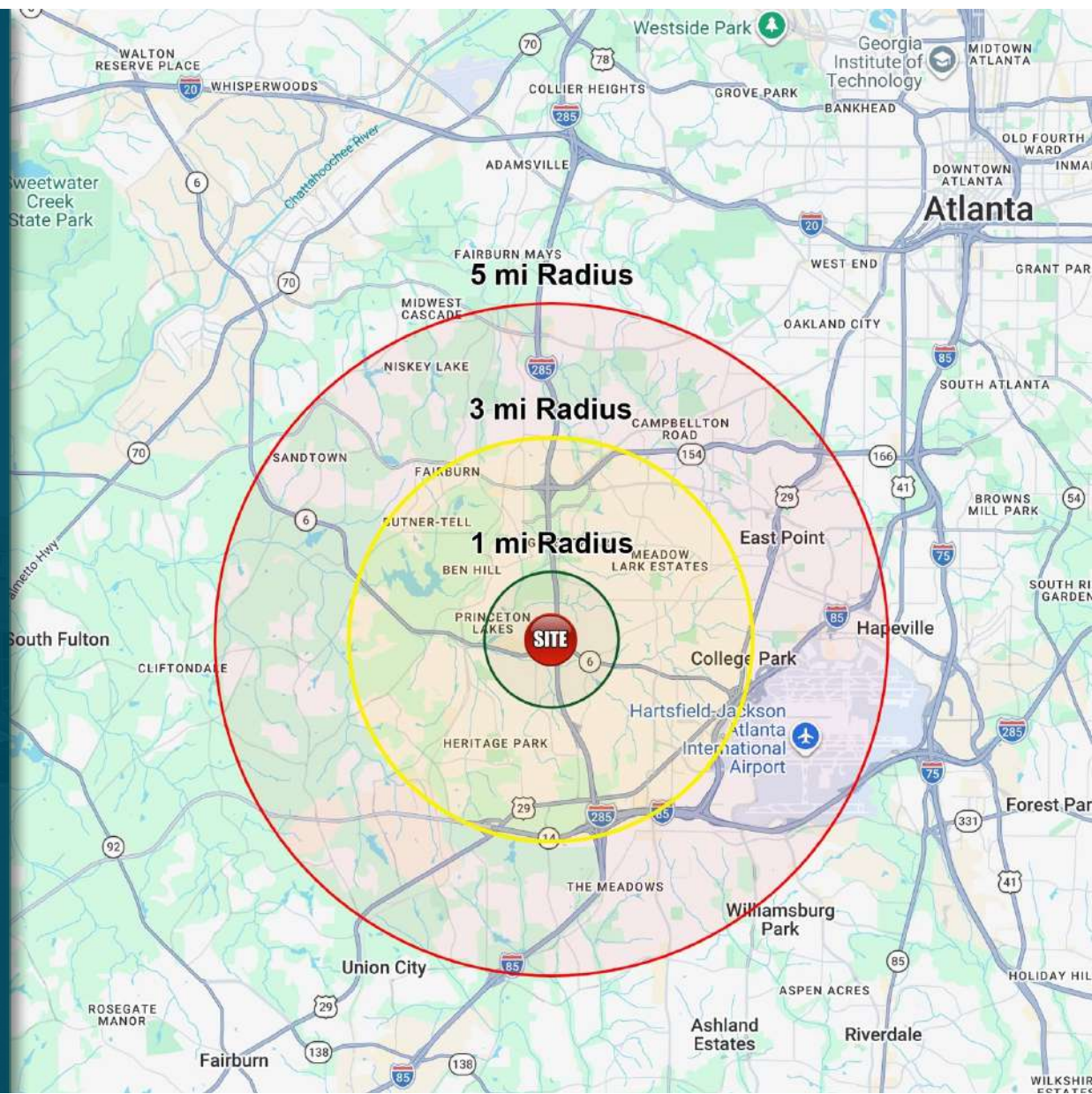
FranklinStreet

OFFERING MEMORANDUM

REGIONAL & LOCAL MAP



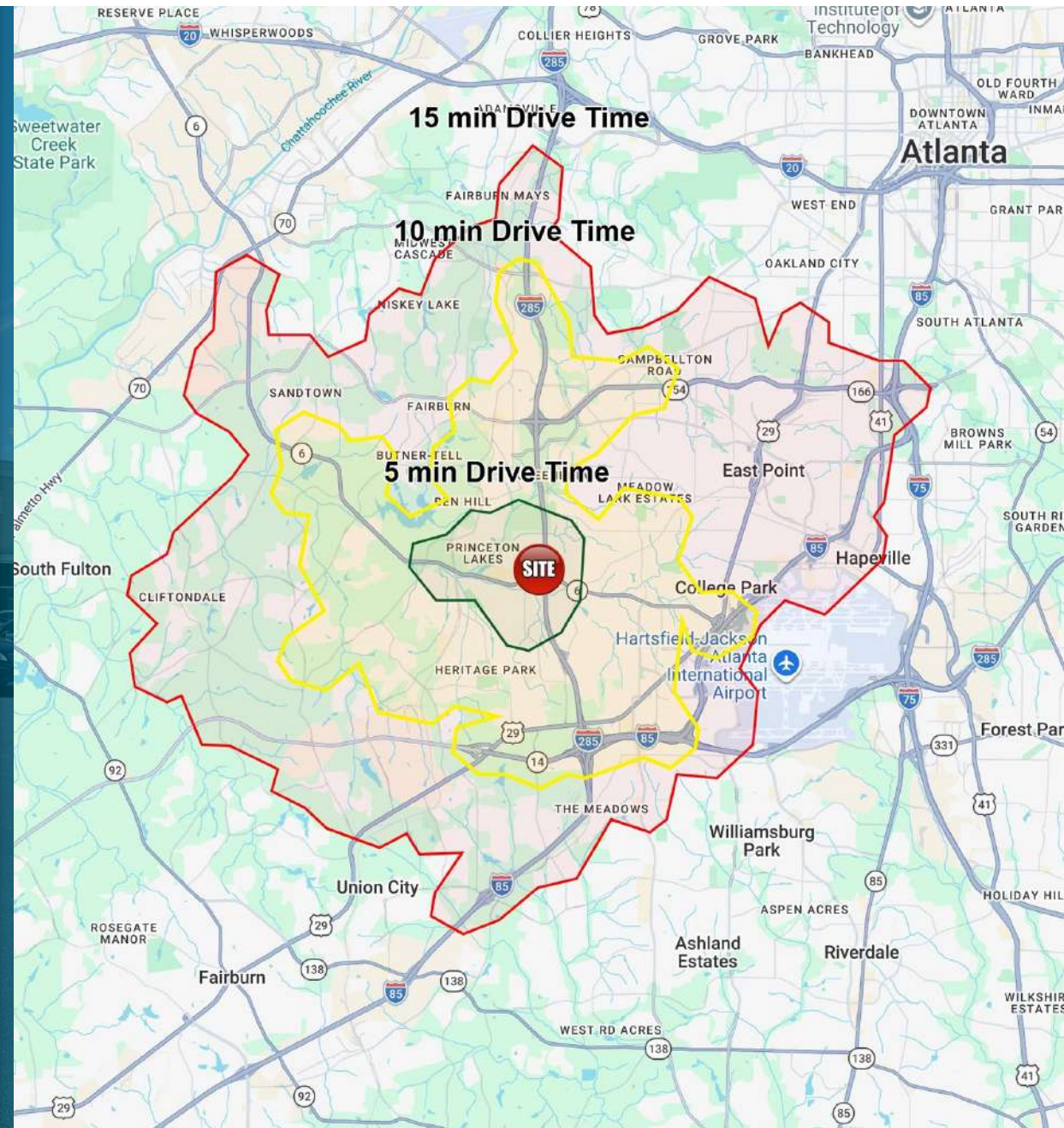
	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population (2025)	9,878	58,362	142,860
Census Population (2020)	9,173	57,696	142,667
HOUSEHOLDS & INCOME			
Total Households (2025)	4,531	24,581	59,034
Proj. Households (2030)	4,424	23,893	58,028
Avg. HHI (2025)	\$78,295	\$86,840	\$90,991
Median HHI (2025)	\$64,354	\$69,908	\$70,876
Avg. HH Net Worth (2025)	\$485,954	\$721,050	\$783,273



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population	11,006	59,629	149,953
Census Population	10,697	57,340	146,585
HOUSEHOLDS			
Total Households (2025)	4,941	24,994	62,080
Proj. Households (2030)	4,783	24,499	61,534
Census Households (2020)	4,779	23,929	60,301
HOUSEHOLD INCOMES			
Avg. HHI (2025)	\$94,887	\$88,884	\$89,525
Median HHI (2025)	\$78,940	\$88,884	\$89,525
Avg. HH Net Worth (2025)	\$623,906	\$749,392	\$767,479



WHY ATLANTA

#4

Top metros in overall
real estate investments
over the last 5 years

2023 Fortune 1000 Lists

3.4%

Unemployment
compared to U.S. 3.9%

BLS, October 2023

#1

State for doing
business for the 10th
consecutive year

Area Development, 2023

#3

Startups ecosystem
nationally and #8
globally

Business Facilities 2023

Atlanta is the hub and economic engine of the Southeast, the fastest growing region in the United States. Anchored by a growing list of brand name corporations, an evolving innovation district, and coveted quality of life, Atlanta has grown into a powerhouse. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination for young and educated talent from the region's nationally renowned universities. Backed by Hartsfield-Jackson International, the world's busiest airport and the Port of Savannah, the country's fastest growing and #4th largest port, Atlanta possesses unmatched logistical advantages to meet the needs of its' growing population and economy. Atlanta's entrepreneurs, workers, consumers and investors, set the stage for the inception of cutting-edge ideas and discoveries upon the buzzing metropolis.

RANKING & STATISTICS

Metro Atlanta is home to the headquarters of 16 Fortune 500 Companies, making it the 4th ranked city in the country



#1

Best tech job city in the U.S.

Coursereport, 16 Best Tech Job Cities, 2024

#1

Best city for Gen Z in the U.S.

Commercial café, June 2024

#1

Best place to live in the U.S.

Money Magazine, 2022-2024

33

Fortune 1000 headquartered in Atlanta

2024 Fortune 1000 Lists

70%+

Industries Growing Faster than Nation

Lightcast, 2023.Q2 (2019-2024)

#2

City for Professional Opportunities

WalletHub, 2024

MANUFACTURING

Georgia boasts a robust manufacturing industry, with a strong presence across sectors such as aerospace, electrical equipment, chemicals, and machinery. The state is also a leader in automotive and electric vehicle (EV) manufacturing.

AUTOMOTIVE

942K

Automotive-Related Production Employment

CBRE Research, Scoring Tech Talent 2023

30,300

Jobs Created by Locations & Expansions

CBRE Research, Scoring Tech Talent 2023

EV SECTOR

83K

Jobs at Automotive-Related Facilities

In Georgia with 50+ Employees (GPC ED)

194

Automotive-Related Facilities in Georgia

With 50+ Employees (GPC ED, 2023)

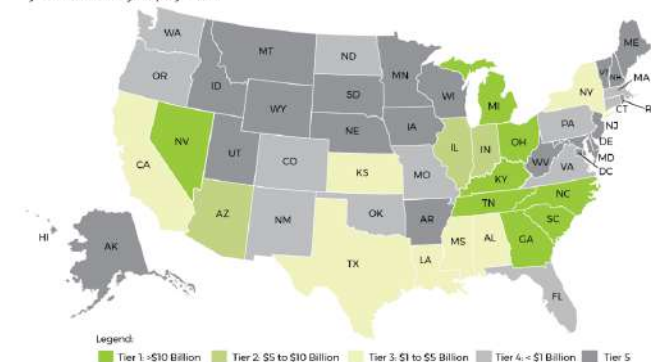
\$22.9B

In investment to the state

Georgia Power Community & Economic Development, 2018-2023

Announced EV Ecosystem Investment

- ▶ 185 distinct manufacturing investments announced at 162 project sites in the past 9 years
- ▶ \$188 billion in private investment announced
- ▶ These investments will result in 195,000 created or retained jobs, and could generate up to 876,000 additional jobs in secondary employment¹



TECH TALENT

TOP 10

State by net tech employment

Lightcast | US Bureau of Labor Statistics

#5

Market for tech degree completions

Boston Consulting Group, 2024

229,584

Total Tech Employment across Atlanta

U.S. Bureau of Labor Statistics, 2024

Atlanta's top destination for tech talent.

- **Diverse Talent Pool:** Atlanta boasts a diverse population, including a significant number of highly skilled tech professionals from top universities like Georgia Tech
- **Lower Cost of Living:** Compared to other major tech hubs like Silicon Valley and New York City, Atlanta offers a more affordable cost of living, making it an attractive option for tech workers.
- **Strong Academic Institutions:** Georgia Tech is a renowned engineering and technology university, producing top-notch talent.
- **Supportive Business Environment:** The city offers a business-friendly environment with favorable tax incentives and a strong entrepreneurial culture.
- **Growing Tech Ecosystem:** Atlanta has a thriving tech ecosystem, with numerous startups, incubators, and accelerators. These factors have collectively contributed to Atlanta's emergence as a major player in the global tech industry.

MAJOR COLLEGES

Metro Atlanta's 21 colleges and universities and 7 trade/technical schools contribute to a highly educated workforce and pipeline of diverse talent.

#1

Best Place to Start a Career

200K

New Graduates annually within 250 miles of Atlanta

2

of the Nation's Top 20 Public Universities call Georgia home

2

of the Nation's Top 5 HBCUs call Georgia home



EMORY
UNIVERSITY



UNIVERSITY OF
GEORGIA

- **Enrollment:** Over 53,000 students.
- **Rankings:** Top-ranked in business, law, and public health; R1 research institution.
- **Economic Impact:** Contributes \$2.6 billion annually to Atlanta's economy.

- **Enrollment:** Approximately 15,000 students.
- **Rankings:** Top-ranked in medicine, public health, and law; consistently among the top 25 national universities.
- **Economic Impact:** Contributes \$12.5 billion annually to the Atlanta economy.
- **Reputation:** Known for its strong research output and global health initiatives.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in engineering, computer science, and business; consistently among the top 10 public universities.
- **Economic Impact:** Contributes over \$4.7 billion annually to Georgia's economy.
- **Reputation:** Known for its innovation, tech entrepreneurship, and research in fields like robotics and aerospace.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in agriculture, business, and education; consistently among the top 20 public universities in the U.S.
- **Economic Impact:** Contributes \$7.3 billion annually to Georgia's economy.
- **Reputation:** Known for its research in agriculture, strong athletic programs, and statewide outreach.

Discover the Atlanta Advantage.

ATLANTAS HOUSING MARKET



As of November 2024, the average rent in Atlanta, GA is \$1,585 per month.

Apartments.com, 2024

383,600

Average value of owner occupied housing units

Census, 2024

\$128,965

Average household income in Atlanta

World Population, 2024

JOB GROWTH 2013-2024

ATLANTA'S JOB GROWTH OUTPACES OTHER MAJOR METROS

#2

MSA for HQ Job Growth (2014-2024)

Lightcast, 2024.Q4

478,000

2024 HQ Jobs

Lightcast, 2024.Q3

Metro Atlanta is the #3 metro area nationally for corporate headquarters.

Business Facilities, 2023

POPULATION DYNAMICS

512,0147

Atlanta's population in 2024 with

2.44%

increase since the 2020 Census.

World Population, 2024

Atlanta is the county seat of Fulton County but it also sprawls across Cobb and DeKalb Counties. The city's growth rate stands at 1.28% annually. The average household income in the city is \$128,965, with a poverty rate of 17.73%.

Atlanta is Georgia's capital, the most populous city, and the 10th largest economy in the US with a GDP of \$276 billion.

ATLANTA TRANSPORTATION

HARTSFIELD JACKSON AIRPORT

\$14.3M

Infrastructure upgrades and expansions are underway as well as more than \$60 million included for Georgia airports in the federal infrastructure bill.

Warnok Senate, 2024

DELTA

Largest Hub and
Global Headquarters

Delta News Hub, 2024

The world's busiest airport by passenger traffic consistently since 1998

2 HOUR 150

Flight to 80% of the U.S.
population

Atlanta Hartsfield- Jackson Airport, 2024

U.S. Destinations

Atlanta Hartsfield- Jackson Airport, 2024

70

International Destinations in 43
countries

Atlanta Hartsfield- Jackson Airport, 2024



MARTA

Atlanta's multimodal transit system links communities, driving new development and shaping the future of the city's transportation network.

MARTA TODAY

- 4.9M average monthly ridership
- 48 miles of rail with 38 stations
- 95% reduction in harmful emissions by using compressed natural gas
- 550+ buses provide service on 101 routes
- 1,439 miles of road covered

MARTA TOMORROW

- \$2.7B 40-year expansion plan
- +29 miles of rail
- +13 miles of bus rapid transit
- + 3 arterial rapid transit routes

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