

INDIAN CREEK CROSSING

INVESTMENT OPPORTUNITY - AVAILABLE FOR SALE



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Address:	4100 Redan Rd. Stone Mountain, GA 30083
Leaseable Area:	63,650± square feet
Site:	9.99± Acres
Year Built:	1994
Parking:	353 (5.55 spaces per 1,000 sf of GLA)
Occupancy:	88%
NOI:	\$351,823
Price:	\$4,450,000 / \$70psf

STRONG PROPERTY FUNDAMENTALS

- High traffic: 20,000 cars per day
- Dense population: 103,000 people w/i 10-minute drive
- Excellent site visibility, access and walkability

GROCERY-ANCHORED NECESSITY RETAIL

- Recession and Internet-resilient asset
- 7-days-a-week traffic to property by consumers with intent to purchase

STRONG TRANSIT ORIENTATION

- Three bus stops at signalized intersection; 75 MARTA bus departures on 4 lines every day

ANCHOR TERM & PERFORMANCE

- Food Depot chain is sound and sales performance shows great upward trend

THE ATLANTA ADVANTAGE

- #2 job growth & #4 population growth in the country

SOUTHEAST RETAIL INVESTMENT SALES

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INTERNATIONAL

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STE	TENANT	SF
10	Food Depot	44,000
20	Family Dollar	8,450
30	Available	1,400
50	Available	4,900
80	Hair Braiding Salon	1,050
90	Dynamic Cuts	1,050
100	Available	1,400
110	Best Money Services	1,400
120	Bank of America ATM	-

