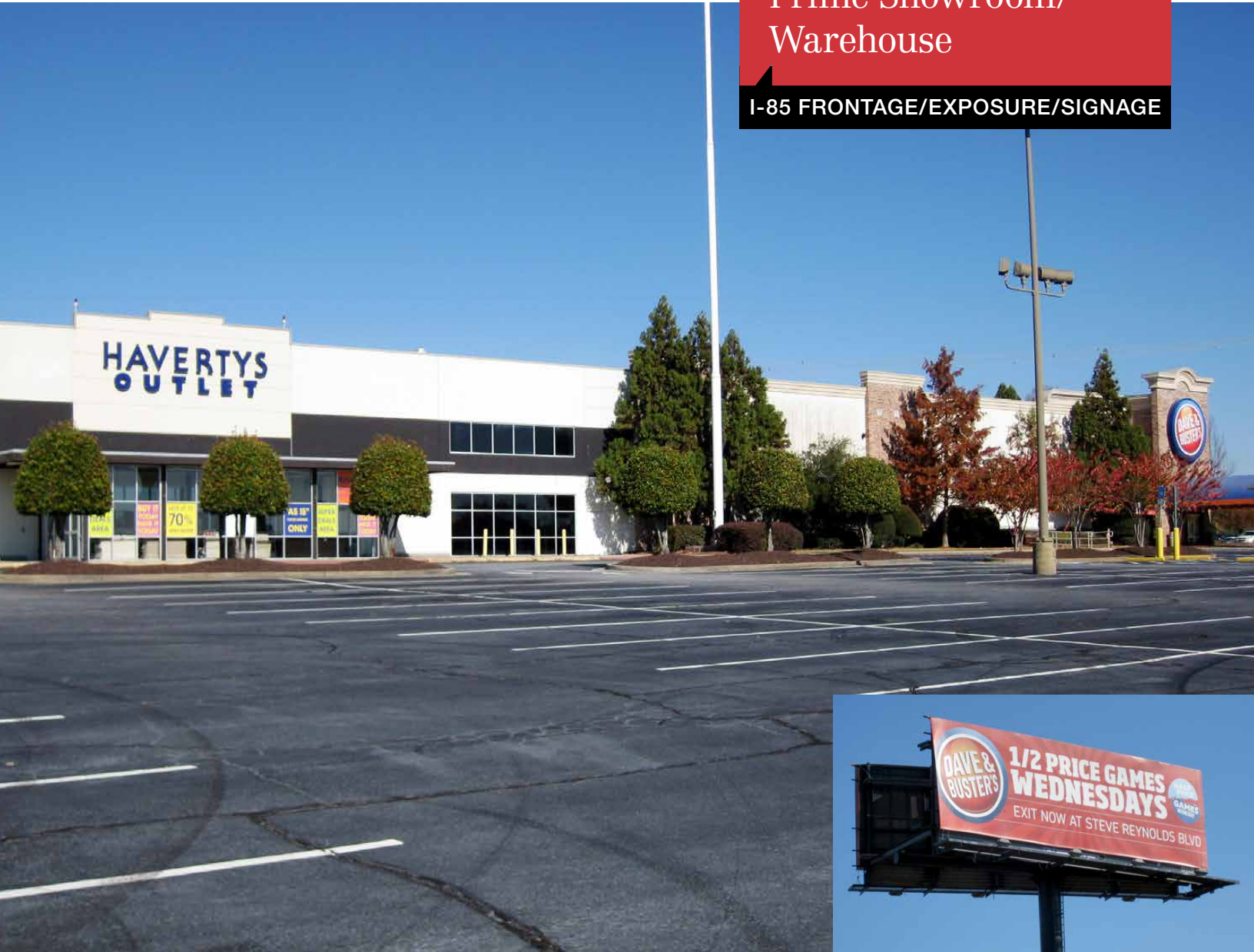


For Sale

156,263 SF
Prime Showroom/
Warehouse

I-85 FRONTAGE/EXPOSURE/SIGNAGE



Great Redevelopment Possibilities

4000 Venture Drive | Duluth, Georgia 30096

17.69 Acres
899 Parking Spaces
Located next to Costco

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MIKE CHAMBERS Managing Director
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Information is deemed from reliable sources. No warranty is made as to its accuracy.

naibg.com

Property Summary

BUILDING AND PROPERTY DETAILS

Total Building Size:	156,263 SF (currently demised into 57,596 SF and 98,667 SF)
Total Site Size:	17.69 acres (1.7 acres in an easement parcel)
Zoning:	C-2 (General Commercial)
Traffic Counts:	627' along I-85 which has 301,700 VPD
Signage:	One (1) sign fronting I-85 and one (1) at the ingress point at Venture Drive & West Liddell Road. Additionally, there is a two-sided 14'x48' billboard sign currently leased to Dave & Busters, which can be leased now for when they vacate on March 31, 2019
Parking:	899 total spaces; included 159 spaces in the easement parcel; 24 handicap spaces. 6/1,000 parking ratio includes the easement parcel
HVAC:	100%
Year Built:	1996 (originally a PGA Superstore)
Clear Height:	24'-27' Ceilings
Loading:	The 57,569 SF occupied by Haverty's has eight (8) dock high doors
Possible Uses:	Wholesale/Retail/Showroom Last Mile Delivery Climate Controlled Self Storage Call Center/Office Space Data Center Car Dealership Medical Center Sports & Indoor Recreation



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Property Summary

Front Exterior



Front Exterior



Rear Exterior



Haverty's Interior



Haverty's Interior



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Property Summary



THE SHOPPING CENTER GROUP

The Owner of the property has requested that TSCG present an evaluation and proposal for the potential marketing and sale of the property. Information concerning the property described herein has been obtained from sources other than TSCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. The owner acknowledges market conditions may differ and/or change from those stated herein and as such any marketing proposal may need to be revised to reflect such conditions.

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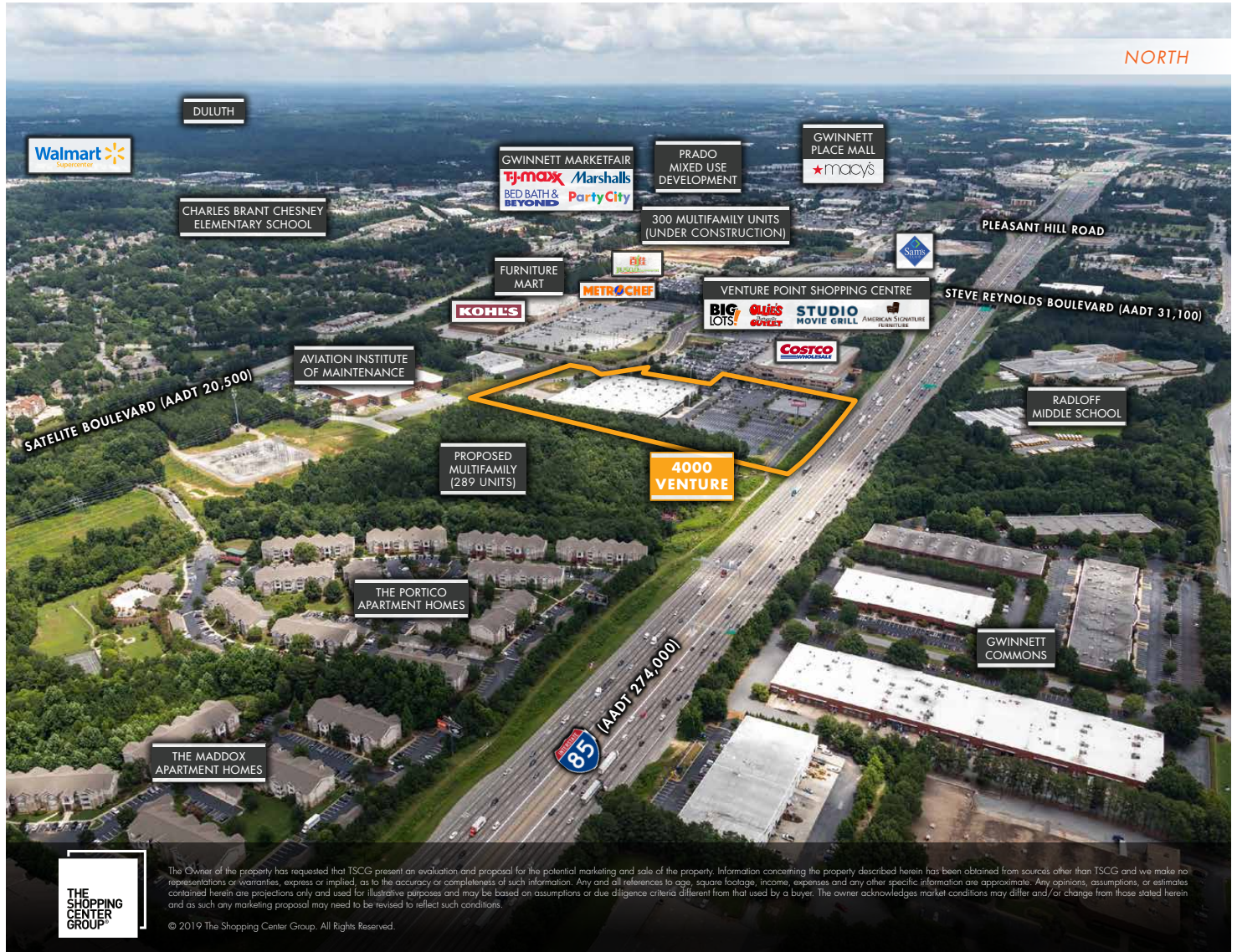
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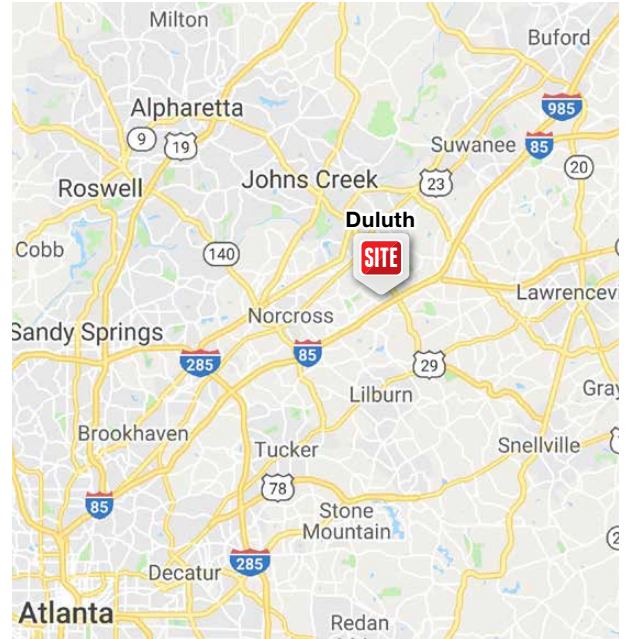
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Location Summary

DYNAMIC INFILL MARKET

The Property is strategically located along Interstate 85 eight miles northeast of the perimeter Interstate 285 beltway and 17 miles northeast Buckhead. Within a five mile radius of 4000 Venture are over 238,000 residents and a total daytime population of nearly 285,000.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population (2017)	92,286	238,089	114,836
Population (2022)	99,198	256,599	123,677
Annual Growth Rate	1.46%	1.51%	1.49%
Households	32,086	80,367	39,545
Avg HH Income	\$59,732	\$70,786	\$59,370
Daytime Population	102,762	284,725	140,550
Workers	55,813	161,645	81,994
Residents	46,949	123,080	58,556



TOP MSA

Atlanta is capital city of Georgia and anchors the ninth largest MSA in the United States with a population of 5.884 million. The Metro Atlanta area has a diverse, growing economy and ranked 10th in GDP. It is home to the busiest airport in the world and home to 25 of country's largest corporations. Five of its top ten employers – Delta Air Lines, Home Depot, WellStar Health, UPS and Piedmont Healthcare – have corporate headquarters located in the region.

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Location Summary

GWINNETT PLACE STATISTICS

Gwinnett County is located 8 miles northeast of the Interstate 285 perimeter beltway and 17 miles north-east of Buckhead and Midtown. It is the second-most populous count in Georgia with a 2017 estimated population of 920,260 residents and projected to become the most populous in the next five years. Gwinnett boasts one of the most diverse populations in the country with a dynamic blend of cultures.



AREA IMPROVEMENTS

- 7.8M square feet of retail
- 3.3M square feet of offices
- 18 hotels with 2,120 rooms
- 5,301 multifamily units



RETAIL SALES

- \$1.1B in retail spending
- \$60M in food/beverage sales/170+ restaurants



WORKFORCE PROFILE

- 1,900 companies/ \$1.3B in Payroll
- 24,499 jobs
- 49% of workers have a college degree or higher



POPULATION PROFILE

- 28,000 Millennials live in the immediate area, 200,000 within 3–10 miles
- 96,000 people in 34,000 households are within 3 miles of Gwinnett Place

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)

The Property falls with the boundaries of the expanded Gwinnett Place Community Improvement District (CID), a self-taxing district that uses additional property taxes to accelerate infrastructure improvements, security enhancements and economic development initiatives. The Gwinnett Place CID was established in 2005 and the second CID in Gwinnett County (there are 25 in the Atlanta Metro). Per their website, the CID reported a \$9.5 Billion economic impact in 2017. The neighborhood continues to evolve as evidenced by these recent announcements:

- Quintus Development is under construction with a 300 unit multifamily mixed use project on 17 acre along Steve Reynolds Boulevard
- A 20.03 acre parcel immediately south of the Property received a zoning change and was approved in July 2017 for 289 apartment units and ancillary commercial. The developer (Avonlea Pointe) is a venture between Gwinnett Liddell and Quintus
- The Sears at Gwinnett Place Mall announce the store closure June 1, 2018. Subsequently it was announced that the site has been purchased by a multifamily developer (Northwood Ravin)

A long range project in consideration by the CID is the extension of West Liddell Road from Venture Drive to Schackleford Road, with four lanes including an overpass over Interstate 285 (Project ID O-NR09). Approvals nor timeline have been established.

These projects, among others, bode well for long term value of area and influencing the value of the Property. A selection CID documents are provided in the VDR.