



NEW 10 YEAR NNN LEASE | 3.00% ANNUAL INCREASES | 7.25% CAP | STONECREST MALL OUTPARCEL LOCATION

7215 STONECREST PKWY | LITHONIA, GA 30938



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



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INVESTMENT HIGHLIGHTS

section 1

INVESTMENT HIGHLIGHTS

SINGLE-TENANT HEALTHCARE INVESTMENT | NEW 10 YEAR NNN LEASE | 3% ANNUAL INCREASES

This deal features a brand new 10-year lease executed by Lithonia Pediatric Dentistry. The leases feature two (2), five (5) year options to extend, and 3% annual rental increases, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.

SPECIALIZED USE | 100% LEASED DENTAL FACILITY | DE-NOVO LOCATION (2013 PRACTICE EXPANSION)

A new landlord reaps the benefits of a specialized healthcare tenancy and further layer of security as healthcare facilities rarely relocate due to the difficulty of retaining the same patients in a new location, and the high cost of moving. This practice focuses on comprehensive pediatric dental care, including general, cosmetic, and preventative, and dentistry, along with root canal and orthodontic treatment.

NNN LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES

There are minimal landlord responsibilities throughout the lease term, offering a passive investment for both local and national investors.

HIGH GROWTH ATLANTA MSA | 6TH LARGEST MSA IN THE COUNTRY | DEVELOPMENT IN DEKALB COUNTY

Atlanta is the 6th largest MSA in the United States and is rated as one of the fastest growing MSA's in the country, expected to reach 7.9 million people by 2050. The immediate retail trade area in Lithonia/Stonecrest is expected to continue its growth over the coming years with constant new development throughout Dekalb County, growing by 6.8% and added over \$4 billion to its economy according to SmartAseet.

IDEAL LOCATION | OUTPARCEL TO THE MALL AT STONECREST | IMMEDIATE PROXIMITY TO MAJOR RETAIL TRADE AREA AND NATIONAL TENANCY | AFFLUENT INCOMES (\$95K+)

The location is well-positioned between a dense area of high-income residential communities and nearby premier shopping center destinations like The Mall at Stonecrest, which is a 1.2 million SF shopping dining and entertainment center in the heart of Lithonia. The overall development is on 1,100 acres including a host of national tenants. As an outparcel location to this development, the practice benefits from its proximity to surrounding tenants like Walmart, Marshalls, Chick-fil-A, Burlington, Olive Garden, Bojangles, etc. Beyond the retail proximity, this location is also less than 2 miles from multiple dense residential communities, including The Wesley Providence Apartment Homes (579 Units) The Wesley Stonecrest (363 Units) The Lakeview at Stonecrest, Greens at Stonecreek (138 units), etc.

PREMIER HIGH VISIBILITY LOCATION | MAJOR HIGHWAY | 115,000+ VPD

Located just off of Hwy 278, this site benefits from the traffic of 122,000+ vehicles that travel through daily. This traffic is crucial to the success of dental clinics which benefit from high traffic and walk in business.

FAVORABLE HISTORICAL OCCUPANCY | 10+ YEAR OPERATING HISTORY

The practice has been at this location for over 10 years, providing confidence in the success of the current use of the property and demonstrating a strong commitment to the location moving forward.

\$156 BILLION DOLLAR INDUSTRY

Dentistry is one of the largest industries in healthcare and grows by an average of 2.4% annually.





TURNER HILL RD
± 29,000 VPD



INTERSTATE 20

INTERSTATE 20

± 134,000 VPD



THE MALL AT STONECREST



NEW RENOVATION UNDERWAY
FORMER SAMS CLUB RENOVATING TO
NEW STONECREST CITY HALL



SUBJECT
PROPERTY

STONECREST
MEDICAL CENTER

WESLEY PROVIDENCE APARTMENTS
579 UNITS

EXCLUSIVE HEALTH
WEIGHT LOSS SERVICE

EMORY HEALTHCARE
EMORY ORTHOPAEDICS &
SPINE CENTER - STONECREST





STONECREST MARKETPLACE

WESLEY PROVIDENCE APARTMENTS
 579 UNITS

THE MALL AT STONECREST

± 134,000 VPD

PIVOTAL
 RESEARCH SOLUTIONS

PLATO'S
 CLOSET

MO BETTER
 CHICKEN

WINE & LIQUOR
 EMPORIUM

DOUBLE SCOOP
 ICE CREAM

MATTRESS FIRM AT&T

GOLDEN KRUST
 CARIBBEAN RESTAURANT

SUBJECT PROPERTY



MEN'S WEARHOUSE
Rocking Crab
 Seafood And Bar

ROOMS
TO GO

STONECREST PASS

Chick-fil-A

DON TELLO'S
 TEX MEX GRILL



**NATIONAL
ORTHODONTICS**

Burlington

COURTESY
Jeep RAM

Walmart
Supercenter

NEW RENOVATION UNDERWAY
FORMER SAMS CLUB RENOVATING TO
NEW STONECREST CITY HALL



± 134,000 VPD

McDonald's

MEN'S WEARHOUSE®
**Rocking
-Crab-**
Seafood And Bar

**DON
TELLO'S**
TEX MEX GRILL

Chick-fil-&

**ROOMS
TO GO**

**WINE & LIQUOR
EMPORIUM**

GoldenKrust
CARIBBEAN RESTAURANT

SUBJECT PROPERTY



MATTRESS FIRM **AT&T**

STONECREST CIR



FINANCIAL OVERVIEW

section 2

INVESTMENT SUMMARY

List Price	\$1,595,034
NOI	\$115,640
Cap Rate	7.25%
Price PSF	\$482.76
Rent PSF	\$35.00

Property Name	Lithonia Pediatric Dentistry
Address	7215 Stonecrest Pkwy, Lithonia, GA 30038
Property Size (SF)	±3,304 SF
Lot Size (AC)	±1.08 AC
Year Built	2003
Occupancy	100%
Property Type	Dental/Healthcare
Ownership Type	Fee Simple
Tenant Responsibilities	Taxes, Insurance, Maintenance
Landlord Responsibilities	Roof and Structure
Option Periods	2 x 5 Years



LEASE ABSTRACT

Tenant Name	Lithonia Pediatric Dentistry
Ownership Type	Fee Simple
Lease Entity Name	Lithonia Pediatric Dentistry
GLA	±3,304 SF
Occupancy	100%
Initial Term	10 Years
Lease Commencement	Close of Escrow
Lease Expiration	10 Years from Close of Escrow
Lease Term Remaining	±10.00 Years
Rental Increases	3.00% Annually
Renewal Options	Two, 5 year options
Expense Structure	NNN
Landlord Responsibilities	Roof and Structure
Tenant Responsibilities	Taxes, Insurance, CAM
Insurance	Tenant Responsible
Taxes	Tenant Responsible

FOR FINANCING OPTIONS REACH OUT TO:

COREY RUSSELL

(817) 932-4333

corey.russell@matthews.com

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Year 1	\$115,640.00	\$9,636.67	7.25%
Year 2	\$119,109.20	\$9,925.77	7.47%
Year 3	\$122,682.48	\$10,223.54	7.69%
Year 4	\$126,362.95	\$10,530.25	7.92%
Year 5	\$130,153.84	\$10,846.15	8.16%
Year 6	\$134,058.45	\$11,171.54	8.40%
Year 7	\$138,080.21	\$11,506.68	8.66%
Year 8	\$142,222.61	\$11,851.88	8.92%
Year 9	\$146,489.29	\$12,207.44	9.18%
Year 10	\$150,883.97	\$12,573.66	9.46%





Lithonia

Pediatric Dentistry

TENANT OVERVIEW

section 3



Lithonia Pediatric Dentistry is a premier dental practice dedicated to providing exceptional oral health care for children in a comfortable and kid-friendly environment. Specializing in pediatric dentistry, the practice focuses on preventive care, early dental education, and gentle treatment approaches to ensure positive dental experiences for young patients. The experienced team at Lithonia Pediatric Dentistry offers a comprehensive range of services, including routine cleanings, fluoride treatments, sealants, dental restorations, and behavior management techniques tailored to the unique needs of children.

As part of a growing network of pediatric dental practices, Lithonia Pediatric Dentistry benefits from the resources and expertise of a leading dental support organization (DSO). This affiliation enables the practice to streamline administrative functions such as marketing, human resources, billing, and compliance, allowing the clinical team to focus entirely on delivering top-quality care. By leveraging the support of a well-established DSO, Lithonia Pediatric Dentistry continues to provide a nurturing and positive dental experience while upholding the highest standards of pediatric dental care. With a commitment to fostering lifelong healthy smiles, Lithonia Pediatric Dentistry remains a trusted choice for families seeking compassionate and specialized dental care for their children in Lithonia and surrounding communities.

● ... **Website**
pediatricdentiststonecrest.com

● ... **Founded**
1999

● ... **Headquarters**
Lithonia, GA





MARKET OVERVIEW

section 4

MARKET OVERVIEW



LITHONIA, GA

Lithonia, Georgia refers to a sprawling region in the southeastern portion of DeKalb County. Downtown Lithonia was recently nominated to the National Register of Historic Places and is home to a variety of businesses. The city is a pedestrian-friendly area with interesting architecture and lots of history. In the spring, the Lithonia Stewart Amphitheater will be returning to host concerts and other cultural events. Stonecrest is a lively business area featuring shopping, dining and lodging, centered around the Mall at Stonecrest.

The Arabia Mountain National Heritage Area encompasses over 40,000 acres and offers visitors natural wonders, compelling history and includes Davidson-Arabia Mountain Nature Preserve and Panola Mountain State Park. The rare, native plant species, such as the signature red diamorpha in the winter and fall's yellow daisies, make it seem as though the rock is in constant metamorphosis. Southeast DeKalb sits within easy driving distance of all that Greater Atlanta has to offer, with close proximity to major thoroughfares like I-285, I-20, and U.S. 278.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	31,157	107,968	450,607
2025 Population	32,025	108,217	447,730
2030 Estimate	32,358	108,902	454,228

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	12,215	39,843	161,596
2025 Households	12,397	39,693	160,210
2030 Estimate	12,494	39,891	162,414

INCOME	3-MILE	5-MILE	10-MILE
Avg HH Income	\$76,771	\$76,407	\$82,165

ATLANTA, GA

With a city population of over 500,000 residents, Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. The Atlanta economy ranks 18th in the world and 10th in the nation with a gross domestic product of \$397 billion. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Due to 57 colleges and universities located in the city, Atlanta is considered a center for higher education.

#2 MOVING DESTINATION IN THE NATION

- Pense, “Annual Top Moving Destinations List, 2020”

#2 METRO AREA FOR BUSINESS CLIMATE

- Business Facilities, “2020 Metro Rankings Report”

#3 CITY FOR REAL ESTATE CONDITIONS

- Site Selection Group, “2020 Tech City Ranking Report”



500,000
2024 POPULATION



264,000
ATLANTA EMPLOYMENT



2.38%
POPULATION GROWTH

ATLANTA TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. **Over 50 million people visit Atlanta annually.**

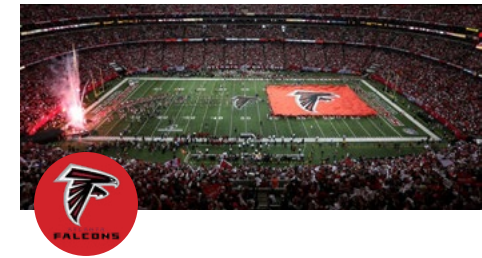


ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.



ATLANTA BRAVES
(Major League Baseball)



ATLANTA FALCONS
(National Football League)



ATLANTA HAWKS
(National Basketball Association)



ATLANTA UNITED FC
(Major League Soccer)

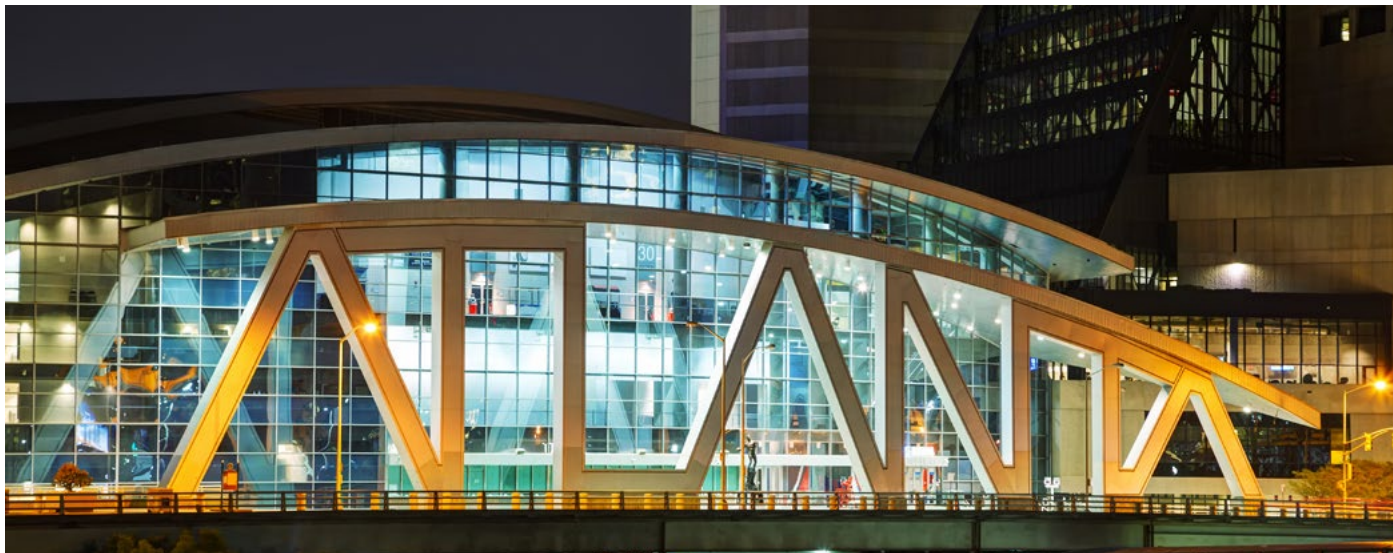
ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. **ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.**

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. **HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000)**, metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, **ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION.** There is an abundance of creative energy, talent, and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. **THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE OF GEORGIA AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY.** According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25 to 34-year-olds to the region.



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Newell Rubbermaid[™]
Brands That Matter



at&t



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7215 Stonecrest Pkwy, Lithonia, GA 30938 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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