

SOUTH METRO ATLANTA



Now Offering

PRIME 55-ACRE, MIXED-USE LAND ASSEMBLAGE

WITH HIGH VISIBILITY IN SOUGHT-AFTER COLLEGE PARK, GA

New

MIXED-USE DEVELOPMENT OPPORTUNITY IN Metro Atlanta's Southside!

The highly visible 55-acre land assemblage is located on Camp Creek Parkway, within the City of College Park's federal opportunity zone and within:

- ▶ Minutes to Downtown Atlanta via MARTA or I-85
- ▶ A five-minute Skytrain ride from Hartsfield-Jackson Atlanta International Airport
- ▶ Walking distance to (across from) Six West (Airport City development)
- ▶ Steps to The Gateway Center Arena @ College Park and the Georgia International Convention Center

As master-planned, the more than 55-acre land assemblage can accommodate the following mixed-use opportunities to meet market demand and appeal to a broad audience:



GENERAL COMMERCIAL / OFFICE
276,850 SF



OFFICE
157,365 SF



RESTAURANT/RETAIL
210,350 SF



ENTERTAINMENT
43,600 SF



GROCERY
30,800 SF

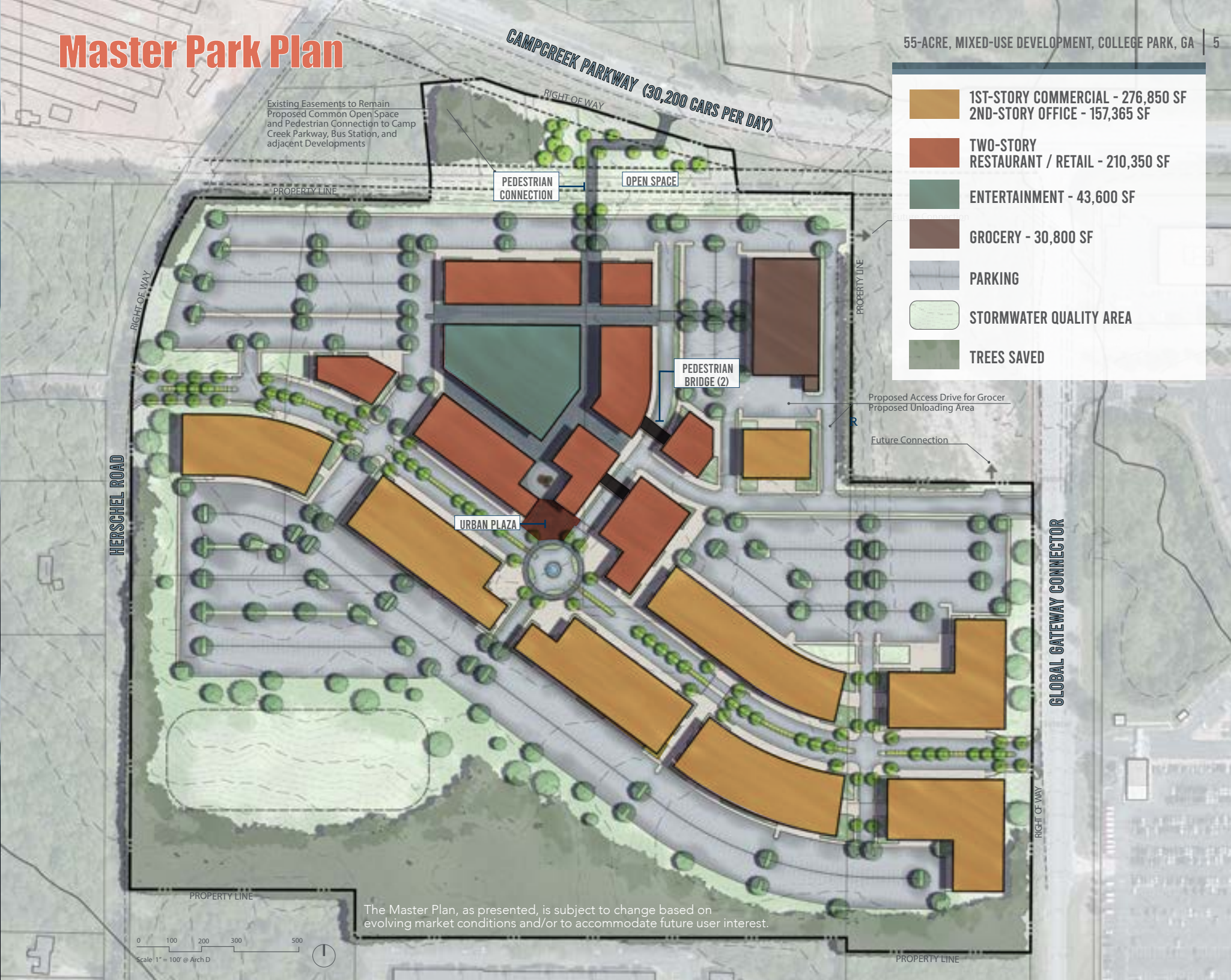
718,965± SQUARE FEET

PARKING	2,115 SPACES
*REQUIRED PARKING	TBD

*Parking requirements subject to change with proposed PD development and final tenants.



Master Park Plan



GENERAL COMMERCIAL / OFFICE - 434,215 SF

- ▶ The property is zoned OP (Office Professional), allowing for a mix of commercial and residential uses.
- ▶ The site is well suited for a high-profile office development to include corporate headquarters and general office.
- ▶ Qualifying pro-business incentives are available.
- ▶ Location offers unique advantage for businesses to reach national and international destinations.
- ▶ Area corporate tenants include Delta Airlines, Chick-Fil-A and Porsche North America.



WHY SOUTH METRO ATLANTA?

Key Location Benefits

Think HOT SPOT and then think OPPORTUNITY! Those two words aptly describe the temperature in South Metro Atlanta in recent years. College Park is in the center of it all with major projects underway and many pro-business incentives.

HARTSFIELD-JACKSON ATLANTA INT'L AIRPORT

The continued growth of Hartsfield-Jackson International Airport and the more than 60,000 employees commuting to the Airport daily.

- World's busiest 20 years running
- 100 million-plus passengers annually
- \$35+ billion annual economic impact
- Non-stop service to 150 domestic and 70 international destinations

GEORGIA INTERNATIONAL CONVENTION CENTER

The Georgia International Convention Center, a clear magnet and a catalyst for tourism in the area.

- GA's second largest convention center with 400,000 total SF
- 6,400+ events yearly; 525,000+ in attendance
- First in the U.S. to connect directly to an airport via SkyTrain

KEY AREA BUSINESS COMMITMENT

The area-commitment of large employers and entities such as:

- Chick-Fil-A
- Delta Airlines World Headquarters
- Porsche North America
- BMW Technical Training Center
- Woodward Academy
- Pinewood Studios (Fayette County)

MULTI-MODAL TRANSPORTATION OPTIONS

Strategic location makes for easy access to residents and visitors alike:

- Quick access to I-75/I-85, I-20, I-285
- Minutes to MARTA – two rail stations
- Accessible via Airport shuttles and SkyTrain

PUBLIC / PRIVATE PARTNERSHIP

The Aerotropolis initiative (includes 14 cities, Clayton and Fulton counties) and the Metro Atlanta Chamber of Commerce working together to provide full government and private sector support through:

- Opportunity Zone
- Enterprise Zones
- State Opportunity Zone
- Tax Allocation District

SIGNATURE NEW & ONGOING DEVELOPMENT

The commitment to developing major area projects & improvements such as:

- The Gateway Center Arena @ College Park
- Six West (Airport City)
- The Corporate Crescent Circulator
- Two Intermodal Transportation Centers (proposed)

RESTAURANT / RETAIL - 210,350 SF

The master plan for this assemblage includes up to 210,350 square feet of space for two-story restaurant and retail — all to cater to:

- ▶ On-site and area office and retail users
- ▶ Hartsfield-Jackson Atlanta International Airport patrons
- ▶ Nearby hotels, Six West, Gateway Center Arena @ College Park and Georgia International Convention Center visitors
- ▶ Local and savvy consumers
- ▶ The underserved area in general





ENTERTAINMENT - 43,600 SF

To take advantage of the area's daytime population of more than 300,000 people, the preliminary development plan includes some 43,000 square feet of entertainment fun and recreational opportunities for working professionals, residents and their families.

PROJECT-AREA MAP
Key Distances

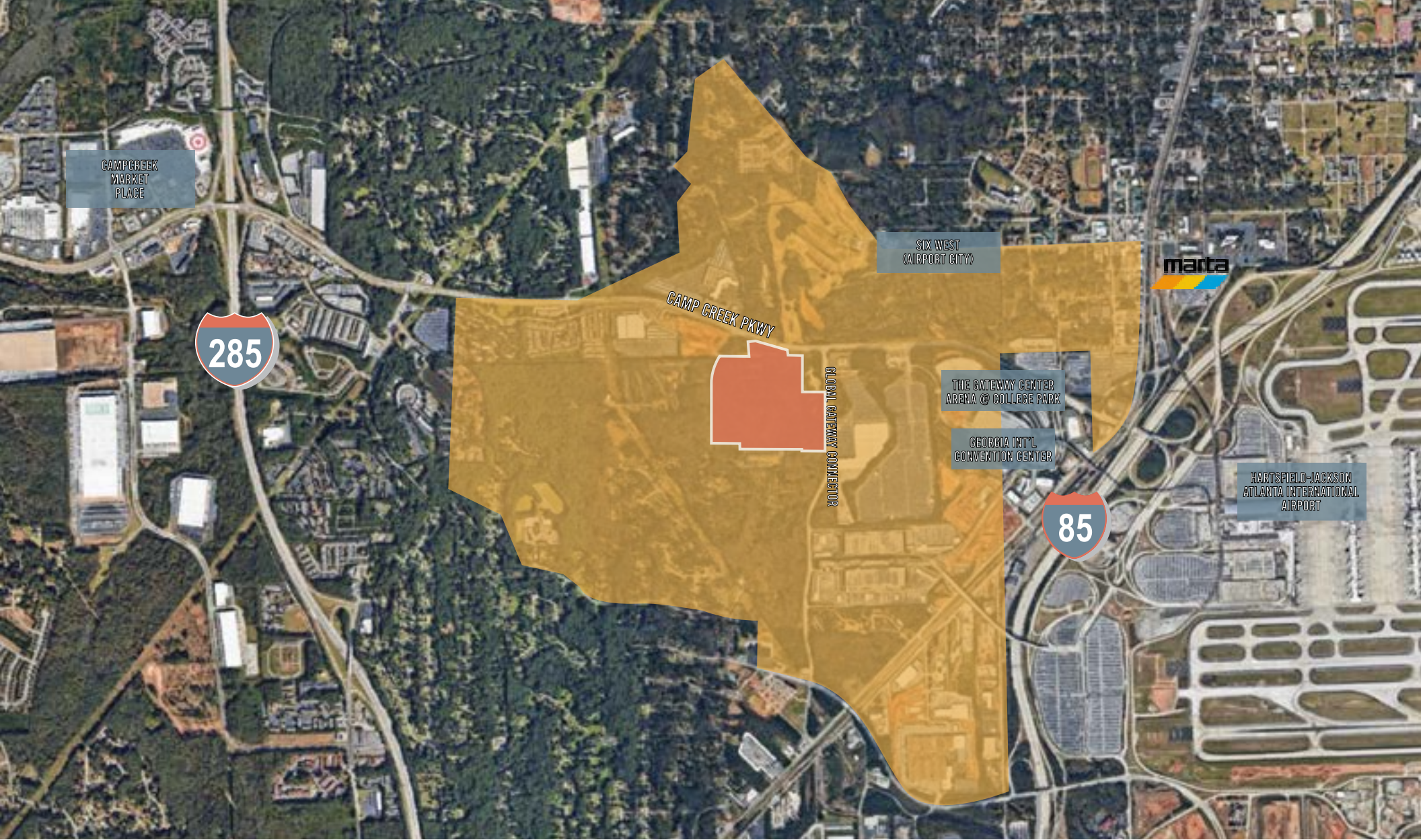
AIRPORT	ATLANTA	MIDTOWN	BUCKHEAD
1.1 MILES	10 MILES	13 MILES	17 MILES

AREA GROWTH FUNDAMENTALS

	5 MILES	10 MILES
POPULATION		
2019 ESTIMATION	162,064	654,233
2024 PROJECTION	169,720	692,064
2019 DAYTIME	194,393	849,230
MEDIAN AGE		
	34.5	33.6
AVG HH INCOME		
	\$54,570	61,471
RETAIL SPENDING		
APPAREL & SVCS	\$91.1M	\$396M
ENTERTAINMENT & RECREATION	\$130.3M	\$567.9M
FOOD & BEVERAGE	\$375.9M	\$1.6B

Source: ESRI





CITY OF COLLEGE PARK
Opportunity Zone

College Park's Opportunity Zone, as designated by the Georgia Department of Community Affairs, offers \$3,500 per job tax credit for up to 5 years, applied against state withholding tax for qualifying jobs. Other pro-business incentives include Enterprise Zones, Tax Allocation Districts (TADs), Property Tax Abatement and Bond Financing.



GROCERY - 30,800 SF

A key component identified in recent public engagement surveys is the lack of fresh, healthy grocery store options within the City, and with extended operating hours beyond regular business hours.

To meet this demand, the site plan can accommodate a highly visible, 30,000-square-foot grocer.

Existing Easements to Retain
Proposed Common Open Space
and Pedestrian Connection to Camp
Creek Parkway, Bus Station, and
adjacent Developments

PROPERTY LINE

RIGHT OF WAY

Future Connection

Proposed Access Drive for Grocer
Proposed Unloading Area

Future Connection

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