

CBRE



REGIONS (S&P: A-)

6343 Roswell Road NE, Atlanta (Sandy Springs), GA 30328

HIGHLY DESIRABLE CORE MARKET | RARE LAND & BUILDING DEPRECIABLE ASSET

Property Photo

6343

ROSWELL R D NE

Property Photo

WITHIN A 3-MILE RADIUS:



98,066
POPULATION



\$186,829
AVERAGE
HOUSEHOLD
INCOME



6.0 MSF
RETAIL



33.3 MSF
OFFICE



55,203
MULTIFAMILY
UNITS

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REGIONS

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INTRODUCTION

CBRE's Net Lease Property Group is pleased to present the opportunity to acquire a 6,568± square foot **Regions Bank (S&P: A-)** located on a 0.93± acre site in Sandy Springs—one of the most affluent and supply-constrained submarkets within the Atlanta MSA (population: 6.41M±).

The asset is secured by an absolute NNN lease with over 10 years remaining on the initial 15-year term, offering truly passive income with no landlord responsibilities. Fixed 10% rent increases every five years deliver built-in growth and a strong hedge against inflation. In addition, the lease structure allows for meaningful tax advantages through depreciation.

Positioned along Roswell Road (35,900 VPD) with immediate access to Interstate 285 (237,000 VPD), the property benefits from exceptional visibility and connectivity. The site is located approximately 12 miles north of Downtown Atlanta and 1.6 miles west of the Central Perimeter office submarket. The surrounding trade area features an average household income of \$186,800 within a three-mile radius, supporting sustained consumer demand and long-term branch viability.

The asset is situated as an outparcel to City Center Crossing, a neighborhood shopping center anchored by CHEF'STORE (US Foods) and complemented by a strong mix of national and service-oriented tenants. Additional nearby retailers—including Trader Joe's, ALDI, CVS, and Planet Fitness—further reinforce the corridor's retail strength and consistent traffic generation.

The property is also located just two blocks north of the \$300 million City Springs mixed-use development, a premier civic and entertainment destination that continues to drive growth in the immediate area. Combined with limited new development opportunities in Sandy Springs, the Roswell Road corridor offers high barriers to entry, affluent demographics, and enduring investor demand—positioning the asset as a durable, long-term investment.

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease Structure:** Passive, long-term income with zero landlord responsibilities
- **Strong Remaining Lease Term:** 10+ years remaining on the initial 15-year lease
- **Built-In Rental Growth:** 10% rent increases every five years, providing long-term inflation protection
- **Fee Simple Ownership:** Fee simple interest in land and improvements, enabling depreciation and meaningful tax advantages
- **Investment Grade Credit Tenant:** Regions Bank (S&P: A-)
- **Premier Sandy Springs Location:** Average household income of \$186,800 within a 3-mile radius
- **High-Traffic Retail Corridor:** Frontage along Roswell Road (35,900 VPD) with immediate access to I-285 (237,000 VPD)
- **Outparcel to City Center Crossing:** Anchored by CHEF'STORE (US Foods) with a strong daily-needs and service-oriented tenant mix
- **Surrounded by National Retailers:** Trader Joe's, ALDI, CVS, Ace Hardware, Planet Fitness, and more
- **Dense Daytime & Residential Base:** 33.2M SF of office and 22,400+ multifamily units within 3 miles
- **High Barriers to Entry:** Supply-constrained submarket with limited new development

INVESTMENT SUMMARY

PROPERTY ADDRESS: 6343 Roswell Road NE, Atlanta , GA 30328

PRICE: \$6,464,000

ANNUAL RENT: \$313,500

CAP RATE: 4.85%

TENANT: Regions Bank

GUARANTOR: Corporate (Regions Financial Corp. | S&P: A-)

RENTAL INCREASES: 10% increases every 5 years

INITIAL LEASE TERM: 15 Years

REMAINING LEASE TERM: 10+ Years

OPTIONS: Three (3) 5-Year options at Fair Market Value

RENT COMMENCEMENT: August 1, 2021

LANDLORD OBLIGATIONS: None - Absolute NNN Lease

BUILDING SIZE: 6,568± SF

LAND SIZE: 0.926± Acres

PARKING SPACES: 34 Spaces (5.72 per 1,000 SF)

DRIVE-THROUGH LANES: Three (3)

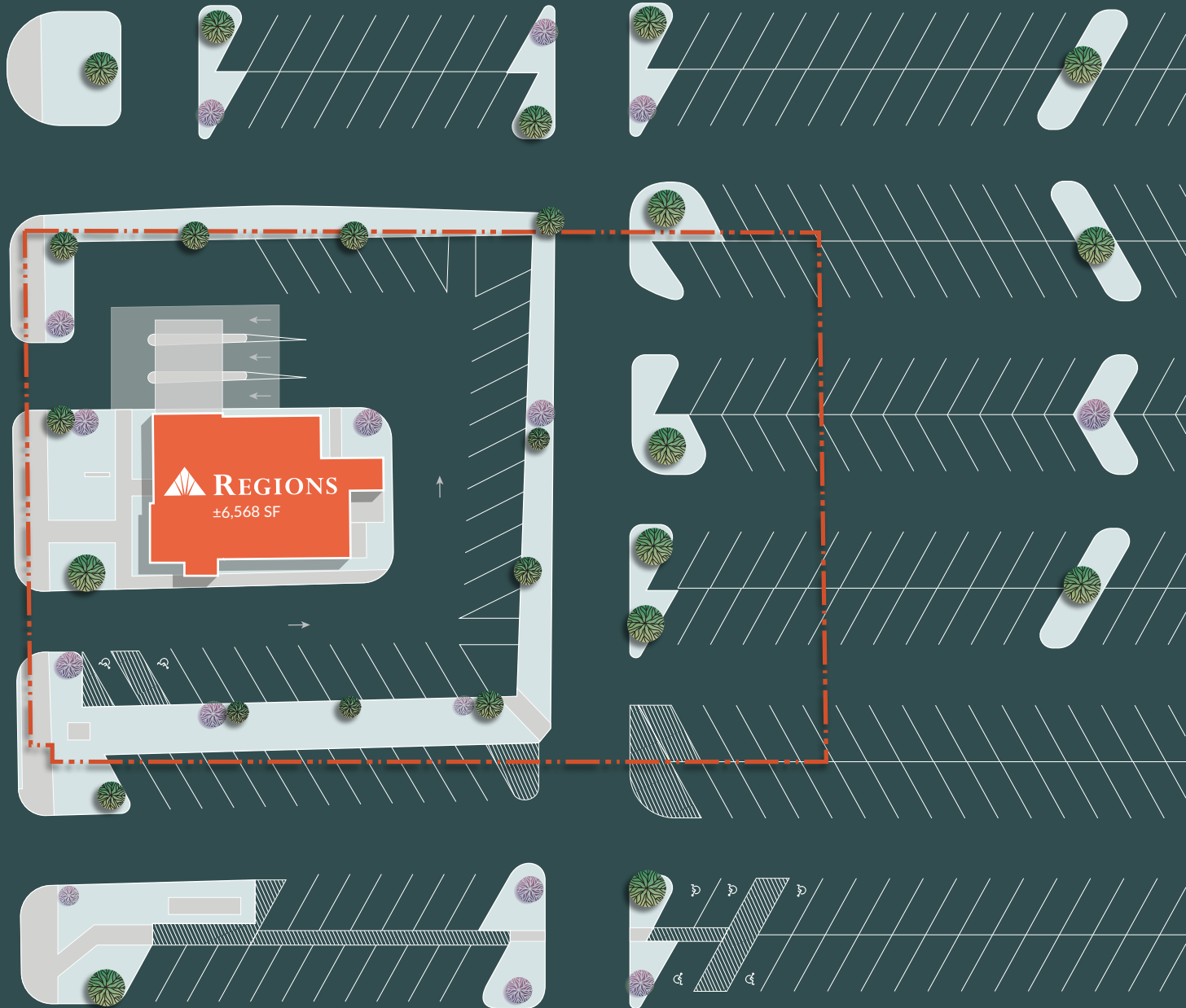
YEAR BUILT / RENOVATED: 1968 / 2021



SITE PLAN

ROSWELL RD
35,900±AADT

9



PROPERTY IMAGES





SOUTH AERIAL



Roswell Road | 35,900 EAADT

\$300M Re-Dev



**SANDY SPRINGS
PERFORMING
ARTS CENTER**



**CITY SPRINGS
THEATRE
COMPANY**



SOUTHWEST AERIAL



Aston City Springs

294-Units | \$2,012/Mo.



Concentra®
PIZZA BY YANDY
HOLLIE'S NAILS
EZ ONE PRICE



TRADER JOE'S
FIVE GUYS

BURGERS and FRIES



US. CHEF'S STORE
FOODS | GREAT FOOD. WHOLESALe PRICES.



REGIONS
6343

ROSWELL RD NE

Roswell Road | 35,900±AADT



WEST AERIAL

Arden's Garden
McDaniel's
QNZ
BBQ
STRETCHZONE
BRU'STER'S
PAPA JOHN'S

ASTON
— CITY SPRINGS —
Aston City Springs
294-Units | \$2,012/Mo.
Ameris Bank

SLAPPEY & SADD
www.lawyersatlanta.com

ALDI
Concentra
PIZZA BY YANDY
HOLLIE'S NAILS
EZ ONE PRICE

\$300M Re-Dev
SANDY SPRINGS PERFORMING ARTS CENTER
CITY SPRINGS THEATRE COMPANY
Mister O
THE SELECT

WELLS FARGO
CVS

PNC BANK

bp

REGIONS
6343
ROSWELL RD NE

Roswell Road | 35,900±AADT

TRADER JOE'S
FIVE GUYS
BURGERS and FRIES
SMOOTHIE KING
ROASTERS
CHICKEN • RIBS • VEGGIES
corepower YOGA
pbt
JOE'S HOT CHICKEN

US. CHEF'S STORE
FOODS | GREAT FOOD. WHOLESALE PRICES.
GOLFTEC
LESSONS • PRACTICE • CLUBS
planet fitness
ALL AMERICAN HUDSON GRILLE
FOOD & DRINK
goldfish swimschool
ready set FUN

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

SOUTHEAST AERIAL



Roswell Road | 35,900±AADT



*Actual Store Location - Newest Modern Facility Store Format



TENANT OVERVIEW REGIONS

Regions Bank is one of the largest full-service financial institutions in the United States, providing consumer and commercial banking, wealth management, mortgage, treasury management, and investment services. Headquartered in Birmingham, Alabama, the company serves customers throughout the South, Midwest, and Texas through an extensive network of banking offices and ATMs.

Regions Bank operates as a wholly owned subsidiary of **Regions Financial Corporation (NYSE: RF)**, a member of the S&P 500 Index and an investment-grade-rated financial institution. Regions has built a strong reputation for relationship-based banking, serving individuals, businesses, governmental entities, and institutional clients across its footprint.

The company maintains a significant physical presence with more than **1,250 banking offices** and **over 2,000 ATMs**, supporting a broad customer base throughout its core markets. Regions' diversified business model, strong deposit franchise, and disciplined risk management have positioned the company as one of the premier regional banking institutions in the country.

As of December 31, 2025, **Regions Financial Corporation (NYSE: RF)** reported total consolidated assets of approximately \$158.8 billion, total consolidated deposits of approximately \$131.1 billion, and total consolidated shareholders' equity of approximately \$19.1 billion.

COMPANY OVERVIEW

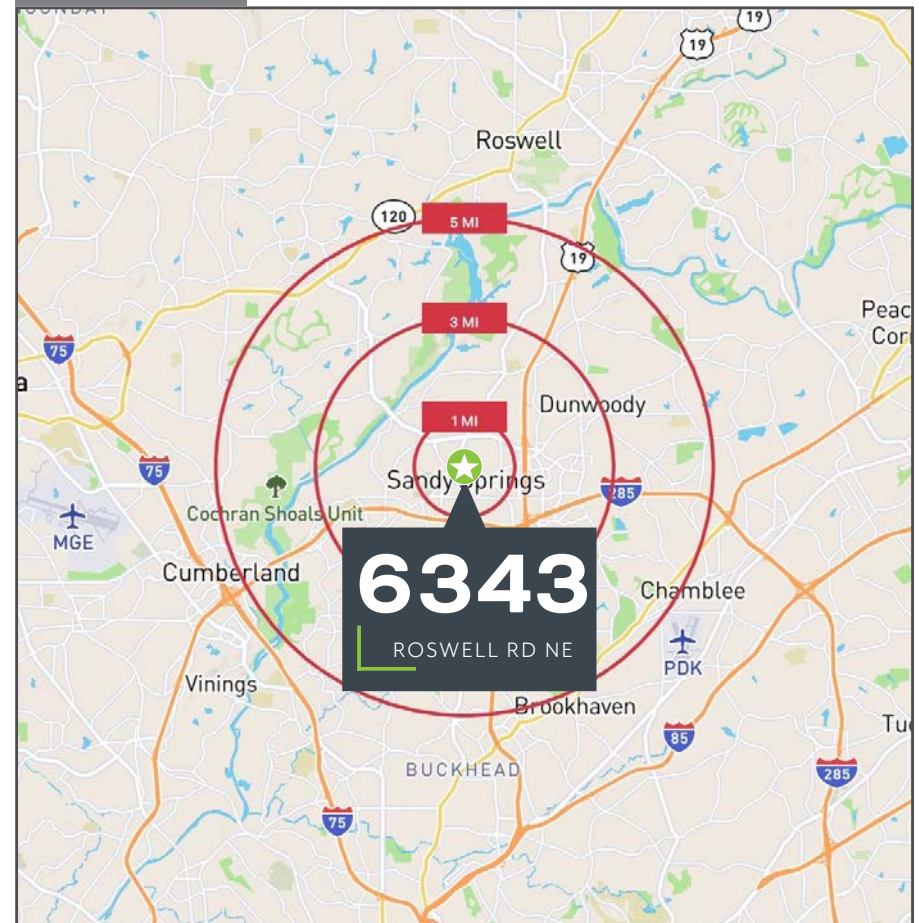
COMPANY TYPE:	Public (NYSE: RF)
LOCATIONS:	1,250+
2025 EMPLOYEES:	19,969
2025 REVENUE:	\$9.6 Billion
2025 NET INCOME:	\$2.1 Billion
2025 ASSETS:	\$158.8 Billion
2025 EQUITY:	\$19.1 Billion
CREDIT RATING:	S&P: A-

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	11,740	98,066	232,023
2030 Population (Projection)	12,010	98,811	232,708
2020–2025 Annual Population Growth Rate	2.84%	0.55%	0.31%
2025–2030 Annual Population Growth Rate	0.46%	0.15%	0.06%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.7%	53.0%	59.8%
Black or African American	15.6%	14.5%	13.5%
Asian	10.2%	17.3%	13.2%
American Indian & Alaskan Native	0.4%	0.4%	0.3%
Pacific Islander	0.1%	0.1%	0.0%
Other	4.1%	6.0%	4.5%
Two or More Races	8.9%	8.9%	8.6%
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	18,916	195,315	338,229
Daytime Workers	13,380	154,401	238,028
Daytime Residents	5,536	40,914	100,201
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	1,353	7,274	13,353
2025 Employees	10,942	129,451	200,926
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$191,608	\$186,829	\$197,260
AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	40.1	36.9	37.8

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	5,650	44,537	102,340
2030 Households (Projection)	5,839	45,118	103,195
2020–2025 Annual Household Growth Rate	2.55%	0.61%	0.45%
2025–2030 Annual Household Growth Rate	0.66%	0.26%	0.17%

1-3-5 Mile Radius

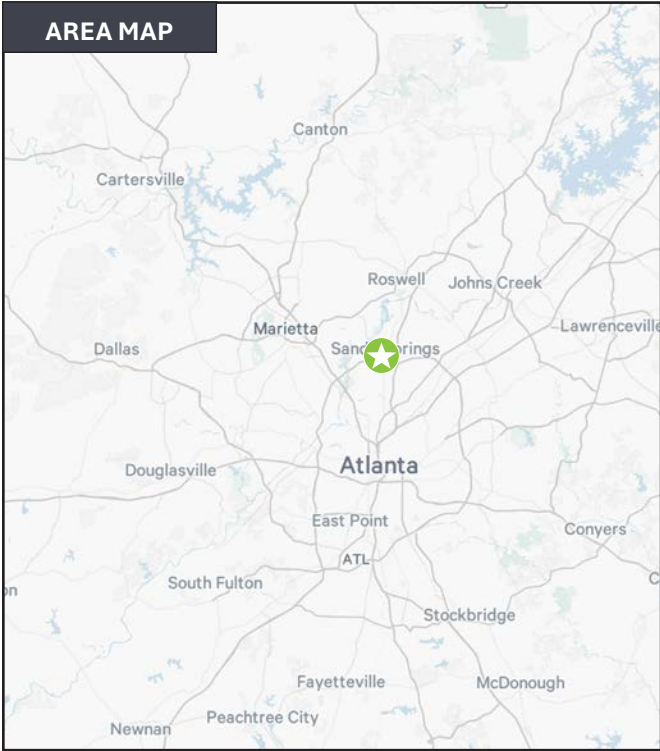




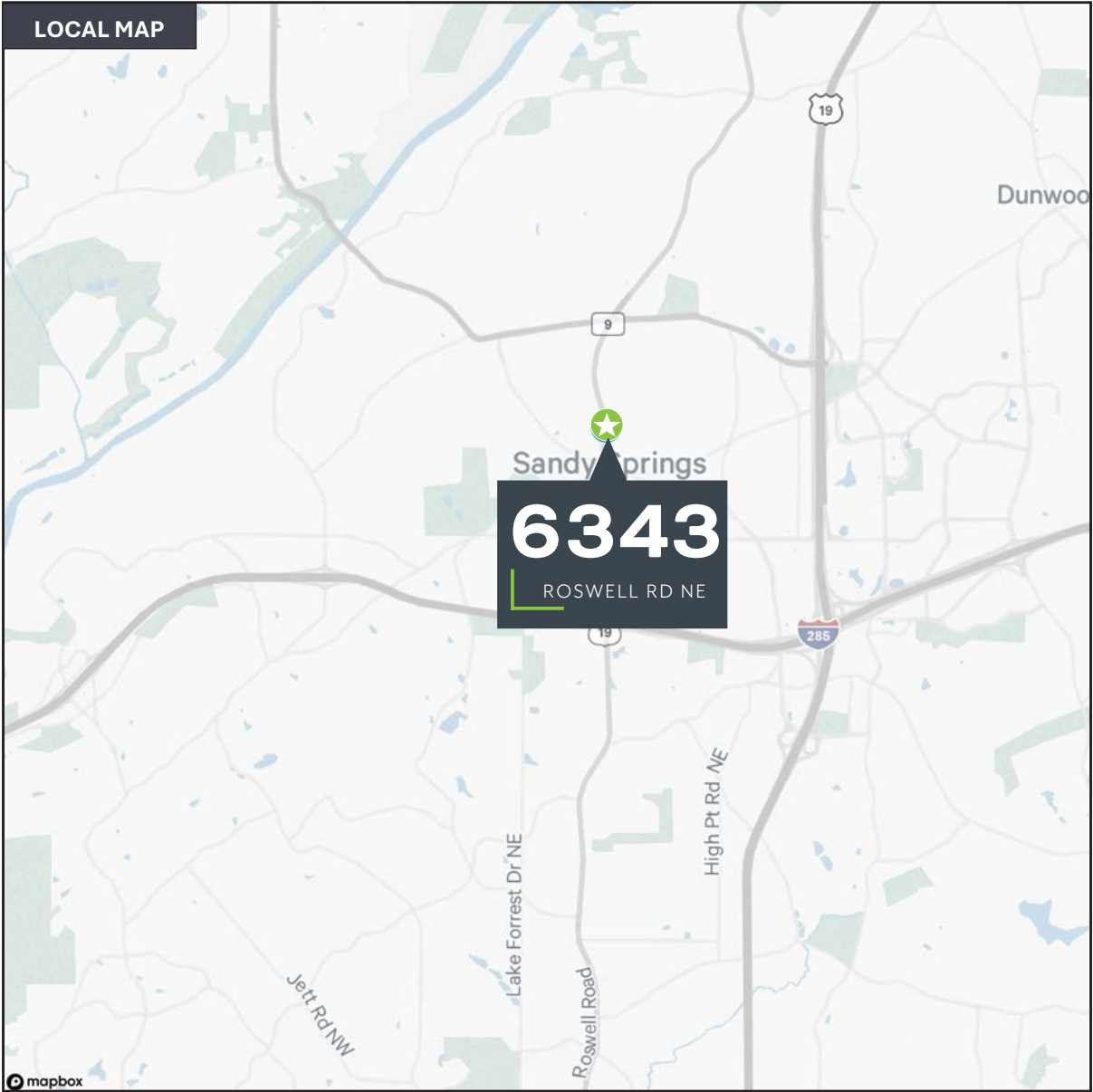
STATE MAP



AREA MAP



LOCAL MAP





VISIT
SANDY SPRINGS
GEORGIA

As its name suggests, Central Perimeter benefits from its centralized location in north metropolitan Atlanta at the demographic bull's-eye of Atlanta's northwardly weighted population. This attribute makes the submarket the logical location for businesses and residents alike, as is it located at the crossroads of the metro area's economic, transportation, and demographic infrastructure, centered around the intersection of I-285 and Georgia 400. The submarket is home to numerous corporate headquarters, affluent residential communities, and a burgeoning amenity base featuring some of Atlanta's most popular dining and retail destinations. It is also home to one of the largest medical communities in the nation, featuring three of the region's top hospitals. The area's largest retail destination, Perimeter Mall, serves as the submarket's center of retail and entertainment options, and draws visitors from around the Southeast. Additionally, the submarket boasts four (4) MARTA rail stations, the most outside of Atlanta's Central Business District.

Central Perimeter can trace its roots to the late 1960s when Atlanta's perimeter highway, I-285, was completed. Noting the area's centralized proximity to established areas such as Buckhead, Sandy Springs, Marietta and Roswell, developers earmarked the "Perimeter Center" area, as it was then known, for future growth. Throughout the 1970s and 1980s, the area evolved into a model for suburban commercial development, largely populated by Class "A" office campuses, upscale neighborhoods, shopping centers, and Perimeter Mall. In recent years, Central Perimeter has evolved into an urbanizing submarket with a growing 24-hour environment and a rapidly diminishing land supply. Examples of this evolution are modern, dense, mixed-use developments, including Perimeter Place and Park Place, and Perimeter Town Center. Additional planned developments in the area include High Street, a model mixed-use urban development planned just west of Perimeter Mall.

SANDY SPRINGS AT-A-GLANCE



6 MSF RETAIL
SANDY SPRING/N CTRL



55,203 MULTIFAMILY UNITS
SANDY SPRINGS/DUNWOODY

**FORTUNE 500
COMPANIES**



WestRock



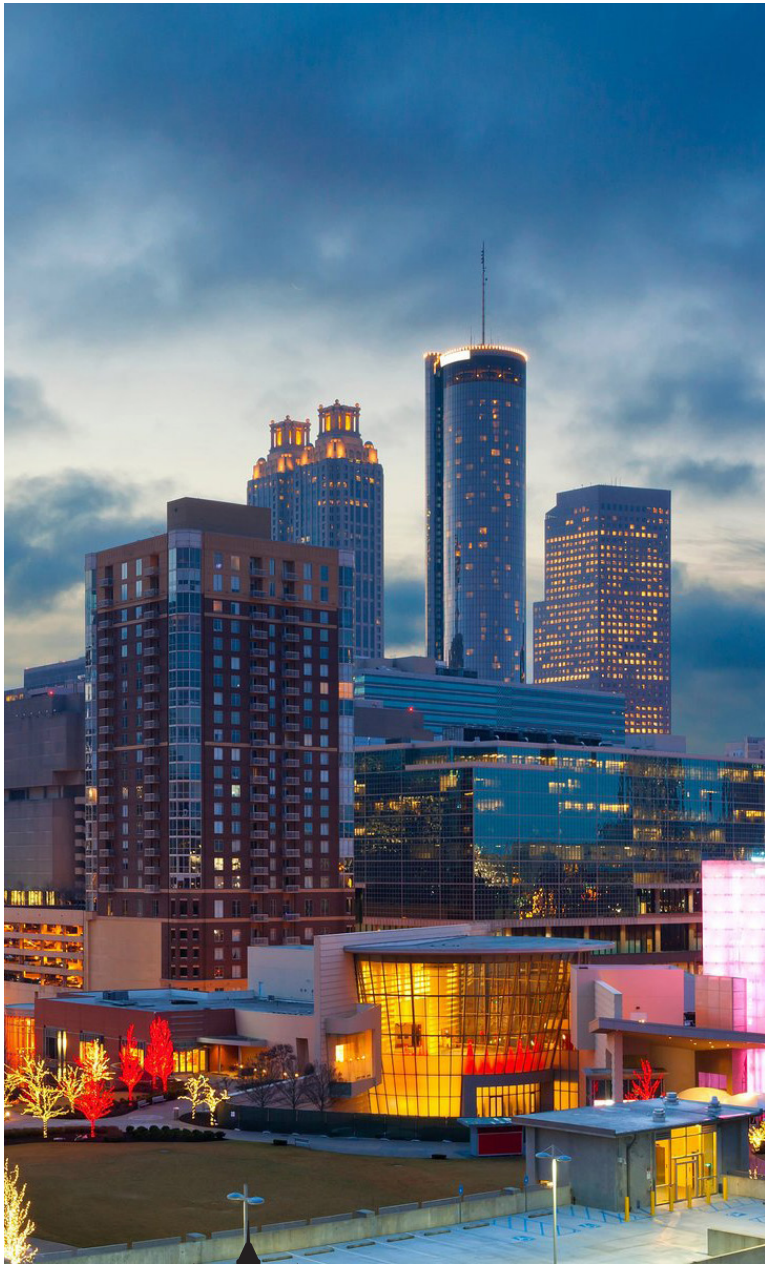
**#8 MILLENNIAL POP. GROWTH
IN AMERICA**
SMARTASSET, 2026

**#16 BEST CITIES FOR YOUNG
PROFESSIONALS**
NICHE, 2025

**LIVE IN THE US
#12 BEST PLACES TO**
NICHE, 2025

**#10 BEST CITIES TO
RETIRE**
VERANDA, 2025

Source: cbre.com/insights/articles/explore-florida



ATLANTA
GEORGIA • USA

ATLANTA, GEORGIA | MARKET SUMMARY

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw young and educated talent from the region's major universities.

With an overall population of 6.4 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area over the next few years. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional "capital" of the Southeast into its current distinction as a leading international city for business. Atlanta prospers by combining layers of logistical advantages with a low cost of doing business, an educated workforce, and a high quality of living. Diversified and substantial investment from corporations and state and local governments make Atlanta an incredible place to do business. As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport (Annual Passengers: 110M).

JOB GROWTH CONTINUES TO SOAR

Atlanta has held its place in the top 5 cities for Fortune 500 headquarters for over a decade. Nineteen Fortune 1000 companies have headquarters in Atlanta, and more than 70% of the Fortune 1000 firms have operations in the metro area. Looking forward, Atlanta's diverse economy, strong immigration, population growth, and business friendly environment are expected to fuel above-average job growth.

CORPORATE RELOCATION MAGNET

Atlanta continues to experience some of the most rapid economic growth in the nation as businesses continue to focus on streamlining their operations in regions with lower operating costs and a well-educated, growing labor force. This talent pool coincides well with Atlanta's prime location which is within a short flying distance of a vast majority of U.S. population centers. Atlanta is competitive in a wide range of degree levels, offering a ready workforce to relocating companies and startups in high-end services as well as skilled manufacturing. Moody's notes that Atlanta's job growth in professional and technical services far exceeds the U.S. average and is set to continue for the foreseeable future. Atlanta's high concentration of highly-educated professionals will continue to make the area a preferred destination for corporate relocations and expansions.

Companies such as Norfolk Southern, Pulte Homes, First Data, Sony Ericsson, Novelis, and Hydro Phi are just a few examples of companies that have chosen to relocate their headquarters from around the country to Atlanta, making a long-term investment in the city's workforce and economy.

MARKET AT A GLANCE

FORTUNE 500

ECONOMIC STRENGTH & STABILITY

- » Over 2,100 international companies are represented in Atlanta
- » Top tech talent market
- » Cost of living is below the U.S. average
- » Atlanta has been recognized for some of the lowest operating costs in the nation
- » Hartsfield-Jackson Atlanta International Airport is #1 in the world in passenger volume, serving 110+ million passengers annually with over 150 domestic and 70 international destinations and over 260,000 passengers per day

MAJOR POPULATION CENTER

- » The 29-county MSA - the nation's 6th largest - contains approximately 6.482 million people
- » More than 80% of individuals 25+ years of age have post-secondary education, well above the national average of 52%
- » Median household income has increased 62% since 1990, with 60% of households currently earning \$100,000+ annually

HIGHLY EDUCATED WORKFORCE

- » Ranked as 7th major U.S. city for production of graduates with Bachelor's degrees or higher
- » Home to more than 50 accredited universities, colleges, and technical schools including Georgia Institute of Technology, Emory University, Georgia State University, and the Atlanta University Center which includes Clark, Spelman, and Morehouse Colleges

ATLANTA, GEORGIA | MARKET SUMMARY

FORTUNE 500 COMPANIES HEADQUARTERED IN METRO ATLANTA (2020)

STATE RANK	COMPANY	TICKER	FORTUNE 500 RANK	REVENUE (BILLIONS)
1	The Home Depot	HD	23	\$166.2
2	United Parcel Service	UPS	44	\$89.5
3	Delta Air Lines	DAL	66	\$62.9
4	The Coca-Cola Company	KO	96	\$47.7
5	Southern Co.	SO	149	\$28.9
6	Genuine Parts Co.	GPC	182	\$24.1
7	AFLAC	AFL	240	\$17.7
8	PulteGroup, Inc.	PHM	243	\$17.6
9	Asbury Automotive Group	ABG	238	\$17.8
10	Norfolk Southern	NSC	346	\$12.2
11	Assurant	AIZ	341	\$12.6
12	Mohawk Industries	ABG	391	\$10.7
13	AGCO Corporation	AGCO	408	\$10.1
14	Intercontinental Exchange	ICE	413	\$9.8
15	Vertiv	VRT	416	\$9.7
16	Graphic Packaging	GPK	454	\$8.6



ATLANTA
GEORGIA • USA

ATLANTA, GEORGIA | MARKET SUMMARY

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

Atlanta's position as a global business center for established companies has never been in question. FDI Magazine, a foreign direct investment news outlet, ranked Atlanta the #5 City of the Future in the U.S. based on economic potential, human resources, infrastructure, quality of life, FDI strategy, and business climate.

Atlanta continues to attract many companies due to the state's attractive business climate and highly valuable logistical assets. Georgia is the #5 ranked state for business according to both Site Selection Magazine and Chief Executive due to its low corporate and personal income tax, highly educated workforce, quality healthcare, and low percentage of unionized labor. Atlanta is building on these advantages through programs like its Opportunity Zones which were recently extended to Midtown and Downtown businesses and offer tax credits for each new job added.

In addition to a strong base of internationally recognized firms, the city is already turning to the next generation of Fortune 500 companies to drive future employment growth. Atlanta is poised for a new wave of growth in a diverse range of innovative fields.

TECHNOLOGY

Atlanta has a thriving ecosystem ideal for the cultivation of the high-growth technology sector. A key factor helping lure tech companies to the market includes the lowest cost of doing business and the second lowest cost of living among the top-10 markets in the country. One of the defining characteristics of Atlanta's tech sector is that a heavy concentration are primarily business-to-business technology companies (FinTech, Cybersecurity, Health IT, Marketing Automation and Logistics Technology). A strong indicator of the continued growth to come is the noticeable rise and healthy levels of venture capital and private equity investment in Atlanta-based tech companies. Atlanta has seen more than \$1.7 billion of venture and private equity investments in local technology companies since 2015.

BIOSCIENCE

The city is ranked #5 in university research nationally. A key component of the ranking is Emory University's place at #4 in the U.S. for discovering new drugs and vaccines among public-sector research institutions, with 27 products in the marketplace and 12 more in human clinical trials. Atlanta is also home to the Georgia Research Alliance, a non-profit that is government funded and run by a board of high-level business leaders and university presidents. GRA has leveraged \$525 million in state funds into \$2.6 billion of federal and private investment.

FORTUNES FOR THE FUTURE: DRIVERS FOR GROWTH

ADVANCED MANUFACTURING & SUPPLY CHAIN MANAGEMENT

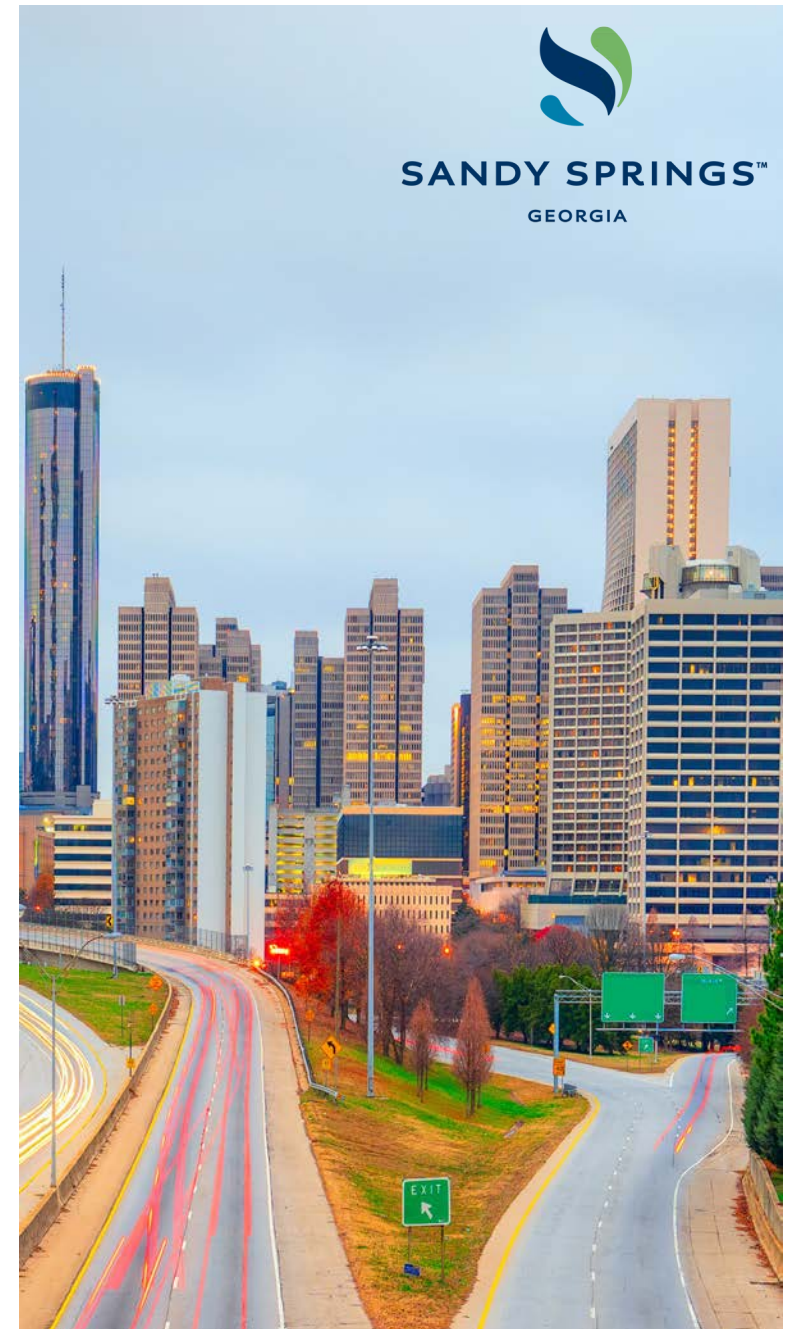
Atlanta's supply chain and advanced manufacturing industry is the largest growth sector in recent years. Seventy percent of the top 20 supply chain management software providers have operations in Atlanta, including six corporate headquarters. State-wide, Georgia continues to increase its connectivity to the global marketplace. Given Atlanta's dominance as a global logistics hub with the busiest airport in the world and as home to both UPS and Delta, the Port of Savannah has become a critical element in the expansion of its distribution capabilities. Additionally, Atlanta mayor Keisha Lance Bottoms continues to promote a high-speed rail line linking metro Atlanta to Savannah - this additional linkage could serve to boost both the Atlanta and Savannah economies.

PORT OF SAVANNAH

Atlanta is 250 miles from the Port of Savannah, the fastest growing port in the nation. Georgia's deep water ports and inland barge terminals expedite deliveries to 153 countries around the globe and sustain more than 369,000 jobs throughout the state annually, contributing \$20.4 billion in income and \$84.1 billion in revenue to Georgia's economy. The Port of Savannah is the fastest-growing and fourth-busiest port in the nation, with 36 weekly vessel calls, more than any other container terminal on the U.S. East Coast. The Port of Savannah contributes significantly to promoting American businesses in the global marketplace. In 2014, the Savannah Harbor Expansion Project was authorized to begin construction to deepen the harbor to 47 feet through the Water Resources Reform and Development Act of 2014. In addition, the Port of Savannah has expanded its count of ship-to-shore cranes to 36, more than any other single terminal in North America.

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Located 7 miles south of the city's Central Business District, Hartsfield-Jackson Atlanta International Airport ("Hartsfield") is the world's busiest airport, serving more than 110 million passengers annually with nonstop service to more than 150 U.S. destinations and 70 international destinations in more than 50 countries. The Airport boasts a direct economic impact of \$34.8 billion in metro Atlanta and a total direct economic impact of \$70.9 billion in Georgia. It is also the largest employer in Georgia, with more than 63,000 employees. The Airport is a frequent recipient of awards of excellence for concessions, operations, sustainability, architectural engineering, and construction. ATL is now in the midst of a \$6 billion capital improvement program, ATLNext, which will modernize the Domestic Terminal and concourses, and include new parking decks, a 440-room hotel, Class A commercial office space, a new runway, a new concourse, and expanded cargo facilities. With flying times of less than two hours to 80% of the U.S. population, Hartsfield has played a key role in the growth of Atlanta into one of the country's top business centers and deserves its nickname as the "Gateway to the World."



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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