

— A CURATED LIFESTYLE & RETAIL DESTINATION —

Malüva

— Square —

OFFERING MEMORANDUM

RETAIL · RESTAURANT · CLASS A OFFICE — LEASING OPPORTUNITY



THE VISION

Redefining the Peachtree City Corridor.

Malüva Square is a newly developed, 90,000-square-foot lifestyle center on 10.9 acres along Highway 54 — a curated mix of dining, wellness, high-frequency retail, and Class A office, positioned to serve one of metro Atlanta's most affluent and fastest-momentum submarkets.

Five thoughtfully arranged retail and restaurant buildings are anchored by a central courtyard and generous walkable frontage, complemented by two Class A office buildings at the heart of the site.



CONCEPTUAL RENDERING — SUBJECT TO CHANGE

Groundbreaking
Fall 2026

→

Estimated Delivery
Q4 2027

→

Construction
13 Months

OWNER	ARCHITECT	DEVELOPER / GC
Inver Investment LLC	Jefferson Browne Architecture	Southtree Commercial

50,000 SQ. FT. RETAIL	40,000 SQ. FT. OFFICE
10.9 ACRES	7 BUILDINGS

MERCHANDISING VISION

A Curated Experience

A meticulously selected mix of tenants designed to enrich the lives of the Peachtree City community — combining convenience with a premium, experience-driven environment.

Elevated Dining

From artisanal coffee to fine dining — culinary excellence at the heart of Malüva, supported by restaurant-ready base building infrastructure.

Wellness Focus

Premium fitness studios, spas, and health services for holistic well-being — a category tailored to the market's demographics.

Curated Retail

Carefully selected boutiques and daily-needs retailers combining high-frequency convenience with a premium atmosphere.

PREMIUM ZONE

The Courtyard at Malüva Square

The signature feature of the project — a patio-driven dining corridor conceived to host the most engaging and social restaurant experiences in the Peachtree City market. The highest-performing, most visible portion of the site.

CHEF-DRIVEN CONCEPTS WINE & COCKTAILS SOCIAL DINING



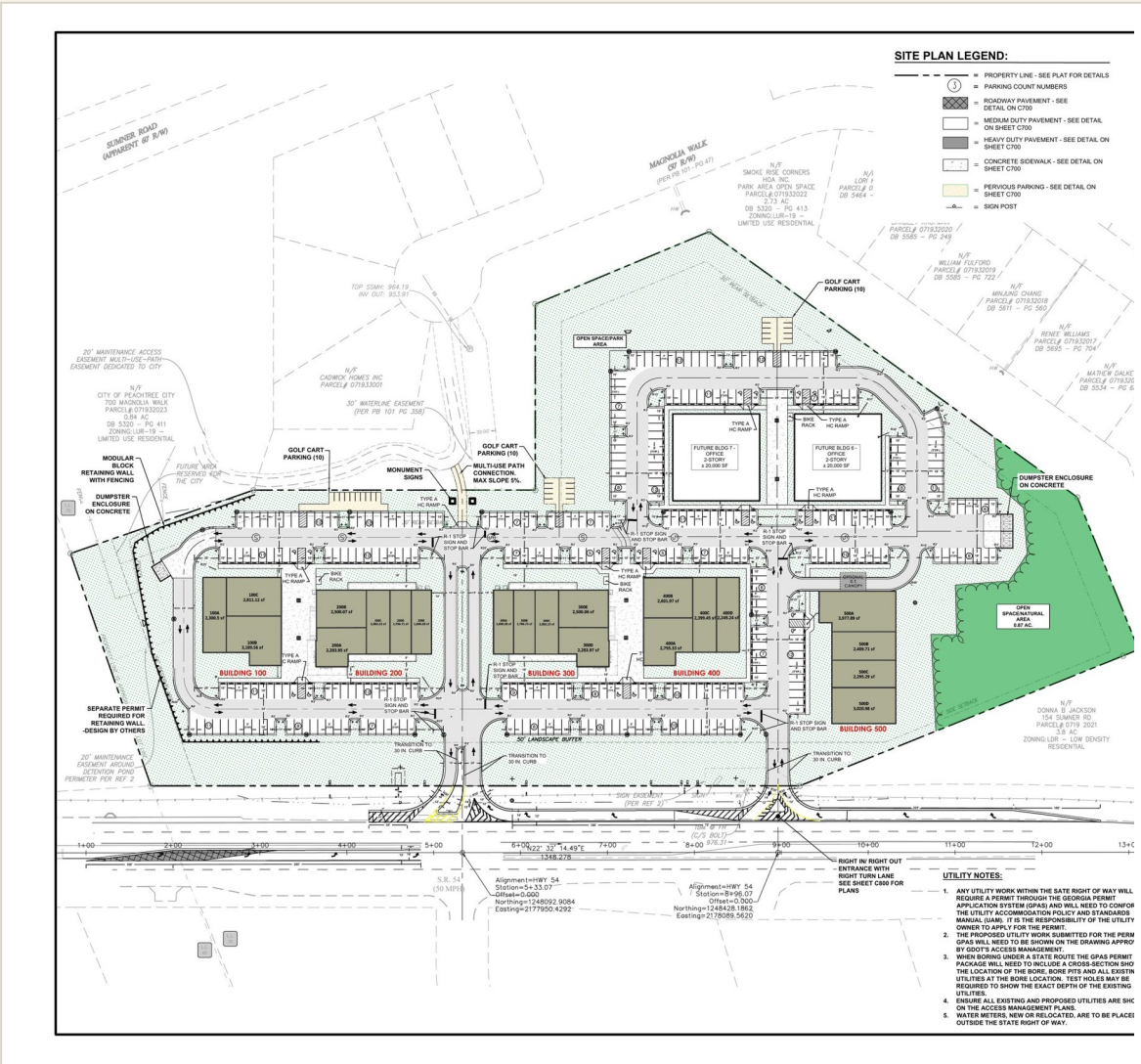
THE LAYOUT

Site Plan

Seven buildings totaling approximately 90,000 square feet — five retail and restaurant buildings anchored by a central courtyard, and two two-story Class A office buildings — with generous walkable frontage along Highway 54.

COMPONENT	PROGRAM
Buildings 100-500 · Retail / Restaurant	±50,000 SF
Two Office Buildings · Class A, 2-Story	±40,000 SF
Central Courtyard · Patio Dining Corridor	Premium Zone
Golf Cart Parking & Multi-Use Path Connection	On Site
Highway 54 Frontage	±672 FT
Monument Signage · Highway 54	Available

Suite configurations are flexible and may be combined or demised to suit. Contact leasing for current availability.



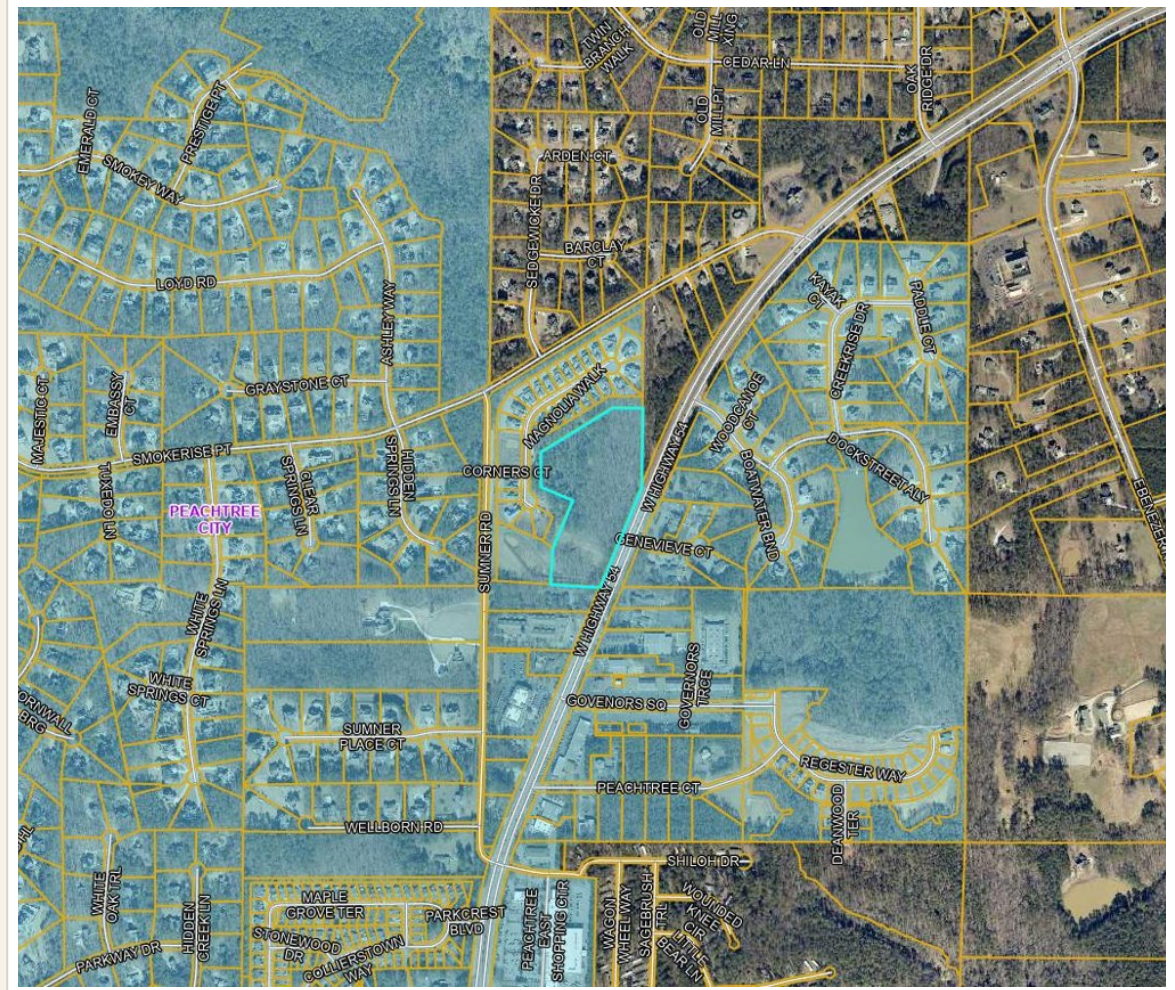
CONCEPTUAL SITE PLAN — SUBJECT TO CHANGE

THE CORRIDOR

The Peachtree City Corridor

Located on Highway 54 at the gateway to Peachtree City, Malüva Square benefits from exceptional demographics, high visibility, and the city's signature golf cart path infrastructure.

- Direct access to 100+ miles of multi-use paths
- Surrounded by affluent residential neighborhoods
- High daily traffic counts and unparalleled visibility
- Proximity to major corporate headquarters and Trilith Studios



1941 HIGHWAY 54 WEST — SITE OUTLINED · PEACHTREE CITY, GA 30269

"Perfectly positioned in the heart of Georgia's most vibrant community."

THE METRO

A Top-Six U.S. Market.

Metro Atlanta is the sixth-largest metropolitan area in the United States and one of its fastest-growing — ranking third in the nation for numeric population growth, adding roughly 62,000 new residents in the past year alone. It is the commercial capital of the Southeast, anchored by 15 Fortune 500 headquarters and the world’s busiest airport.

6.5M	#6	#3	15
METRO POPULATION	LARGEST U.S. METRO	U.S. POPULATION GROWTH	FORTUNE 500 HEADQUARTERS

Corporate Gravity

Home Depot, UPS, Delta Air Lines, Coca-Cola, and Southern Company headline a corporate base that spans logistics, media, fintech, and film — supporting one of the deepest, most diverse employment engines in the country.

Global Connectivity

Hartsfield-Jackson Atlanta International — the world’s busiest airport — sits roughly 30 minutes north of the site, placing Malüva Square within immediate reach of the metro’s global gateway.

The Southern Arc

The metro’s next growth chapter is unfolding on its south side — led by Trilith Studios and the film economy, airport-district investment, and sustained migration into Fayette and Coweta counties.

"For national retailers, Atlanta is not a question of whether — only where."

THE SUBMARKET

Fayette–Coweta: High Income, High Barriers.

Malüva Square sits at the heart of a two-county trade area of more than 275,000 residents. Fayette County carries a median household income of \$112,000 — among the very highest in Georgia — while neighboring Coweta ranks among the state’s fastest-growing counties. Both counties have grown steadily every year for a decade.

Just as important for incoming retailers: Fayette County’s highly selective entitlement environment and limited retail-zoned land constrain new supply. Demand growth here is not met by a construction pipeline — it is absorbed by the centers that already exist, and by the few, like Malüva Square, that get built.

COUNTY	POPULATION	MEDIAN HH INCOME	5-YR GROWTH
Fayette	122,244	\$111,978	+8.9%
Coweta	152,852	\$95,548	+6.7%
Combined Trade Area	275,000+	—	—

SOURCE: U.S. CENSUS BUREAU / ACS, 2024–2025 VINTAGE ESTIMATES

Submarket Anchors

- **Trilith Studios** — second-largest purpose-built film studio in North America, <4 miles
- **Piedmont Fayette Hospital** — major regional healthcare employer, Fayetteville
- **Peachtree City corporate corridor** — concentration of national and international HQ operations
- **Hartsfield-Jackson ATL** — world’s busiest airport, ±30 minutes

OFFICE SUBMARKET FUNDAMENTALS — COSTAR, Q3 2026

Office Vacancy	5.2% (Metro: ±16%)
Avg. Asking Rent	\$24/SF (Metro: \$30)
Class A Inventory	510K SF of 7.0M (±7%)
Under Construction	0 SF

With no office space under construction submarket-wide, Malüva Square’s 40,000 SF of Class A office is, effectively, the new-supply pipeline.

FAYETTE / PEACHTREE RETAIL — COSTAR, Q3 2026

A Supply-Starved Retail Market.

4.5% RETAIL VACANCY	42.1K 12-MO NET ABSORPTION (SF)	3.0% ANNUAL RENT GROWTH	1,500 SF UNDER CONSTRUCTION
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The Fayette/Peachtree retail submarket holds 9.5 million square feet of inventory at 4.5% vacancy, with demand outrunning supply: 42,000 SF of positive net absorption over the past year against just 1,100 SF of net new delivery. Rents are growing 3.0% annually.

The construction pipeline is effectively empty. Just **1,500 SF** of retail is under construction submarket-wide — versus a ten-year average of 23,000 SF of under-construction inventory and an all-time average of 154,000 SF delivered annually. New supply has simply stopped, while the trade area keeps growing.

WHAT THIS MEANS: Malüva Square's 50,000 SF of courtyard retail and restaurant space is, for practical purposes, the submarket's entire new-supply pipeline — delivering into a market that is already absorbing space faster than it is being built.

Vacancy by Retail Type

General Retail	2.1%
Malls	2.7%
Strip Centers	3.6%
Neighborhood Centers	5.3%
Power Centers	6.2%

Investor conviction backs the leasing story: 42 retail properties traded in the past 12 months at an average of \$313/SF and a 6.5% average cap rate — with average vacancy at sale of just 0.4%.

SOURCE: COSTAR RETAIL SUBMARKET REPORT — FAYETTE/PEACHTREE, AUGUST 2026. OFFICE FUNDAMENTALS ON PRECEDING PAGE PER COSTAR FAYETTE/COWETA COUNTY OFFICE REPORT.

THE CUSTOMER

Affluent, Educated, and Spending.

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES	10-MIN DRIVE
Population	4,364	32,638	64,672	48,638
5-Year Growth	+4.1%	+3.7%	+4.1%	+3.8%
Avg. Household Income	\$164,371	\$146,262	\$149,076	\$156,016
Median Household Income	\$116,435	\$115,496	\$117,589	\$129,823
Households Earning \$200K+	36.1%	25.5%	25.9%	27.5%
College Graduates	47.2%	49.9%	49.5%	68.5%
Consumer Buying Power	\$186.6M	\$1.4B	\$2.8B	\$2.3B
Median Home Value	\$668,863	\$497,975	\$481,873	\$529,339

SOURCE: COSTAR DEMOGRAPHICS, AUGUST 2026. RADII CENTERED ON THE ADJACENT SPROUTS-ANCHORED CENTER AT 2015 HIGHWAY 54.

The Restaurant Case

Within five miles, households spend **\$241 million a year on food and alcohol — including \$103.6 million dining out.** For chef-driven and social-dining concepts, the Courtyard at Malüva sits at the center of one of south metro Atlanta's deepest dining wallets.

PROVEN CO-TENANCY NEXT DOOR

The adjacent Sprouts Farmers Market-anchored center is **fully leased at 0% vacancy**, with Sprouts committed through 2031 — daily-needs anchor traffic already established at Malüva Square's doorstep.

ANNUAL CONSUMER SPENDING — 5-MILE RADIUS

\$966M	\$241M	\$103.6M	\$144.8M	\$168.4M
TOTAL SPECIFIED SPENDING	FOOD & ALCOHOL	FOOD AWAY FROM HOME	ENTERTAINMENT & HOBBIES	HOUSEHOLD

THE TRADE AREA — BY THE NUMBERS

A Thriving, Affluent Market.

Malüva Square sits at the center of one of metro Atlanta's most dynamic submarkets — anchored by high household incomes, top-rated schools, and proximity to Trilith Studios, the second-largest purpose-built film production studio in North America.

54,000

VPD — HWY 54 CORRIDOR*

\$145K

AVERAGE HOUSEHOLD INCOME

Top

RATED PUBLIC SCHOOLS

< 2 mi

TO PRIVATE AIRSTRIP

< 4 mi

TO TRILITH STUDIOS

38,244

PEACHTREE CITY POPULATION

"A rare combination of affluence, traffic, and cultural momentum — all in one corridor."

*CITY OF PEACHTREE CITY — BIDIRECTIONAL CORRIDOR COUNT, HWY 54 AT LANIER AVE. COSTAR SEGMENT COUNTS (AADT): 23,000-29,000.

FOR TENANTS & BROKERS

Built for Speed to Open.

Fall 2026
GROUNDBREAKING

2026-2027
13-MONTH CONSTRUCTION

Q4 2027
ESTIMATED DELIVERY

Fully Defined Shell Delivery

Delivered per published Base Building Specifications — every item defined in writing, no ambiguity. **Landlord delivers:** Category A brick-and-stone exterior, completed storefront glazing and entry, 60-mil TPO roof with RTU curbs, code-complete fire protection, stubbed utilities, and sub-metered domestic water. Interior build-out — HVAC units, electrical distribution, restrooms, and finishes — is Tenant's Work, with free-rent packages scaled to build-out scope.

Restaurant-ready: shared 1,500-gallon grease trap and Landlord-provided gas meter at the building — the two most common restaurant deal-killers, resolved in the shell.

Lease Structure

Structure	Modified Gross
Additional Rent (CAM)	Insurance & RE taxes, est. ~3% of Base Rent
Term	5 years + two 5-year options
Escalations	3% annually
Rent Abatement	Scaled to build-out scope

TO THE BROKERAGE COMMUNITY: Cooperating broker commissions offered on all leases, per separate commission agreement.

CO-BROKE WELCOME

Join Our Community

Limited spaces are available in this highly anticipated development.
Secure your position at Peachtree City's premier lifestyle destination.

LEASING REPRESENTED BY



Listed Locally. Marketed Internationally.

Christian Swann

LEASING AGENT

770-412-3126

Get in Touch

LEASING INQUIRIES

Info@Maluvasquare.com

[VISIT MALUVASQUARE.COM](https://www.maluvsquare.com) →

1941 Highway 54 West · Peachtree City, GA 30269

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