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Offering Memorandum

Tous Les Jours & Kid Cashew

6080 - 6090 Roswell Road | Sandy Springs, GA 30328



Executive Summary

Sale Price

\$6,015,000

Offering Summary

Cap Rate:	5.00%
NOI:	\$300,723.
Kid Cashew Rent (NN):	\$135,729
Building Size Kid Cashew:	3,934 SF
Tous Les Jours Rent (NN):	\$165,000
Building Size Tous Les Jours:	3,000 SF
Lot Size:	1.02 Acres
Year Built:	2000

Property Highlights

- Two single tenant NN building being sold together
- Tous Les Jours new 10 year NN lease includes 10% rent increases every 5 years with 2 x 5-year option periods
- Kid Cashew lease is through 2031 with 2 x 5- year option periods with 15% rent increase in each option
- Excellent visibility on Roswell Road one of the main retail throughfare for Sandy Springs
- The site is surrounded by over 234,000 residents and 104,000 households within five miles, with an average household income of \$184,992—well-aligned with both concepts.
- Benefits from excellent visibility along busy Roswell Road with approximately 40,000 vehicles passing daily.



Property Description

The offering consists of a fully leased, two-tenant retail investment located at 6080–6090 Roswell Road in Sandy Springs, Georgia. The property features two complementary restaurant tenants—Tous Les Jours and Kid Cashew—operating in adjacent buildings. Both buildings are situated on a single parcel, with an additional separate parcel providing dedicated parking, enhancing overall site functionality and customer accessibility.

This investment presents a rare opportunity to acquire a stabilized, income-producing asset with diversified revenue from two established food and beverage operators. Positioned along one of Sandy Springs' primary commercial corridors, the property benefits from strong traffic counts, excellent visibility, and access to an affluent and densely populated consumer base. The combined income stream and strategic location offer investors durable cash flow and long-term upside within a highly sought-after Atlanta submarket.

Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



Mercedes-Benz



Central Perimeter Market

265,000+

POPULATION LIVING
IN A 5 MILE RADIUS

100,000+

PEOPLE COMMUTE
DAILY IN CITY

\$175,000+

AVERAGE
HOUSEHOLD INCOME

2,000+

COMPANIES LOCATED
IN THE DISTRICT

40%

OF ALL HOSPITAL BEDS
IN ATLANTA MSA
(1,350 BEDS)



29M SF
OFFICE



6M SF
RETAIL



4,931
MULTIFAMILY
UNITS



5,373
TOTAL HOTEL
ROOMS

Aerial photo



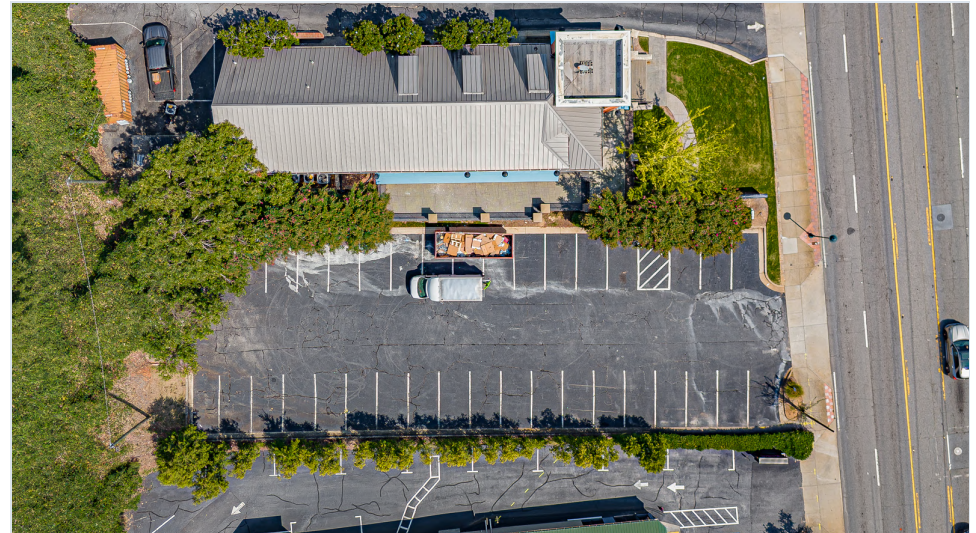
Aerial Photo



Kid Cashew



Tous Les Jours



Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
A	Tous Les Jours Bakery Cafe	3,000	43.27%	11/28/2026	10/31/2036	\$165,000	\$55.00	\$27,000	\$9.00
B	Kid Cashew	3,934	56.73%	02/24/2021	08/31/2031	\$135,723	\$30.00	\$39,819	\$10.12
Totals/Averages		6,934				\$300,723	\$43.37	\$66,819	
Occupied		6,934				\$300,723		\$66,819	
Vacant		0				\$0		\$0	

Lease Abstract – Kid Cashew

KID CASHUEW

Sharing Flavors & Laughter

Owned by Martin Sprocks restaurant group with locations in Charleston and Charlotte. Kid Cashew is a neighborhood restaurant specializing in fresh, globally inspired cuisine, including salads, bowls, wraps, and other healthy dining options. The restaurant operates in the Sandy Springs community and is part of the Kid Cashew brand, known for its fresh ingredients and health-conscious menu.

Tenant Overview

Tenant:	Kid Cashew ATL Limited
Square Feet:	3,934 SF
Lease Start Date:	February 24, 2021
Lease Expiration Date:	August 31, 2031
Annual Base Rent:	\$118,020
Current Reimbursement:	NN

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
09/01/21-08/31/26	\$118,020	\$30.00
09/01/26-08/31/31	\$135,723	\$34.50
Renewal Options: 2 x 5 Years		
09/01/31-08/31/36	\$156,101	\$39.68
09/01/36-08/31/41	\$179,508	\$45.63

Landlord is responsible for maintaining and repairing the building's structural components, exterior walls, utility lines (excluding tenant-installed lines), and any damage not caused by the Tenant or the Tenant's representatives.

Tenant is responsible for maintaining and repairing the leased premises at its own expense, including interior and exterior non-structural components, HVAC, fixtures, glass, doors, plumbing, electrical systems, cleanliness, waste disposal, landscaping, parking areas, and any alterations required for the Tenant's operations.

Lease Abstract – Tous Les Jours



Tous les Jours is a reputable French-Asian-inspired neighborhood bakery specializing in freshly baked goods, handcrafted beverages, and coffee and espresso. Established in the United States in 2004, the brand currently operates more than 110 locations nationwide and over 1,740 locations worldwide.

Tenant Overview

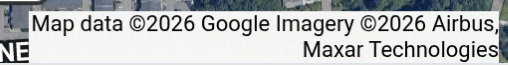
Tenant:	Tous Les Jours Bakery Cafe
Square Feet:	3,000 SF
Lease Start Date:	January 28, 2026
Lease Expiration Date:	January 31, 2036
Annual Base Rent:	\$165,000
Current Reimbursement:	NN
Rent Increase:	10% every 5 years

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/26–10/31/31	\$165,000	\$55.00
11/01/31–10/31/36	\$181,500	\$60.50
Renewal Options: 2 x 5 Years		
11/01/36–10/31/41	\$199,650	\$66.55
11/01/41–10/31/46	\$219,615	\$73.21

Landlord is responsible for maintaining and repairing the building’s structural components, common areas, utilities up to the tenant’s connection point, and other shared facilities, except for damage caused by the Tenant.

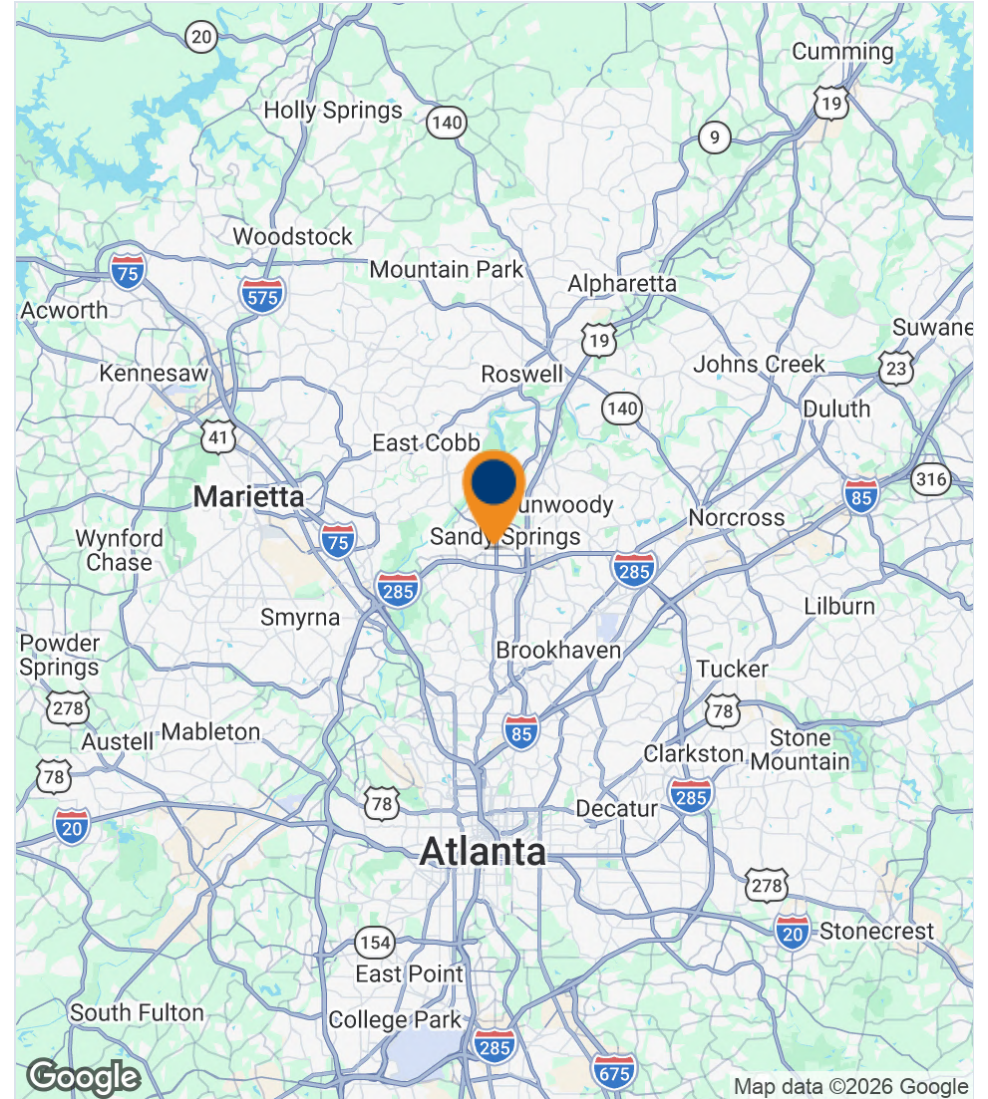
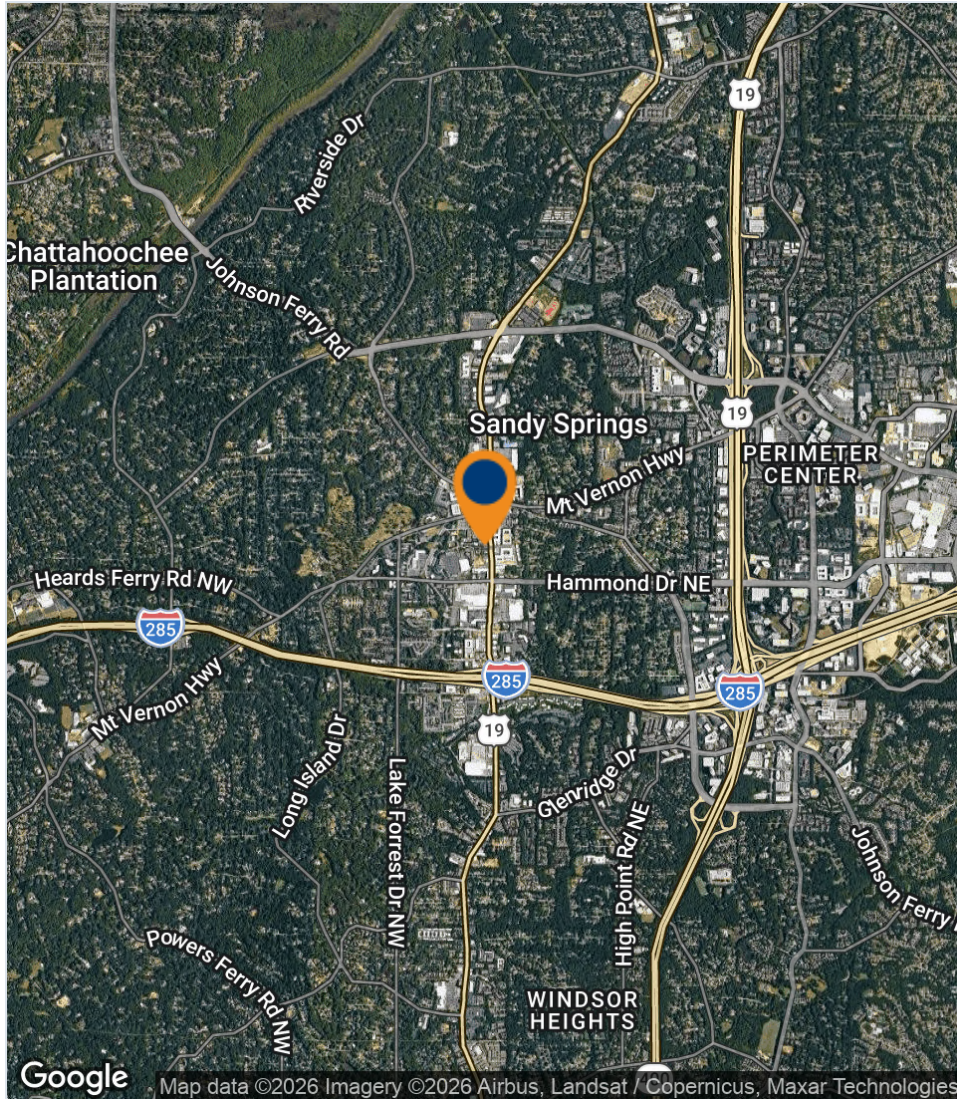
Tenant is responsible for maintaining the leased premises in good condition, including interior areas, equipment, fixtures, glass, waste disposal, cleanliness, and repairs resulting from the Tenant’s use or negligence.



Retailer Map

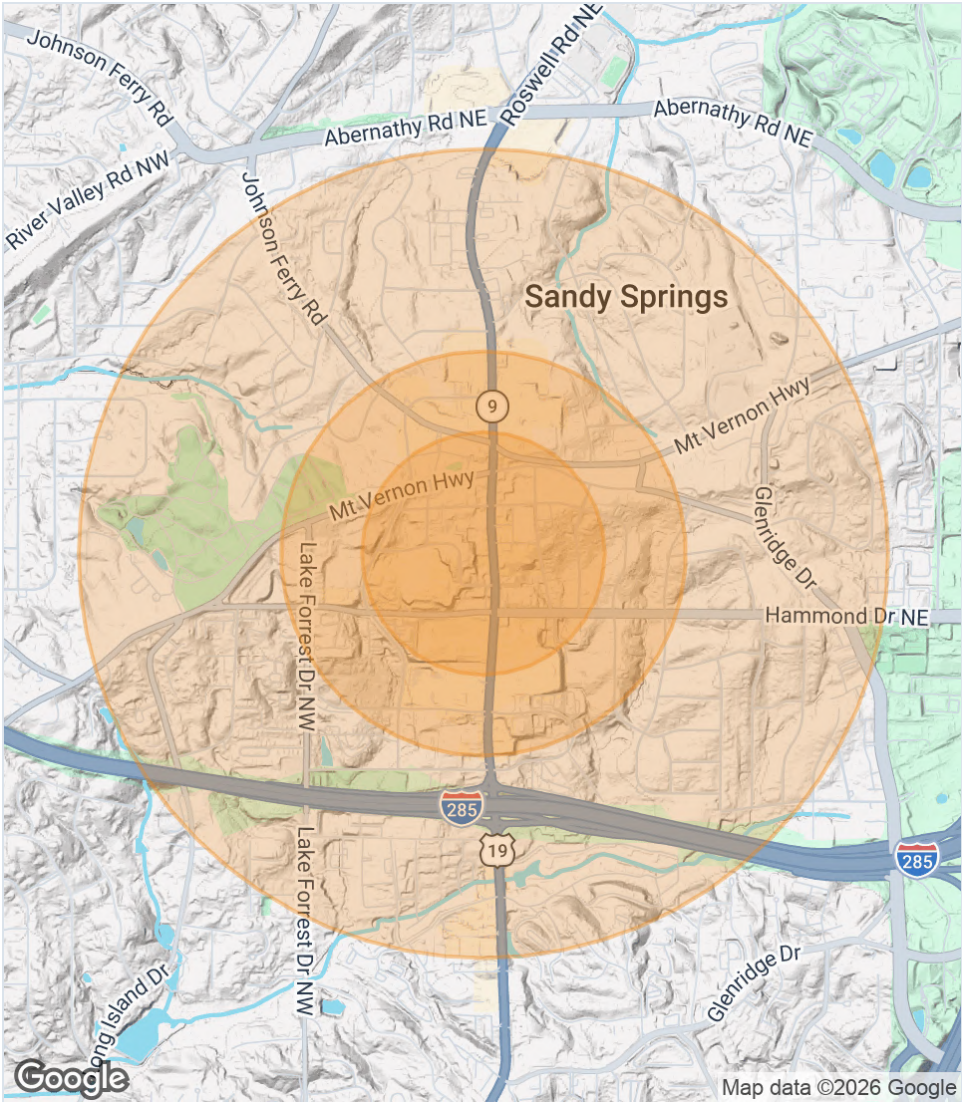


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	16,181	92,485	234,538
2020 Population	14,323	89,765	229,666
5 Year Projected	17,299	95,531	242,880
Households			
2024 Population	6,950	41,415	104,834
2020 Population	6,359	39,789	101,953
5 Year Projected	7,463	42,861	109,048
Income			
2024 Average Household Income	\$152,271	\$181,919	\$184,992
5 Year Projected	\$195,301	\$231,425	\$234,629



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TENANT REPRESENTATION



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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.