



BLUE RIDGE PLAZA

BLUE RIDGE, GA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP
OFFERING MEMORANDUM

**WEIGHTED AVERAGE IN-PLACE RENT \$9.79 PSF –
16% BELOW COSTAR 1-MILE ASKING**



\$3,300,000

PRICE

9.00%

CAP RATE

\$297,666

YEAR 1 NOI

53,453

SQ FT

4.63

ACRES

1977

YEAR BUILT

100%

OCCUPANCY

BRO3-04E

PARCEL ID

BLUE RIDGE PLAZA

DIRECT FRONTAGE ON E 1ST STREET



PLEASE CONTACT US FOR MORE INFORMATION

ERIC ABBOTT

DIRECTOR INVESTMENTS
RETAIL DIVISION

(678) 808-2746

ERIC.ABBOTT@MARCUSMILLICHAP.COM

ZACH TAYLOR

SENIOR MANAGING DIRECTOR INVESTMENTS
RETAIL DIVISION

(678) 808-2780

ZTAYLOR@IPAUSA.COM

Marcus & Millichap

**TAYLOR MCMINN
RETAIL GROUP**

TABLE OF **CONTENTS**

1

INVESTMENT OVERVIEW

OFFERING SUMMARY
INVESTMENT HIGHLIGHTS

2

MARKET OVERVIEW

MARKET AREA
DEMOGRAPHICS
BLUE RIDGE

3

FINANCIAL ANALYSIS

FINANCIAL SUMMARY & ASSUMPTIONS
10-YEAR CASH FLOW MODEL
RENT ROLL

DOLLAR GENERAL

FINANCIAL ANALYSIS

BLUE RIDGE PLAZA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY

BLUE RIDGE PLAZA


2636 - 2714 E 1ST ST.
BLUE RIDGE, GA 30513

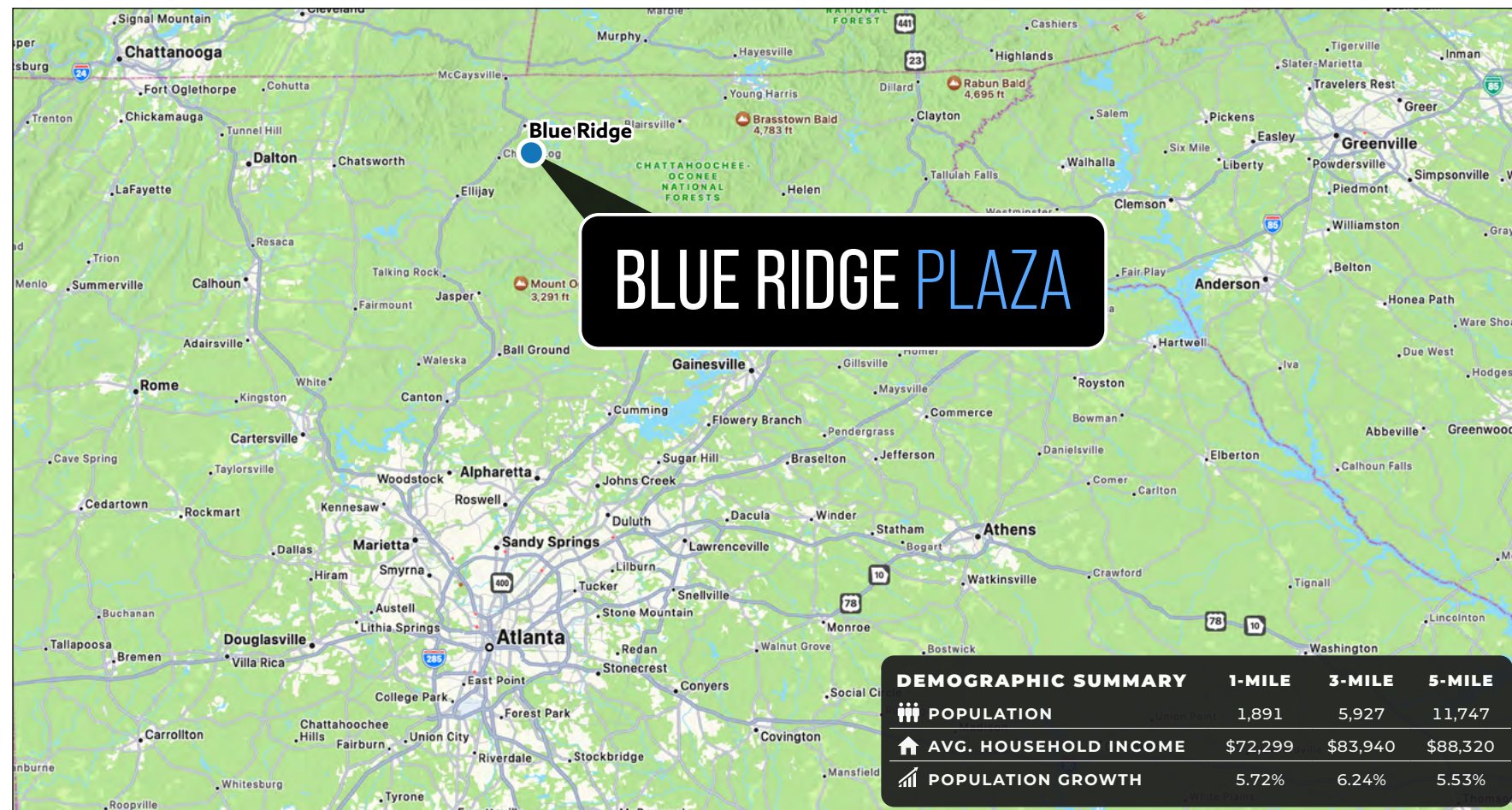
THE OFFERING	
\$3,300,000	9.00%
PRICE	CAP RATE
NOI	\$297,666
5-YEAR IRR	13.95%
PRICE PER SQUARE FOOT	\$61.74
SQUARE FEET	53,453 SF
CURRENT OCCUPANCY	100%
YEAR BUILT	1977
LOT SIZE	4.63 AC

PROPOSED FINANCING	
INTEREST RATE	6.00%
LOAN-TO-VALUE RATIO (LTV)	65%
AMORTIZATION PERIOD (YRS)	25
ORIGINATION FEE	1.00%

The subject property will be delivered free-and-clear of debt. Financing in the analysis is an example of new debt for the asset. Contact listing broker for details.

David Johnson
Managing Director, Capital Markets
O: (678) 808 2739
M: (770) 851 9878
E: L.David.Johnson@marcusmillichap.com

MAJOR TENANTS	SQ. FT.	GLA (%)	TERM REMAINING	OCCUPANCY HISTORY	RENT/SF
	22,334	41.78%	7 Years	2.5 Years	\$3.18
DOLLAR GENERAL	12,120	22.67%	5.5 Years	4.5 Years	\$4.28





STRONG LEASING MOMENTUM | 4 NEW LEASES IN THE PAST YEAR



INVESTMENT HIGHLIGHTS

BLUE RIDGE PLAZA | VALUE-ADD TOURISM-SUPPORTED RETAIL CENTER | BLUE RIDGE, GA

- 53,453 SF multi-tenant retail center delivering stable Day-1 cash flow in a tourism-driven small-town market with seasonal upside
- Located in a mountain destination market, Blue Ridge benefits from strong seasonal and weekend visitor traffic
- Positioned along E 1st Street (Hwy 76), the primary commercial corridor through Blue Ridge
- Trading at an attractive basis in a low-supply market – ideal for private capital or 1031 buyers seeking yield in a destination location with weekend/seasonal traffic spikes
- Barriers to entry due to the topography of Blue Ridge

STRONG LEASING MOMENTUM | 4 NEW LEASES IN PAST YEAR

- Recent momentum with 4 new leases (Hartman Law, Ollie's Donuts, Barber Shop, & Pepper and Sons BBQ) showing demand for local/service tenants in a limited-competition node
- Anchored by BodyPlex (22,000 SF) and Dollar General (12,000 SF) – proven operators that create daily-needs traffic
- 23% credit tenancy overall with average tenant tenure of 6.2 years – mix of fitness, dollar store, and local retail/service

STABLE DAY 1 CASH FLOW | FUTURE MARK TO MARKET OPPORTUNITIES

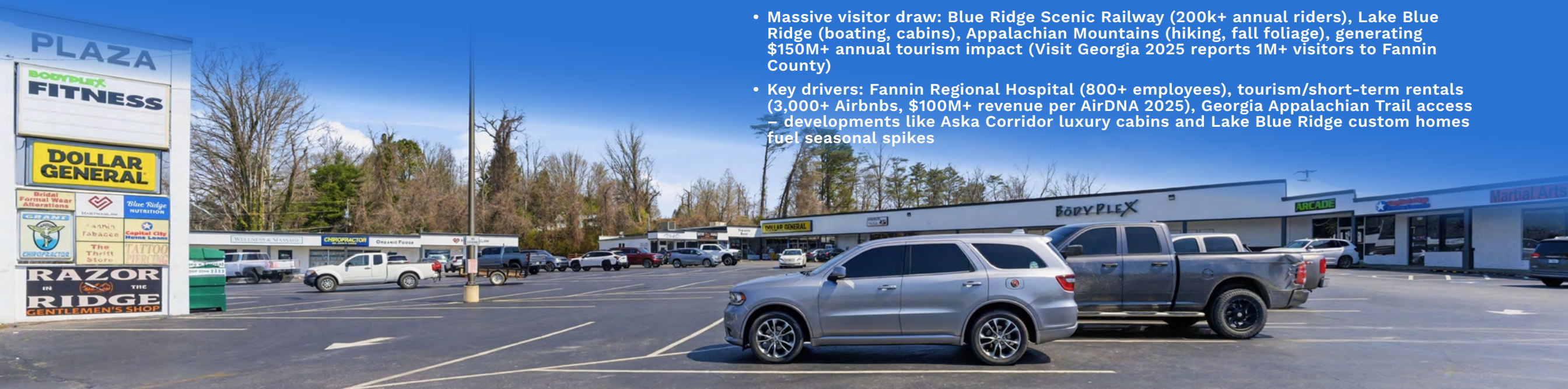
- Service-oriented strip center anchored by a national credit tenant and a large fitness operator in a tourism-supported small-town market.
- Weighted average in-place rent \$9.79 PSF – 16% below CoStar 1-mile asking of \$11.59 PSF (Cushman & Wakefield Q4 2025 market rent reports \$15–\$20 PSF)
- Several tenants expire in the next 5 years with no options – Concentrated lease rollover profile provides ability to drive NOI through renewals and re-tenanting
- Small-market supply constraints and tourism demand support long-term rent growth potential

DOMINANT E 1ST STREET POSITIONING | MAIN TOURIST CORRIDOR

- Direct frontage on E 1st Street – the primary through-town road capturing inbound traffic from Atlanta/Chattanooga and Aska Road cabin rentals (feeds Hwy 515 at 20,300 VPD)
- Positioned within Blue Ridge's primary retail trade area yet physically separated from big-box cluster – creating a unique service-retail node
- Irreplaceable hub for weekend/seasonal visitors – surrounded by limited competition

POPULAR MOUNTAIN TOWN | 150M+ ANNUAL TOURISM IMPACT

- Blue Ridge functions as a regional recreation destination supported by lake activity, outdoor recreation, and second-home ownership
- Tourism-focused economy with strong short-term rental presence contributes to recurring weekend and seasonal consumer spending
- Gradual residential and cabin development continues along Lake Blue Ridge and the Aska corridor
- Massive visitor draw: Blue Ridge Scenic Railway (200k+ annual riders), Lake Blue Ridge (boating, cabins), Appalachian Mountains (hiking, fall foliage), generating \$150M+ annual tourism impact (Visit Georgia 2025 reports 1M+ visitors to Fannin County)
- Key drivers: Fannin Regional Hospital (800+ employees), tourism/short-term rentals (3,000+ Airbnbs, \$100M+ revenue per AirDNA 2025), Georgia Appalachian Trail access – developments like Aska Corridor luxury cabins and Lake Blue Ridge custom homes fuel seasonal spikes



BÖDYPLEX

MARKET OVERVIEW
BLUE RIDGE PLAZA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP








ZAXBY'S **POPEYES** **Bojangles** **Waffle House** **TRUIST**

BURGER KING **DAIRY QUEEN** **MCDONALD'S**



BLUE RIDGE PLAZA




BLUE RIDGE DOWNTOWN & ARTS



Top 10 ranked among "Best Small Town Arts Scenes" in the US











200,000+ ANNUAL RIDERS



SISSON

LOG HOMES & BUILDING MATERIALS

KISMET

RUBBER PRODUCTS

50+ EMPLOYEES

\$15M REVENUE



PETE'S PLACE RESTAURANT

TOWS SEPTIC SERVICE & TOWS JON BOY

JOLLY ROGER SEAFOOD



Fannin County HS

900 students

**MASSIVE VISITOR DRAW: BLUE RIDGE SCENIC RAILWAY
(200K+ ANNUAL RIDERS), LAKE BLUE RIDGE, APPALACHIAN
MOUNTAINS, GENERATING \$150M+ ANNUAL TOURISM IMPACT**



KISMET
RUBBER PRODUCTS
50+ EMPLOYEES
\$15M REVENUE

SISSON
LOG HOMES &
BUILDING MATERIALS

BLUE RIDGE PLAZA
BODYPLE FITNESS **DOLLAR GENERAL**

Fannin County HS
900 students



TRAILER DRIVE-IN



BLUE RIDGE VILLAGE

Publix **ANYTIME FITNESS**

PET SMART **HIBBETT SPORTS**

165,000+ SQ. FT. PLANNED RETAIL & LIFESTYLE SPACE
\$40M TOTAL PROJECT INVESTMENT
300+ PROJECTED NEW JOBS
2026 FINAL CONSTRUCTION PHASE COMPLETION

ingles TJ-maxx

ROSES **TACO BELL** **verizon**

TSC TRACTOR SUPPLY CO.

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

THE HOME DEPOT

Walmart

CVS pharmacy **DG** **UNITED STATES POSTAL SERVICE**

BankOZK **SouthState**

FOOD LION

ACE Hardware

SWAN DRIVE-IN

BLUE RIDGE DOWNTOWN & ARTS

Top 10 ranked among "Best Small Town Arts Scenes" in the US

HARVEST ON MAIN **The Black Sheep** **CHESTER BREWMEYERS - Bar & Grill** **grace** **WHISKEY & WATER**

BLUE RIDGE PLAZA

BODYPLE FITNESS **DOLLAR GENERAL**

Starbucks **SCOOTER'S COFFEE** **Arby's** **Comfort SUITES** **Valero** **AT&T**

ZAXBY'S **POPEYES** **Bojangles** **Waffle House** **TRUIST**

BURGER KING **DAIRY QUEEN** **MCDONALD'S**

BLUE RIDGE Railway

200,000+ ANNUAL RIDERS

KISMET RUBBER PRODUCTS

50+ EMPLOYEES
\$15M REVENUE

LAKE BLUE RIDGE

High-Barrier Entry Market | Pristine Ecological Status | Premium ADR Growth | 4-Season Tourism Hub

100,000+ ANNUAL MARINA VISITORS
\$190 MILLION DIRECT TOURISM SPENDING

TOCCOA RIVER TROUT CAPITAL DESIGNATION

Year-Round active fishing, paddling, and tourism season

\$172 MILLION ANNUAL ECONOMIC IMPACT OF TROUT FISHING IN GEORGIA



DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
POPULATION	1,891	5,927	11,747
AVG. HOUSEHOLD INCOME	\$72,299	\$83,940	\$88,320
POPULATION GROWTH	5.72%	6.24%	5.53%

76 25,500 VPD

60

515

5

76

BLUE RIDGE, GA



LAKE BLUE RIDGE



TOCCOA RIVER



BLUE RIDGE SCENIC RAILWAY



1.2 MILLION
ANNUAL TOURISTS

\$190 MILLION
DIRECT TOURISM SPENDING

28,000+
COUNTY POPULATION

\$860 MILLION
TOTAL GDP (COUNTY)



The City of Blue Ridge, Georgia, is a premier Southeast mountain destination and a vital economic driver for the North Georgia region. Known for its sophisticated downtown and natural beauty, Blue Ridge has evolved into a robust secondary home and luxury tourism market. The city anchors a regional economy built on a synergy of high-end recreation and professional services, providing a stable environment for commercial and restaurant investments.

The local economy is powered by nature-based tourism, attracting over 1.2 million annual visitors to the Blue Ridge Scenic Railway and the Toccoa River. As the “Trout Capital of Georgia,” the city draws high-net-worth travelers who generate consistent, year-round discretionary spending. This influx creates a “recession-resistant” customer base that significantly outperforms other rural markets, benefiting local retail and dining establishments.

Beyond tourism, Blue Ridge is the commercial hub for Fannin County. A surge in luxury residential development supports a thriving construction sector, while key employers like Fannin Regional Hospital provide a stable daytime population. Strategically located along GA-515, the city facilitates heavy regional traffic and ongoing private capital infusion, ensuring strong demand fundamentals for prime commercial assets.

DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projected Population	1,999	6,297	12,398
2025 Estimated Population	1,891	5,927	11,747
Population Growth	5.72%	6.24%	5.53%
2020 Census Population	1,571	4,953	10,026
2010 Census Population	1,647	4,940	9,693

DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate Population	4,308	9,416	14,036

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projected Households	831	2,703	5,635
2025 Estimated Households	771	2,507	5,286
Household Growth	7.91%	7.82%	6.61%
2020 Census Households	655	2,136	4,622
2010 Census Households	627	1,974	4,254

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Est. Average HH Income	\$72,299	\$83,940	\$88,320
2025 Est. Median HH Income	\$52,477	\$57,247	\$62,274

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2025 Estimate			
\$200,000 or More	4.04%	7.38%	7.60%
\$150,000 - \$199,999	4.24%	5.31%	7.96%
\$100,000 - \$149,999	13.66%	10.77%	13.26%
\$75,000 - \$99,999	6.19%	9.08%	10.00%
\$50,000 - \$74,999	22.21%	22.82%	20.39%
\$35,000 - \$49,999	12.69%	15.24%	15.13%
\$25,000 - \$34,999	8.87%	9.59%	8.37%
\$15,000 - \$24,999	12.85%	9.18%	7.48%
\$10,000 - \$14,999	9.77%	6.11%	4.90%
Under \$9,999	5.48%	4.52%	4.92%

OCCUPIED HOUSING UNITS	1-MILE	3-MILE	5-MILE
2030 Projected			
Owner Occupied Housing Units	40.57%	45.58%	47.40%
Renter Occupied Housing Units	32.99%	20.04%	15.58%
Vacant	26.44%	34.38%	37.02%
2025 Estimate			
Owner Occupied Housing Units	40.39%	45.48%	47.37%
Renter Occupied Housing Units	33.17%	20.15%	15.61%
Vacant	26.44%	34.37%	37.02%
2020 Estimate			
Owner Occupied Housing Units	39.09%	44.71%	46.94%
Renter Occupied Housing Units	34.58%	21.02%	16.07%
Vacant	26.33%	34.27%	36.99%





INVESTMENT OVERVIEW

BLUE RIDGE PLAZA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

FINANCIAL SUMMARY & ASSUMPTIONS

BLUE RIDGE PLAZA

ANNUALIZED OPERATING DATA	
SCHEDULED BASE RENTAL REVENUE	\$315,660
EXPENSE REIMBURSEMENT REVENUE	
COMMON AREA MAINTENANCE	\$33,680
INSURANCE	\$7,731
REAL ESTATE TAXES	\$8,287
MANAGEMENT FEE	\$11,660
TOTAL REIMBURSEMENT REVENUE	\$61,358
TOTAL POTENTIAL GROSS REVENUE	\$377,018
GENERAL VACANCY	\$0
EFFECTIVE GROSS REVENUE	\$377,018
OPERATING EXPENSES	
COMMON AREA MAINTENANCE	\$43,555
INSURANCE	\$10,000
REAL ESTATE TAXES	\$10,716
MANAGEMENT FEE	\$15,081
TOTAL OPERATING EXPENSES	\$79,352
NET OPERATING INCOME	\$297,666

GENERAL

- The analysis was assumed to start on September 1, 2026.
- Inflation was assumed to be 3% annually on a fiscal year basis.
- No vacancy loss was underwritten.

LEASING

- All renewal options were assumed to renew. Thereafter, renewal probability was assumed to be as shown below.
- All tenants expiring within the first year of the analysis were held over to the end of year 1 at flat rent.
- Dollar General's option rent was underwritten as being in place on day 1 of the analysis.

EXPENSES

- Management fee was underwritten at 4% of EGR.
- Insurance expense was underwritten at \$10,000 based on a live insurance quote. Contact broker for additional details.
- All other expenses were provided by seller.

EXPENSE REIMBURSEMENTS

- Expense reimbursements were underwritten as per seller's comments.

CAPITAL EXPENDITURES

- Capital reserves were assumed to be \$0.20 PSF, growing annually by inflation.



CASH FLOW



BLUE RIDGE PLAZA

FOR THE YEARS ENDING	YEAR 1 AUG-2027	YEAR 2 AUG-2028	YEAR 3 AUG-2029	YEAR 4 AUG-2030	YEAR 5 AUG-2031	YEAR 6 AUG-2032	YEAR 7 AUG-2033	YEAR 8 AUG-2034	YEAR 9 AUG-2035	YEAR 10 AUG-2036	YEAR 11 AUG-2037
SCHEDULED BASE RENTAL REVENUE	315,660	314,329	325,041	330,652	331,664	332,024	350,409	373,376	377,136	386,675	380,400
EXPENSE REIMBURSEMENT REVENUE											
COMMON AREA MAINTENANCE	33,680	34,166	35,522	36,597	37,470	38,616	39,609	41,178	42,093	43,596	44,364
INSURANCE	7,731	7,842	8,154	8,403	8,604	8,866	9,094	9,455	9,665	10,011	10,185
REAL ESTATE TAXES	8,287	8,405	8,741	9,004	9,219	9,503	9,745	10,131	10,356	10,728	10,914
MANAGEMENT FEE	11,660	11,459	11,972	12,206	12,205	12,276	12,846	13,772	13,825	14,278	13,940
TOTAL REIMBURSEMENT REVENUE	61,358	61,872	64,389	66,210	67,498	69,261	71,294	74,536	75,939	78,613	79,403
TOTAL POTENTIAL GROSS REVENUE	377,018	376,201	389,430	396,862	399,162	401,285	421,703	447,912	453,075	465,288	459,803
GENERAL VACANCY	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS REVENUE	377,018	376,201	389,430	396,862	399,162	401,285	421,703	447,912	453,075	465,288	459,803
OPERATING EXPENSES											
COMMON AREA MAINTENANCE	43,555	44,862	46,207	47,594	49,022	50,492	52,007	53,567	55,174	56,829	58,534
INSURANCE	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
REAL ESTATE TAXES	10,716	11,037	11,369	11,710	12,061	12,423	12,795	13,179	13,575	13,982	14,401
MANAGEMENT FEE	15,081	15,048	15,577	15,874	15,966	16,051	16,868	17,916	18,123	18,612	18,392
TOTAL OPERATING EXPENSES	79,352	81,247	83,762	86,105	88,304	90,559	93,611	96,961	99,540	102,471	104,766
NET OPERATING INCOME	297,666	294,954	305,668	310,757	310,858	310,726	328,092	350,951	353,535	362,817	355,037




RENT ROLL

BLUE RIDGE PLAZA

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
				BEGIN	END	BEGIN	PSF	ANNUAL		
2714	BR Wellness and Massage  Exclusive: None Guaranty: None HVAC: Landlord's responsibility. Cotenancy: None Options: Two, 5-Year	1,600	2.99%	Nov-2019	Mar-2031 (Extension in process)	Current	\$9.56	\$15,296	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$9.75 NNN
						Apr-2027	\$9.75	\$15,600		
						Apr-2028	\$9.95	\$15,920		
						Apr-2029	\$10.15	\$16,240		
						Apr-2030	\$10.35	\$16,560		
						Option 1	+ 2% annually			
						Option 2	+ 2% annually			
2710	Chiropractor & Organic Foods  Exclusive: None Guaranty: None HVAC: Landlord's responsibility. Cotenancy: None Options: Two, 5-Year	2,000	3.74%	Jan-1995	Mar-2031 (Extension in process)	Current	\$6.75	\$13,500	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$6.00 NNN
						Apr-2027	\$6.89	\$13,780		
						Apr-2028	\$7.02	\$14,040		
						Apr-2029	\$7.16	\$14,320		
						Apr-2030	\$7.31	\$14,620		
						Option 1	+ 2% annually			
						Option 2	+ 2% annually			
2706	Hartman Law Exclusive: None Guaranty: Personal HVAC: Tenant's responsibility Cotenancy: None Options: One, 3-Year	1,600	2.99%	Dec-2025	Jan-2029	Current	\$13.50	\$21,600	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$13.50 NNN
						Feb-2027	+ 3% annually			
						Option				
						Feb-2029	\$15.00	\$24,000		
						Feb-2030	+ 3% annually			
2696	Pepper and Sons BBQ Exclusive: None Guaranty: Personal HVAC: Tenant's responsibility Cotenancy: None Options: None	636	1.19%	May-2026	Apr-2031	Current	\$23.41	\$14,889	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$23.50 NNN
						May-2027	\$24.34	\$15,480		
						May-2028	\$25.31	\$16,097		
						May-2029	\$26.58	\$16,905		
						May-2030	\$27.64	\$17,579		
						No Option				

RENT ROLL

BLUE RIDGE PLAZA

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
				BEGIN	END	BEGIN	PSF	ANNUAL		
2694	Barber Shop Exclusive: None Guaranty: Personal HVAC: Tenant's responsibility. Cotenancy: None Options: One, 3-Year	1,113	2.08%	Sep-2025	Sep-2028	Current Oct-2026 Oct-2027 Option	\$9.05 \$9.50 \$9.98 + 3% annually	\$10,073 \$10,574 \$11,108	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$9.00 NNN
2690	Tobacco Shop Exclusive: None Guaranty: None HVAC: Tenant's responsibility. Cotenancy: None Options: One, 5-Year	1,325	2.48%	Mar-2022 (Extension in process)	Mar-2031	Current Apr-2027 Apr-2028 Apr-2029 Apr-2030 Option	\$8.11 \$8.27 \$8.43 \$8.60 \$8.77 + 2% annually	\$10,746 \$10,958 \$11,170 \$11,395 \$11,620	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$8.25 NNN
2686	Dollar General DOLLAR GENERAL Renewal: Dollar General has exercised all options. Underwriting assumes the option rent starting day 1 of the analysis. Rent is \$3.89 PSF through 12/31/2026. Exclusive: Landlord shall not lease to Family Dollar, Dollar Express, Bill's, Dollar Tree, Dollar Zone, any Variety Wholesale concept, Nine-Nine Cents Only, Dollar Bills, Bonus Dollar, Super Ten, Planet Dollar or any Wal-Mart concept. Guaranty: None HVAC: Tenant's responsibility. Cotenancy: None Options: None	12,120	22.67%	Dec-1989	Dec-2031	Current	\$4.28	\$51,889	CAM: None INS: None TAX: None Mgmt Fee: None	\$4.25 Gross
2680	 Sublease: Landlord receives 50% of excess rent realized by sublease of 6,750 SF to Meat Market, which pays \$3,800 per month through 11/30/2030. Analysis models this excess rent at \$618.36 per month as of September 2026, included in the rents shown above. Exclusive: None Guaranty: Personal HVAC: Tenant's responsibility, not to exceed \$1,000 per occurrence for repair/replacements. Cotenancy: None Options: Two, 5-Year	22,334	41.78%	Sep-2023	Aug-2033	Current Sep-2028 Sep-2030 Sep-2032 Option 1 Option 2	\$3.18 \$3.28 \$3.37 \$3.47 Market Rate Market Rate	\$71,022 \$73,153 \$75,347 \$77,608	CAM: PRS (5% cap) INS: PRS TAX: PRS Mgmt Fee: In CAM	\$3.25 NNN

RENT ROLL

BLUE RIDGE PLAZA

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
				BEGIN	END	BEGIN	PSF	ANNUAL		
2664	Blue Ridge Arcade	3,745	7.01%	Mar-2024 (Dark but paying rent)	Feb-2027	Current No Option	\$9.93	\$37,188	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$10.50 NNN
<p>Note: Seller has multiple LOI's in from different concepts on the Arcade Space. The rent underwritten is Arcade's. They are still on the hook and are currently paying rent for the space Options: None</p>										
2658	Foca Jiu Jitsu	1,937	3.62%	Mar-2023 (Extension in process)	Mar-2029	Current Sep-2028 Sep-2030 Sep-2032 Option 1 Option 2	\$8.00 \$8.24 \$8.49 \$8.74 + 2% annually + 2% annually	\$15,496 \$15,961 \$16,440 \$16,933	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$7.75 NNN
<p>Exclusive: None Guaranty: None HVAC: Tenant's responsibility. Cotenancy: None Options: Two, 3-Year</p>										
2654	Tattoo Studio	1,386	2.59%	Nov-2024	Oct-2029	Current Sep-2028 Sep-2030 Sep-2032 No Option	\$7.84 \$8.08 \$8.32 \$8.57	\$10,866 \$11,192 \$11,528 \$11,874	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$7.75 NNN
<p>Exclusive: None Guaranty: None HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>										
2650	Blue Ridge Flowers	1,449	2.71%	Jan-2025	Dec-2028	Current Jan-2027 No Option	\$9.94 + 3% annually	\$14,403	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$9.75 NNN
<p>Exclusive: None Guaranty: Personal HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>										

RENT ROLL

BLUE RIDGE PLAZA

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
				BEGIN	END	BEGIN	PSF	ANNUAL		
2636	Ollie's Donuts	2,208	4.13%	Jul-2026	Jun-2031	Current	\$11.96	\$26,408	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$13.50 NNN
						Sep-2028	\$12.32	\$27,200		
						Sep-2030	\$12.69	\$28,016		
						Jul-2029	\$13.07	\$28,859		
						Jul-2030	\$13.46	\$29,720		
						No Option				
Exclusive: None Guaranty: None HVAC: Tenant's responsibility. Cotenancy: None Options: None										
TOTAL OCCUPIED		53,453	100%							
TOTAL VACANT		0	0%							
TOTAL		53,453	100%							





TENANT ROSTER

2636	Ollie's Donuts	2,208
2650	Blue Ridge Flowers	1,449
2654	Tattoo Studio	1,386
2658	Foca Jiu Jitsu	1,937
2664	Blue Ridge Arcade	3,745
2680	BodyPlex Gym	22,334
2686	Dollar General	12,120
2690	Tobacco Shop	1,325
2694	Barber Shop	1,113
2696	Pepper and Sons BBQ	636
2706	Hartman Law	1,600
2710	Chiropractor & Organic Foods	2,000
2714	BR Wellness and Massage	1,600
Total Occupied		53,453
Total Vacant		0
TOTAL		53,453

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Institutional Property Advisors, a Division of Marcus & Millichap ("IPA") and should not be made available to any other person or entity without the written consent of IPA. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IPA and Marcus & Millichap have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, IPA and Marcus & Millichap have not verified, and will not verify, any of the information contained herein, nor has IPA or Marcus & Millichap conducted any investigation regarding these matters and they make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

Institutional Property Advisors, a Division of Marcus & Millichap ("IPA") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of IPA or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of IPA or Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR IPA ADVISOR FOR MORE DETAILS.

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

© 2026 Marcus & Millichap · All rights reserved.

JOHN LEONARD | BROKER OF RECORD | 1100 ABERNATHY RD., N.E. BLDG. 500, STE. 600 | ATLANTA, GA 30328

P: (678) 808-2700 | LIC #: 252904 | JOHN.LEONARD@MARCUSMILLICHAP.COM

BLUE RIDGE PLAZA

BLUE RIDGE, GA

Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP

PLEASE CONTACT US FOR MORE DETAILS

ERIC ABBOTT

DIRECTOR INVESTMENTS
RETAIL DIVISION

(678) 808-2746

ERIC.ABBOTT@MARCUSMILLICHAP.COM

ZACH TAYLOR

SENIOR MANAGING DIRECTOR INVESTMENTS
RETAIL DIVISION

(678) 808-2780

ZTAYLOR@IPAUSA.COM