

OFFERING MEMORANDUM

Repositioned for *What's Next.*

28,220 SF · Walmart-Adjacent · Q3 2026 Delivery

5895 MEMORIAL DRIVE

STONE MOUNTAIN · GEORGIA · 30083



COLDWELL BANKER
COMMERCIAL
METRO BROKERS



AMIT GROVER

Commercial Broker
(413) 966-1019

ARTURA THOMAS

Co-Listing Agent
(470) 685-9964



Contents

OFFERING MEMORANDUM

Cover	1	Wellness Infrastructure	19
Contents	2	Renovation Delivery	20
Why This. Why Now.	3–4	Property Photos	21–24
Corridor Aerials	5–7	Charter Schools & Government	25–26
Location & Access	8	Wellness Anchors	27–28
Walmart Adjacency	9–10	Void Analysis	29–30
The Power Play	11–12	Lease Structure	31
Trade Area & Demographics	13–14	Atlanta Context	32
Building Overview	15–16	Listing Brokers	33
Floor Plans	17–18	Confidentiality	34

Why This. Why Now.

THE ASSET

The Memorial Drive corridor is being recapitalized.

One 28,220 SF Walmart-adjacent anchor sits at its signalized apex — substantially renovated, transit-served, and available Q3 2026.

28,220 SF	two-story flex
1.51 ac · 96 spaces	3.4 / 1,000 SF
C-1 zoning	DeKalb County
Built 1981	renovated 2026
Ground 15,770 SF	5 retail bays
Second 12,450 SF	6 bays + wellness floor



Aerial · subject corridor · Stone Mountain backdrop

Why This. Why Now.

THE MOMENT

Layered on top of the asset itself: a corridor where smart capital is concentrating right now.

COSTCO + MOUNTAIN MARKETPLACE

3 mi E · 155K SF Costco, Chick-fil-A, Whataburger, 248-unit Greystar

Opens late 2026

SKY ZONE DECATUR

Family entertainment anchor for 25-44 cohort within trade area

Opened Q1 2026

CHANGE CHURCH 22-AC

Major faith capital · 22-acre Stone Mountain campus

Active

MARTA NEXTGEN

Bus network redesigned · Route 121 retained at signalized corner

Launched Apr 18, 2026

DEKALB CHARTER PIPELINE

DeKalb CSD Student Assignment Project · charter operator demand active

2026–2027

***“The corridor is not being discovered.
It is being reinvested.”***

Five major capital commitments within 3 miles. The question for any anchor evaluating 5895 Memorial Drive is not whether this market works — it is whether to enter before or after the deliveries open.

APRIL 18, 2026

MARTA NextGen launch · Route 121 retained at this intersection

Directly adjacent to one of the top-performing Walmart Supercenters in GA.

Walmart
2.6 MILLION VISITS / YR

Same road side Entrance & exit flow
Shared signal access



Walmart Supercenter #3188 · Top 11% in Georgia · 2.6M annual visits
· Shared signalized access

Subject parcel highlighted in cyan. Same-side-of-road traffic flow with shared Walmart ingress/egress. DeKalb County School District and Board of Education immediately adjacent. AMOCO + Tight Lines + Beauty Exchange front the corner.

Source: Placer.ai true-trade-area methodology, Mar 2025 – Feb 2026.

STONE MOUNTAIN PARK

4 MILLION VISITORS PER YEAR

Property Well-Positioned for Many Strategic Uses:

- GYM PLAY (ESTABLISHED AT SPACE)
- GROCERY
- FUEL
- QSR

Walmart
2.6 MILLION VISITS / YR

 **Hairstone Rd**
29,000 VPD

SUBJECT PROPERTY

 **Memorial Dr**
33,400 VPD

CURRENT BILLBOARD ON PROPERTY
WILL BE CONVERTED TO DIGITAL
BILLBOARD GIVING ADDITIONAL
EXPOSURE TO TENANTS

Stone Mountain Park · 4 million visitors / year · Subject 3 mi W ·
On-site billboard digital-conversion ready

Regional oblique view: subject corner anchors the western approach to Stone Mountain Park. Property's existing on-site billboard converts to digital, capturing 4M annual park visitors plus 33,400 VPD daily corridor flow.

Source: Stone Mountain Park visitor data. On-site billboard owned by landlord, digital-ready.

Location & Access

MEMORIAL DR / HAIRSTON RD · SIGNALIZED INTERSECTION

The Corner Matters.

Two arterials, one signal, dedicated turn lane, shared Walmart ingress.

33,400

VPD · MEMORIAL DRIVE

GDOT count · primary east-west arterial

29,000

VPD · N HAIRSTON ROAD

GDOT count · primary north-south arterial

62,400

COMBINED VPD AT INTERSECTION

Peak corridor movement at signalized corner



Memorial × Hairston signalized corner



Front parking · pylon view from corridor

DRIVE TIMES

6 min Stone Mountain Park · 12 min Decatur Square · 18 min Emory ·
22 min Atlanta CBD · 28 min Hartsfield-Jackson

ACCESS & TRANSIT

Signalized corner · Dedicated north-bound turn lane · Shared Walmart ingress · Two curb cuts on Memorial

MARTA Route 121 · Stop directly at the signalized intersection · Connects to Kensington (MARTA Blue Line) and Mountain Industrial corridor · NextGen-retained as of April 18, 2026

Source: GDOT counts. MARTA NextGen network · Route 121 retained Apr 18, 2026.

Walmart Adjacency

THE #3188 STORY

You're next door to a Top 11% Georgia Walmart.

2,700,000

ANNUAL VISITS · WALMART
SUPERCENTER #3188

CHAIN PERFORMANCE RANKINGS

TOP 11%

in Georgia · #17 of 153

TOP 19%

within 15 mi · #3 of 16

TOP 20%

nationwide · #758 of 3,879

322,300

UNIQUE VISITORS

8.53×

VISIT FREQUENCY / YR

\$66.8M

ANNUAL SALES

\$41.50

AVG TICKET

1.6M

TRANSACTIONS

+18.5%

3-YEAR GROWTH

+6.8%

YoY GROWTH

0.1 mi

TO SUBJECT (SHARED)

Source: Placer.ai true-trade-area methodology · Mar 2025 – Feb 2026 · Walmart Supercenter #3188 · 5901 Memorial Dr (shared signalized access).

Walmart Adjacency

WHAT THAT MEANS FOR YOU

Trip-chain proof: spillover converts to your tenant.

47%

ARRIVE FROM HOME

Walmart visitors who drive directly from a primary residence — daily-needs trip pattern, not destination shopping.

12%

→ SHOPS & SERVICES

Walmart visitors who continue to a nearby Shops & Services destination after their Walmart trip.

10%

→ OTHER SHOPPING CTRS

Walmart visitors who continue to a nearby Shopping Center after their Walmart trip.

“The closest shopping center to Walmart is 5895 Memorial Drive.”

Not a discount Walmart. A volume leader that over-indexes against chain peers on every engagement metric. A tenant next door to #3188 captures verified spillover at 0.1 mi with shared signalized access — no other parcel in the corridor offers the same proximity-plus-access combination.

Source: Placer.ai true-trade-area methodology · Mar 2025 – Feb 2026.

10 / 10 · WHAT IT MEANS

The Power Play

CORRIDOR ANCHORS · CAPITAL CONCENTRATING WITHIN 3 MILES

The corridor is being rebuilt around this property.

FLAGSHIP · 3 MILES EAST

Costco Wholesale at Mountain Marketplace

155,000 SF Costco Supercenter with gas station, anchoring Fuqua Development's \$200M mixed-use site. Includes Chick-fil-A, Whataburger, national bank branch, and 248-unit Greystar apartment community.

Opens late 2026 · Retail deliveries through 2027

VOLUME ANCHOR · 4.5 MILES NORTH

Sam's Club Tucker

1940 Mountain Industrial Blvd, Tucker GA. Transit-connected to subject — MARTA Route 121 terminates on the same Mountain Industrial corridor, single-bus ride from the property's signalized stop.

Active · 4.1★ (2,400+ reviews)

FAMILY ENTERTAINMENT

Sky Zone Decatur

Indoor trampoline park and family entertainment anchor. Direct traffic generator for the 25-44 family demographic — same age cohort as the trade area's bullseye demographic.

Opened Q1 2026

FAITH CAPITAL

Change Church · 22-Acre Stone Mountain Campus

22-acre Stone Mountain sanctuary acquired in 2024. Major capital commitment by a well-capitalized faith organization — adds Sunday and weekday programming traffic to the corridor.

Active 2024 – Present

Source: Fuqua Development press releases · Sky Zone announcement · Change Church public statements · Sam's Club Tucker location data.

11 / 12 · ANCHORS

The Power Play

TRANSIT & ACCESS · MARTA ROUTE 121 SERVES THIS CORNER

APRIL 18, 2026

MARTA NextGen network launch

Route 121 retained at the Memorial × Hairston signalized intersection — stop located directly at the property.

WHERE ROUTE 121 GOES

SOUTH

Kensington Station

MARTA Blue Line transfer to Decatur · Atlanta CBD · Hartsfield-Jackson Airport.
~8 mi west on Memorial Drive.

NORTH

Mountain Industrial Corridor

Sam's Club Tucker, employment node, distribution-center cluster — same corridor as Route 121's northern terminus.

ACROSS

Walmart Supercenter #3188

0.1 mi · shared signalized access — a no-bus walk for pedestrians arriving via Memorial.

EAST

Stone Mountain HS + Hambrick ES

1,206 + 492 students within 1 mile on Memorial. Drop-off and pickup peaks 7-9am, 2-4pm.

Subject's stop sits AT the signalized intersection — not a block away, not a mid-block flag. Tenants needing transit-served labor or transit-served customer reach get it on the front door.

Source: MARTA NextGen Bus Network rollout · April 18, 2026 launch.

Trade Area & Demographics

POPULATION · HOUSEHOLDS · INCOME

65,000 people. 21,000 households. 2.8 million annual visits within 1,000 ft.

METRIC	1 MILE	3 MILES	5 MILES
Population	~11,800	65,000	~195,000
Households	~4,100	21,000	~70,500
Median HH Income	\$49,800	\$55,300	\$59,200
Median Age	33.8	34.5	36.1
Bachelor's+	24.1%	27.7%	31.4%
Foreign Born	18.2%	15.7%	13.9%

AUDIENCE PROFILE

Memorial Drive's trade area over-indexes on the \$25K–\$99K household income bracket (58% of households vs 46% statewide) and on the 25-44 age cohort. This is a value-conscious, family-forming, working-age population — a bullseye for national fitness anchors, charter schools, daily-needs retail, urgent care, and value-price grocery.

Sources: U.S. Census ACS 2020-2024 (ZIP 30083) · Placer.ai True Trade Area methodology.

Trade Area & Demographics

THE \$3B EXPANSION RING · 3-TO-5-MILE BAND

\$2.93B

ADDITIONAL AGGREGATE HH INCOME

In the 3-to-5-mile expansion ring

49,500 incremental households × \$59,200 median HH income = \$2.93B in aggregate household income inside the 3-to-5-mile expansion band — separate from the dense 3-mile core.

PLACER.AI 1,000 FT ACTIVITY RING

2.8M

ANNUAL VISITS

+4% YoY · +12.1% over 3 yrs

37 min

AVERAGE DWELL

Beyond a quick errand stop

4–6 PM

PEAK HOURS

Family + after-work crossover

+25%

WEEKEND LIFT

Friday · Saturday · Sunday

Why weekend lift matters:

Fitness operators, family entertainment, charter weekend programming, and urgent-care all monetize weekend traffic disproportionately. A +25% Saturday lift converts directly to revenue for these formats.

Sources: U.S. Census ACS 2020-2024 (5-mi ring computation) · Placer.ai 1,000 ft activity ring (Mar 2025–Feb 2026).

Building Overview

STRUCTURE · SYSTEMS · CODE

28,220 SF · two stories · brick masonry · substantially renovated 2026.

STRUCTURE

Total Rentable	28,220 SF
Stories	Two
Ground Floor	15,770 SF
Second Floor	12,450 SF
Year Built	1981
Last Renovation	2026
Construction	Brick masonry
Roof Form	Standing seam metal

BUILDING SYSTEMS

Roof Membrane	TPO · 10 years
Roof Coverage	Service-covered
Last Inspection	August 2025
HVAC	Brand new · sized to tenant
Elevator	ADA · to 2nd floor
Sprinkler	Fully sprinklered
Environmental (Phase I)	No RECs disclosed
Code Audit	DeKalb closed 2026

DELIVERY SCOPE

Building renovation is substantially complete (façade, roof, HVAC, common-area finishes, signage, paint, ADA elevator). Site work — parking-lot resurfacing and curbing, rear trash enclosure, final landscaping — is in progress and structured to delivery scope. See slide 20 for matched Today / At Delivery views.

Sources: Owner-disclosed building specs · DeKalb County permits (closed 2026) · roof inspection August 2025.

15 / 16 · STRUCTURE & SYSTEMS

Building Overview

SITE · PARKING · SIGNAGE RIGHTS

1.51 acres · 96 spaces · full pylon + on-site landlord-owned billboard.

SITE		PARKING & ACCESS		SIGNAGE RIGHTS	
Lot Size	1.51 acres	Spaces	96	Pylon Panels	16 panels · 32 faces
Zoning	C-1 Local Comm.	Ratio	3.4 / 1,000 SF	Pylon Status	All open
Frontage	121 ft Memorial	Access Type	Signalized	Façade Signage	Grandfathered
Jurisdiction	DeKalb County	Shared Ingress	Walmart	Illumination	Permitted
Topography	Level, paved	Curb Cuts	Two points	Billboard	On-site, owned
Phase I ESA	No RECs disclosed	Turn Lane	Dedicated, N-bound	Digital Conversion	Ready to permit

32 PYLON FACES + ONE OWNED BILLBOARD

Tenant brand controls all 16 pylon panels (32 faces, currently all open) plus the digital-ready on-site billboard. Direct visibility to 33,400 VPD on Memorial Drive plus 4M annual Stone Mountain Park visitors approaching from the west — exposure that typically requires a separate media-buy line item.

VIRTUAL TOUR



3D Walkthrough

Scan to explore every room in the building virtually before touring.

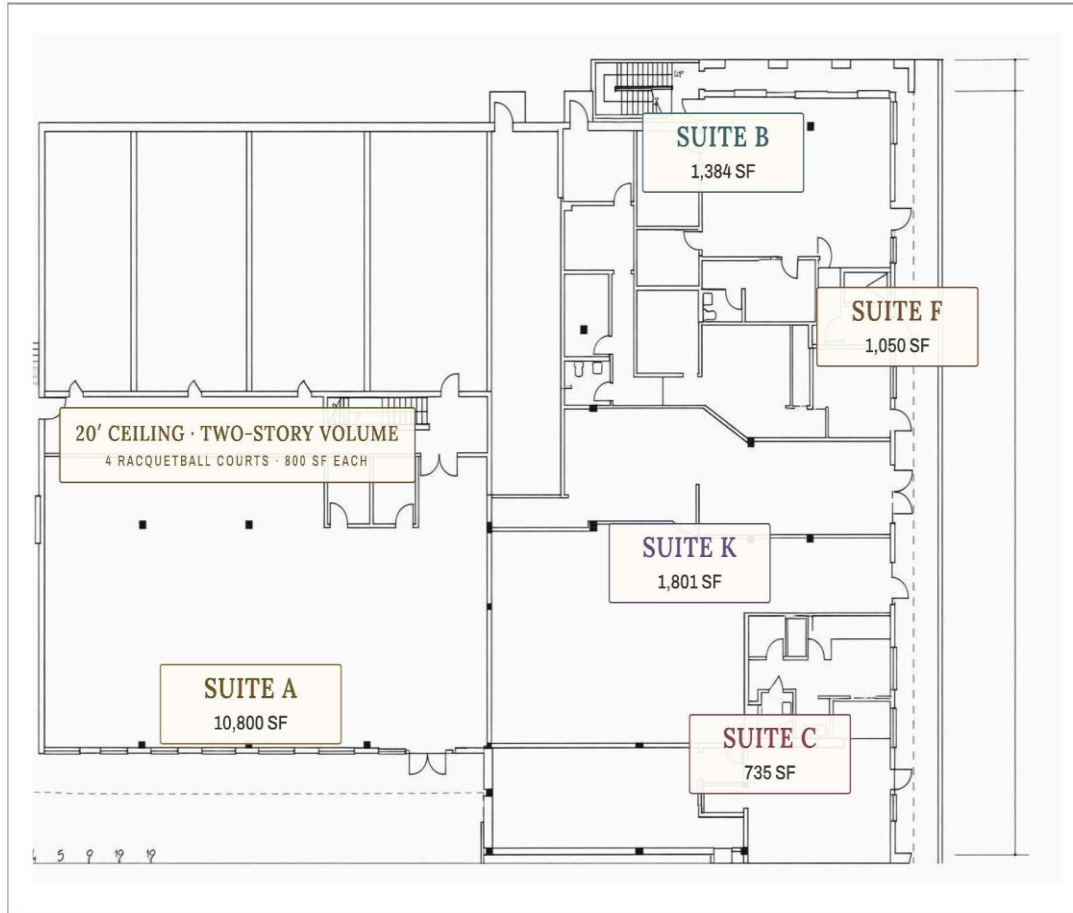
matterport.com

Sources: Owner-disclosed signage rights · DeKalb County zoning · grandfathered illumination permitted.

16 / 16 · SIGNAGE & SITE

Floor Plans

GROUND FLOOR · 15,770 SF · 5 BAYS



SUITE BREAKDOWN

Suite A	10,800 SF	<i>Open plate · 4 racquetball courts beneath 2-story volume</i>
Suite B	1,384 SF	—
Suite F	1,050 SF	—
Suite K	1,801 SF	<i>Own street entry</i>
Suite C	735 SF	—
TOTAL · 5 UNITS	15,770 SF	

Built as an anchor — leases as an anchor.

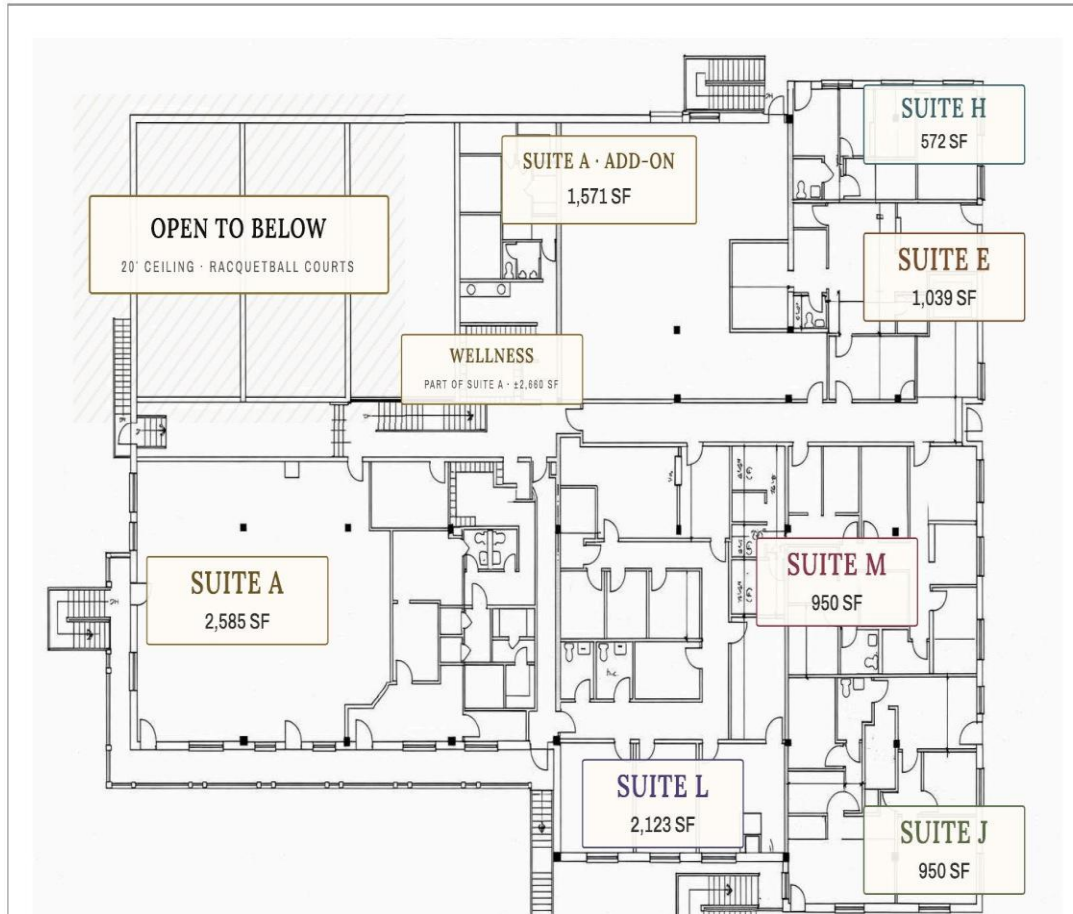
*Walls non-load-bearing below the 2-story volume.
Internal layout flexible to tenant.*

Source: 5895 Memorial Dr · Leasing Plan v2 (April 2026). Schematic — not to scale.

17 / 18 · GROUND FLOOR

Floor Plans

SECOND FLOOR · 12,450 SF · 6+ BAYS + WELLNESS



SUITE BREAKDOWN

Suite A	2,585 SF
<i>Main · below court void</i>	
Suite A add-on	1,571 SF
<i>Combinable</i>	
Wellness (Suite A)	2,660 SF
<i>Lockers · steam · sauna · shower</i>	
Suite L	2,123 SF
—	
Suite M	950 SF
—	
Suite J	950 SF
—	
Suite E	1,039 SF
—	
Suite H	572 SF
—	
TOTAL	±12,450 SF

(Excludes 2-story court void of ~3,600 SF)

WELLNESS-INFRASTRUCTURE FLOOR

4 racquetball courts (20-ft volume) · 2 lockers · 2 showers · 2 steams · 2 saunas

Source: 5895 Memorial Dr · Leasing Plan v2 (April 2026). Schematic — not to scale.

18 / 18 · SECOND FLOOR

Wellness Infrastructure

EXISTING ON-SITE · IMMEDIATE COST SAVINGS FOR FITNESS / MEDSPA / RECOVERY OPERATORS

“Walk into a wellness build-out — without the build-out cost.”



Locker Room A



Tile Shower Room



Locker Row



Shower Stalls

HARDWARE IN PLACE

- 4 Racquetball courts (20-ft volume, ~800 SF each)
- 2 Locker rooms with red metal lockers
- 2 Showers (tile, hot water plumbed)
- 2 Steam rooms (cedar interior)
- 2 Saunas
- ±2,660 SF** Wellness floor (Suite A · 2nd floor)

WHY THIS MATTERS

Locker rooms, showers, steam, sauna, and 4 racquetball courts are existing infrastructure — not concept. A fitness, medspa, recovery, or athletic-program tenant absorbs zero of the typical \$80–\$120 / SF wellness build-out cost on these elements. Hot-water plumbing, drainage, and ventilation are already capitalized.

Source: Owner-disclosed building inventory · physical inspection 2025-2026.

Renovation Delivery

TODAY · AT DELIVERY · WHAT THE TENANT RECEIVES

Substantially-complete building. Site work in progress.

TODAY · ACTUAL CONDITION



Photo 18 · raw retail bay (white walls, exposed ceiling)



Photo 01 · existing fitness/dance bay (black floor, ceilings)

AT DELIVERY · RENOVATED CONDITION



Rendering · resurfaced parking + new curbing (subject to completion)



Rendering · front parking + façade approach (subject to completion)

“At delivery” imagery represents the substantially-complete renovation scope plus site work in progress (parking-lot resurfacing, curbing, rear trash enclosure). Final condition subject to completion of remaining work prior to LOI execution. Owner-furnished renderings.

Property Photos

OPEN-PLATE SPACES · STUDIO-CLASS HEIGHT

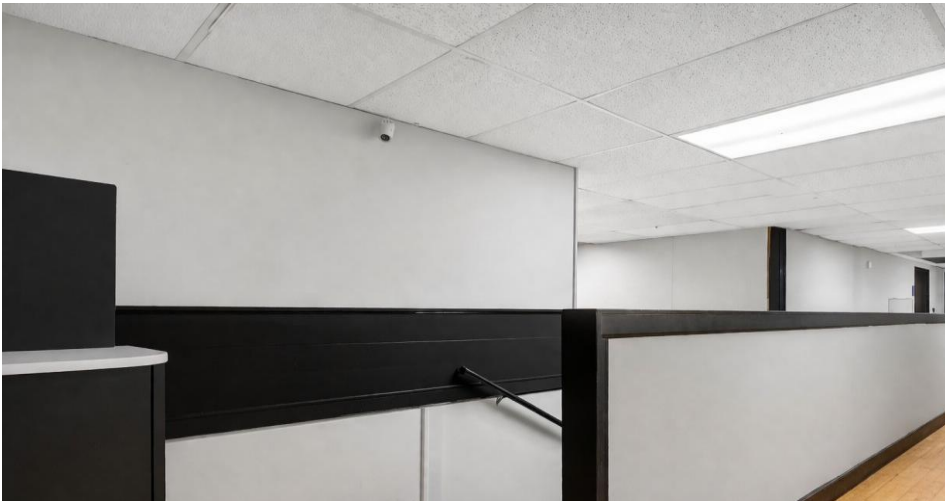
Open-plate spaces with two-story volume.



Two-story volume (basketball + open-plate)



Wood-floor open studio



Hallway + railing detail

21 / 24 · GALLERY 1 OF 4



Mirror-wall fitness studio

Property Photos

EXISTING TENANT BUILD-OUTS · RANGE OF FIT-OUT LEVELS

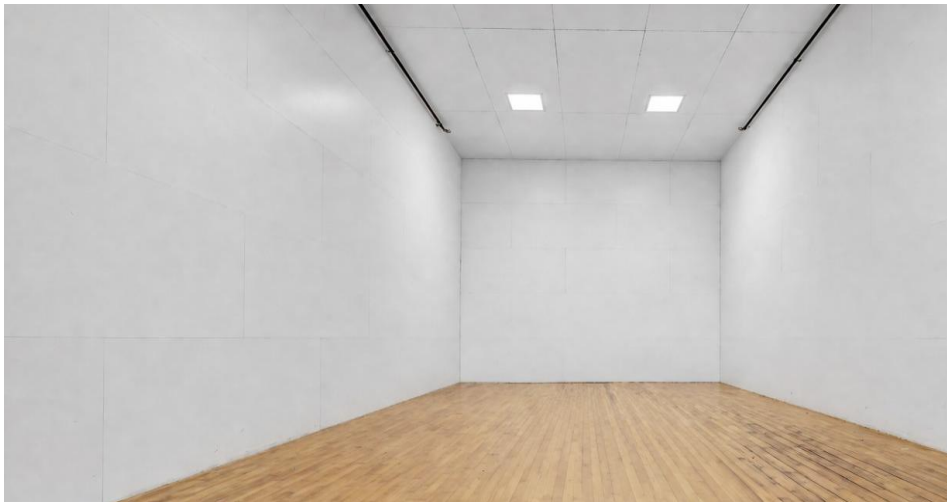
Tenant-fitted suites — ready-to-condition.



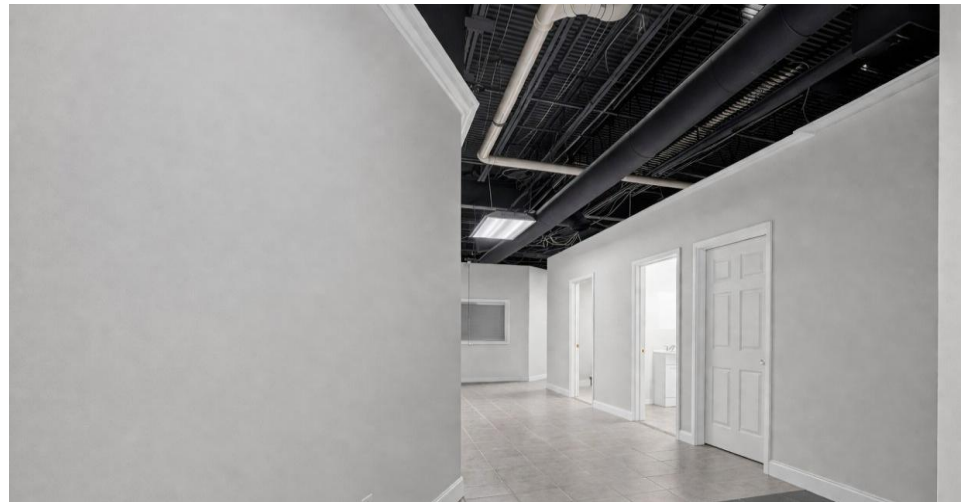
Stairwell + double-door entry



Black-ceiling dance studio



Empty wood-floor room (turnkey shell)



Fitted suite — back room

Property Photos

WELLNESS · RESTROOMS · LOCKER ROOMS

Wellness fixtures already in place.



Locker room + double-sink wash station



Restroom — marble counter, mirror



Restroom — toilet, mirror, white finish



Restroom — alternate finish, white doors

Property Photos

BUILDING CIRCULATION · AVAILABLE BAYS

Circulation, transitions, and untenanted SF.



Hallway + dark-ceiling transition



Tenant suite with side window



Raw retail bay (Suite A — turnkey shell)
GALLERY 4 OF 4



Restroom (additional)

Charter Schools

TIER 1 OPERATORS · WHY 5895 MEMORIAL FITS

Charter operators are the natural full-building anchor.

WHY THIS FITS

- 28,220 SF anchors a charter campus with room for 350-500 students plus admin
- Locker rooms, showers, racquetball courts → built-in PE / after-school athletics
- Two-story plate (15,770 + 12,450) → ground-floor classrooms, upper-floor admin and arts
- Signalized corner + dedicated turn lane → safe AM drop-off / PM pickup
- MARTA Route 121 stop at corner → student and staff transit access
- 1,206-student Stone Mountain HS + 492-student Hambrick ES nearby validates K-12 demand
- C-1 zoning permits charter-school use with administrative approval

TIER 1 CHARTER PROSPECTS

DeKalb County School District	25,000–28,220 SF
<i>Alt admin / special-ed campus</i>	
KIPP Metro Atlanta	15,000–28,220 SF
<i>Expansion-mode regional</i>	
Atlanta Classical Academy	18,000–28,220 SF
<i>Classical model · 2nd campus search</i>	
Coretta Scott King YWL	15,000–25,000 SF
<i>STEM / arts focus</i>	
Excel Academy (Stone Mountain)	10,000–20,000 SF
<i>Local operator · proximity advantage</i>	

Source: ECMP-CBC tenant target matrix · charter operator outreach pipeline.

Government Tenants

STATE & COUNTY · CREDIT-PROOF NNN INCOME

Long-term, recession-resilient credit at scale.

WHY THIS FITS

- DeKalb County government employees: 8,000+ within 5 mi — easy candidate site
- GA workforce-services centers benefit from high-foot-traffic, transit-served locations
- MARTA 121 + Walmart-adjacent = high pedestrian and transit visibility
- C-1 zoning permits government use with no use-variance required
- Two-floor split → ground-floor public counter + upper-floor admin
- ADA elevator + fully sprinklered → meets federal facility standards
- 5-year + options structure typical of state lease terms

TIER 1 GOVERNMENT PROSPECTS

DeKalb County Government	15,000–28,220 SF
<i>Real Property Division · admin / services</i>	
GA Department of Labor	12,000–20,000 SF
<i>Workforce center · job-ready programs</i>	
GA DFCS	10,000–18,000 SF
<i>Family services · high-traffic resilient</i>	
DeKalb DA / Solicitor satellite	8,000–15,000 SF
<i>Service-counter office</i>	
GA SOS · Driver Services	10,000–15,000 SF
<i>Public counter + admin</i>	

Source: ECMP-CBC tenant target matrix · government tenant outreach pipeline.

Wellness Anchors

FITNESS / GYM · PERFECT SF FIT · EXISTING INFRASTRUCTURE

The full-building fitness anchor is who this building was rebuilt for.

WHY THIS FITS

- 28,220 SF = exact target SF for big-box fitness anchor formats (Planet Fitness 20-25K, Crunch 15-22K)
- Locker rooms + showers + steam + sauna IN PLACE → \$80-120/SF wellness build-out cost avoided
- 4 racquetball courts under 20-ft volume → unique differentiated offering for racquet/squash/pickleball
- Walmart-adjacent co-tenancy is a proven fitness operator preference (high foot traffic, daily-needs cross-shop)
- 62,400 VPD signalized corner = brand visibility comparable to flagship locations
- Pylon panels + on-site billboard = no separate media buy required

TIER 1 FITNESS PROSPECTS

Planet Fitness	20,000–25,000 SF
<i>Perfect SF fit · existing locker/shower infra</i>	
Crunch Fitness	15,000–22,000 SF
<i>High-value/low-cost · racquetball differentiator</i>	
YouFit Health Clubs	12,000–20,000 SF
<i>Southeast focus · racquetball is rare differentiator</i>	
Chuze Fitness	20,000–28,000 SF
<i>Aggressive SE expansion · fits large plate</i>	
LA Fitness / EOS	20,000–28,000 SF
<i>Comeback-mode · existing wellness build</i>	

Source: ECMP-CBC tenant target matrix · fitness anchor outreach pipeline.

Wellness Anchors

MEDICAL · RECOVERY · MEDSPA · MULTI-TENANT SCENARIO

If not a single anchor: a medical-wellness collective with shared infrastructure.

WHY THIS FITS

- Multi-suite floor plan (10 units) supports a medical-wellness collective
- Plumbing capacity for IV / dialysis / med-spa already capitalized in renovation
- Steam + sauna infrastructure converts directly to recovery-format offerings
- Trade area: Memorial corridor underserved on urgent-care and women's-health access
- Walmart-adjacent foot traffic delivers consumer awareness without ad-spend
- ADA elevator + fully sprinklered = meets medical facility code requirements
- Long-term NNN preferred by national medical operators (DaVita, Concentra, ATI, etc.)

TIER 2 MEDICAL / RECOVERY

US Renal Care / DaVita	8,000–15,000 SF
<i>Dialysis · recession-proof · long term</i>	
Concentra Urgent Care	5,000–10,000 SF
<i>DeKalb worker traffic · Memorial proven</i>	
Restore Hyper Wellness	2,000–5,000 SF
<i>Steam/sauna = immediate cost savings</i>	
Massage Envy / Hand & Stone	2,500–4,000 SF each
<i>Walmart co-tenancy proven</i>	
ATI Physical Therapy	5,000–8,000 SF
<i>Locker/shower fits PT needs</i>	
CityMD / GoHealth Urgent Care	3,500–6,000 SF
<i>Growing category · trade area need</i>	

Source: ECMP-CBC tenant target matrix · medical and wellness operator pipeline.

Void Analysis

WHAT'S MISSING IN THE 3-MILE TRADE AREA

65,000 residents are driving past the trade area for these formats.

FITNESS

Big-Box Fitness Anchor

Closest Planet Fitness / Crunch / LA Fitness is 5+ miles. Over 65,000 residents within 3 mi without a near-home gym option.

URGENT CARE

National Urgent Care Brand

No Concentra, CityMD, GoHealth, or American Family Care within 3 mi. Trade area defaults to overcrowded ER.

MEDSPA

Wellness / Recovery Concept

No Restore Hyper Wellness, Massage Envy chain location, or IV-drip operator within 3 mi.

CHILDCARE

National Childcare / After-School

Bright Horizons, KinderCare, KidsPark — all absent within 3 mi despite family-forming demographic.

GROCERY

Specialty / Ethnic / Halal Grocery

Trade area is foreign-born 15.7% in 3 mi but no national specialty/ethnic grocery format. Significant unmet demand.

EDUCATION

K-12 Charter Capacity

DeKalb CSD enrollment pressure on Stone Mountain HS / Hambrick ES. Charter operators flag this corridor as priority expansion.

Source: Placer.ai trade-area analysis · ECMP market scan · 30083 ZIP retail-density review.

Void Analysis

WHY 5895 MEMORIAL DRIVE FITS EACH VOID

The right corner. The right SF. The right infrastructure.

FITNESS

28,220 SF + lockers + showers + sauna + steam + 4 racquetball courts already in place. The fitness build-out cost is largely capitalized.

URGENT CARE

Sprinklered, ADA-elevator, two-floor split for waiting + treatment. C-1 zoning permits medical use.

MEDSPA / RECOVERY

Plumbing capacity for IV / steam / sauna already in place. 2,660 SF wellness floor pre-zoned.

CHILDCARE

Two-story plate, dedicated rear access for drop-off, signalized corner for safety. Outdoor space adjacent.

GROCERY

15,770 SF ground floor + dedicated turn lane + Walmart shared ingress for shopping density.

CHARTER K - 12

Two-floor split, locker rooms, racquetball for PE, signalized safe corner, MARTA stop at door.

“Every void in this trade area has an answer at 5895 Memorial Drive.”

Source: Property fact sheet · trade-area void analysis · operator-fit assessment.

30 / 30 · FIT

Lease Structure

TERMS · ECONOMICS · AVAILABILITY

Built for a long-term anchor. Flexible to deal size and credit.

\$22.00 / SF

NNN · STARTING RATE

Full building anchor preferred · multi-tenant configurations considered. Rate scales to credit, term, and concession structure.

STRUCTURE

Lease Type	NNN (Triple Net)
Base Term	10 years (negotiable)
Options	Subject to Negotiation
Escalations	3% annual
Anchor Preference	Full building

ECONOMICS & TIMING

TI Allowance	Negotiable to deal
Free Rent	Scaled to credit & term
Operating Expenses	Pass-through (CAM / Tax / Ins)
LOI to Lease	30 days target
Available	Within 60 days of Lease Execution

READY TO TALK TERMS?

Contact listing brokers (slide 33). Owner open to LOI within 30 days.

All terms subject to credit underwriting and final lease negotiation. Owner reserves the right to modify pricing.



6.1 MILLION
MSA POPULATION
9th Most Populous MSA
in United States

\$473 BILLION
GROSS DOMESTIC PRODUCT
The largest economy in
Georgia
10th in United States

\$9 BILLION
FILM INDUSTRY
Direct Spending for Atlanta's
Established Film Industry

126,400+
NEW JOBS
Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

Atlanta MSA · 6.1M population · \$473B GDP · 9th largest U.S. economy · Hartsfield-Jackson — busiest airport in the world

5895 Memorial Drive sits 22 minutes from downtown Atlanta and 28 minutes from Hartsfield-Jackson — embedded in the metro economy that drives Stone Mountain Park (4M visitors/yr) and the Memorial Drive corridor's \$2.93B 3-to-5-mile expansion ring.

Source: U.S. Census MSA · Bureau of Economic Analysis GDP · Hartsfield-Jackson airport authority.

Listing Brokers

COLDWELL BANKER COMMERCIAL METRO BROKERS

Coldwell Banker Commercial Metro Brokers · ECMP Practice Group



AMIT GROVER

Commercial Broker

(413) 966-1019

amit.grover@cbcmetrobrokers.com

Amit Grover specializes in commercial real estate transactions across metro Atlanta with deep focus on the Memorial Drive corridor and east DeKalb. As a Coldwell Banker Commercial Metro Brokers commercial broker, Amit serves owners, investors, and tenants on retail, mixed-use, and flex properties — pairing institutional underwriting with local market intelligence.



ARTURA THOMAS

Co-Listing Agent

(470) 685-9964

artura.thomas@cbcmetrobrokers.com

Artura Thomas brings deep relationships across the DeKalb business and government communities. As co-listing agent on 5895 Memorial Drive, Artura focuses on institutional and credit-tenant outreach, charter operators, and government agencies — the tier-1 prospects best positioned to anchor this asset.

All inquiries: please reach either listing broker.

Confidentiality & Disclaimer

TERMS OF USE · THIRD-PARTY DATA · REPRESENTATIONS

Confidentiality.

This Offering Memorandum is confidential and is provided exclusively to qualified prospective tenants and their advisors for the sole purpose of evaluating the property at 5895 Memorial Drive, Stone Mountain, GA 30083. Recipients agree not to reproduce, distribute, or share this document or its contents without prior written consent of Coldwell Banker Commercial Metro Brokers (the "Broker") or the Owner.

No Representations.

All information contained herein has been obtained from sources believed to be reliable, including the Owner, Placer.ai, GDOT, U.S. Census, MARTA, and DeKalb County records. The Broker has not independently verified all such information and makes no representation or warranty, express or implied, as to its accuracy or completeness. Prospective tenants are encouraged to conduct their own independent due diligence including review of leases, title, environmental reports, building condition, code compliance, and any other matters material to their evaluation.

Renderings & Forward-Looking Material.

Photographs and renderings labeled "At Delivery" represent the substantially-complete renovation scope plus site work in progress and are subject to completion of remaining work. Final delivered condition may vary in non-material respects. Statements regarding tenant prospects, market voids, demographic projections, and corridor capital commitments are forward-looking and based on third-party data current as of April 2026.

No Offer.

This Offering Memorandum does not constitute an offer to lease. Any agreement to lease will be subject to the execution of a definitive lease document acceptable in form and substance to the Owner. The Owner reserves the right to modify the offering or to withdraw the property from the market at any time without notice.

© 2026 Coldwell Banker Commercial Metro Brokers. All rights reserved. Each office independently owned and operated.



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

Repositioned for What's Next.

5895 MEMORIAL DRIVE · STONE MOUNTAIN, GA 30083

IN PRACTICE WITH



AMIT GROVER · (413) 966-1019 · amit.grover@cbcmetrobrokers.com

ARTURA THOMAS · (470) 685-9964 · artura.thomas@cbcmetrobrokers.com

Coldwell Banker Commercial Metro Brokers · Elite Capital Management Practice (ECMP)

© 2026 · Confidential Offering Memorandum · All rights reserved