

Gadson Regional Plaza

Commercial/Retail Regional Shopping Plaza

SITE:	40+ Acres
GROSS SQUARE FEET:	1,730,560
NET RENTAL AREA:	681,000 sf
RETAIL BAYS:	32
ANCHOR TENANTS:	Undetermined
AVERAGE NNN RENT/MONTH:	\$1.15/ sf
PROJECTED ANNUAL NET INCOME:	\$9,397,800

Projected Market Value Analysis

Following groundbreaking for the Gadson Garden Estates project, plans will begin for the development of the 41+acres of commercial land which is located across the street from the GGE housing development. Using a NNN lease method, income estimates of \$9.3 million will be generated per year. The estimated market value for the Regional Shopping Plaza is **\$117,225,000** (\$9,397,800/8% cap rate).

