

PRIME PAD OPPORTUNITY NEXT TO WALMART SUPERCENTER

Walmart 
2.6 MILLION VISITS / YR

SUBJECT PROPERTY



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

OFFERING MEMORANDUM

5895 MEMORIAL DRIVE
STONE MOUNTAIN, GA



AMIT GROVER
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ARTURA THOMAS
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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

SUBJECT PROPERTY




GLOBALEXPRESS, INC

DEKALB COUNTY
BOARD
OF EDUCATION



TIGHT LINES
BARBERSHOP



 **Hairston Rd**
29,000 VPD

 **Memorial Dr**
33,400 VPD

STS AUTOMOTIVE

DEC BAR



High Traffic Corridor with Established National Retail, Fuel & QSR and Residential



INVESTMENT HIGHLIGHTS



IRREPLACEABLE WALMART-ANCHORED PAD

5895 Memorial Drive, Stone Mountain, GA — the only pad on the corridor directly next to Walmart with shared, signalized access, positioned on the same side of traffic flow for seamless daily capture.



FRONT-ROW CAPTURE & VISIBILITY

Prime intercept in Walmart's exit path with direct crossover—we face Walmart (not behind or across), yielding superior trip-chain conversion for QSR, fuel, and service retail.



READY-TO-BUILD EFFICIENCY

C-1 zoning, ±0.89 acres of buildable pad, clean/flat/clear site with major utilities available—minimizes sitework, accelerates permitting, and reduces typical pad contingencies.



FLEXIBLE REDEVELOPMENT • GYM READY • POTENTIAL GAS & GROCERY

Existing structure allows for full building makeover or demo/rebuild depending on tenant needs; concept plans include fuel center with L-shaped strip plaza maximizing space and visibility.



INGRESS/EGRESS ADVANTAGE

Signalized entrance with dedicated turn lane; shared access; no left-turn barrier—clean movements for peak hours and high order-throughput.



DENSE EVERYDAY DEMAND

Within 3 miles: ±65k residents and ±21k rooftops—value-oriented households that drive daily-needs retail, fuel, and quick-service spend.



WEEKEND & SEASONAL LIFT

Benefit from Stone Mountain Park's heavy visitation (historically ~4M visits/year) reinforcing weekend/seasonal volumes and promotions.



TRAFFIC & EXPOSURE

Memorial Drive VPD ±32,000 (owner data) with signalized frontage—consistent brand impressions and easy turns for impulse stops.



BUILT FOR NATIONALS

Site meets typical criteria for national QSR and fuel operators; frontage, depth, and utilities align with prototypical layouts and drive-aisle standards.



CHECKS EVERY BOX

Access, visibility, rooftops, repeat-use traffic, and a development-ready pad immediately adjacent to a top-performing Walmart Supercenter—a high-conviction location for QSR, fuel, or service retail.

TOP 15% IN GA

**WALMART ANCHOR
#24/154 WALMARTS
IN GEORGIA**

TOP 12% IN 50 MI

**#9/71 WALMARTS IN
50 MILE RADIUS MAKING IT
HIGH RANKING WALMART
IN ATLANTA METRO**


STONE MOUNTAIN PARK

4 MILLION VISITORS PER YEAR

Property Well-Positioned for
Many Strategic Uses:

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

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 **Memorial Dr**
33,400 VPD

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



POSSIBLE WELLNESS PLAY

Thesis: A gym-anchored wellness micro-ecosystem that turns Walmart errands and Stone Mountain park trips into recurring fitness visits. The anchor supplies daily footfall; all gym-related sub-tenants monetize the “before/after the workout” minutes.

TWO WORKABLE FORMATS (PICK ONE BASED ON SHELL & BUDGET):

- 1. \$30k/yr “micro-hub”** (~1,000–2,000 SF): open-gym or training studio core; 2 micro-rooms for stretch/PT/IV; front café kiosk/retail wall. Target occupancy ≤12–15% of gross.
- 2. \$30k/mo “large-format”** (~12k–18k SF): 60–70% open gym; 10–15% boutique studios (yoga/reformer/boxing); 5–10% court/turf (option: modular pickleball lane); 5–10% recovery/med-wellness; 5% café/retail/community lounge.

SUB-TENANT / LICENSE MIX (CHOOSE 3–5):

Recovery & body services:

stretch therapy, chiropractic, sports PT, massage, IV/infrared/cold plunge (high margin, small box).

Boutique fitness:

Pilates reformer, yoga, boxing/kickboxing, dance (license off-peak dayparts).

Family/skills:

kids martial arts/parkour/tumbling (daytime/early evening).

F&B kiosk (100–300 SF):

smoothie/juice/coffee with protein grab-and-go; base license + % rent.

Retail wall:

athleisure/footwear; supplements via consignment/rev-share.

Flex court:

1–2 modular pickleball/mini-court or turf lane (bookable by the hour).

LEASING STRUCTURES THAT APPEAL TO OWNERS:

- Master lease by anchor + internal short-form licenses (30–90-day cancel) to micro-operators.
OR:
- Landlord demises 2–5 micro-suites around the anchor for direct leases; add % rent for kiosks/recovery.

Established location perfect for mixed-use wellness strategy or QSR/Gas/Grocery play.

THERE IS A 10-12K CURRENT GYM WITH THE FOLLOWING SPACE/FEATURES ALREADY IN PLACE:

- SAUNA
- WHIRLPOOL
- STEAM ROOM
- RACKET BALL COURT
- LOCK ROOMS
- SHOWERS

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



BUSIEST AIRPORT
IN THE WORLD



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.

WALMART SHADOW BUILDING STONE MOUNTAIN, GA

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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