



5000 Oakbrook Pkwy

Norcross, GA 30093

**Retail
Investment Opportunity**

Offering Memorandum

Exclusively Listed By



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Table of Contents

04	Property Overview
14	Offering Summary
16	Market Overview

Property Overview



Investment Highlights



Property Highlights

- Business and Real Estate Offering
 - Opportunity includes both the business operations as well as the fee-simple interest in the underlying real estate asset
 - Reach out to Broker for historical financials and enrollment information
- Purpose-Built Facility
 - Property was developed for the franchisor and has operated as a Kids 'R' Kids since its construction
- Operational Value-Add
 - Strong opportunity to drive enrollment and profitability through fresh branding, marketing, and streamlined operational efficiency

Location Highlights

- High-Visibility Northeast Atlanta Location
 - The property is positioned on Oakbrook Parkway, running directly parallel to Interstate 85 (I-85), with immediate access via the submarket's primary commercial arteries: Jimmy Carter Boulevard and Indian Trail Lilburn Road.
 - Offers an exceptionally accessible, centralized position within the high-growth Gwinnett County market, ensuring seamless regional connectivity for commuting parents throughout the Northeast Atlanta metro area.
- Proximity to Major Regional Employers
 - Strategically situated within the Norcross Corporate Park ecosystem and high-density industrial corridors, placing it within minutes of major regional employers, logistics giants like UPS, and dense office parks.
- Established Infill Location with High-Density Demand
 - Surrounded by a dense concentration of multifamily housing and established residential neighborhoods
 - Positioned to capitalize on the massive daytime employee base centered around Jimmy Carter Boulevard and the nearby OFS redevelopment corridor, serving as an ideal "on-the-way-to-work" childcare destination.





 **Audubon Creek**
±100 Units

37B

 **Bradford Gwinnett Apartments & Townhomes**
±196 Units



 **Beaver Ridge Elementary**
±984 Students



±39,700 VPD

Business Park
±700 Employees







Indian Village Shopping Center



 **EASTSIDE DENTAL GROUP**



 **Sterling Brook**
±55 Townhomes



 **Willow Trail Apartments**
±228 Units

 **Brookhollow Village**
±56 Two-Story Townhomes



 **Subject Property**



 **Brookhollow Trace**
±30 Homes

±307,000 VPD

 **PruittHealth**
Corporate Campus
±120 Employees

 **Willow Cove**
±90 Townhomes

Indian Trail Lilburn Rd NW ±41,600 VPD

 **Meadowcreek Elementary**
±850 Students

Norcross Corporate Park
±150 Employees

 **Greater Atlanta Christian School**
±1,800 Students

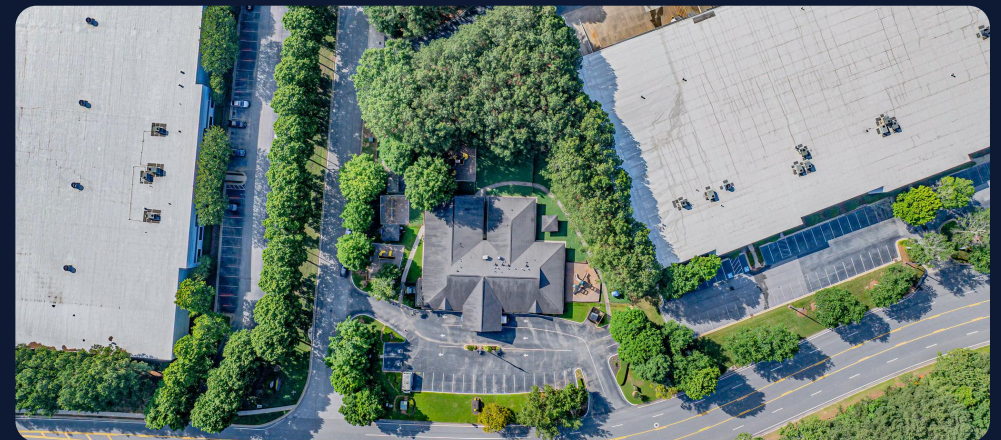


 **JOHNSTONE SUPPLY**
Heating Equipment Supplier
±200 Employees

 **The Breck Apartments**
±249 Units

Google Earth

Property Photos



Interior Photos



Interior Photos



Interior Photos



Exterior Photos



Exterior Photos



Financial Overview



Offering Summary

The Opportunity

Business & Real Estate

Sale Type

\$3,408,637

List Price

±11,000 SF

GLA (SF)

1991

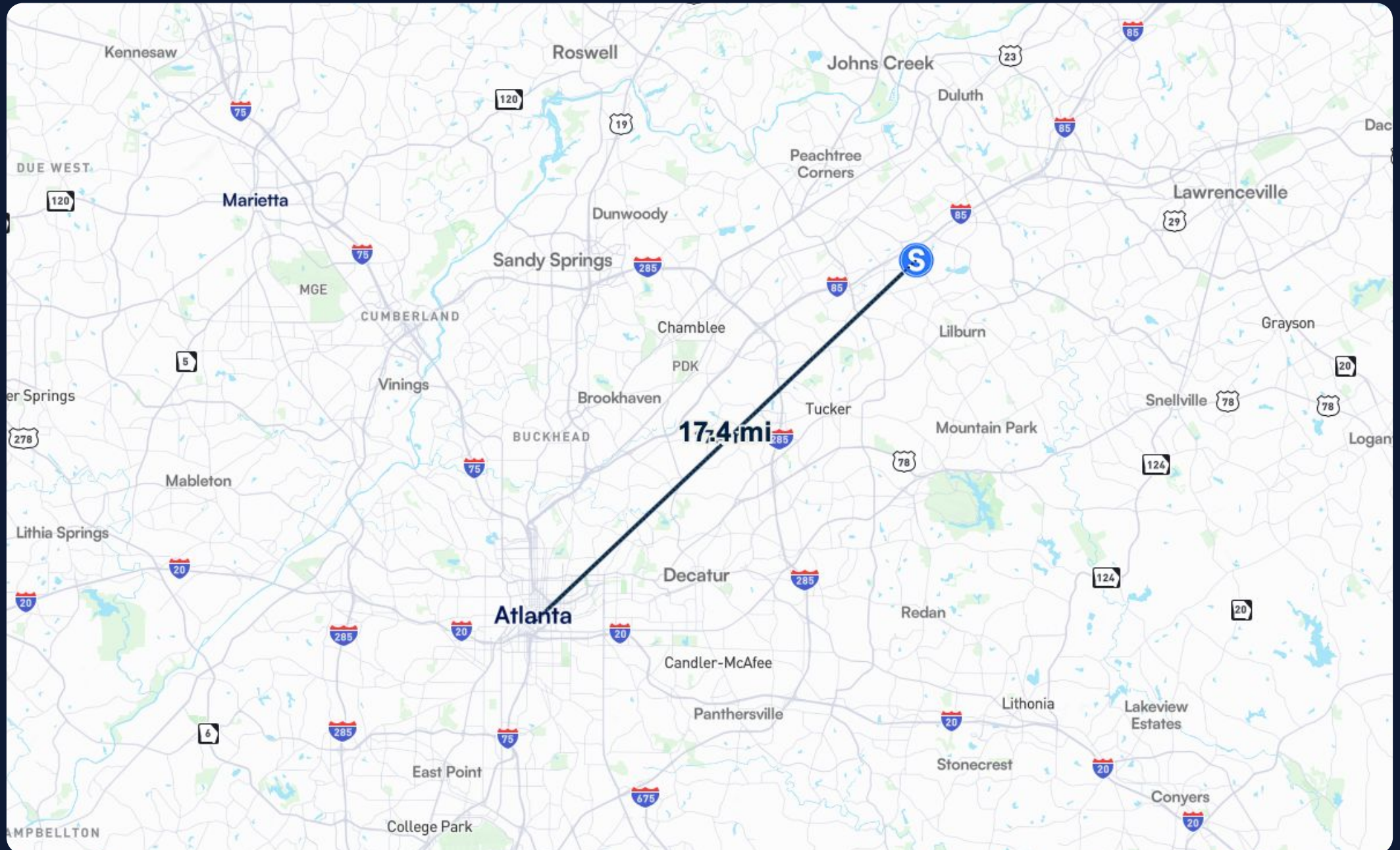
Year Built

±1.21 AC

Lot Size



Market Overview



NORCROSS, GA

Market Demographics

19,100

Total Population

\$75,000

Median HH Income

10,300

Employed Population

36

Median Age



Local Market Overview

Norcross, Georgia is a strategically located suburban market within Gwinnett County, approximately 20 miles northeast of Downtown Atlanta. The city benefits from direct access to Interstate 85, proximity to major employment centers such as Peachtree Corners and Perimeter Center, and a diverse economic base supported by technology, logistics, healthcare, and professional services industries. Continued investment in downtown redevelopment, infrastructure improvements, and mixed-use projects has enhanced Norcross's appeal to both residents and businesses, reinforcing its position as a desirable location within the Atlanta metropolitan area.

The local real estate market remains fundamentally strong, supported by steady population growth, a highly diverse workforce, and sustained housing demand. While rising interest rates have moderated home price appreciation and increased market times compared to the peak years of 2021–2023, Norcross continues to offer relative affordability compared to many neighboring Atlanta suburbs. The market has shifted toward a more balanced environment, with increased inventory providing greater opportunities for buyers while maintaining healthy long-term fundamentals for investors. Strong rental demand, favorable demographics, and continued economic expansion are expected to support stable market performance over the coming year.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	105,528	260,874	907,826
Current Year Estimate	108,840	268,087	928,923
2020 Census	108,661	267,828	923,406
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	35,896	96,444	337,792
Current Year Estimate	36,520	97,733	343,340
2020 Census	34,342	92,859	331,600
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$91,792	\$101,165	\$138,943

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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