

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

SHOPS AT CUMBERLAND 2999 Cumberland Circle Atlanta, GA 30339

INVESTMENT HIGHLIGHTS

- Above Market Cap Rate
 - Existing Financing Must Be Assumed
- Annual Rent Increases from All Tenants
- Minimal Near Term Lease Rollover
- Adjacent to Cumberland Mall
 - Largest Mall in Georgia
 - Over 1 Million Square Feet
 - Major Tourist Destination
- Adjacent to I-285 & I-75 Highway Exit
- Near the New Atlanta Braves Stadium
- Stabilized (94% Occupied)
- Class "A" Construction
- Average Income: \$102,526 (3 Mile)

OFFERING SUMMARY

Price:	\$5,100,000
Cap Rate:	9.0%
Cash on Cash:	10.6%
GLA:	33,200 sf
Price Per Square Foot:	\$153
Site Area:	4.48 Acres



Riser Retail Group
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This aerial map of Atlanta, Georgia, illustrates the location of the new Atlanta Braves Stadium, highlighted by a yellow rectangle. The stadium is situated near the intersection of I-75 and I-285. An inset image provides a detailed view of the stadium's architectural design, featuring a large, curved roof and a vibrant green field. The map also displays major highways, including I-75, I-285, and I-405, as well as various commercial and residential areas. Overlaid on the map are logos for several businesses, including Carrabba's Italian Grill, ALOHA, OPT, Costco, Bank of America, Renaissance Atlanta Waverly Hotel & Convention Center, Starwood Hotels and Resorts, and others. The map includes a scale bar indicating 500 feet and 100 meters, and a copyright notice at the bottom.

President

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