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FCA ACQUIRES RETAIL CENTER IN HIGH-GROWTH ATLANTA SUBMARKET

Surrounded by a dense residential area, Atlanta's largest office submarket

ATLANTA – FCA Partners, a Charlotte-based real estate investment management company, announces the acquisition of a premier shopping center at the busiest and most prominent intersection in Sandy Springs, Ga., metro Atlanta's fastest growing submarket immediately north of the City. In a transaction that closed on December 5, FCA acquired **Sandy Springs Crossing** from a joint venture partnership between RCG Ventures Fund III and a fund managed by DRA Advisors LLC. No additional transactional terms are available. The shopping center is located in the northwest quadrant of State Route 9/Roswell Road and Abernathy Road.

"Sandy Springs Crossing shows significant immediate strengths and exceptional long-term potential," explains Albert Lindemann, managing partner of FCA Partners. "This area is so well-established that we believe it will only get better with increasing density in Sandy Springs and continued employment growth in Central Perimeter. These factors will inevitably drive consumer demand for internet resistant retail uses such as services, restaurant and fitness for years to come in this supply constrained market."

Built in 1989 and renovated in 2011, **Sandy Springs Crossing** spans four buildings including two highly visible outbuildings immediately adjacent to the intersection. Strong traffic patterns make this 12.5-acre site easily accessible at the corner of Roswell and Abernathy Roads that has a combined traffic count of more than 106,000 vehicles daily. Tenants at the 132,800-sq. ft. retail center include LA|Fitness, Rockler Woodworking, Nori Nori, Aldo's Italian Restaurant, Canton Cooks, Georgia Gwinnett College, Club Champion, The Savvy Cellars and Bride Beautiful. At 93% leased, the center has nearly 9,300 sq. ft. currently available.

Primary corridors of State Route 400 and Interstate 285, four MARTA stations as well as the Central Perimeter office submarket are accessible via Roswell Road and Abernathy Road. Central Perimeter is the largest office submarket in the Atlanta MSA with more than 30 million sq. ft. of inventory and home to 18 Fortune 500 companies with headquarters to the likes of Mercedes-Benz, State Farm and WestRock Company. "This retail node has really solidified in the last several years largely in part due to the apartment growth in Sandy Springs and the staggering job growth within Central Perimeter. Being on the 'going home' side of Abernathy also benefits our tenants," adds Lindemann.

This acquisition brings FCA Partners' metro Atlanta portfolio to nearly 400,000 square feet, including **The Exchange** in Buckhead and **Parkway Pointe** in the Cumberland Galleria submarket. The company's \$230 million retail portfolio includes nine centers in five markets totaling 1.1 million sq. ft.

About FCA Partners

Charlotte, NC-based FCA Partners is a real estate investment management company that pursues commercial real estate investment opportunities in high-growth markets on behalf of institutional capital. Currently, the firm manages a \$1 billion portfolio of retail, office and multi-family assets across eight states primarily in high-growth markets throughout the Southeast. FCA seeks to create value on behalf of institutional clients through the thoughtful deployment of capital and aggressive, hands-on asset management of real assets. More information is at fcapartners.com.

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