



2021 ULI Atlanta Center for Leadership **Food Desert Strategy for Decide Dekalb**

mTAP Presentation

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- (Re)Defining Food Deserts
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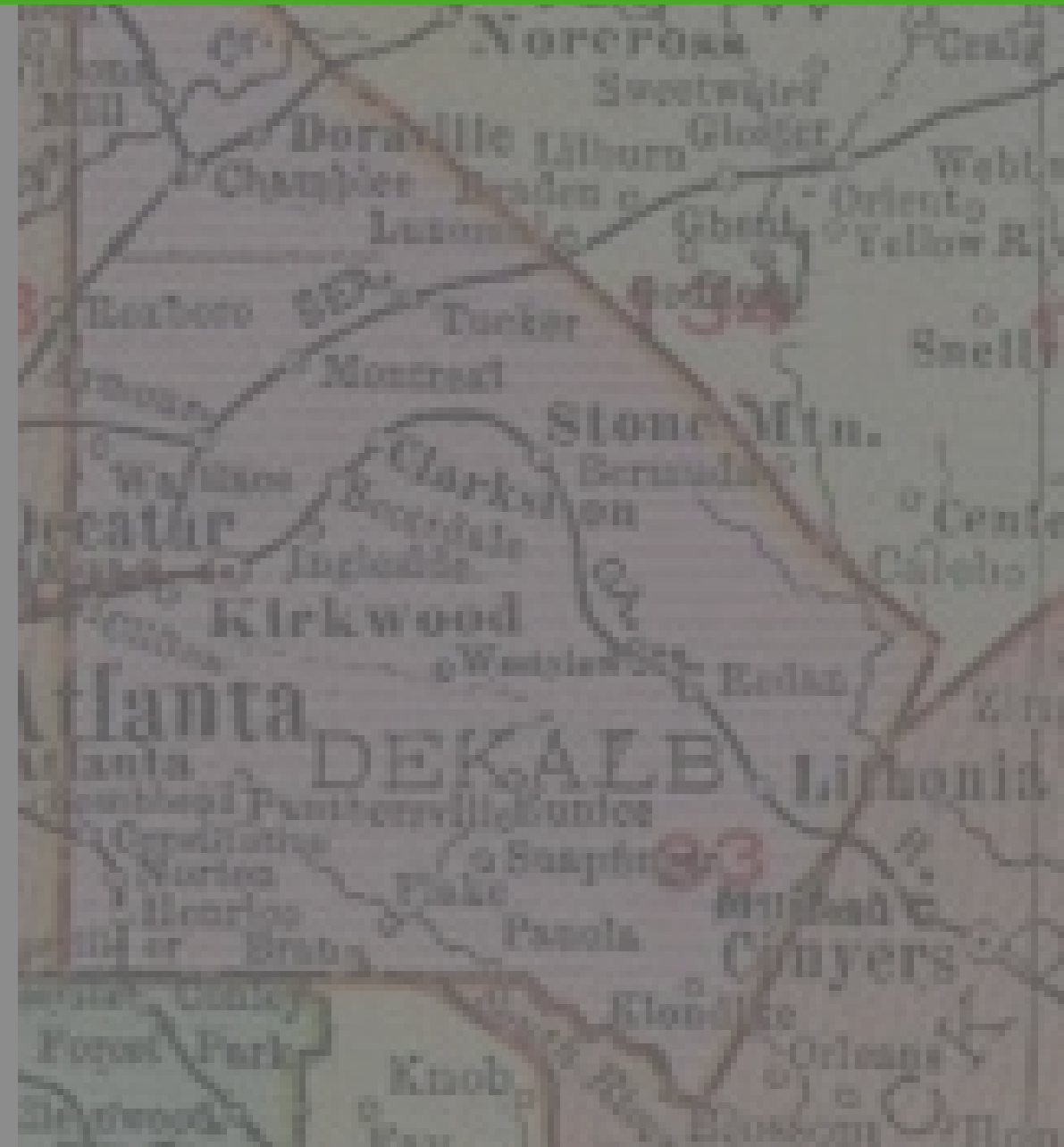


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INTRODUCTION



PURPOSE

Food deserts are prevalent within a portion of unincorporated southeast Dekalb County Georgia. Decide Dekalb would like an mTAP proposal that would **encourage investors to contribute and/or build grocery stores that provide access to fresh foods for residents within the area.**

GOAL

For the redefined food desert areas in DeKalb County, the mTAP team will **develop recommendations for improved food access.** These recommendations will differ based on the area and its development opportunities and may include recommended sites for future grocery store development; strategies for supporting regional and local grocery businesses; and alternative methods for improving access to fresh food beyond grocery stores.

TEAM

Client Representative



Randy Mason
Decide DeKalb
Economic Development

mTAP Project Chairs

Shirlynn Brownell Fortson, City of Brookhaven | Economic Development
Kenwin Hayes Sr., ReUrbanis | Development Advisory

mTAP Project Advisor

Amy Stinson, Southsource | Marketing

mTAP Execution Team



Allison Stewart-Harris
VHB
Community Planning



Dionne Edwards
Truist
Corporate Real Estate



Jeffrey Brown
Microsoft
Real Estate Management



Jennifer Thornton
JLL
Project Development



Maureen Freehill
National Church Residences
Affordable Housing

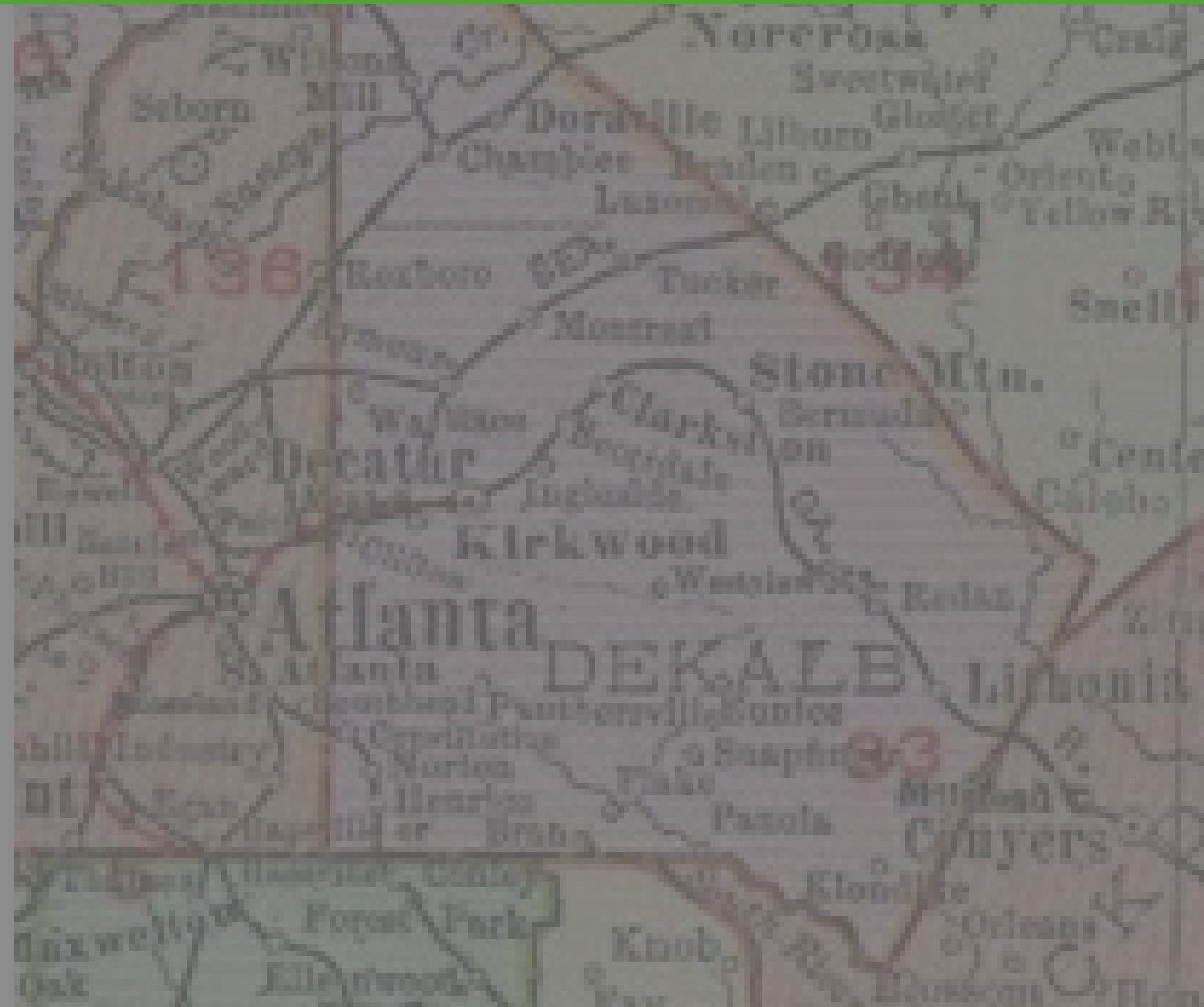


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RESEARCH

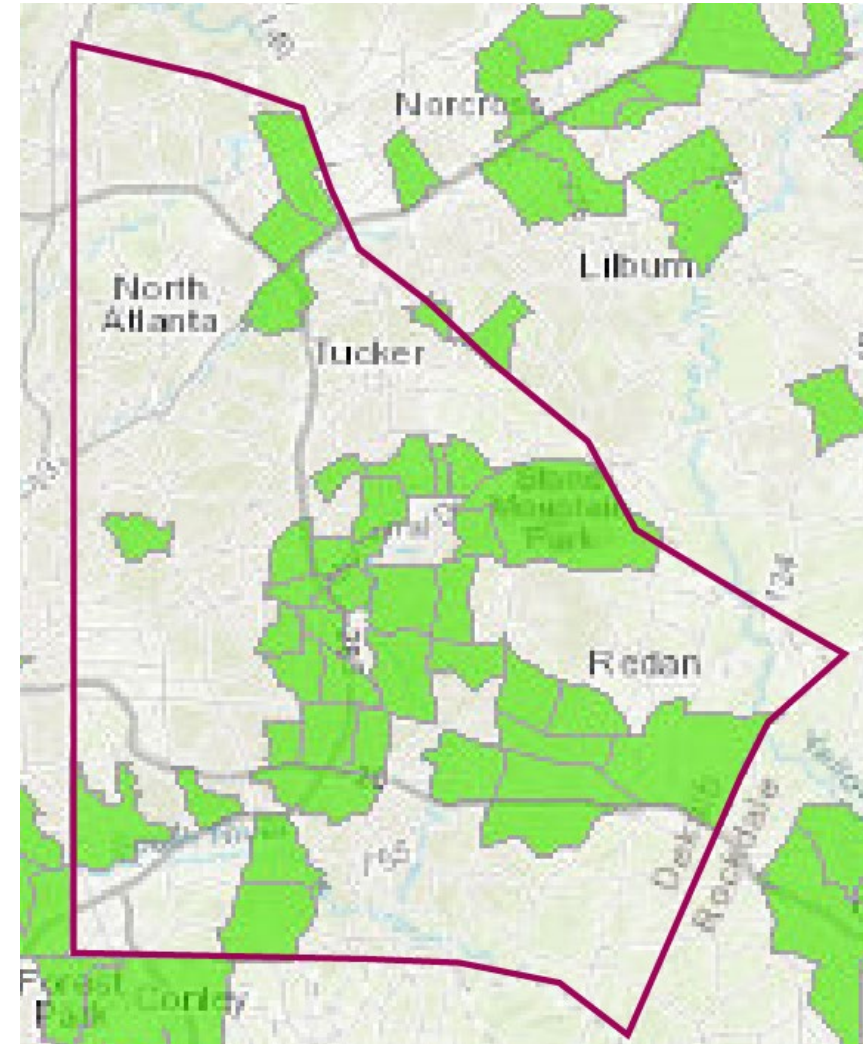


DEFINING FOOD DESERTS IN DEKALB

USDA definition of a food desert*: The USDA methodology utilizes locations of supermarkets and large grocery stores as a proxy for the nearest healthy-food retailer by referencing 1-square-kilometer grids for geographical analysis, to transform the irregular census tract and city boundaries into regular grid cells for evaluation.

Low access is characterized by the USDA as having at least 500 people and/or 33 percent of the tract population **residing more than 1 mile from a supermarket or large grocery in urban areas, and more than 10 miles in rural areas.**

*Source: USDA Economic Research Service, Economic Research Report #140 August 2012 Characteristics and Influential Factors of Food Deserts Paula Dutko, Michel Ver Ploeg and Tracey Farrigan



USDA Food Desert Map of DeKalb

DEFINING FOOD DESERTS IN DEKALB

Taking USDA's definition, there are a number of **metrics that do not match** the lived experience of households in South Dekalb.

1. Utilizing a 1km grid in an urban setting that is not designed on a metric street grid **does not take into account actual trip miles from residential to grocery retail.**
2. Stores reporting \$2M+ in revenue via IRS or SNAP benefits reports or public financial information **excludes fresh food retailers who primarily operate in cash**, as is common in lower income areas or legacy independently operated grocery stores.
3. Based on 2020 AMI data the 80% AMI limit is \$68,960 for a family of 4. **A number of locations identified as food deserts low income/low access in this study are currently showing AMIs greater than 80%** with rapidly declining poverty levels due to changes in populations in the metro area.

Of note – USDA Low income/low access data is typically 2-3 years behind census data which is 12-18 months behind. In an area where census data shows rapidly increasing population like the Atlanta metro, this data point cannot present a full picture of the lived experience of residents today. (Data utilized in 2012 USDA Food Desert report was from 2006-2009).

(RE)DEFINING FOOD DESERTS IN DEKALB

(Re)Defining process

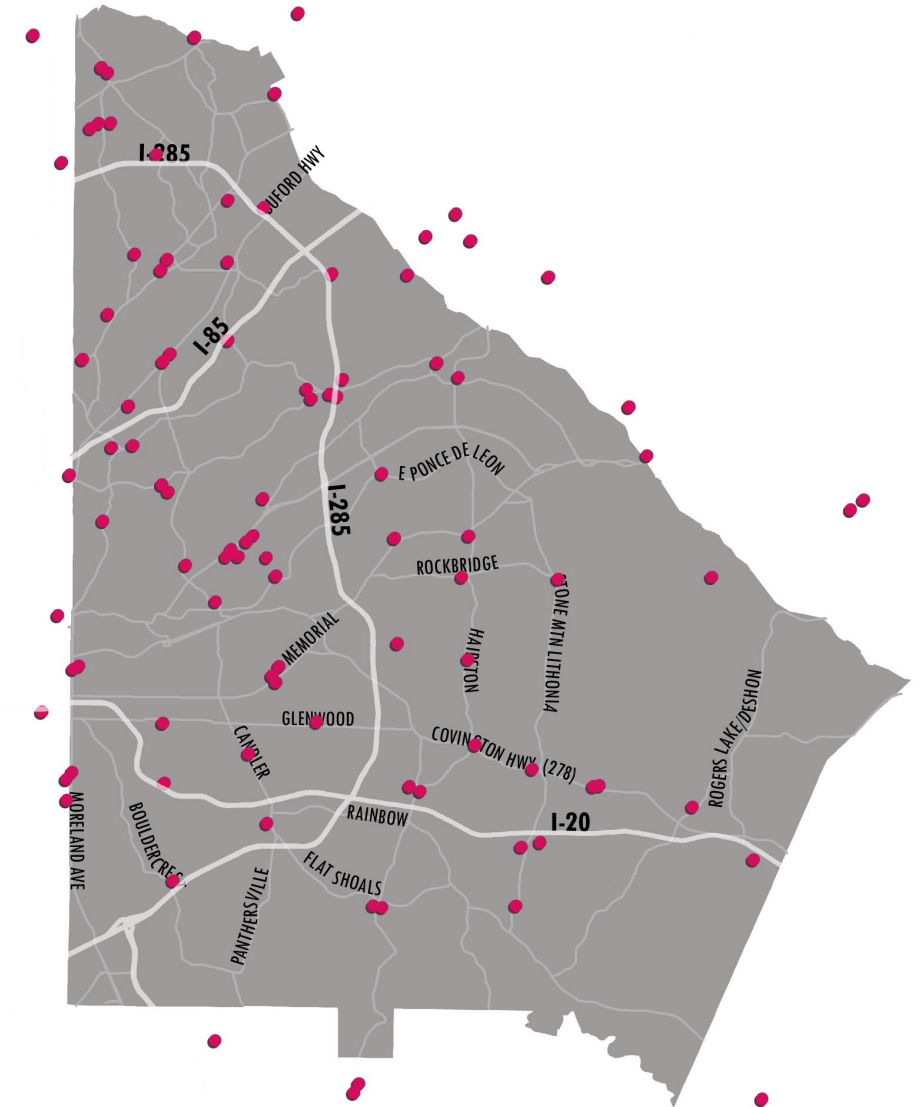
Step 1. Refine the food desert definition for DeKalb

Step 2. Revise the food study area

(RE)DEFINING FOOD DESERTS IN DEKALB

Refined the food desert definition for DeKalb by:

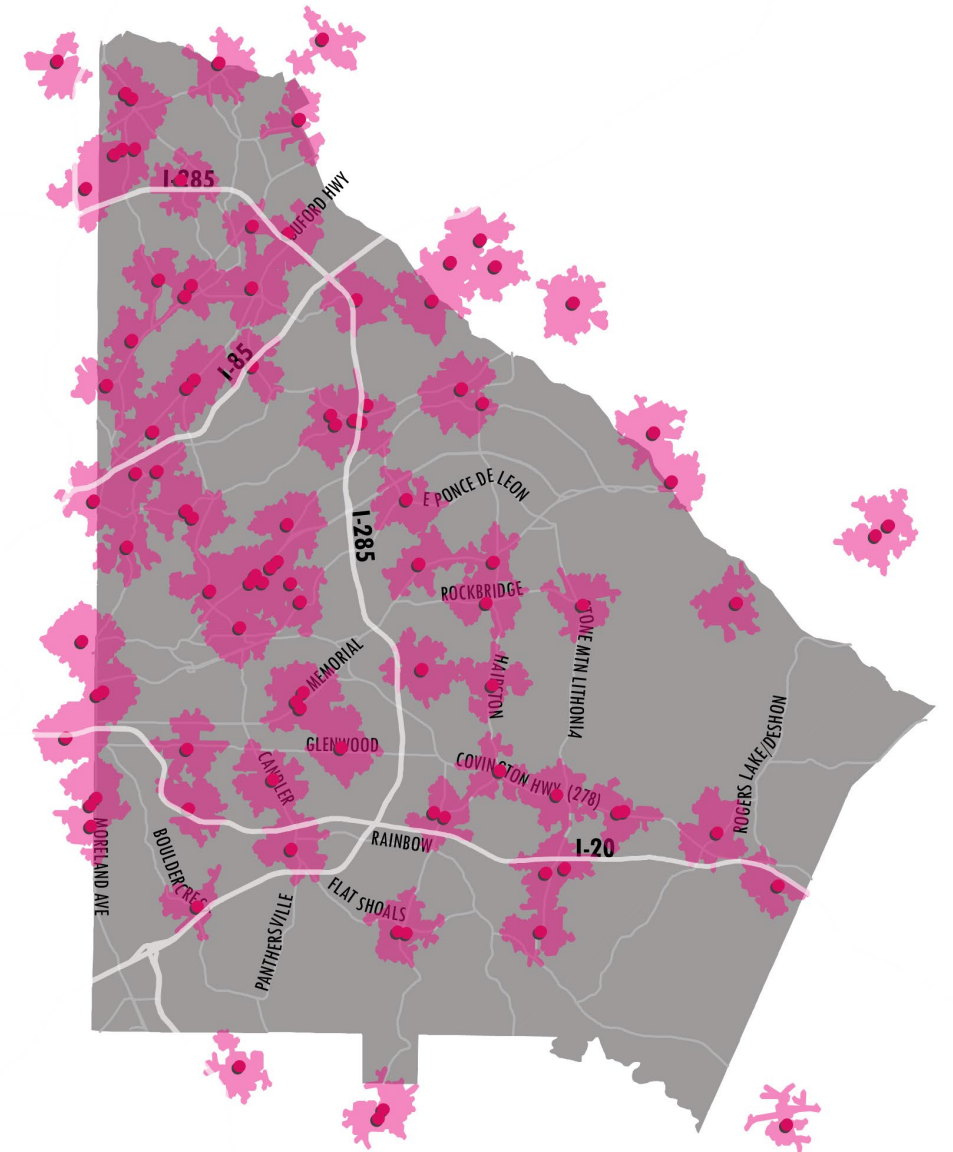
1. Creating a more complete **inventory of grocery stores** in DeKalb County, including smaller/regional grocery stores.
 - Did not include bodegas, convenience stores, etc.
 - Identified **75** grocery stores in the County, and an additional **24** within 1 mile of the County boundary that may serve DeKalb residents' needs.



(RE)DEFINING FOOD DESERTS IN DEKALB

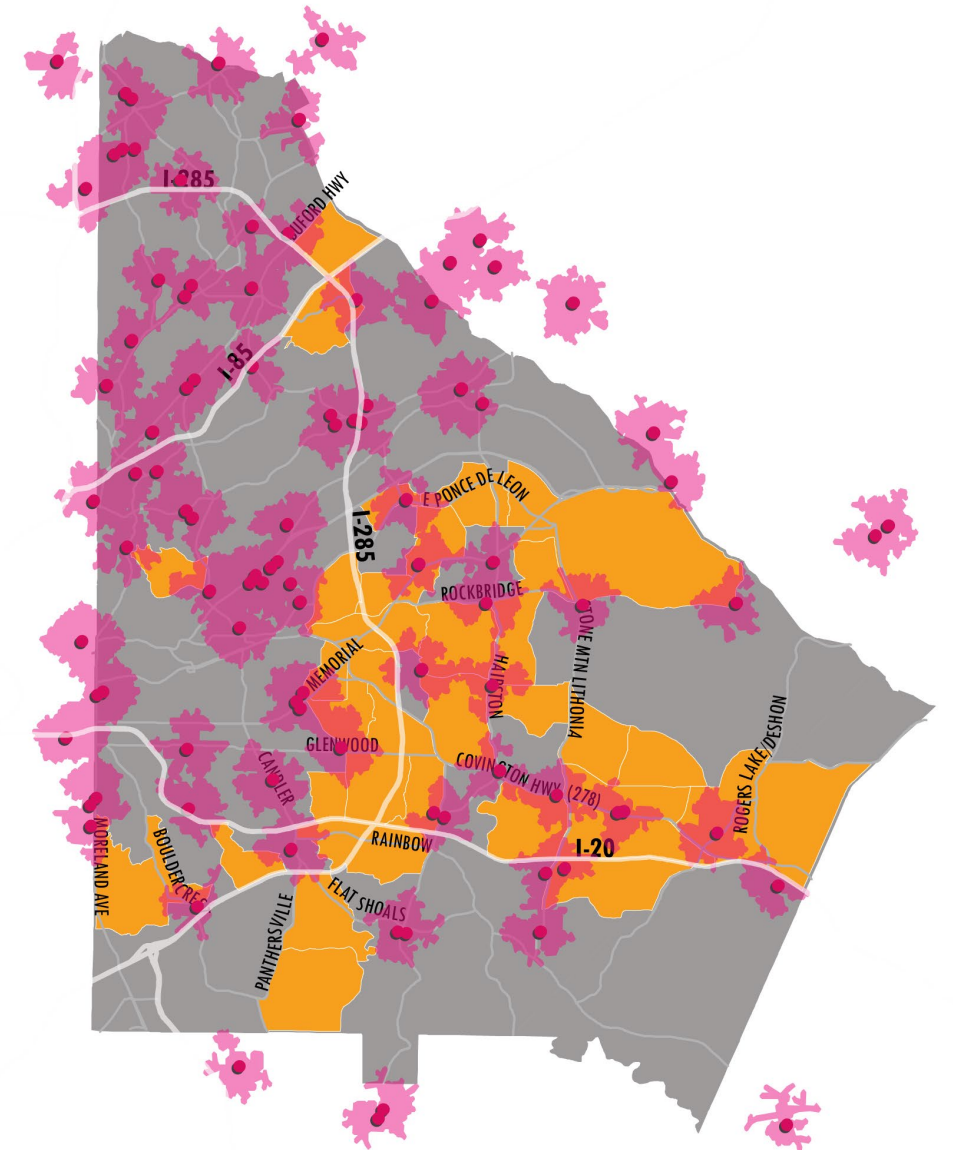
Refined the food desert definition for DeKalb by:

2. Instead of measuring a 1-mile radius around each store, we ran a network analysis that measured a **true 1-mile trip using the existing roadways.**



Refined the food desert definition for DeKalb by:

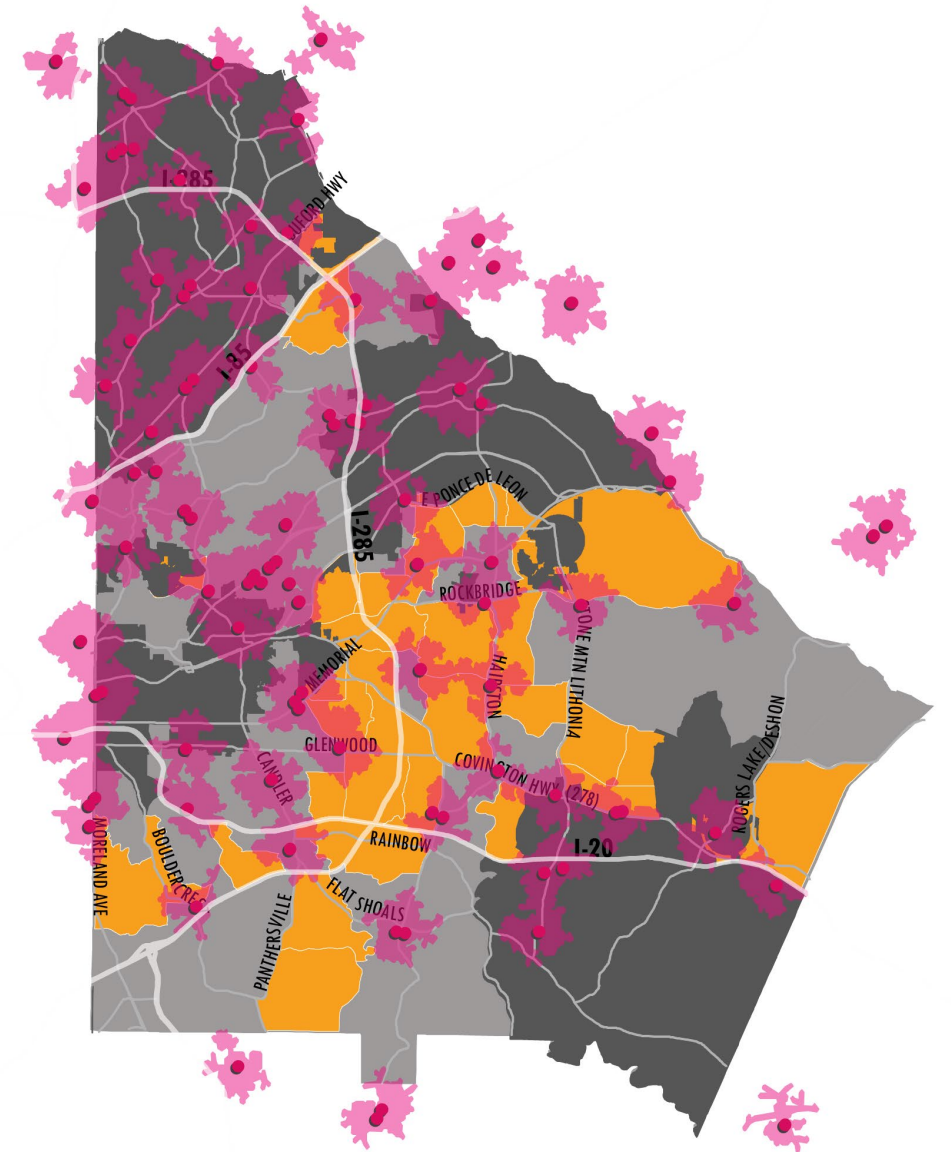
3. We overlaid the **Low Access, Low Income areas** over the “gaps” in the network map.



(RE)DEFINING FOOD DESERTS IN DEKALB

Refined the food desert definition for DeKalb by:

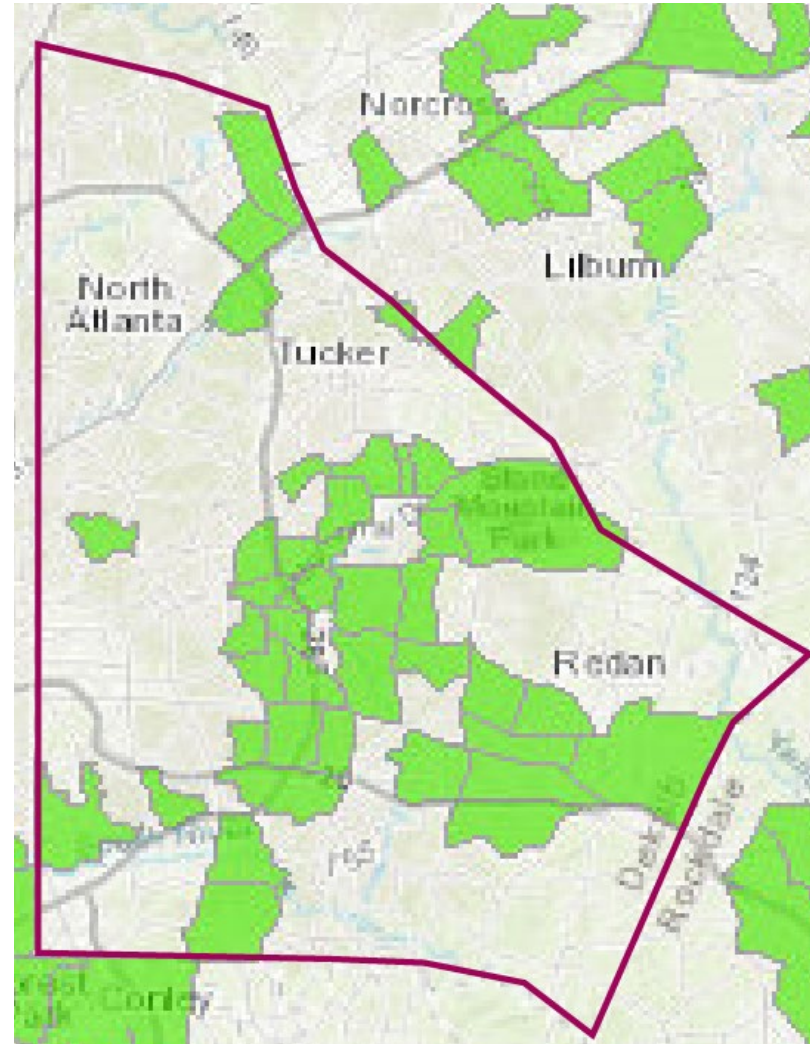
4. We **removed the cities** to focus on food deserts in unincorporated DeKalb County.



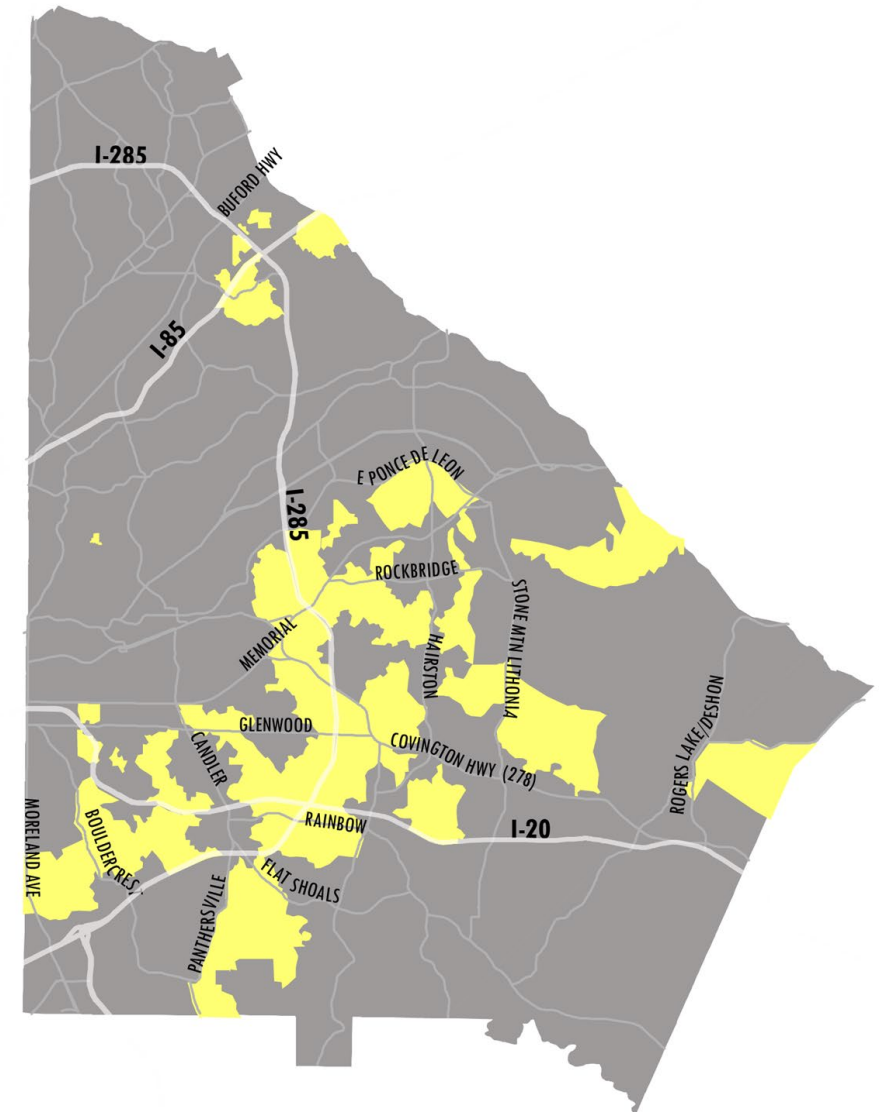
(RE)DEFINING FOOD DESERTS IN DEKALB

Revised food desert study area:

- Not in an incorporated city
- Is part of a low income, low access Census tract as defined by USDA with 2019 data
- Outside a 1-mile trip from an existing grocery store
- Is predominantly residential



USDA Food Desert Map of DeKalb



Revised Food Desert Map of DeKalb

GROCER MATRIX

	GROCERS							
	Large (\$\$\$)			Midsize (\$\$)				Small (\$)
	Publix	Walmart	Kroger	Piggly Wiggly	Big Bear	Lidl	Aldi	Carver Market
SITE SELECTION CONSIDERATIONS								
Typical Prototype Size								
20,000 SF - 50,000 SF			X			X	X	
50,000 SF - 90,000 SF	X							
90,000 SF - 200,000 SF		X	X					
Community Characteristics								
Population Density	50k>	50k>	50k>			40k>	20k>	
Average Household income (\$00k)	+55k	+\$30k	+\$50k			+\$50k	\$50-\$100k	
High Traffic Count	varies	+25k	+25k			+20k	+20k	
Grocer Adjacency	N/A	N/A	Publix, Small tenant mix			N/A	WM, Publix, Lidl	
Site Programming								
Existing / Renovated			X					
New Constuction	X	X				X	X	
Parking Space (3:1,000)	5:1,000	4:1,000	100			110+	95	
Incentives								
Tax Breaks	X		X				X	
Special Requirements (Shorten Permit Process)	X	X				X	X	
Donations								X

Grocer Classifications

Small (\$): Neighborhood Market with limited staples

Medium (\$\$): Limited Assortment Store, <2,000 SKUs/day

Large (\$\$\$): Supermarket with service (bakery), 15,000-60,000 SKUs/day

Site: Food Industry Association
<https://www.fmi.org/our-research/supermarket-facts>

SKU: Stock Keeping Unit

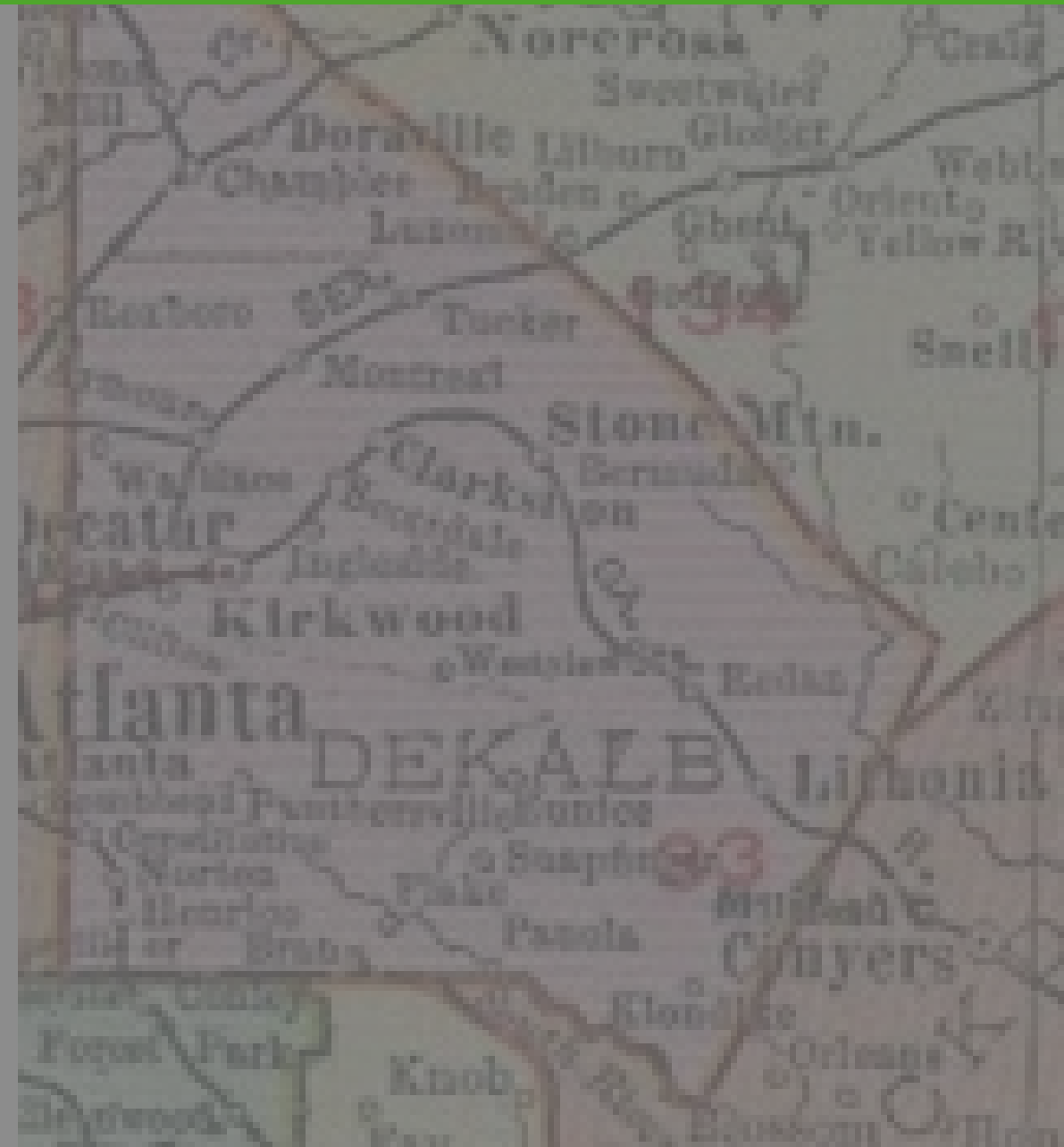


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IDENTIFYING OPPORTUNITIES




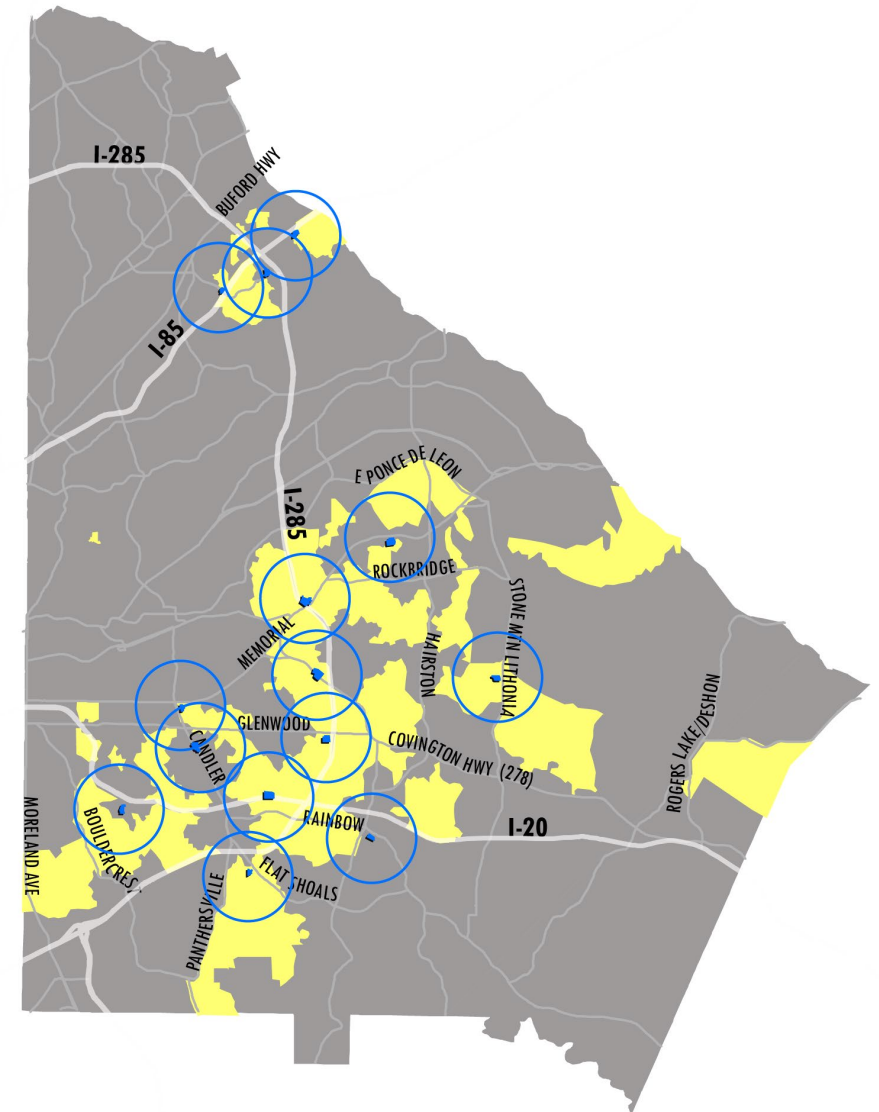
ANALYSIS

Scanned the deserts looking for opportunities.

For each desert, looked for the following:

- **First choice:** Empty or under-utilized existing big boxes stores
- **Second choice:** Vacant or under-utilized parcels that could be redeveloped long term

 Potential development opportunity + 1-mile radius

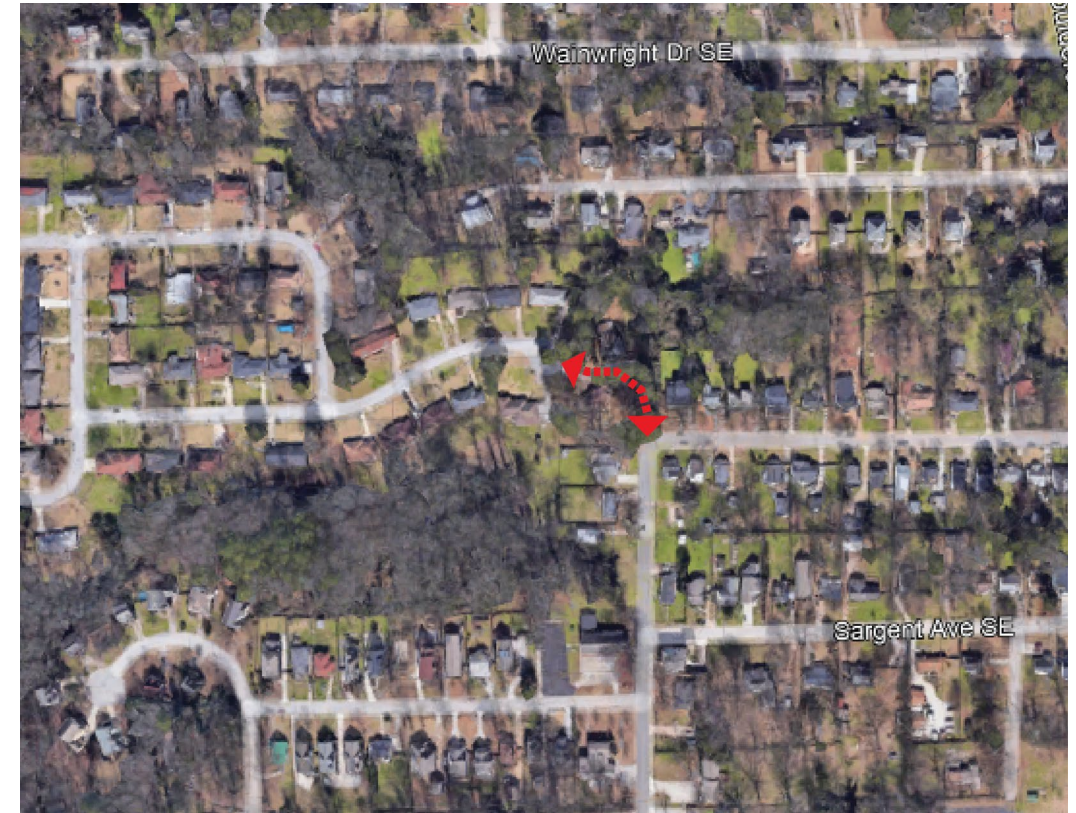


RECOMMENDATIONS

Some food desert areas—particularly those characterized by large, suburban-style single-family development—lacked viable development opportunities. In these instances, we recommend “shrinking” the food desert’s reach by **improving pedestrian connectivity**.

How could that work?

- For neighborhoods that are in favor of the improvement, the County could purchase targeted single-family properties as they come up for sale, establish an easement for a sidewalk connection, and re-sell the property.
- This is not just a food desert benefit, but an important improvement to making suburban areas more walkable for reasons beyond food access.



Example of existing pedestrian connector in DeKalb

RECOMMENDATIONS

For any new development having a site that is “shovel ready” (i.e. graded, zoned and infrastructure connected) is ideal to reduce time and costs from design to implementation, as well as minimize investor risk, large scale grocery is no different. If the county was to **generate a list of redevelopment locations in the identified food desert locations** that they would be willing to support and market to grocers we believe this would help to generate interest and development of these sites.

To this end, the Project Team reviewed **available sites that meet the criteria outlined as ideal for new grocery development by grocery developers in the South Dekalb** Target area:

- AMI \$50,000+ within a 3 mile radius
- Enhanced traffic measures (signalized intersection, turn lanes etc.)
- Redevelopment site
- Proximity to other retail
 - In the case of smaller scale retailers (Aldi/Lidl) co-location with large scale grocers such as Kroger, Walmart, Publix et al are preferred.



We then **identified “gold star” locations** for Dekalb County investment and marketing to potential grocers.

RECOMMENDATIONS

Gold Star Location 1 | Gresham Rd at Welland Ave SE (2 Sites)

- Incomes within 3 mile radius > 55,000 with an AMI around 61% Atlanta MSA AMI
- 5,300 + population count within census tract
- Signalized intersection
- Currently low density/vacant retail
- Within existing retail corridor
- Proximity to Wal-mart and I-20
- Prime for redevelopment co-location big box grocer and small scale grocer



RECOMMENDATIONS

Gold Star Location 2 | 2575 Snapfinger Rd - Five Points Village

- 6.26 acre lot
- Within the Wesley Chapel LCI boundary
- Incomes within 3 mile radius > 64,000 with an AMI around 90% Atlanta MSA AMI
- 6,400 + population count within census tract
- Left turn lane in place and access to bus stop
- Currently low density/retail
- Within existing retail corridor
- Proximity to new retail development on Wesley Chapel
- Prime for redevelopment big box grocer or small scale grocer.
- Note: YMCA childcare provided in 8,000 of existing 45,000 sq ft retail center on site.



RECOMMENDATIONS

Gold Star Location 3 | 4525 Glenwood Rd - Former Kmart

- 11.4 acre lot
- Incomes within 3 mile radius > 44,000 with an AMI around 74% Atlanta MSA AMI
- 5,900 + population count within census tract
- Currently low density retail
- Within existing retail corridor
- Proximity to bus and 285 access
- Prime for redevelopment big box grocer or Wal-Mart
- 3.5 Miles from Memorial Dr. Wal-Mart



RECOMMENDATIONS

Additional Opportunities

1952 Candler Rd

- Opportunity for Small scale grocer
- Existing anchor retail



3100 Clifton Springs

- Opportunity for Small scale grocer
- Proximity to S. Dekalb Mall



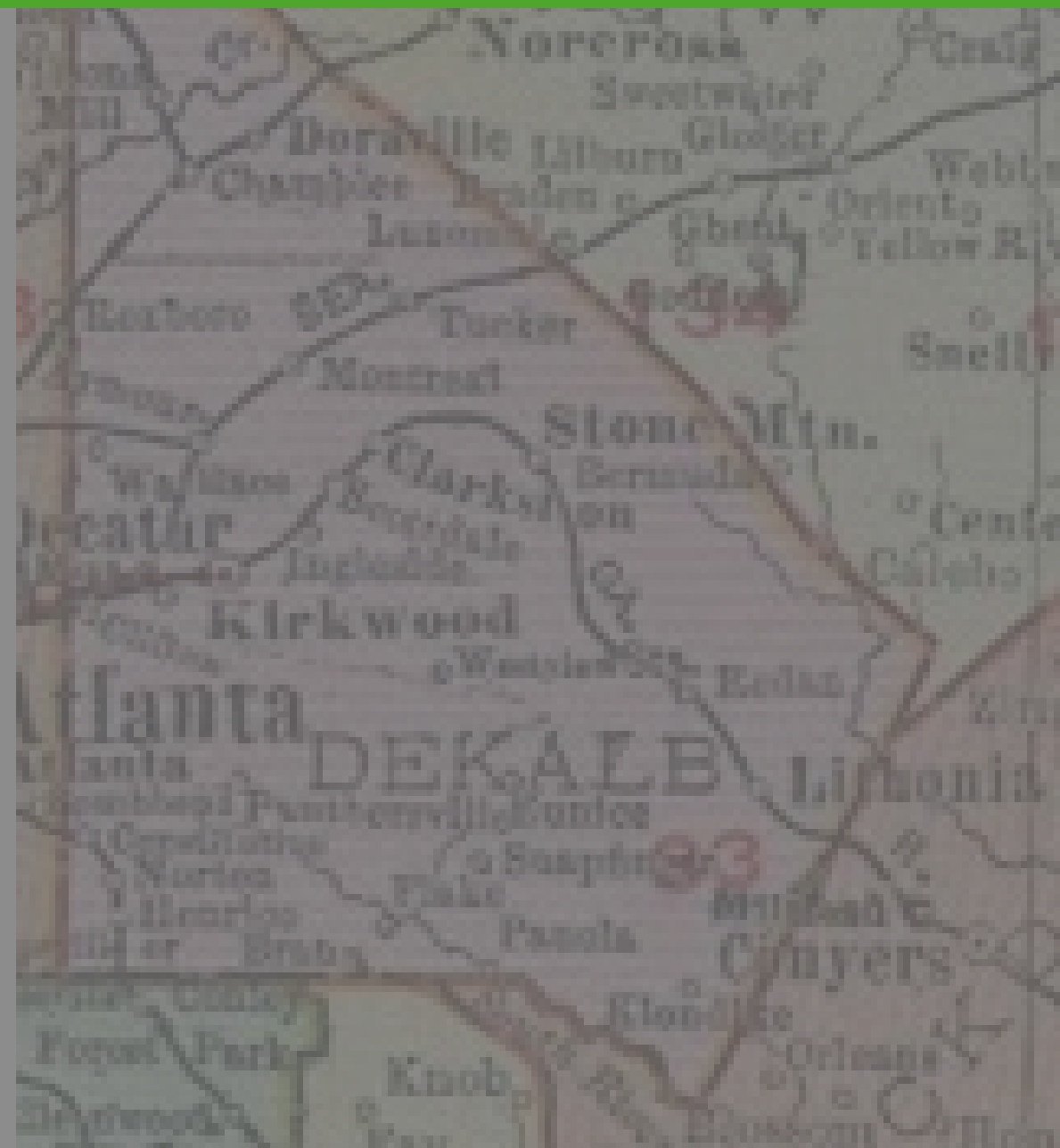


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STAKEHOLDERS



ROUNDTABLE

We held a virtual Food Desert Roundtable on April 12th to discuss the current state of grocery markets, local food resources and food desert connections and opportunities. Attendees, along with the mTAP team, included:

- **Commissioner Larry Johnson Representatives** - Commissioner Johnson represents District 3 of DeKalb County.
- **Decide Dekalb Representatives, including Randi Mason.** Ms. Mason is Vice President of Economic Development for Decide DeKalb.
- **Tina Everhart** is Director of Community Impact for Wayfield Foods.
- **David Parry** is a Real Estate Manager with Publix Supermarkets.
- **Chuck Alexander** - Formerly an Asset Manager with Kroger, Mr. Alexander is currently Vice President of Trivium Group, specializing in commercial and government assignments.
- **Bill Green** is the current Executive Director of The Common Market Southeast, a non-profit food distribution organization seeking to bring food grown by local farmers to local communities.
- **Quick Mack, CCIM** is the Senior Real Estate Manager with Walmart.

ROUNDTABLE TAKEAWAYS

Current state of grocery markets

- COVID impacts drove emphasis on online and omni-channel sales
- Market factors, inflation and supply-chain issues, impacting development and business growth
- Workforce to operate stores are hard to find (cashiers, etc.)

Local food resources

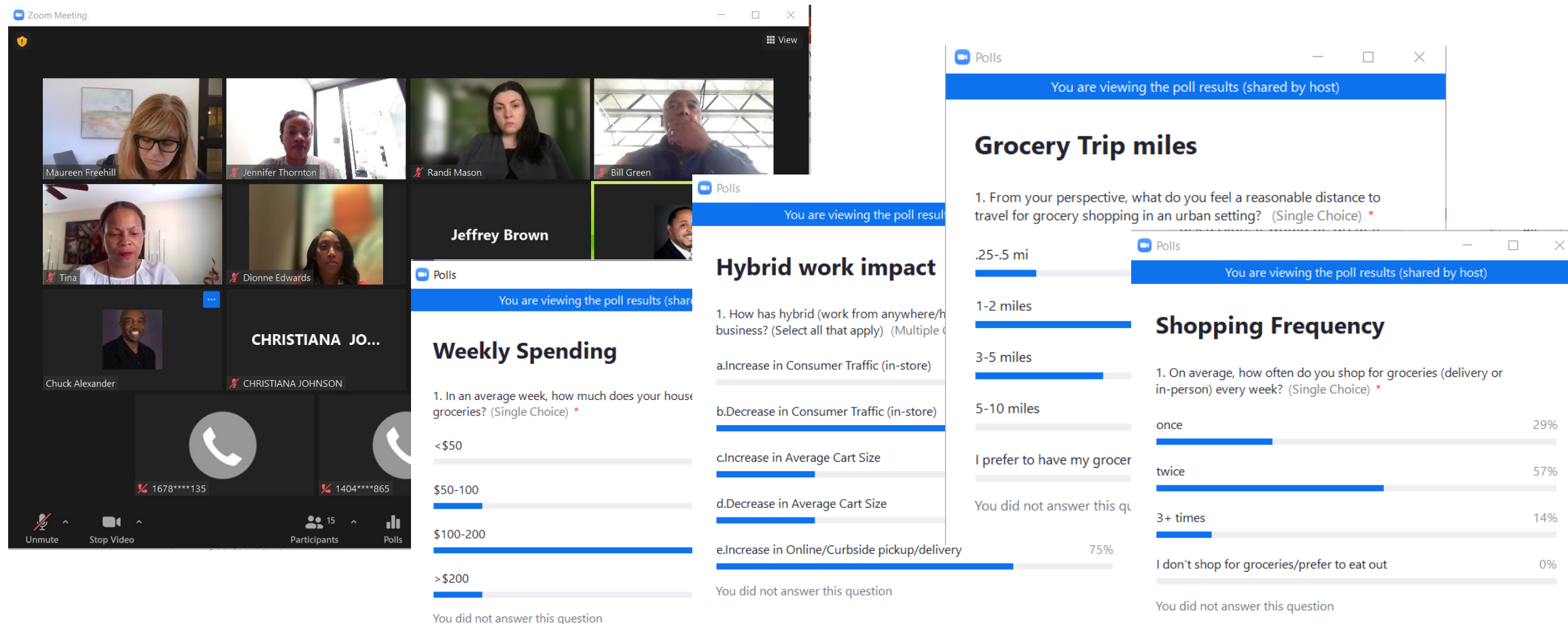
- Grocers partner with local/regional farmers to sell their fresh foods
- Market factors, supply-chain issues and rising fuel prices, increasing farmer expenses

Food desert connections and opportunities

- Allow community with EBT funds to have more money; EBT Channel can be challenging
- Gain government support
 - Identify potential locations and workforce
 - Develop new strategies for new construction (new jobs and investments) working with bricks and mortar grocery stores that have longevity
 - Provide options tax incentives for all thresholds of Grocers
- Work together; It takes a village (good for community, company and neighborhood)

ROUNDTABLE

During the roundtable, attendees were asked questions and completed various polls to gather input and feedback.



STAKEHOLDERS | ROUNDTABLE TAKEAWAYS – Poll Survey Results



#	Question	Key Takeaways
1	<p>How have the dual upheavals (pandemic/war in Ukraine) impacted the agriculture (fresh produce) industry? (Select all that apply)</p> <ul style="list-style-type: none"> a. Availability – Increase in Supply b. Availability – Decrease in Supply c. Cost – Increased average cost to procure d. Cost – Decreased average cost to procure e. Sustainability – Increased access to sustainable (Non GMO/Organic) produce f. Sustainability – Decreased access to sustainable (Non GMO/Organic) produce 	<p>Increasing cost of goods and decreased inventory supply are the primary impacts of the major global events that have transpired in the last 2 years.</p>
2	<p>Looking ahead: What current trends are top of mind for your organization? (Select all that apply)</p> <ul style="list-style-type: none"> a. Proliferation of online grocery shopping and delivery services b. Rapid Inflation c. Rising Freight/Shipping Costs d. Supply Chain Shortages e. Increase in food insecurity/poverty f. Re-urbanization 	<p>Inflation, Supply Chain, and Food Insecurity are top of mind for the attendees.</p>
3	<p>In an average week, how much does your household spend on groceries?</p> <ul style="list-style-type: none"> a. < \$50 b. \$50 - \$100 c. \$100 - \$200 d. > \$200 	<p>\$100-\$200 is trending as the average weekly household spend on groceries.</p>
4	<p>On average, how often do you shop for groceries (delivery or in-person) every week?</p> <ul style="list-style-type: none"> a. Once b. Twice c. 3+ times d. I don't shop for groceries/prefer to eat out 	<p>Most respondents shop for groceries once or twice a week.</p>
5	<p>From your perspective, what do you feel a reasonable distance to travel for grocery shopping?</p> <ul style="list-style-type: none"> a. .25-.5 mile b. 1-2 miles c. 3-5 miles d. 5-10 miles 	<p>1-5 miles is a reasonable expectation for commute to a grocery store.</p>
6	<p>What role should local government play in providing more access to healthy, sustainable food options to its constituents?</p> <ul style="list-style-type: none"> a. Provide tax incentives to local suppliers and grocers b. Improve public infrastructure to remove barriers to access c. Provide subsidies (vouchers) to the food insecure and low-income households to purchase fresh produce d. Local government should not play a role 	<p>Subsidies (vouchers) is the popular expectation of local government's role in providing more access to healthy, sustainable food options.</p>
7	<p>How has hybrid (work from anywhere/home) impacted the grocery business? (Select all that apply)</p> <ul style="list-style-type: none"> a. Increase in Consumer Traffic (in-store) b. Decrease in Consumer Traffic (in-store) c. Increase in Average Cart Size d. Decrease in Average Cart Size e. Increase in Online /curbside pickup/delivery 	<p>The proliferation of hybrid work has led to a decrease in consumer traffic and increase in online grocery shopping.</p>



Thank you!

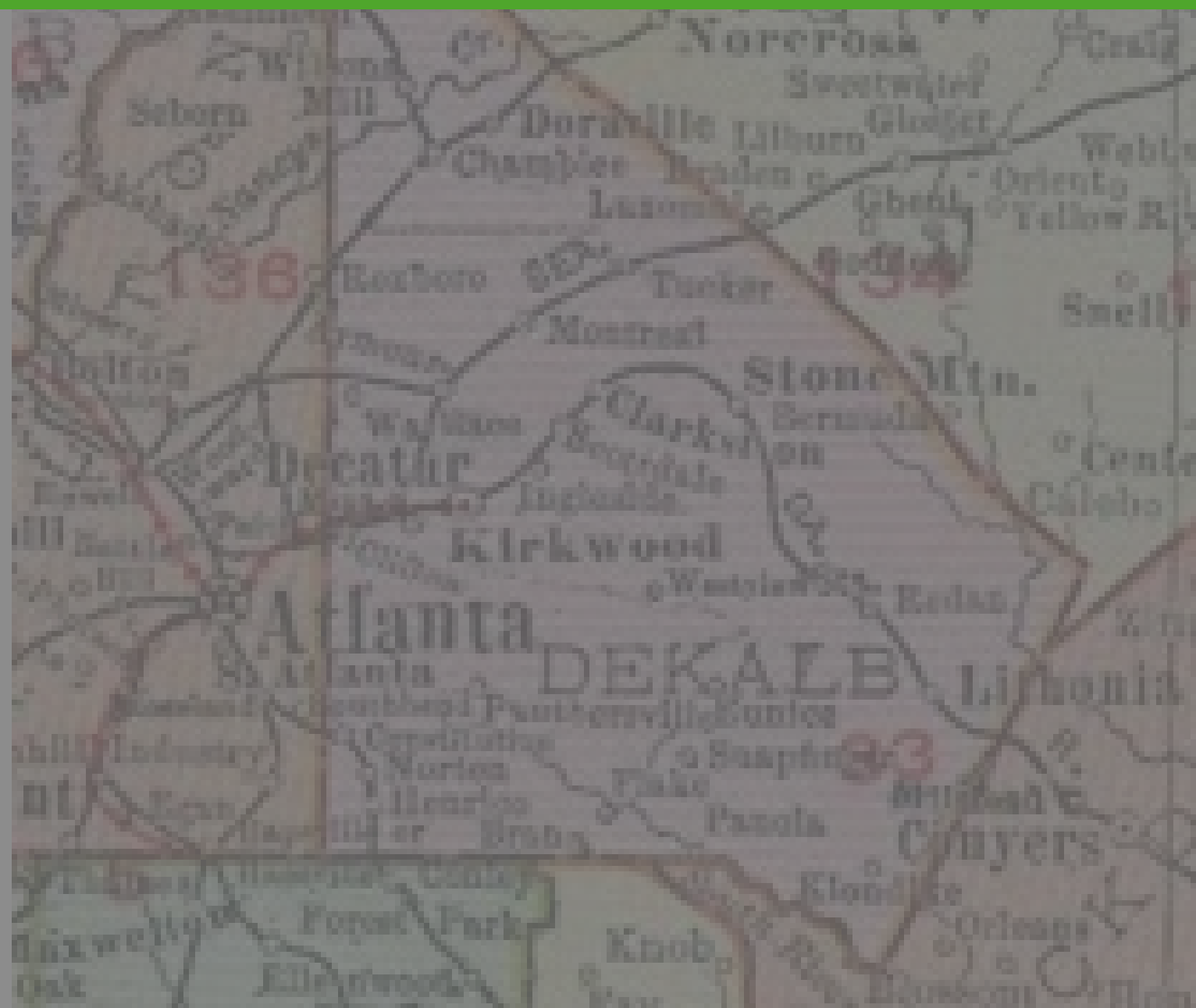


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EXHIBITS



DEFINING FOOD DESERTS IN DEKALB

USDA definition of a food desert*: The USDA methodology utilizes locations of supermarkets and large grocery stores as a proxy for the nearest healthy-food retailer by referencing 1-square-kilometer grids for geographical analysis, to transform the irregular census tract and city boundaries into regular grid cells for evaluation.

This proxy information on supermarket and large grocery store locations comes from a directory of supermarkets and large grocery stores, defined as food stores with at least \$2 million in sales that contain all the major food departments found in a traditional supermarket. The directory was developed from a list of stores authorized to receive Supplemental Nutrition Assistance Program (SNAP) benefits and was augmented by data from Trade Dimensions' TDLinx (a Nielsen company), a proprietary source of individual supermarket store listings

However, though the measurement of population and distance was based upon 1km grids, the low-income data points are characterized by a census tract with either a poverty rate equal to or greater than 20 percent, or a median family income that is 80 percent or less of the metropolitan area's median family income (for tracts in metropolitan areas) or the statewide median family income (for tracts in nonmetropolitan areas).

Low access is characterized by the USDA as having at least 500 people and/or 33 percent of the tract population residing more than 1 mile from a supermarket or large grocery in urban areas, and more than 10 miles in rural areas.

*Source: USDA Economic Research Service, Economic Research Report #140 August 2012 Characteristics and Influential Factors of Food Deserts Paula Dutko, Michel Ver Ploeg and Tracey Farrigan

DEFINING FOOD DESERTS IN DEKALB

Your DeKalb Farmers Market is located in an area USDA classifies as a food desert.



EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

This Costar summary report includes an overview of gold star properties with owner information.

4/20/22, 11:22 AM

2533-2549 Gresham Rd | CoStar



2533-2549 Gresham Rd

Gresham Plaza
Freestanding Retail (Strip Center) - SE Atlanta Submarket
Atlanta, GA 30316

30,098 SF GLA 2.32 AC Lot 1958 Built Multiple Tenancy

Sale

Sold Price \$615,000 (\$20.43/SF)
Date Oct 2008
Sale Type Investment
Financing Down Payment of \$10,025 (1.63%)
1st Mortgage: Seller
Bal/Pmt: \$605,000/-

Building

Type 2 Star Retail Freestanding (Strip Center)
Center Gresham Plaza
Location Suburban

GLA 30,098 SF
Stories 1
Typical Floor 30,098 SF
Class C
Construction Masonry

Year Built 1958
Tenancy Multi
Owner Occup No

CoStar Est. Rent \$14 - 17/SF (Retail)

Frontage 286' on Gresham Rd Se

Taxes \$0.43/SF (2021)

Walk Score® Car-Dependent (38)

Parking Ratio 4.98/1,000 SF

Parking Type Spaces
Surface 150

Land

Land Acres 2.32 AC Land SF 101,059 SF
Bldg FAR 0.30
Zoning C1

Tenants

Name SF Occupied
CLUB LIBRA 5,981
Buy-Rite Pharmacy, Inc 3,987
Nuts & Bolts -

Source: CoStar Research

About the Owner

Three Kings Golf, Inc.
2894 Watchmans Walk
Marietta, GA 30064
United States
(770) 425-9712 (p)
Since Jun 6, 2019

Shopping Center

Type Strip Center Land Area 3.07 AC
GLA 48,398 SF # of Properties 2
% Leased 100.0% Year Built/Renov 1958
Location Score 18.8 Floors 1

Parking 250 Surface Spaces
Features Pylon Sign
Frontage Gresham Rd Se 286', Gresham Rd 213'
Walk Score® Car-Dependent (38)

Market Conditions

Vacancy Rates Current YOY Change
Submarket 1-3 Star 13.5% ↑ 6.3%
Subject Property 0.0% ↔ 0.0%
Market Overall 4.2% ↓ -0.9%

Market Rent Per Area
Submarket 1-3 Star \$19.84/SF ↑ 7.1%
Subject Property \$15.38/SF ↑ 4.8%
Market Overall \$19.77/SF ↑ 6.4%

Submarket Leasing Activity
Months on Market 12.5 ↓ -4.7 mo
12 Mo. Leased 21,896 SF ↓ -41.8%

Submarket Sales Activity Current Prev Year
Market Sale Price Per Area - -
12 Mo. Sales Volume \$175/SF \$158/SF
\$76.88M \$16.35M

Property Contacts

True Owner Three Kings Golf, Inc.
Recorded Owner RL King Properties LLC
Owner Type Corporation

Demographics

	1 mile	3 miles	10 Min. Drive
Population	10,898	81,460	216,254
Households	4,111	31,061	86,340
Median Age	35.80	37.20	37
Median HH Income	\$47,593	\$55,633	\$65,012
Daytime Employees	1,581	22,534	107,378
Population Growth '21 - '26	📉 2.60%	📉 2.74%	📉 3.28%
Household Growth '21 - '26	📉 2.58%	📉 2.68%	📉 3.20%

EXHIBIT 3

GOLD STAR PROPERTY
SUMMARY REPORT

4/20/22, 11:22 AM

2533-2549 Gresham Rd | CoStar

Space Features

Pylon Sign

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	29 min	12.0 mi

Location

Zip	30316
Submarket	SE Atlanta
Submarket Cluster	South Atlanta
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Gresham Road Southeast	Welland Ave SE S	11,202	2020	0.08 mi
Gresham Rd SE	Welland Ave SE S	10,611	2018	0.08 mi
Brannen Rd SE	Boulder Rd SE W	3,207	2020	0.13 mi
Brannen Rd SE	Boulder Rd SE W	1,684	2018	0.13 mi
Gresham Rd SE	Welland Ave SE N	14,211	2020	0.13 mi
Gresham Rd SE	Welland Ave SE N	14,134	2018	0.13 mi
I- 20	Gresham Rd SE E	8,062	2018	0.14 mi
I- 20	Gresham Rd SE E	7,480	2016	0.14 mi
I- 20	Gresham Rd SE SE	7,117	2020	0.20 mi
I- 20	Gresham Rd SE SE	8,178	2018	0.20 mi

Made with TrafficMetrix® Products

Public Record

2021 Assessment			
Improvements	\$317,856	\$3.17/SF	
Land	\$341,000	\$3.40/SF	
Total Value	\$658,856	\$6.58/SF	107% of last sale

Parcels 15-116-11-002

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0133J
FIRM ID	13089C
FIRM Panel Number	0133J
FEMA Map Date	May 16, 2013

Property ID: 6847750

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:29 PM

2585-2587 Gresham Rd SE | CoStar



2585-2587 Gresham Rd SE

Storefront Retail/Office - SE	22,856	2.97	1963	Multiple
Atlanta Submarket	SF GLA	AC Lot	Built	Tenancy
Atlanta, GA 30316				

Sale

Sold Price	\$450,000 (\$19.69/SF) - Part of Portfolio
Date	Feb 2021
Sale Type	Owner User

Building

Type	1 Star Retail Storefront Retail/Office		
Location	Suburban		
GLA	22,856 SF	Year Built	1963
Stories	1	Tenancy	Multi
Typical Floor	22,856 SF	Owner Occup	No
Class	C		
Ceiling Ht	25'		
Docks	1 ext 1 int		
Construction	Reinforced Concrete		
CoStar Est. Rent	\$14 - 17/SF (Retail)		
Frontage	300' on Gresham Road		
Taxes	\$0.13/SF (2021)		
Walk Score®	Car-Dependent (37)		
Parking Ratio	4.38/1,000 SF		

Parking Type	Spaces
Surface	12

Land

Land Acres	2.97 AC	Land SF	129,373 SF
Bldg FAR	0.18		
Zoning	C1		

Tenants

Name	SF Occupied
B & B Movers Inc	500

Source: CoStar Research

Space Features

24 Hour Access	Fenced Lot
Drive Thru	Tenant Controlled HVAC

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	29 min	11.8 mi

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-2 Star	1.6%	↓ -1.0%
Subject Property	0.0%	↔ 0.0%
Market Overall	4.2%	↓ -0.9%

Market Rent Per Area

Submarket 1-2 Star	\$15.68/SF	↑ 7.5%
Subject Property	\$15.38/SF	↑ 4.8%
Market Overall	\$19.77/SF	↑ 6.4%

Submarket Leasing Activity

Months on Market	12.5	↓ -4.7 mo
12 Mo. Leased	21,896 SF	↓ -41.8%

Submarket Sales Activity

	Current	Prev Year
Market Sale Price Per Area	\$175/SF	\$158/SF
12 Mo. Sales Volume	\$76.88M	\$16.35M

Property Contacts

Recorded Owner	Frontline Response Intl Inc
Primary Leasing	Trinity Commercial & Residential Realty

Demographics

	1 mile	3 miles
Population	10,979	79,977
Households	4,122	30,366
Median Age	36.60	37.70
Median HH Income	\$48,858	\$53,970
Daytime Employees	1,417	22,461

Population Growth '22 - '27	📈 3.14%	📈 3.55%
Household Growth '22 - '27	📈 3.11%	📈 3.51%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Gresham Rd SE	Welland Ave SE N	14,134	2018	0.05 mi
Gresham Rd SE	Welland Ave SE N	13,756	2022	0.05 mi
Gresham Rd SE	Vicki Ln SE SE	9,816	2015	0.10 mi
Gresham Road Southeast	Welland Ave SE S	11,202	2020	0.13 mi
Gresham Rd SE	Welland Ave SE S	13,222	2022	0.13 mi
Gresham Road Southeast	Welland Ave SE S	17,600	2019	0.13 mi
Brannen Rd SE	Boulder Rd SE W	3,186	2021	0.25 mi
Brannen Rd SE	Boulder Rd SE W	3,192	2022	0.25 mi
I- 20	Gresham Rd SE E	7,400	2022	0.27 mi
I- 20	Gresham Rd SE W	132,192	2022	0.27 mi

Made with TrafficMetrix® Products

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:29 PM

Location

Zip	30316
Submarket	SE Atlanta
Submarket Cluster	South Atlanta
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

2585-2587 Gresham Rd SE | CoStar

Documents

Property		
 Three Photo Flyer_110217		
Last Sale		
 Outline Survey	 SURVEY LL 116 - 15th Gresham Shopping Center 1999	

Public Record

2021 Assessment			
Improvements	\$62,400	\$1.30/SF	
Land	\$57,600	\$1.20/SF	
Total Value	\$120,000	\$2.50/SF	27% of last sale
Parcels	15-116-01-063		

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0133J
FIRM ID	13089C
FIRM Panel Number	0133J
FEMA Map Date	May 16, 2013

Property ID: 7769841

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:41 PM

2575 Snapfinger Rd - Five Points Village | CoStar



2575 Snapfinger Rd - Five Points Village

Retail - Forest Park/Morrow Submarket Decatur, GA 30034	45,000 SF GLA	6.26 AC Lot	1972 Built	Multiple Tenancy
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Building

Type	2 Star Retail	Year Built	Jan 1972
Location	Suburban	Constr Start	Jul 1971
GLA	45,000 SF	Tenancy	Multi
Stories	1	Owner Occup	No
Typical Floor	45,000 SF	Elevators	None
Class	C	Sprinklers	None

CoStar Est. Rent \$13 - 16/SF (Retail)

Frontage 476' on Snapfinger Rd (with 2 curb cuts)

Taxes \$0.66/SF (2021)

Walk Score® Car-Dependent (16)

Parking Ratio 3.33/1,000 SF

Parking Type	Spaces
Surface	150

Land

Land Acres	6.26 AC	Land SF	272,686 SF
Bldg FAR	0.17		
Zoning	C1		

Tenants

Name	SF Occupied
The YMCA	8,000
Exotic Images Styling Salon	500
Nuvision Enterprise	500
Winston Davis & Company	500
Bourda Green Caribbean Grocery	-

10 Other Tenants

Source: CoStar Research

About the Owner

Sharon Jones

1608 Sugar Plum Dr
Conyers, GA 30094
United States

Building Notes

Tenants Pay Utilities.

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	32 min	16.5 mi

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-3 Star	2.0%	↓ -0.4%
Subject Property	0.0%	↔ 0.0%
Market Overall	4.2%	↓ -0.9%

Market Rent Per Area

Submarket 1-3 Star	\$15.16/SF	↑ 7.1%
Subject Property	\$14.14/SF	↑ 4.8%
Market Overall	\$19.77/SF	↑ 6.4%

Submarket Leasing Activity

Months on Market	15.0	↑ 5.6 mo
12 Mo. Leased	200,204 SF	↓ -32.8%

Submarket Sales Activity

	-	-
Market Sale Price Per Area	\$152/SF	\$140/SF
12 Mo. Sales Volume	\$105.73M	\$69.81M

Property Contacts

True Owner	Sharon Jones
Recorded Owner	Sharon Jones
Property Manager	Sharon Jones

Primary Leasing Sharon Jones

Demographics

	1 mile	3 miles
Population	7,774	74,519
Households	2,850	27,483
Median Age	37.90	37.30
Median HH Income	\$67,547	\$54,117
Daytime Employees	2,028	18,068

Population Growth '22 - '27 🏠 1.21% 🏠 2.16%

Household Growth '22 - '27 🏠 1.12% 🏠 2.15%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Wesley Chapel Rd	Snapfinger Rd S	45,604	2022	0.29 mi
Wesley Chapel Rd	Snapfinger Rd S	46,123	2021	0.29 mi
Wesley Chapel Rd	Snapfinger Rd S	44,844	2018	0.29 mi
Wesley Chapel Road	E Side Dr S	50,008	2020	0.36 mi
Wesley Chapel Rd	E Side Dr S	47,119	2022	0.36 mi
Wesley Chapel Road	E Side Dr S	56,000	2019	0.37 mi
Old Wesley Chapel Rd	E Side Dr SW	5,540	2022	0.49 mi
Old Wesley Chapel Rd	E Side Dr SW	5,585	2021	0.49 mi
Old Wesley Chapel Rd	E Side Dr SW	6,164	2018	0.49 mi
Snapfinger Woods Dr	E Wesley Chapel Way N	5,747	2020	0.50 mi

Made with TrafficMetrix® Products

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:41 PM

Location

Zip	30034
Submarket	Forest Park/Morrow
Submarket Cluster	South Atlanta
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

2575 Snapfinger Rd - Five Points Village | CoStar

Public Record

2021 Assessment		
Improvements	\$777,100	\$2.79/SF
Land	\$705,800	\$2.53/SF
Total Value	\$1,482,900	\$5.32/SF

Parcels 15-099-02-001

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0154J
FIRM ID	13089C
FIRM Panel Number	0154J
FEMA Map Date	May 16, 2013

Property ID: 438963

EXHIBIT 3

GOLD STAR PROPERTY
SUMMARY REPORT

4/20/22, 12:39 PM

4525 Glenwood Rd | CoStar



4525 Glenwood Rd

Kmart Center
Freestanding Retail
(Neighborhood Center) -
Decatur/East Atl Submarket
Decatur, GA 30032

99,600 SF GLA 11.4 AC Lot 1970 Built Multiple Tenancy

Building

Type	3 Star Retail Freestanding (Neighborhood Center)			
Center	Kmart Center			
Location	Suburban			
GLA	99,600 SF	Year Built	Jan 1970	
Stories	1	Constr Start	Jul 1969	
Typical Floor	99,600 SF	Tenancy	Multi	
Class	B	Owner Occup	No	
		Elevators	None	
		Sprinklers	None	

CoStar Est. Rent \$12 - 15/SF (Retail)

Frontage 402' on Austin Rd

Taxes \$0.57/SF (2021)

Walk Score® Car-Dependent (38)
Transit Score® Some Transit (34)

Parking Ratio 6.73/1,000 SF

Parking Type Spaces
Surface 670

Land

Land Acres 11.40 AC Land SF 496,453 SF
Bldg FAR 0.20

Zoning C1

Tenants

Name	SF Occupied
● Flea Mart 285	50,800
Cosmopolitan Premier Lounge	48,800
African Hair Braiding	500

Source: CoStar Research

About the Owner

United Capital Investments, Inc
4525 Glenwood Rd
Decatur, GA 30032
United States
(404) 289-4747 (p)
Since Apr 30, 2018

Shopping Center

Type	Neighborhood Center	Land Area	22.80 AC
GLA	100,048 SF	# of Properties	2
Anchor GLA	50,800 SF	Year Built/Renov	1970
% Leased	100.0%	Floors	1
Location Score	22.9		
Anchor Tenant	Flea Mart 285		
Parking	700 Surface Spaces		
Frontage	Austin Rd 402', Glenwood Rd 102'		
Transit Score®	Some Transit (34)		
Walk Score®	Car-Dependent (38)		

Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Submarket 2-4 Star	5.3%	↓ -0.9%
Subject Property	0.0%	↔ 0.0%
Market Overall	4.2%	↓ -0.9%

<u>Market Rent Per Area</u>		
Submarket 2-4 Star	\$18.27/SF	↑ 6.6%
Subject Property	\$12.37/SF	↑ 4.8%
Market Overall	\$19.77/SF	↑ 6.4%

<u>Submarket Leasing Activity</u>		
Months on Market	11.1	↑ 3 mo
12 Mo. Leased	142,281 SF	↓ -16.7%

<u>Submarket Sales Activity</u>	Current	Prev Year
Market Sale Price Per Area	\$184/SF	\$164/SF
12 Mo. Sales Volume	\$44.99M	\$43.08M

Property Contacts

True Owner	United Capital Investments, Inc
Recorded Owner	United Capital Investments, Inc
Owner Type	Investment Manager
Property Manager	United Capital Investments, Inc

Demographics

	1 mile	3 miles	15 Min. Drive
Population	10,754	88,601	464,486
Households	3,879	33,597	182,121
Median Age	38.10	37.60	36.30
Median HH Income	\$41,416	\$43,938	\$58,488
Daytime Employees	1,508	17,866	232,456
Population Growth '22 - '27	▲ 2.82%	▲ 2.71%	▲ 2.58%
Household Growth '22 - '27	▲ 2.84%	▲ 2.69%	▲ 2.56%

EXHIBIT 3

GOLD STAR PROPERTY
SUMMARY REPORT

4/20/22, 12:39 PM

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	31 min	16.0 mi

Location

Zip	30032
Submarket	Decatur/East Atl
Submarket Cluster	Dekalb
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

4525 Glenwood Rd | CoStar

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
I- 285	Glenwood Rd N	8,515	2022	0.08 mi
Glenfair Rd	Glenwood Rd NE	7,511	2022	0.14 mi
Austin Dr	Austin PkLn S	14,637	2022	0.16 mi
I- 285	Glenwood Rd SW	4,800	2017	0.20 mi
I- 285	Glenwood Rd S	5,313	2022	0.22 mi
I- 285	Glenwood Rd S	5,848	2022	0.23 mi
Glenwood Rd	Arthurs Ct W	16,687	2022	0.33 mi
Glenwood Rd	Arthurs Ct W	17,216	2020	0.34 mi
I- 285	Glenwood Rd S	173,071	2022	0.39 mi
I- 285	Glenwood Rd S	188,765	2020	0.39 mi

Made with TrafficMetrix® Products

Public Record

2021 Assessment		
Improvements	\$1,841,800	\$3.74/SF
Land	\$1,008,000	\$2.05/SF
Total Value	\$2,849,800	\$5.79/SF

Parcels 15-164-01-012

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0151J
FIRM ID	13089C
FIRM Panel Number	0151J
FEMA Map Date	May 16, 2013

Property ID: 438880

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:33 PM

1952 Candler Rd - Candler-McAfee Shopping Center | CoStar



1952 Candler Rd - Candler-McAfee Shopping Center

Candler-McAfee Shopping Center Retail (Community Center) - Decatur/East Atl Submarket Decatur, GA 30032	188,472 SF GLA	13.94 AC Lot	1959 / 1990 Built / Renov	2,000 - 69,202 Available SF	39,960 Max Contig SF	\$15 - 19 CoStar Est. Retail Rent
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Sale

Sold Price	\$9,775,000 (\$47.69/SF) - Portfolio Price				
Date	Jan 2020	# of Properties	4		
Sale Type	Investment				
Financing	Down Payment of \$2,666,667 (25%) 1st Mortgage: Private Lender Bal/Pmt: \$8,000,000/-				

Building

Type	2 Star Retail (Community Center)				
Center	Candler-McAfee Shopping Center				
Location	Suburban				
GLA	188,472 SF	Year Built	1959		
Stories	1	Year Renov	1990		
Typical Floor	181,079 SF	Constr Start	Jul 1956		
Class	C	Tenancy	Multi		
Docks	None	Owner Occup	No		
Construction	Masonry	Elevators	None		
		Sprinklers	None		

CoStar Est. Rent \$15 - 19/SF (Retail)

Frontage 1,191' on Candler Rd
378' on McAfee Rd

Taxes \$0.63/SF (2021)

Walk Score® Somewhat Walkable (54)
Transit Score® Some Transit (41)

Parking Ratio 4.83/1,000 SF

Parking Type Spaces
Surface 875

Land

Land Acres	13.94 AC	Land SF	607,226 SF
Bldg FAR	0.31		
Zoning	C1, DeKalb County		

Tenants

Name	Exp Date	SF Occupied
DD's Discount	-	51,247
American Freight	Jul 2024	25,052
C&C Beauty & Beyond	Dec 2025	9,000
● Family Dollar Store	-	8,333
Shoe Show	-	8,000

6 Other Tenants ● Anchors

Source: CoStar Research

For Lease

Smallest Space	2,000 SF	Retail Avail	69,202 SF
Max Contiguous	39,960 SF		
# of Spaces	5		
Vacant	69,202 SF		
% Leased	63.3%		
Rent	Withheld - CoStar Est. Rent \$15 - 19 (Retail)		
CAM	Withheld		

Space

Floor	Available	Use	Rent	Services
P 1st	4,000 SF	Retail	Withheld	-
P 1st	39,960 SF	Retail	Withheld	-
P 1st	2,000 SF	Retail	Withheld	-
P 1st	20,000 SF	Retail	Withheld	-
P 1st	3,242 SF	Retail	Withheld	-

Leasing Highlights

- Strong mix of national and local tenants.
- Easy access to Interstate 20 and Interstate 85.
- Located at corner of Candler Road and McAfee Road.

Leasing Activity

Sign Date	Leased	Use	Rent	Services	Rent Type
Oct 2021	1,000 SF	Retail	-	-	-
Oct 2020	9,000 SF	Retail	\$9.67	NNN	Starting
Aug 2020	1,200 SF	Office	\$16.00	NNN	Starting
May 2020	1,200 SF	Retail	\$20.00	-	Asking
Mar 2020	2,000 SF	Retail	-	-	-

16 Other Lease Comps

Shopping Center

Type	Community Center	Land Area	43.85 AC
GLA	207,579 SF	# of Properties	4
Anchor GLA	10,333 SF	Year Built/Renov	1958/1990
Retail Avail	69,202 SF	Floors	1
Avail. Spaces	5		
% Leased	66.7%		
Location Score	44.5		
Anchor Tenant	Wayfield Foods Inc, Family Dollar Store		
Parking	933 Surface Spaces		
Features	Pylon Sign, Restaurant		
Frontage	Candler Rd 1,191', McAfee Rd 378'		
Transit Score®	Some Transit (41)		
Walk Score®	Somewhat Walkable (54)		

EXHIBIT 3

GOLD STAR PROPERTY
SUMMARY REPORT

4/20/22, 12:33 PM

1952 Candler Rd - Candler-McAfee Shopping Center | CoStar

About the Owner

Forest Development Group
2819 Fork Creek Church Rd
Ellenwood, GA 30294
United States
(404) 428-7084 (p)
Since Jan 13, 2020

Space Features

Bus Line	Pylon Sign
Dedicated Turn Lane	Restaurant
Drive Thru	

Building Notes

*Candler-McAfee Shopping Plaza is located in the heart of Decatur at the intersection of Candler Road and McAfee Road, just minutes east of downtown Atlanta.

* The center has great visibility on Candler Road. (22,420AADT) and newly updated monument sign.
* The property benefits from a mix of national and local tenants including DD's Discount, Family Dollar, McDonald's, Citi Trends and Shoe Show.

* Positioned between 2 major interstates, I-20 to the South and I-285 to the East just 3.0 miles
* Located near 2 Marta bus lines
* Well-blended mix of national and local tenants

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	31 min	14.7 mi

Location

Zip	30032
Submarket	Decatur/East Atl
Submarket Cluster	Dekalb
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-3 Star	4.9%	↓ -1.0%
Subject Property	36.7%	↔ -0.0%
Market Overall	4.2%	↓ -0.9%

Market Rent Per Area		
Submarket 1-3 Star	\$18.02/SF	↑ 7.0%
Subject Property	\$15.43/SF	↑ 4.8%
Market Overall	\$19.77/SF	↑ 6.4%

Submarket Leasing Activity		
Months on Market	11.1	↑ 3 mo
12 Mo. Leased	142,281 SF	↓ -16.7%

Submarket Sales Activity	Current	Prev Year
	-	-
Market Sale Price Per Area	\$184/SF	\$164/SF
12 Mo. Sales Volume	\$44.99M	\$43.08M

Property Contacts

True Owner	Forest Development Group
Recorded Owner	Forest Development Group Inc
Owner Type	Developer/Owner-RGNL
Property Manager	Moonbeam Leasing & Management LLC

Primary Leasing	Hale Retail Group
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Demographics

	1 mile	3 miles	20 Min. Drive
Population	11,272	103,075	852,828
Households	4,264	40,930	342,354
Median Age	39.50	38.60	35.20
Median HH Income	\$44,668	\$56,191	\$60,675
Daytime Employees	1,572	25,106	431,973
Population Growth '22 - '27	👤 3.35%	👤 3.64%	👤 3.51%
Household Growth '22 - '27	👤 3.35%	👤 3.62%	👤 3.51%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Candler Road	Mellville Ave NW	23,200	2019	0.06 mi
Candler Rd	Mellville Ave NW	22,663	2022	0.06 mi
Candler Road	Mellville Ave NW	23,104	2020	0.06 mi
McAfee Road	Candler Rd W	6,778	2020	0.10 mi
McAfee Rd	Candler Rd W	6,768	2022	0.10 mi
Candler Rd	Mellville Ave SE	22,530	2017	0.11 mi
McAfee Rd	Willia Dr E	6,340	2017	0.13 mi
McAfee Road	Candler Rd W	7,110	2019	0.13 mi
Glenvalley Dr	Canterbury St W	378	2022	0.24 mi
Glenvalley Drive	Canterbury St W	384	2020	0.24 mi

Made with TrafficMetrix® Products

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:33 PM

1952 Candler Rd - Candler-McAfee Shopping Center | CoStar

Public Record

2021 Assessment		
Improvements	\$3,281,035	\$5.93/SF
Land	\$2,991,201	\$5.41/SF
Total Value	\$6,272,236	\$11.34/SF

Parcels 15-170-06-051

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0131J
FIRM ID	13089C
FIRM Panel Number	0131J
FEMA Map Date	May 16, 2013

Property ID: 438872

EXHIBIT 3

GOLD STAR PROPERTY SUMMARY REPORT

4/20/22, 12:36 PM

3100 Clifton Springs Rd | CoStar



3100 Clifton Springs Rd

Office - I-20 East/Conyers
Submarket
Decatur, GA 30034

34,768 SF RBA 4.8 AC Lot 1987 Built Single Tenancy

Building

Type	3 Star Office			
Location	Suburban			
RBA	34,768 SF	Year Built	1987	
Stories	1	Tenancy	Single	
Typical Floor	34,768 SF	Owner Occup	No	
Class	C			
CoStar Est. Rent	\$18 - 22/1s (Office)			
Taxes	\$0.08/SF (2021)			
Walk Score®	Car-Dependent (37)			
Parking Ratio	1.44/1,000 SF			
Parking Type	Spaces			
Surface	50			

Land

Land Acres	4.80 AC	Land SF	209,088 SF
Bldg FAR	0.17		
Zoning	C1		

Tenants

Name		SF Occupied
Genoa Healthcare, Llc		500
DeKalb CSB		-
Source:	CoStar Research	

About the Owner

Dekalb County, Georgia
1300 Commerce Dr, Suite Annex Building
Decatur, GA 30030
United States
(404) 371-2905 (p)
Since Feb 8, 2010

Public Transportation

Airport	Drive	Distance
Hartsfield-Jackson Atlanta International Airport	27 min	12.8 mi

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 2-4 Star	7.6%	↓ -0.3%
Subject Property	0.0%	↔ 0.0%
Market Overall	14.1%	↔ -0.0%
Market Rent Per Area		
Submarket 2-4 Star	\$20.13/SF	↑ 3.9%
Subject Property	\$21.17/SF	↑ 3.4%
Market Overall	\$26.83/SF	↑ 1.4%
Submarket Leasing Activity		
Months on Market	13.1	↓ -11.1 mo
12 Mo. Leased	115,332 SF	↑ 0.5%
Submarket Sales Activity	Current	Prev Year
	-	-
Market Sale Price Per Area	\$152/SF	\$145/SF
12 Mo. Sales Volume	\$33.86M	\$20.2M

Property Contacts

True Owner	Dekalb County, Georgia
Recorded Owner	Dekalb County, Georgia
Owner Type	Government

Public Record

2021 Assessment		
Improvements	\$2,300,300	\$10.56/SF
Land	\$729,200	\$3.35/SF
Total Value	\$3,029,500	\$13.91/SF
Parcels	15-090-04-011	

Demographics

	1 mile	3 miles
Population	9,054	72,338
Households	3,684	26,535
Median Age	34.20	37.90
Median HH Income	\$37,316	\$51,964
Daytime Employees	3,611	16,063
Population Growth '22 - '27	📈 3.85%	📈 2.27%
Household Growth '22 - '27	📈 4.07%	📈 2.32%

EXHIBIT 3

GOLD STAR PROPERTY
SUMMARY REPORT

4/20/22, 12:36 PM

Location

Zip	30034
Submarket	I-20 East/Conyers
Submarket Cluster	Northlake
Location Type	Suburban
Market	Atlanta
County	DeKalb
State	Georgia
CBSA	Atlanta-Sandy Springs-Roswell, GA
DMA	Atlanta, GA-AL-NC
Country	United States

3100 Clifton Springs Rd | CoStar

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Glen Hollow Dr	Flat Shoals Pkwy	31,318	2015	0.16 mi
Flat Shoals Pkwy	Glen Hollow Dr	32,201	2022	0.16 mi
Clifton Springs Rd	N Lanier Pkwy W	12,820	2017	0.25 mi
Flat Shoals Pkwy	Warriors Path SE	30,284	2022	0.27 mi
Flat Shoals Pkwy	Warriors Path SE	30,571	2021	0.27 mi
Flat Shoals Pkwy	Clifton Springs Rd NW	30,590	2017	0.27 mi
I- 285	Flat Shoals Pkwy W	9,685	2022	0.38 mi
I- 285	Flat Shoals Pkwy W	8,981	2022	0.43 mi
I- 285	Flat Shoals Pkwy NE	9,412	2022	0.45 mi
I- 285	Flat Shoals Pkwy NE	10,140	2018	0.46 mi

Made with TrafficMetrix® Products

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13089C0134J
FIRM ID	13089C
FIRM Panel Number	0134J
FEMA Map Date	May 16, 2013

Property ID: 7420203

ROUNDTABLE BRIEF

Food Desert Roundtable April 12, 2022 2pm

We are looking forward to engaging conversation around the current state of the grocery market, Locally sourced food resources and connections and opportunities concerning Food Deserts in South Dekalb.

Below you will find a list of round table participants and their background.

Commissioner Larry Johnson- Commissioner Johnson represents District 3 of DeKalb County. Commissioner Johnson is passionate about services that benefit youth and improve health. His commitment to health captured the attention of former First Lady Michelle Obama, and he became involved in her national “Let’s Move!” campaign.

larryjohnson@dekalbcountyga.gov

Randi Mason is Vice President of Economic Development for Decide DeKalb where she leads the team’s efforts in business attraction, retention and expansion, workforce development, as well as the DeKalb Entertainment Commission. Randi has 15 years of experience in economic development in the metro Atlanta area. rmason@decidedekalb.com

Tina Everhart is Director of community Impact for Wayfield Foods. She’s a key leader in the Wholesome Wave Georgia's efforts to expand access to fresh, healthy locally grown produce for our Neighbors, the food and nutrition insecure families that our nonprofit serves, at leading grocery retailers. teverhart@wayfieldfoods.com (404-559-3200)

David Parry is a Real Estate Manager with Publix Supermarkets, and has served in this division for over 18 years. He currently serves the North Georgia region, including the Atlanta Metro. David.Parry@publix.com

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Bill Green is the current Executive Director of The Common Market Southeast, a non-profit food distribution organization seeking to bring food grown by local farmers to local communities. Prior to coming to The Common Market, Bill worked at The Kroger Company for 18 years in various roles, including Legal Counsel, Store Manager, District Manager, and Vice President of Operations. bill@thecommonmarket.org (404-790-6805)

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Your **Urban Leadership Institute** Mini Technical Assistance Panel (MTap) members:

- [Jeffrey Brown](#)- Sr. Real Estate Portfolio Manager, Georgia [Microsoft]
- [Dionne L. Edwards, CCIM-](#) First Vice President of Corporate Real Estate [Truist Bank]
- [Maureen Freehill](#)-Director, Affordable Housing [National Church Residences]
- [Allison Stewart- Harris](#)- Community Planning Manger [VHB]
- [Jennifer Thornton](#)- Senior Program Manager [JLL]