

CFLmTAP | AgriUnity

AGRIUNITY FOODS

AGRIUNITY

mTAP Team

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MARKET RESEARCH

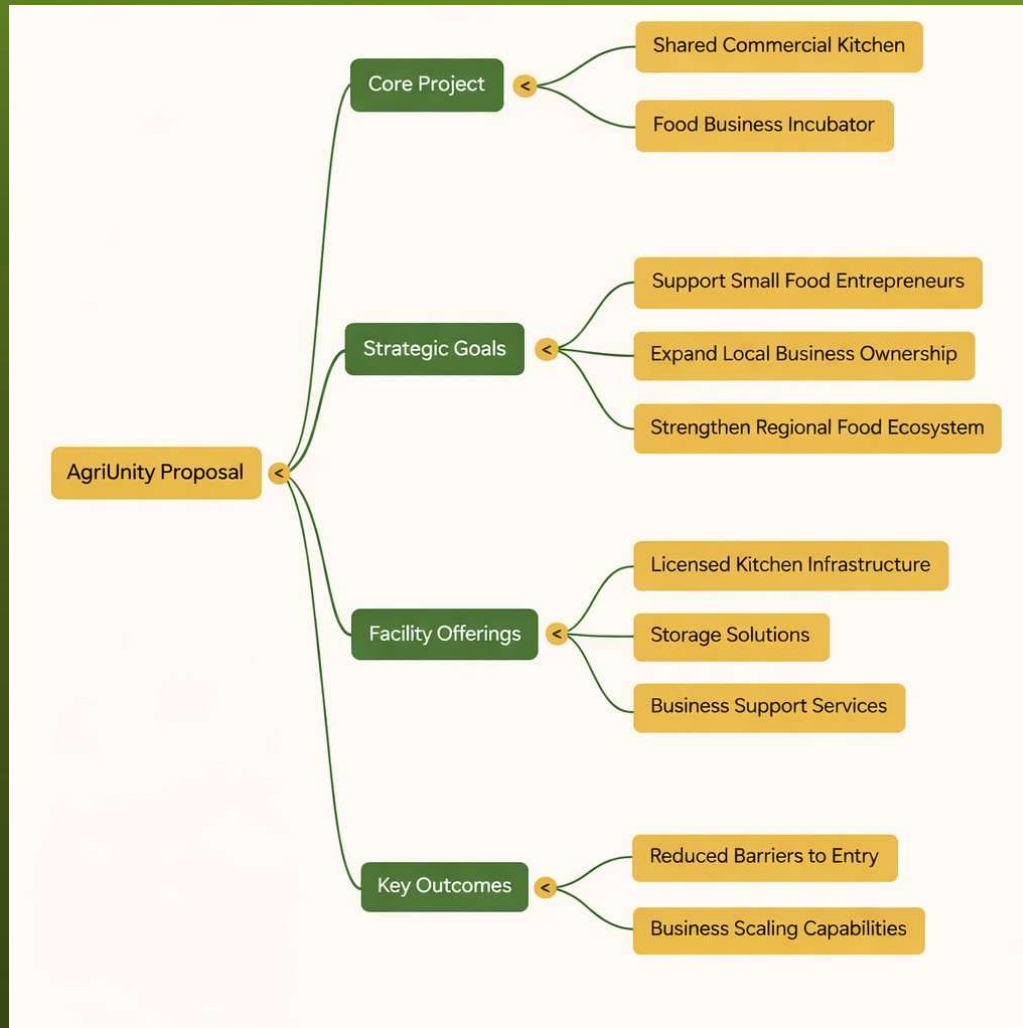
YCCVA

COLDTIVATE DOCUMENTATION

RODALE INSTITUTE

GEORGIA ORGANICS

MIND MAP



Overview of Issue & Process

Initial research

Programming

Site selections

Challenges:

- Lack of local examples
- Lack of client availability
- Heavy programming need -> heavy reliance on external experts



Summary of Findings & Conclusions

- Key needs:
 - Transportation accessibility
 - Parking availability
 - Consumer visibility
 - Zoning feasibility
- Program established: ~24,000 ft²
 - Loading dock
 - Cold (+ cold storage)
 - Prep kitchen
 - Training
 - Office
 - Support
- Breakthrough idea:
 - Retail!

Snellville – Retail

SITE PLAN 2297 MAIN STREET EAST SNELLVILLE, GA 30078

PROPERTY OVERVIEW

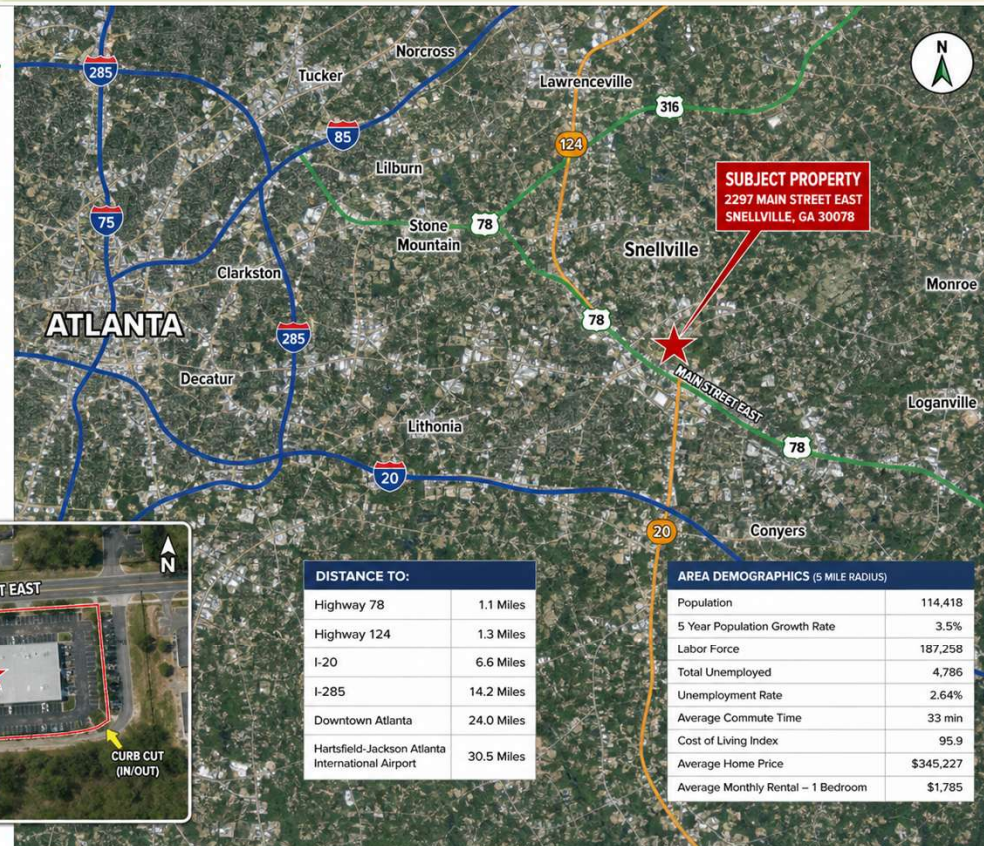
- 24,124 SF Building
- 1.90 AC Lot
- 212' Frontage on Main St East (with 2 Curb Cuts)
- 51 Surface Parking Spaces
- 1 Dock-High Door
- HVAC in Warehouse Space
- 1 Private Office
- Collaborative Office Space with Five Desk Stations
- Breakroom

LEGEND

- ★ Subject Property
- Interstate Highways
- U.S. Highways
- State Highways

SITE DETAILS

24,124 SF Building
1.90 AC Lot



DISTANCE TO:

Highway 78	1.1 Miles
Highway 124	1.3 Miles
I-20	6.6 Miles
I-285	14.2 Miles
Downtown Atlanta	24.0 Miles
Hartsfield-Jackson Atlanta International Airport	30.5 Miles

AREA DEMOGRAPHICS (5 MILE RADIUS)

Population	114,418
5 Year Population Growth Rate	3.5%
Labor Force	187,258
Total Unemployed	4,786
Unemployment Rate	2.64%
Average Commute Time	33 min
Cost of Living Index	95.9
Average Home Price	\$345,227
Average Monthly Rental – 1 Bedroom	\$1,785

Retail Rendering

SITE OPTION 1

RETAIL SITE

Community Hub + Market Destination

OVERVIEW

High-visibility location ideal for a community-facing facility featuring retail, education, events, and experiential programming. This site supports AgriUnity's mission to connect people to local agriculture, healthy food, and farmer stories.

SITE HIGHLIGHTS

- Excellent visibility and frontage
- Close proximity to neighborhood and visitor traffic
- Flexible space for retail, events, classrooms, and outdoor activation
- Strong access to existing amenities and community partners



IDEAL FOR



Retail Store



Farmers Market



Education Programs



Community Events



Café / Dining



Wellness + Workshops

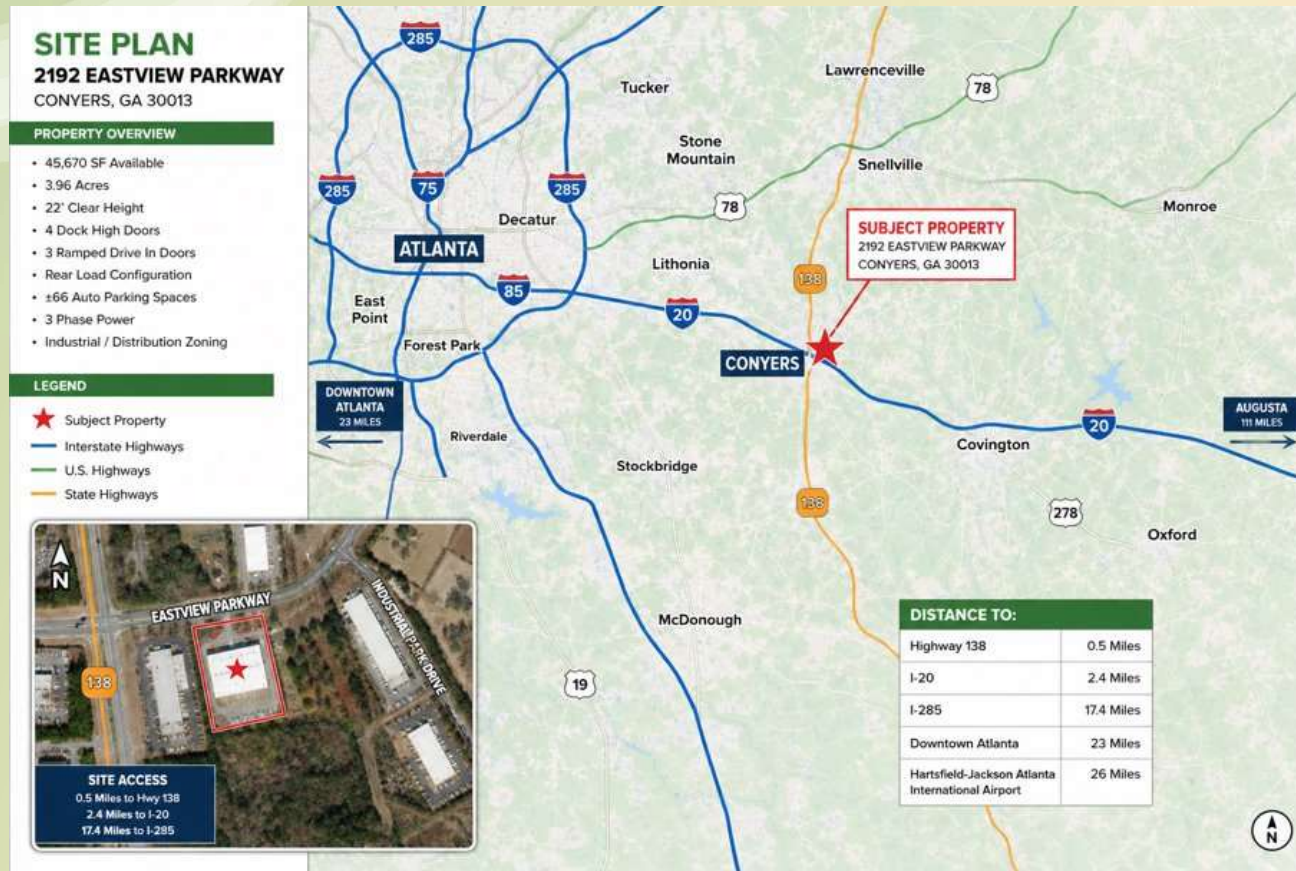
SITE NOTES

Strong opportunity for partnerships, sponsorships, and community engagement programming.

TARGET IMPACT

Increase community access, awareness, and participation in local agriculture.

Conyers – Warehouse/Industrial



Warehouse/Industrial Rendering

SITE OPTION 2

INDUSTRIAL SITE

Operations + Processing Hub

OVERVIEW

Strategically located industrial site designed to support AgriUnity's backend operations including aggregation, processing, storage, packaging, distribution, and business development initiatives.

SITE HIGHLIGHTS

- Excellent access to major highways and logistics routes
- Large footprint for buildings, equipment, and future expansion
- Ideal for food processing, cold storage, distribution, and value-added production
- Supports farmer economic growth and supply chain efficiency



IDEAL FOR



Food Processing



Cold Storage



Packaging



Distribution



Business Incubation



Workforce Development

SITE NOTES

Supports scalability, operational efficiency, and long-term economic impact for farmers.

TARGET IMPACT

Strengthen supply chain infrastructure and create jobs, revenue, and market access for farmers.

AgriUnity

GROWING TOGETHER. THRIVING TOGETHER.

Leadership Lessons Learned

Meet in person early in process

- Facilitates connection/engagement



Think outside the box (retail idea)



-> Client had more of a business consulting need than a CRE need

Follow-up Steps





THANK YOU!