OFFERING MEMORANDUM

5575 Frontage Road | Forest Park (ATL MSA), GA

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Investment Highlights

OFFERING PRICE
$7,061,000

CAP RATE
6.60%

NOI
$466,050

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire the Lyft Service Center in Forest Park (Atlanta MSA), GA (the "Property")—a freestanding ±25,537 SF industrial/flex building situated on 2.07 acres. Positioned less than two miles from Hartsfield-Jackson Atlanta International Airport—the world's busiest airport with 108MM+ passengers annually—the Property benefits from exceptional visibility and frontage along I-75, which experiences 207,000+ VPD.

Lyft has demonstrated a strong commitment to this location, significantly investing into renovations and recently renewing its lease for an additional 5 years, underscoring the Property's operational importance within Lyft's network and the site's strong performance. The lease features 3% annual rent escalations and minimal landlord responsibilities, providing investors with stable, inflation-hedged cash flow.

This offering represents a rare opportunity to acquire mission-critical real estate in a high-barriers-to-entry submarket within immediate proximity to Hartsfield-Jackson Atlanta International Airport. The location benefits from robust demand drivers, significant logistical synergies, and a deep roster of industrial, logistics, and transportation-oriented tenants seeking proximity to the airport corridor.

Opportunity Highlights

Mission Critical Location

This facility serves as a hub for Lyft's driver operations across the greater ATL MSA, providing essential services to support its fleet in proximity to ATL Airport (the nation's busiest airport with 108MM+ annual passengers)

Secure + Steady Income Stream

Backed by Lyft, Inc. (NASDAQ: LYFT), a publicly traded national operator, the Property provides investors with a secure and reliable income stream, minimal landlord responsibilities, and a proven tenant with a demonstrated, long-term commitment to the location

Robust RE Fundamentals

Positioned within an infill industrial corridor less than 2 miles from the ATL Airport, the Property is situated in a high-demand, supply-constrained submarket where limited land creates significant barriers to entry for tenants and operators seeking airport adjacency

Surrounding Market Synergies

Benefits from a highly synergistic industrial and logistics corridor, with notable neighboring tenants including JC Penney Logistics Center (2MM+ SF), Georgia DOT, Del Monte, Georgia Power, The Clorox Company, DHL, and several other prominent operators

Offering Summary

Property Summary

Property Address:	5575 Frontage Road Forest Park (ATL MSA), GA 30297
Price:	$7,061,000
Cap Rate:	6.60%
Building Size:	±25,537 SF
Lot Size:	90,126 SF (2.07 Acres)
Year Built/Renov.:	1968/2021
Parcel No.:	13084-085007
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Lyft, Inc.
DBA:	Lyft Service Center
Rent Commencement:	3/1/2026
Lease Expiration:	3/31/2031
Original Lease Term:	±5 Years
Term Remaining:	±4.5 Years
Current Annual Rent:	$466,050
Rent Increases:	3% Annually
Renewal Options:	1, 2-Year Option
Lease Type:	NN
Landlord Responsibilities:	Roof[3], Structure & HVAC
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent[1]	Monthly Rent	Cap Rate
3/1/26 – 2/28/27	**$466,050**	**$38,838**	**6.60%**
3/1/27 – 2/28/28[2]	$480,096	$40,008	6.80%
3/1/28 – 2/28/29	$494,396	$41,200	7.00%
3/1/29 – 2/28/30	$509,208	$42,434	7.21%
3/1/30 – 2/28/31	$524,530	$43,711	7.43%
3/1/31 – 3/31/31	$540,363	$45,030	7.65%
Option Period			
4/1/31 – 3/31/32	$556,451	$46,371	7.88%
4/1/32 – 3/31/33	$573,050	$47,754	8.12%

1 Additional Income: property management fees payable to a property manager (including any affiliate of Landlord), which fees shall not exceed 4.0% of effective gross rent per calendar year—currently $18,642.

2 Lyft has a termination option with 6-months notice during the second year of their lease (March 1, 2027 – March 1, 2028). Notice must be given by Tenant no later than September 1, 2027, and Tenant must pay a termination fee of $60K plus the unamortized TI & Initial Rent Abatement.

3 Roof Warranty: 20-Year Roof Warranty in-place.

Tenant Summary

About Lyft

Lyft, Inc. (NASDAQ: LYFT) is a leading North American transportation network company headquartered in San Francisco, CA. Founded in 2012, Lyft operates a peer-to-peer platform that connects riders and drivers across the U.S. and Canada, serving over 800 cities with millions of rides each week. The company's core services include on-demand ridesharing, vehicle rentals, and micromobility offerings such as shared bikes and scooters. As the second-largest rideshare operator in North America, Lyft is a well-established and recognizable brand that has become a key player in the nation's evolving urban mobility infrastructure.

In recent years, Lyft has shifted focus toward profitability and operational efficiency, achieving positive Adjusted EBITDA and free cash flow through disciplined cost management and technology investments. The company reported approximately $5.8 Billion in revenue for FY2024, supported by strong liquidity exceeding ~$1 Billion.

Publicly traded on NASDAQ, Lyft provides transparency, liquidity, and credibility as a national corporate tenant. The company's improving financial profile, diversified revenue streams, and established presence in the U.S. mobility market position it as a stable, well-capitalized, and growth-oriented tenant. Lyft's brand strength, market resilience, and long-term commitment to operational sustainability make it a compelling tenant for investors seeking exposure to a proven and high-visibility name in the transportation technology sector.

75+
Locations

11
Total Countries

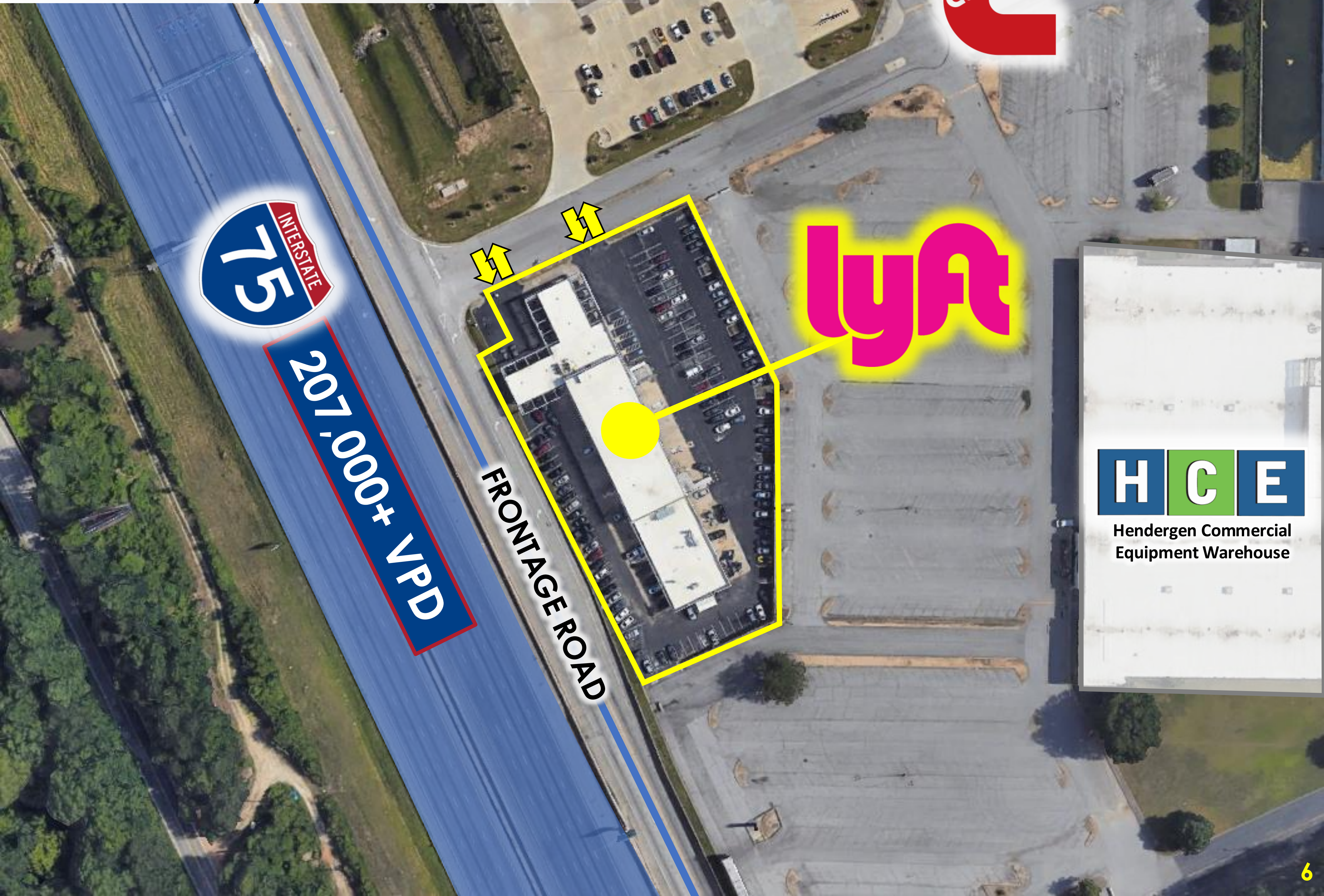
lyft.com
Website

2012
Founded

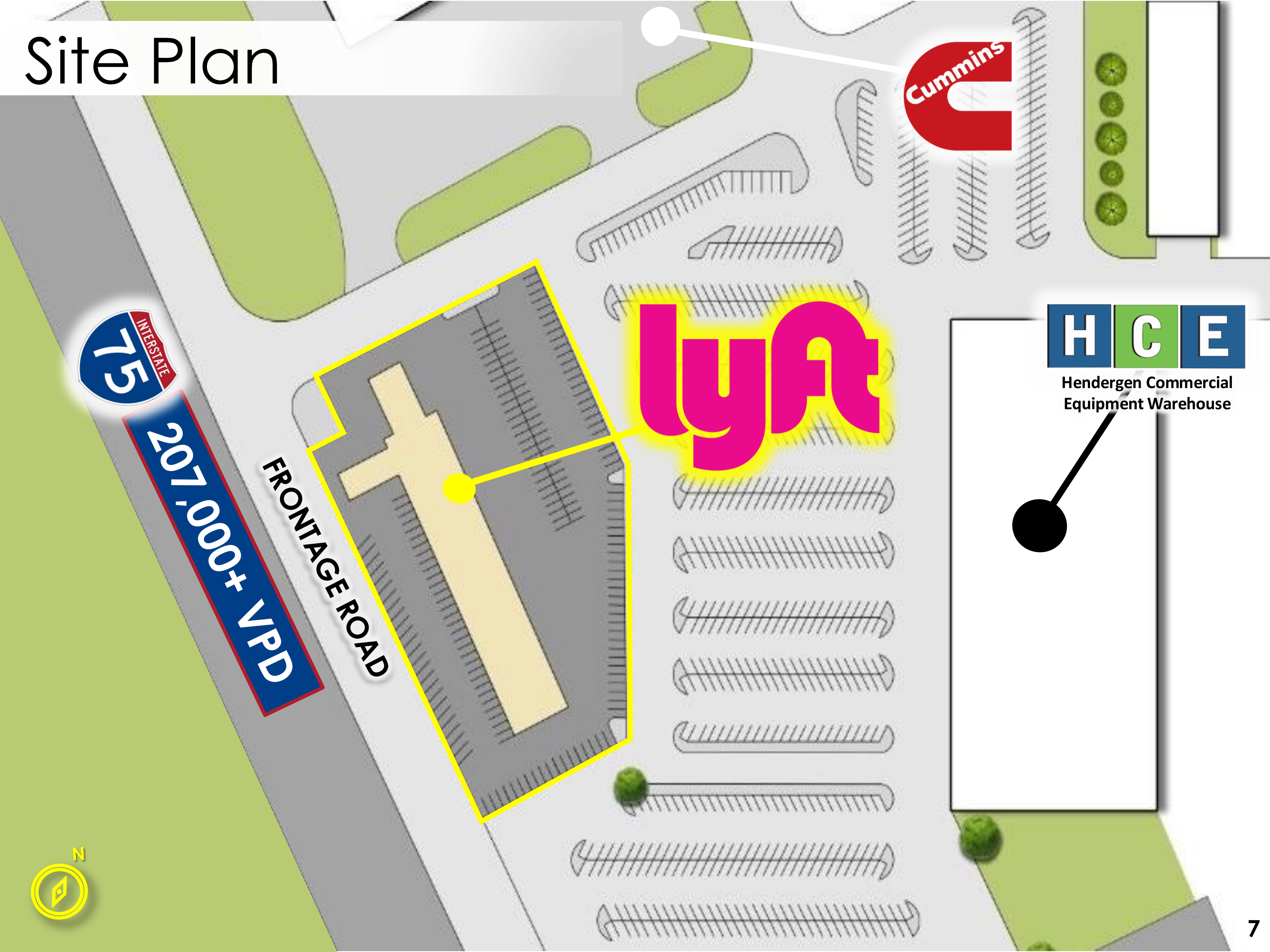
San Francisco, CA
HQ

Public
Company Type

Bird's Eye View



Site Plan


Cummins
lyft
HCE
Hendergen Commercial
Equipment Warehouse
INTERSTATE
75
207,000+ VPD
FRONTAGE ROAD
N

Aerial Context

Aerial Context

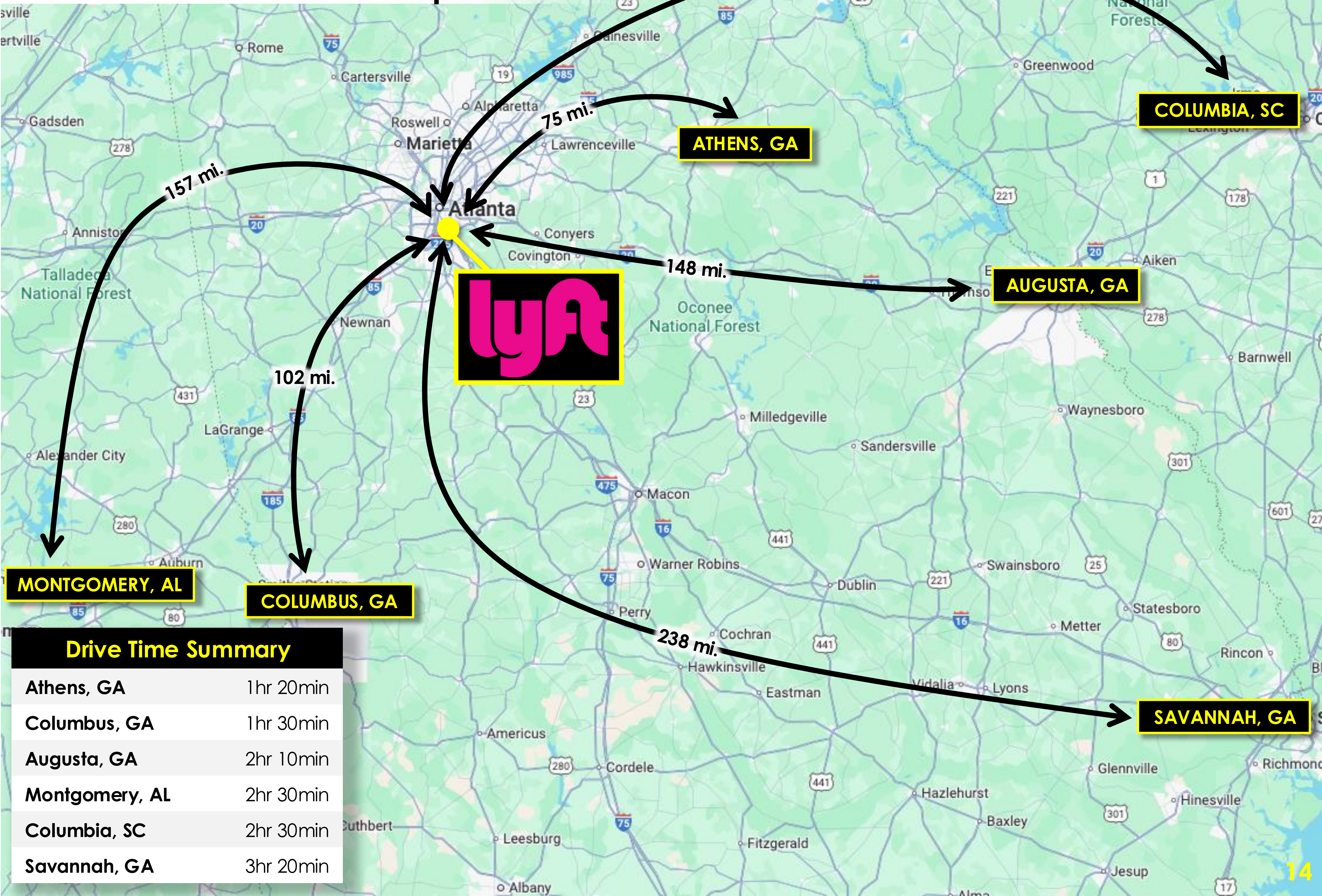
Aerial Context

Retailer Map

Aerial Photos

Property Photos

Location Map



Drive Time Summary	
Athens, GA	1hr 20min
Columbus, GA	1hr 30min
Augusta, GA	2hr 10min
Montgomery, AL	2hr 30min
Columbia, SC	2hr 30min
Savannah, GA	3hr 20min

Market Overview

Atlanta MSA

Metro Atlanta, designated as the Atlanta-Sandy Springs-Alpharetta, GA MSA, is the most populated MSA in the state of Georgia and the eight-largest in the US. The Atlanta MSA, spanning across approximately 8,376 square miles in north-central Georgia, is one of the largest and fastest-growing metropolitan areas in the country. The region is situated in the foothills of the Appalachian Mountains and is bisected by the Chattahoochee River, which allows for a ranging terrain from rolling hills to flat plains and provides a mix of urban and rural landscapes.

The Atlanta MSA is a major economic hub with a diverse economy. It is home to numerous Fortune 500 companies, including The Coca-Cola Company, Delta Air Lines, Home Depot and UPS. The region's economy is driven by industries such as finance, technology, logistics, manufacturing, film and television production, and healthcare. The Hartsfield-Jackson Atlanta International Airport is one of the busiest airports in the world and plays a significant role in facilitating commerce and tourism.

The area continues to thrive and show strong historical growth, driven by its diverse economy, thriving business environment, and strategic location. Metro Atlanta's economic opportunity and quality of life have attracted both domestic and international migrations

Demographics

	3 Miles	5 Miles	10 Miles
POPULATION			
2024 Estimate	73,013	180,579	652,459
2029 Projections	72,631	181,485	666,152
2020 Census	73,975	178,495	637,520
BUSINESS			
2024 Est. Total Businesses	3,050	8,011	21,863
2024 Est. Total Employees	25,964	75,455	192,686
HOUSEHOLDS			
2024 Estimate	27,492	67,345	247,695
2029 Projection	27,339	67,740	253,226
2020 Census	27,920	66,491	242,088
INCOME			
Average Household Income	$54,670	$60,312	$72,645
Median Household Income	$41,121	$45,320	$53,993

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