

Abacus Capital and Big Cypress Capital Introduce The First Tenants at The Avenues at Atherton



Abacus Capital (“Abacus”) and Big Cypress Capital (“Big Cypress”) are pleased to introduce the first tenants at The Avenues at Atherton.

New Tenant Announcements

The Avenues at Atherton development team is pleased to announce the first tenants to join a carefully curated tenant roster – Snooze AM Eatery, Silverlake Ramen, Rockbox Fitness and Polished Nail Bar. Cumulatively, these four tenants will bring the project to over 50% pre-leased ahead of a late Q3 2019 targeted completion date.

“Abacus is pleased to partner with these exciting tenant-clients at The Avenues at Atherton. We look forward to helping their businesses and others like them prosper in this special location for years to come,” said McAdams.

“These early lease commitments from such high quality food and beverage, fitness and service-oriented tenants are proof positive of Abacus’ original investment thesis around this asset/location and their ability to execute on the original business plan and the development team’s high caliber leasing efforts led by Adam Williams,” says Max Mazzone, CEO/Co-CIO of Big Cypress Capital.

“This area of South End is the most dynamic micro-market between Washington, DC & West Midtown Atlanta,” says Adam Williams with Legacy Real Estate Advisors. “We are excited to bring the excitement of South End and the historic elegance of Dilworth together through this project. Our remaining spaces upstairs include an 1,800 SF space and a 5,800 SF space that individually represent some of the best available retail spaces in the Charlotte market. In addition, our plaza suites are some of the most unique in the market and can accommodate users from 3,000-6,500 SF with incredible outdoor opportunities.”

Abacus Capital and Big Cypress Capital originally acquired the 31,000 square foot unanchored strip shopping center located at 2041 South Boulevard in December 2018 and broke ground on its multi-million dollar redevelopment efforts in January 2019. As part of its scope of improvements the partnership added

substantial parking to the site and lowered the slab in a portion of the space to create dramatic 12' ceilings and a special plaza-type look and feel for its neighborhood-facing F&B and retailing spaces.

The developers say that they are being highly selective when it comes to filling out the remainder of the project, however a handful of suites ranging in size from 1,800-6,800 SF remain for discerning operators of evening-oriented cocktail/F&B uses, traditional service-oriented retailers as well as high-end showrooms.

Interested tenants/tenant reps should contact Adam Williams at Legacy Real Estate Advisors at (980) 722-1536.

ABOUT ABACUS CAPITAL

Abacus Capital is a multi-strategy product type agnostic tactical real estate investor focused on the acquisition and development of differentiated commercial real estate in growth markets across the southeastern United States. Our mission is to identify real estate opportunities that we believe offer our investors the most compelling risk-adjusted returns in dynamic capital markets environments. The principals of Abacus Capital have over nearly 25 years of real estate investing experience and have acquired or developed nearly 16.0M square feet of commercial real estate with a total capitalization in excess of \$3.0B.

ABOUT BIG CYPRESS CAPITAL'S HEADWATER REAL ESTATE OPPORTUNITIES FUND I

The Headwaters Real Estate Opportunities Fund I is Big Cypress Capital's inaugural fund aimed at developing the next generation of real estate managers and deploying investment capital through strategic joint ventures. Leaders from Big Cypress work closely with emerging managers, acting as mentors and advisors to ensure the incorporation of best-in-class practices.



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