



Staci Spangler & Megan McCraney

LEASING PORTFOLIO

TSCG

LEASING TEAM



Megan McCraney

770.955.2434

Megan.McCraney@tscg.com

Staci Spangler

770.955.2434

Staci.Spangler@tscg.com

In first grade, we're taught that $1 + 1$ most definitely equals 2. While that's a fact in "simple" math, it's "simply" not the case when it comes to leasing your retail space. Our math clearly indicates that when you take one passionate, energetic, creative and resourceful leasing advisor and add her to another of equal passion, energy, creativity and resourcefulness, the results are larger than the sum of the parts.

Megan McCraney and Staci Spangler assist owners of commercial real estate with the effective curation of sustainable, complimentary merchandise mixes that help them achieve the maximum value from their assets. They do this in a systematic proactive manner that combines the resources of TSCG's industry leading consumer analytics, Geographical Information Systems (GIS) and technological platforms with their own industry acumen derived from their historic work on some of the Southeast's most iconic projects.

The team has worked extensively on projects from freestanding buildings to power centers, local to regional and with tenants from "mom and pops" to chef-driven restaurants and all the way to national big box chains. They assist their landlord clients throughout the process from building/space layouts, proforma analysis, design, letter of intent (L.O.I.), lease negotiations and ultimately to tenant turnover.

Their approach is collaborative and supportive, but always, with an eye on the definitive goal of creating and maximizing value.

SEPHORA

KOHLER

WHOLE
FOODS
MARKET

ROSS
DRESS FOR LESS

SPROUTS
FARMERS MARKET

ULTA
BEAUTY

delbar
MIDDLE
EASTERN

The
Iberian
Pig

TOOTSIES

petco

verizon

P
D
I
SINCE 1973

ALTA
TORO
MODERN LATIN

RECESS



CAVA



Marshalls

DG

RH
RESTORATION HARDWARE

SO
VI

Anh's
KITCHEN
A TASTE OF VIETNAM

AYA
Medical Spa

T
TAYLOR CHIROPRACTIC
HEALTH | WELLNESS | PERFORMANCE

QT
QuikTrip

HOLLER
& DASH

OVME

CITY EATS
ESTD 2011
KITCHEN
WHISKY • MUSIC

BenchMark
PHYSICAL THERAPY

THE
SHADE
STORE

ESTHÉTIQUE
BY ELAINE STERLING

restore
HYPER WELLNESS + CRYOTHERAPY

KALE
CRAZY

STORICO
FRESCO
ALIMENTARI

COSTA
COFFEE

Jason's deli

THE
LES MAINS
NAIL BAR

The Good Feet Store
America's Arch Support Experts

Tiff's Treats
cookie delivery

THE ANSWORTH
BURGERS • COCKTAILS • SPORTS

Phenix
Salon Suites

사부
SABU

SCULPHOUSE



ARTISAN BEAUTÉ

SWEATHOUZ

SILVERLAKE
RAMEN

THE WHOLE DOG
MARKET

scenthound.

ideal dental

FAIRWAY SOCIAL

THE SELECT
RESTAURANT • BAR



THE CHARLES

GLA: 26,660 sf

Submarket: Buckhead

Luxury condo development with ground floor retail, located adjacent to The Buckhead Village District.



WESTSIDE IRONWORKS

GLA: 14,529 sf

Submarket: Midtown

Renovation of the iconic Ironworks complex, redeveloped for seven retail and restaurant tenants.



881 MIDTOWN

GLA: 10,000 sf

Submarket: Midtown

Mixed-use development with 10,000 sf of street level retail, 32,000sf of office and 342 apartment units.



THE HAMILTON HOTEL

GLA: 9,000 sf

Submarket: Downtown Alpharetta

119 key hotel by Hilton's Curio Collection with street level retail.



THE MAXWELL

GLA: 43,000 sf

Submarket: Downtown Alpharetta

Mixed-use development with 43,000 sf of retail and 138 luxury residential units.



HANOVER BUCKHEAD VILLAGE

GLA: 11,832 sf

Submarket: Buckhead

Ground floor retail with 353 residential units above located in the heart of Buckhead Village.



ICON BUCKHEAD

GLA: 5,257 sf

Submarket: Buckhead

Ground level retail with 363 high end apartments located in the heart of the Buckhead business district with 13M sf of surrounding Class A office space.



8 WEST

GLA: 6,441 sf

Submarket: West Midtown

\$150M mixed-use development with 256 apartments & 175,000 sf of office space located in the Westside's popular chef driven restaurant district.



WESTSIDE VILLAGE

GLA: 87,356 sf

Submarket: Upper Westside

A walkable, family oriented lifestyle center located in the up and coming Upper Westside neighborhood.



915 MIDTOWN

GLA: 18,346 sf

Submarket: Midtown

Ground floor retail with 369 residential units with proximity to Georgia Tech and Midtown Marta station.



1010 MIDTOWN

GLA: 48,365 sf

Submarket: Midtown

35-story luxury condo tower with street-level retail located on Peachtree with dense daytime population.



BUCKHEAD EXCHANGE

GLA: 44,606 sf

Submarket: Buckhead

Re-merchandising and redevelopment of an existing shopping center in the heart of Buckhead with female-focused co-tenancy.



GENTRY

GLA: 5,645 sf

Submarket: Buckhead

Buckhead's newest 21-story apartment development with a premier retail opportunity.



PARKAIRE LANDING

GLA: 132,000 sf

Submarket: East Cobb

Newly renovated Kroger shadow-anchored center strategically located in the heart of the East Cobb corridor.



MANSELL CROSSING

GLA: 332,364 sf

Submarket: North Point

Nationally anchored shopping center in North Fulton County's major retail node surrounded by dense residential population and Class A office.



THE PLAZA AT CITY SPRINGS

GLA: 28,195 sf

Submarket: Sandy Springs

Newly developed shopping center located just north of I-285 along Sandy Springs' Roswell Rd retail corridor.

ABOUT TSCG

Since 1984, TSCG has provided a full assortment of retail real estate advisory services to landlords, developers, investors, financial institutions and retailers throughout the United States. These services include: project leasing, tenant representation, property management, investment sales, investment management, net lease sales and financing, construction supervision, receivership, development consulting, surplus property disposition, location data analytics & research. Our people are our biggest strength and our biggest differentiator.

With 20 offices and over 240 experienced professionals in the United States, TSCG has an unparalleled commitment to local market presence. An extensive research and analytics department, state of the art technology and always doing what is right for the client, as opposed to what's "expected" in the industry, further differentiates TSCG.

HIGHLIGHTS



20

Offices



240+

Team Members



70

Partners



20+

Location Data
Specialists/Analysts



450+

Tenants



12+ Million SF

Management



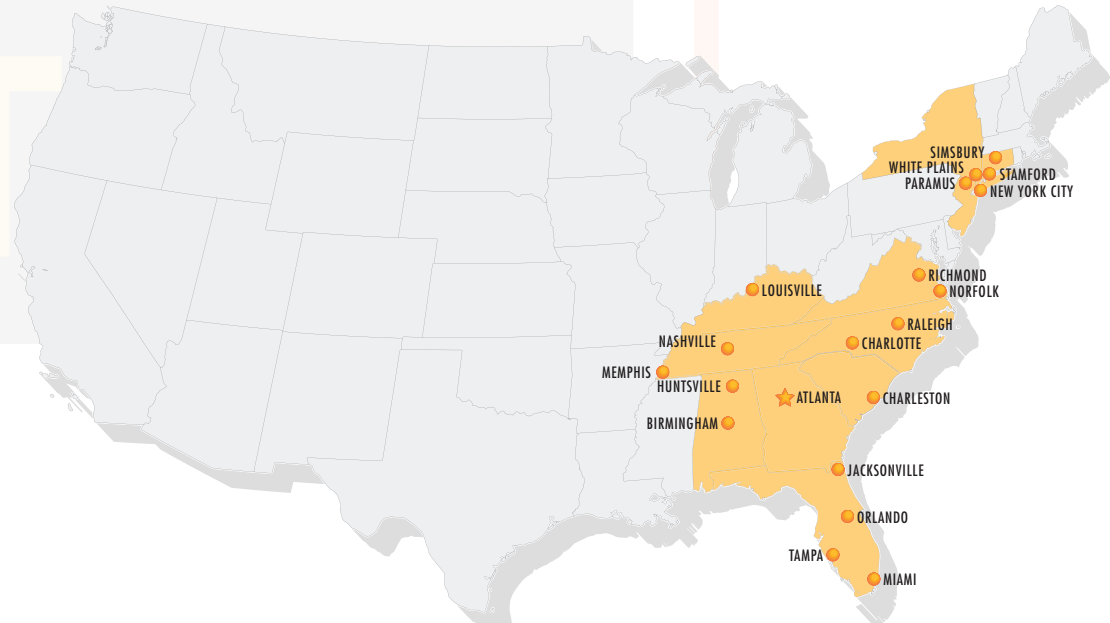
60+ Million SF

Leasing



\$2 Billion

Investment Sales
Recent Volume



CHAINLINKS

RETAIL ADVISORS

TSCG is a proud member of ChainLinks Retail Advisors, the leading retail real estate service provider in the United States. This connection allows our Team to leverage our experience and knowledge in local markets throughout the majority of the United States. As the exclusive representative for ChainLinks in Georgia, we have access to a collaborative partnership that facilitates expansion, relocation and repositioning efforts — locally, regionally, nationally and internationally.

ChainLinks has in-depth local knowledge and the reliable network of local connections; is the finest service provider in each local market; and has a reputation for combining outstanding quality, creativity, and flexibility with speed and efficiency in execution. ChainLinks is, in effect, an extension of a partner's local real estate expertise, identifying available opportunities in regional markets across the United States — including new shopping centers, existing developments and prime properties for lease, acquisition or development.

With offices in 56 major cities within all major MSA's in the US, ChainLinks provides a seamless nationwide service delivery system from a single point of contact. Being a part of ChainLinks allows its members to provide our clients with greatly expanded geographic expertise, market insight and continuity and consistency of services.

HIGHLIGHTS

Year Founded	1979
Offices	56+
Retail Broker Specialists	750+
Major North American Markets We Serve	60+
Retailers We Represent	1,500+
Market Knowledge	30+ Years



Contact



TSCG®

STACI SPANGLER
STACI.SPANGLER@TSCG.COM

MEGAN MCCRANEY
MEGAN.MCCRANEY@TSCG.COM

300 GALLERIA PARKWAY, 12TH FLOOR, ATLANTA, GA 30339 • 770.955.2434 • TSCG.COM

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