

## AUTOMOTIVE REPAIR SHOP FOR LEASE

# NEWLY RENOVATED

950 Sun Valley Drive, Roswell, GA 30076



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	+/-55,000 SF
<b>LEASE RATE:</b>	\$16.00 SF/yr (NNN)
<b>LOT SIZE:</b>	3.4+/- Acres
<b>YEAR BUILT:</b>	1969
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	I1C

### PROPERTY HIGHLIGHTS

- Parking for 200 vehicles
- 32 workstations with customer lounge with seating for +/-58
- Parts department with +/-7,000 sq. ft. of parts storage
- Fully heated and ventilated shop with 29 bays - 27 lifts, 2 alignment lifts, compressors and oil delivery system
- 4 wet bays and 3 dry detail bays
- Immediate proximity to Roswell's "Automotive Row"
- Visibility from Alpharetta Highway
- Connectivity to Mansell Road via Sun Valley
- Future connectivity to Old Ellis Road
- Available on/before April 1, 2020

**KW COMMERCIAL**  
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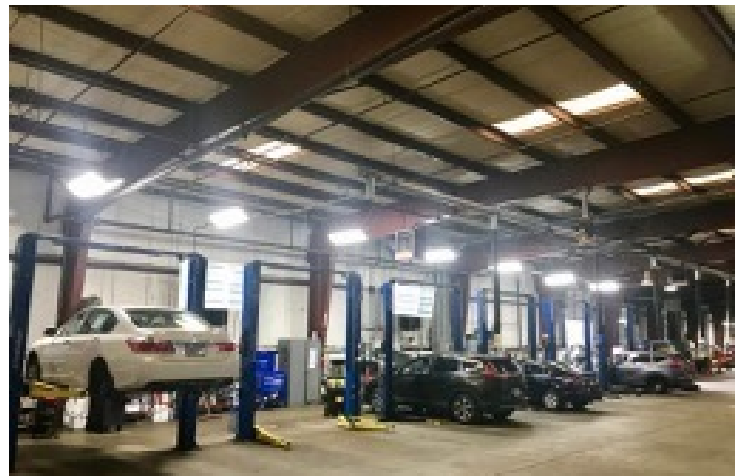
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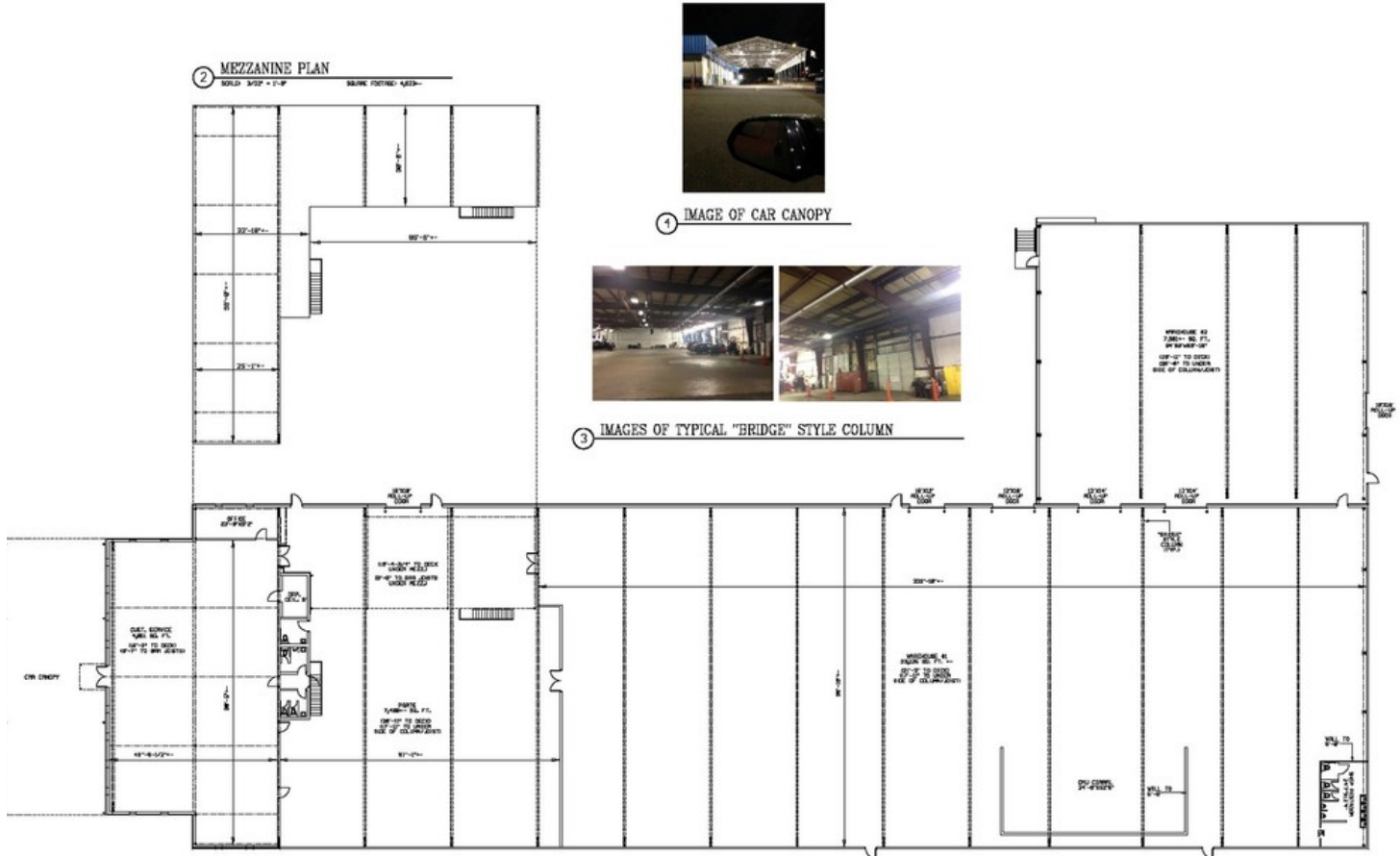
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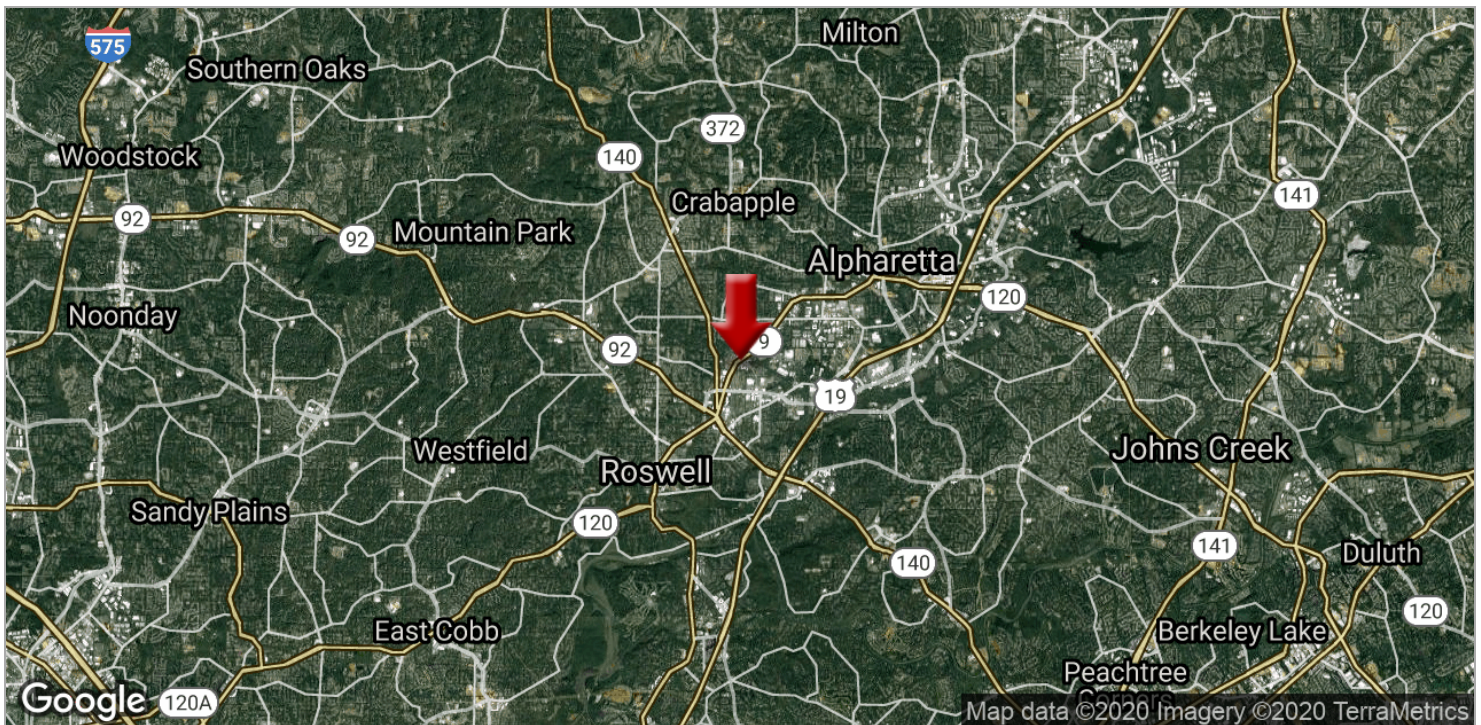
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,230	57,242	151,565
Median age	35.4	35.8	37.1
Median age (male)	34.3	34.5	35.9
Median age (Female)	36.0	36.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,569	22,114	59,077
# of persons per HH	2.4	2.6	2.6
Average HH income	\$78,626	\$85,719	\$101,752
Average house value	\$316,844	\$309,449	\$342,763
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	20.5%	22.9%	13.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	74.4%	73.7%	75.6%
Black	14.5%	12.3%	12.9%
Asian	6.0%	4.6%	5.2%
Hawaiian	0.0%	0.3%	0.2%
American Indian	0.1%	0.1%	0.0%
Other	4.1%	7.5%	4.2%

\* Demographic data derived from 2010 US Census

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