

# **OFFERING MEMORANDUM**

FREESTANDING AUTO REPAIR FACILITY

CONYERS, GA | ± 6,280 SF



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Exclusively listed by Bull Realty, Inc.

# THE OFFERING





# INVESTMENT HIGHLIGHTS

- Freestanding ± 6,280 SF auto repair facility on Highway 138 SE in Conyers, GA
- Situated on a ± 0.65-acre parcel, half a mile off I-20 Exit 82, Conyers/Monroe/Highway 138
- Fantastic visibility from both directions on Highway 138 SE
- Large monument sign on Highway 138 SE advertises to 42,700 vehicles per day
- Shares Northlake Drive ingress/egress with Chick-Fil-A
- Nine (9) bay facility + office/reception area
- All equipment included at ask price
- Population of 82,360 and average household income of \$79,333 within 5-mile radius
- Thriving retail corridor includes Lowes, Publix, Target, Home Depot, Walmart & LA Fitness
- Zoned GV-UV (Gateway Village-Urban Village Subarea): <a href="http://bit.ly/2RhuhMD">http://bit.ly/2RhuhMD</a>
- Do not contact employees or management. Please schedule all showings with Bull Realty, Inc.







# PROPERTY DESCRIPTION

# **LOCATION**

The subject property is located in Conyers, GA, a bedroom community of Atlanta, along Highway 138 and Northlake Drive.

# SITE

This  $\pm$  0.65 acre site (Rockdale County Parcel #075-0-01-012G) is at road grade and considered generally level.

# **OCCUPANCY**

The single-tenant property is currently owner-occupied.

# BUILDING

This building was constructed in 1996 and consist of a 1-story retail/automotive building totaling  $\pm$  6,280 SF, and includes 9 drive-in bays.

# **PARKING**

The property has 36 surface parking spaces on the front side of the building.

# **TRAFFIC COUNTS**

McDonough Highway is one of the most traveled streets in the city with 42,700 vehicles per day on average.

# **ZONING**

Per the county of Rockdale, the subject site is currently zoned GV-UV (Gateway Village-Urban Village Subarea) which allows flexible mixed-use development.



# PROPERTY INFORMATION

| GENERAL                 |  |
|-------------------------|--|
| Property Address:       | 1122 Highway 138 SE, Conyers, GA 30013   |
| County:                 | Rockdale   |
| Building Size:          | 6,280 SF   |
| Year Built:             | 1996   |
| Occupancy:              | Owner-Occupied   |
| Number of Stories:      | 1  |
| Drive-in Bays:          | 9  |
| Parking Spaces:         | 36 Surface parking spaces  |
| Signage:                | Monument Sign  |
| SITE                    |  |
| Zoning:                 | GV-UV (Gateway Village-Urban Village Subarea)  |
| Parcel ID:              | 075-0-01-012G  |
| Site Size:              | 0.65 Acres   |
| Utilities Available:    | All  |
| AREA                    |  |
| Traffic Count:          | 42,700 VPD on Highway 138  |
| Neighboring Properties: | Five Guys to the North Chick-fil-A to the South Auto Plus Auto Parts to the East InTown Suites Extended Stay to the South East |
| FINANCIAL               | (138   |
| Sale Price:             | \$895,000  |













Side of property

Side of property heading south on Highway 138



# PARCEL & AERIAL









# IN THE AREA

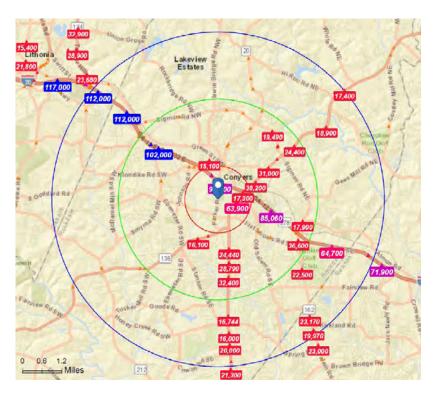




# DEMOGRAPHICS & TRAFFIC COUNTS (2019 ESRI) Lithonia Hi Roc Shores Milstead Conyers 3 miles 5 miles Pace Magnet Oak Hill Kelleytown

# **DEMOGRAPHICS** (2019 ESRI)

|                                | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------------|----------|----------|----------|
| POPULATION                     | 2,237    | 37,557   | 82,360   |
| HOUSEHOLDS                     | 963      | 13,599   | 29,238   |
| AVG. HH INCOME                 | \$60,427 | \$75,876 | \$79,333 |
| ANNUAL POP. GROWTH (2019-2024) | 0.57%    | 1.00%    | 1.04%    |



SOURCE: ESRI

# ABOUT THE AREA

# MARKET OVERVIEW

This family-friendly community is the only city in Rockdale County, Georgia. The county lies approximately 25 miles east of Atlanta along Interstate 20 with its major exit interchange at Georgia Highway 20/Georgia Highway 138.

Today, the economy of Rockdale County is supported by many industrial facilities besides a vibrant suburban area. Industries such as AT&T, Golden State Foods, Lithonia Lighting, and Pratt Industries provide many of the jobs in the county. The Conyers Rockdale Chamber of Commerce is well known across Georgia for its continued development in economic growth. More recently, the county has attracted many film companies and has been dubbed "the biggest little filming community." Rockdale County has been designed film ready by the Georgia Film, Music & Digital Entertainment Office.



# Milton Woodstock Alpharetta Suwanee Roswell Johns Creek Marietta Dunwoody Norcross Sandy Springs Smyrna Chamblee Litburn Brockhaven Curbesturn Clarksturn Decatur Atlanta Decatur Atlanta Partherwills Stonecrest East Point Table Covington Porterdate Stockbridge Jonesboro Stockbridge

# CONYERS, GEORGIA

**POPULATION** 



15,803 (+8.4% Since 2010)

## **MEDIAN INCOME**



\$39,423

# MEDIAN AGE



31.9

# **EMPLOYMENT RATE**



95.7%

# MED. HOME PRICE



\$162,400

# BROKER PROFILE



MICHAEL WESS,CCIM
Partner, Bull Realty
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404-876-1640 x 150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded eight 'highest price ever' record sales. In 2019, Michael Wess and Andy Lundsberg teamed up and sold over \$65,000,000 through 34 transactions combined culminating in a Partnership offer from the firm.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



ANDY LUNDSBERG
Partner, Bull Realty
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404-876-1640 x 107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 6 years in a row with gross sales close to \$200 million over the last three years, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

## Organizations:

National Association of Realtors-Georgia Atlanta Commercial Board of Realtors Young Council of Realtors (YCR) Million Dollar Club (2008 - Present)



# TEAM PROFILE



MICHAEL WESS, CCIM Partner, Bull Realty MWess@BullRealty.com 404-876-1640 x 150



ANDY LUNDSBERG
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**Aubri Lienemann** Marketing



Randee Comstock Marketing



**Scott Jackson** Analyst



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

