



# OFFERING MEMORANDUM

**FREESTANDING OFFICE/RETAIL OPPORTUNITY  
STONE STREET STATION | ±18,300 SF**



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# PROPERTY INFORMATION





# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Stone Street Station is an office/retail building located in Villa Rica, GA. This attractive, all brick, two-story building is a great opportunity for a value-add investor or an owner-user seeking office space with rental income. This office building offers a diverse mixture of retail and office tenants including The Olive Tree, Chaz Davis Salon & Boutique, State Farm and The Venue.

The ±18,300 SF building is situated on ±1.72 acres in Downtown Villa Rica just off E. Montgomery Street (U.S. Hwy-78) with easy access to I-20. It is composed of seven suites and is 70% occupied.

There are two built-to-suit suites available for lease, ±1,200-4,300 SF. The tenants are responsible for electricity.

## PROPERTY HIGHLIGHTS

- ± 18,300 SF freestanding, all brick, two-story, office/retail building
- ± 1,200-4,300 SF available for lease
- Class B, build-to-suit suites
- Ideal for owner-user or value-add with rental income
- Tenants are responsible for electricity
- Ample surface parking
- Located in Downtown Villa Rica with easy access to I-20
- Nearby traffic counts of 12,900 VPD on E Montgomery Street



**Price | \$2,800,000**



**±18,300 SF**

# PROPERTY INFORMATION

## BUILDING

Property Address:	150 Stone Street, Villa Rica, GA 30180
County:	Carroll
Building Name:	Stone Street Station
Building Size:	± 18,300 SF
Year Built:	2007
Year Renovated:	2008
Number of Suites:	7

## SITE

Site Size:	± 1.72 Acres
Zoning:	CMU (Commercial Mixed Use)
Parcel ID:	V05-0150031
Parking Spaces:	88 surface spaces

## CONSTRUCTION

Exterior:	Brick
Number of Stories:	2

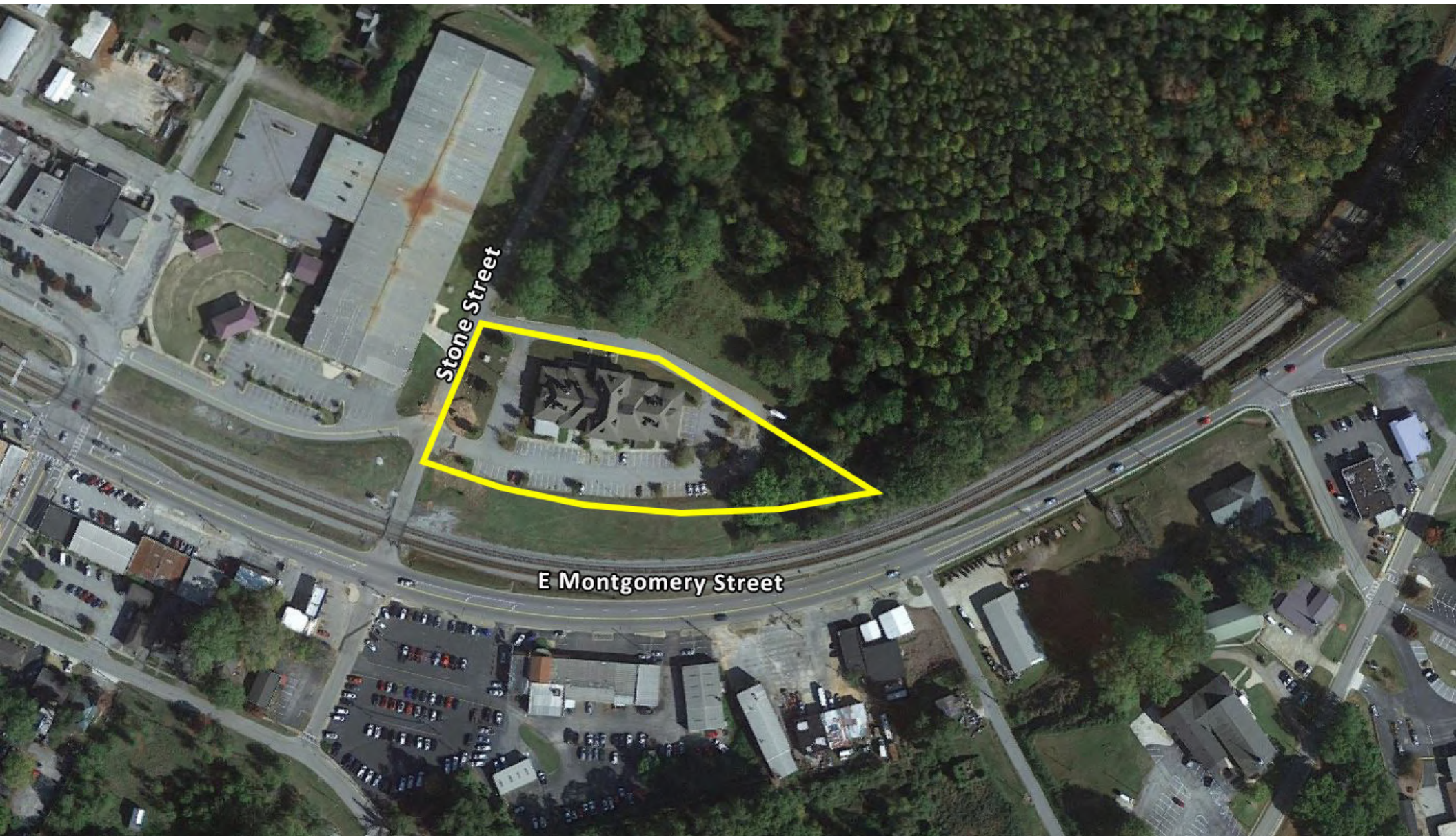
## FINANCIAL

Price/SF:	\$153
Occupancy:	70%
Sale Price:	\$2,800,000



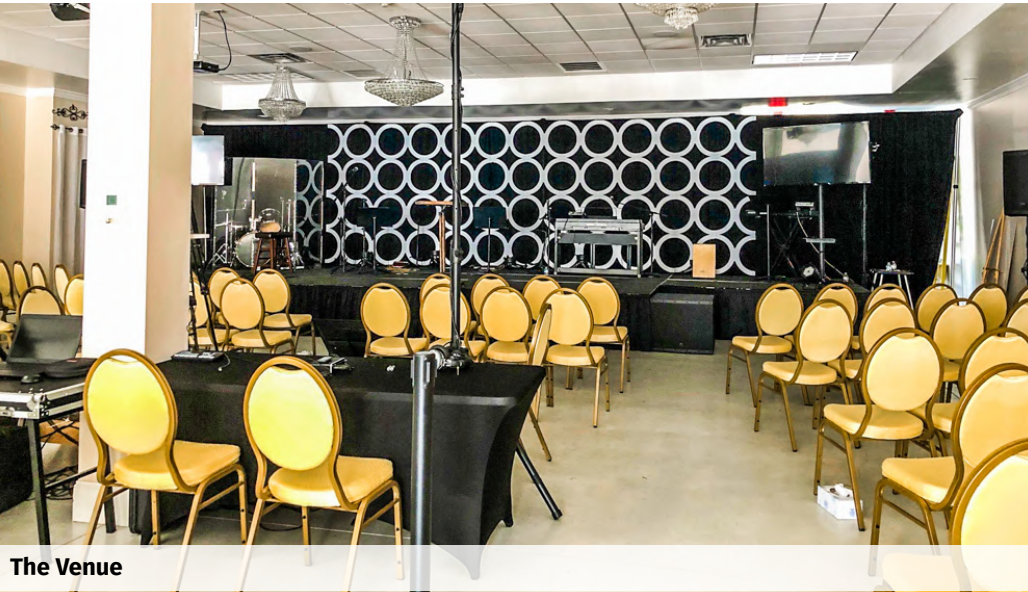


# AERIAL





## INTERIOR PHOTOS



The Venue



Available for lease



The Olive Tree



The Olive Tree



## TENANT PROFILES



The Olive Tree is a full-service restaurant that specializes in Greek and Italian cuisines. They are a group-friendly restaurant that offer great food, prices and service. With three different locations, they offer a vast array of choices of homemade recipes.

Source: <https://www.theolivetreerestaurants.com/about>

### THE OLIVE TREE

Occupies: ± 4,300 SF

### THE VENUE

The Venue is a special events hall that provides exceptional customer service, flexible meeting solutions and customized event options. This multipurpose meeting space is over 4,000 square feet featuring elegant and modern interior with theater-style seating or standing room that accommodates over 200 guest.

Source: <https://www.thevenuevr.com/index.php>

### THE VENUE

Occupies: ± 4,300 SF



### CHAZ DAVIS SALON & BOUTIQUE

Occupies: ± 2,350 SF

Chaz Davis Salon is a salon and boutique that offers the best in the beauty industry. With stylist that have years of experience, they aim to give their clients the most current look to suit their individuality. Not only do they specialize in hair but also other beauty services such as airbrush makeup, eyelash extensions, photo shoots and more. While receiving one of other beauty treatments you can shop their hand selected handbags, clothing items and more.

Source: [https://www.facebook.com/ChazDavisSalon/?ref=page\\_internal](https://www.facebook.com/ChazDavisSalon/?ref=page_internal)



### STATE FARM

Occupies: ± 1,850

State Farm's mission is to help people manage the risks of everyday life, recover from the unexpected and realize their dreams. They are the largest property, auto insurance and causality insurance provider in the United States. State Farm's success is built on the foundation of shared values - quality service and relationships, mutual trust, integrity and financial strength.

Source: <https://www.statefarm.com/about-us/company-overview/company-profile/mission>



# AREA OVERVIEW





## IN THE AREA





## ABOUT THE AREA

### VILLA RICA, GA

The city of Villa Rica lies within Carroll and Douglas Counties in the northwestern part of the Atlanta MSA. The major employers in Carroll County, in addition to Southwire, include Tanner Health Systems, Carroll County Schools, Decostar/Magna (automotive parts) and the University of West Georgia. Tanner operates four regional hospitals and 30 medical practices across west Georgia and east Alabama. The Carroll County Schools System is the 24th largest in Georgia. The University of West Georgia has an enrollment of 13,000 students in 86 fields of study.

Employers of note in Douglas county include Google, whose Georgia Data Center in Lithia Springs generates an estimated \$121 in economic impact, DeNyse Companies, a national sign company headquartered in Douglasville, Gordon Food Services, Dawn Foods, APL Lighting, McMaster Carr, WellStar Health System, and SAF Medal Fabrication.



### DEMOGRAPHICS (5-MILE)

#### POPULATION



115,783

#### MEDIAN INCOME



\$63,933

#### MEDIAN AGE



34.1

#### EMPLOYMENT RATE



96.2%

#### MED. HOME PRICE



\$174,841



# DEMOGRAPHIC OVERVIEW

## DEMOGRAPHICS



1 Mile	2,698
5 Miles	29,640
10 Miles	115,783

### POPULATION



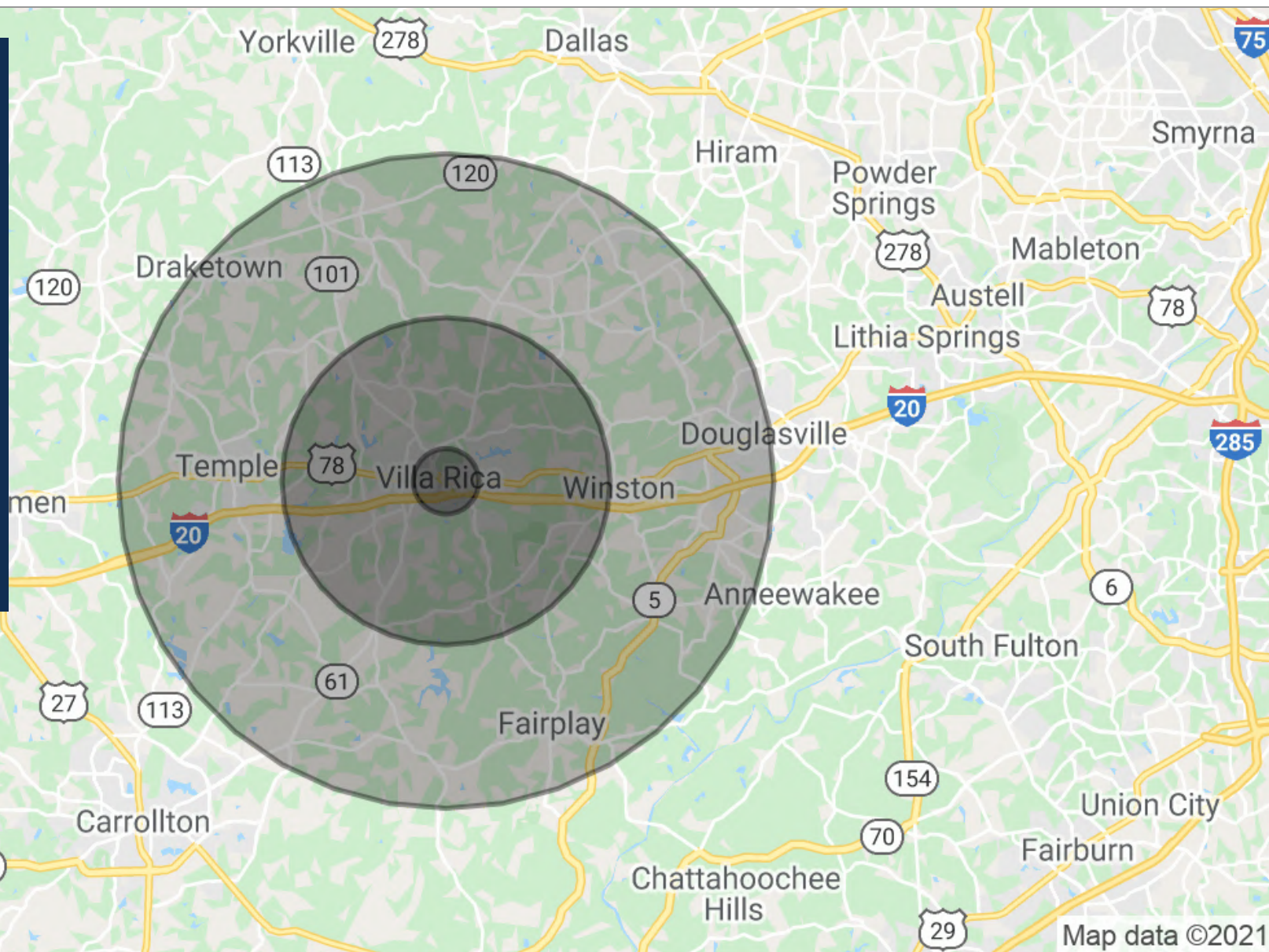
1 Mile	1,019
5 Miles	10,403
10 Miles	40,013

### HOUSEHOLDS



1 Mile	\$44,961
5 Miles	\$60,085
10 Miles	\$63,933

### AVG. HH INCOME





# CONTACT INFORMATION





## BROKER PROFILE



### JARED DALEY

Commercial Real Estate Advisor  
404-876-1640 x111  
JDaley@BullRealty.com

### PROFESSIONAL BACKGROUND

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



### MEGAN DALEY

Commercial Real Estate Advisor  
404-876-1640 x153  
Megan@BullRealty.com

### PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **150 Stone Street Villa Rica, GA 30180**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_ / \_\_ / \_\_

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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**Megan@BullRealty.com**

**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**





# DISCLAIMER

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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.