



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA441

SHOPPING CENTER NEAR ATLANTA, GEORGIA \$\$Update\$\$

This is a perfect 1031 investment property. Excellent condition, low maintenance, solid brick construction, a mall where literally every maintenance issue since its construction has been addressed diligently and a mall with a history of steady and solid performance. This center can be delivered free and clear of debt and can be the ultimate investment for a 1031 or as an addition to an existing portfolio.

This very attractive and well constructed mall with Southern-style architecture is a 10-year-old Multi-Tenant Retail Center with 24,900 square foot (GLA) consisting of five freestanding commercial buildings on four (4)+ acres of land and located only one block from a major Interstate near Atlanta. The property affords easy access and egress without major traffic congestion and is easily accessible from both north and south bound Interstate lanes. The center has several hundred feet of direct frontage on a Georgia State Route with a strong DOT daily traffic count.

The five free standing buildings currently include one modern, very busy convenience store and six other tenants. All tenants are operating under NNN leases with various rent increases throughout their initial terms and option periods.

Current Income from Leases and CAM is \$375,089 a year. (This rent Income does not include one vacancy which rents for \$21,900 a year.) Current full occupancy would be \$396,989 a year. There is also a 400 square foot storage area in the mall.

Owners are retiring and have priced the property at \$4,500,000.

UPDATE: Owners are motivated to sell and say bring them an offer.

Industry: Retail Stores

Industry Segment: Other Retail Stores

Geography: United States > Georgia > Near Atlanta

Asking Price: \$4,500,000

Seller Financing: Not at this time.

Year Established: 1997

Reason For Selling: Owners are ready to retire.

Facilities: Excellent condition, very attractive

Market Outlook/Competition: Excellent location only one block from Interstate. Area land is appreciating rapidly with much local construction going on in this area.



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