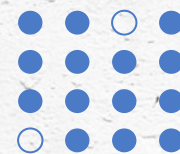


AUTOMOTIVE SERVICE FACILITY

6483 Peachtree Industrial Blvd | Atlanta, GA 30360

OFFERING MEMORANDUM



For Sale



EXCLUSIVELY LISTED BY:



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HARRISON AUERBACH

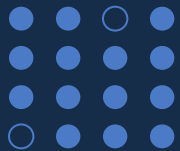
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BROKER OF RECORD

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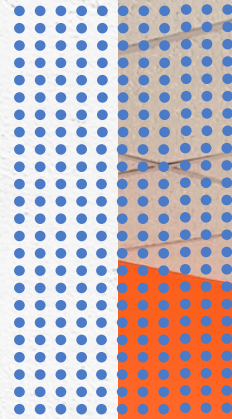
INVESTMENT OVERVIEW

05

PROPERTY SUMMARY

09

AREA OVERVIEW



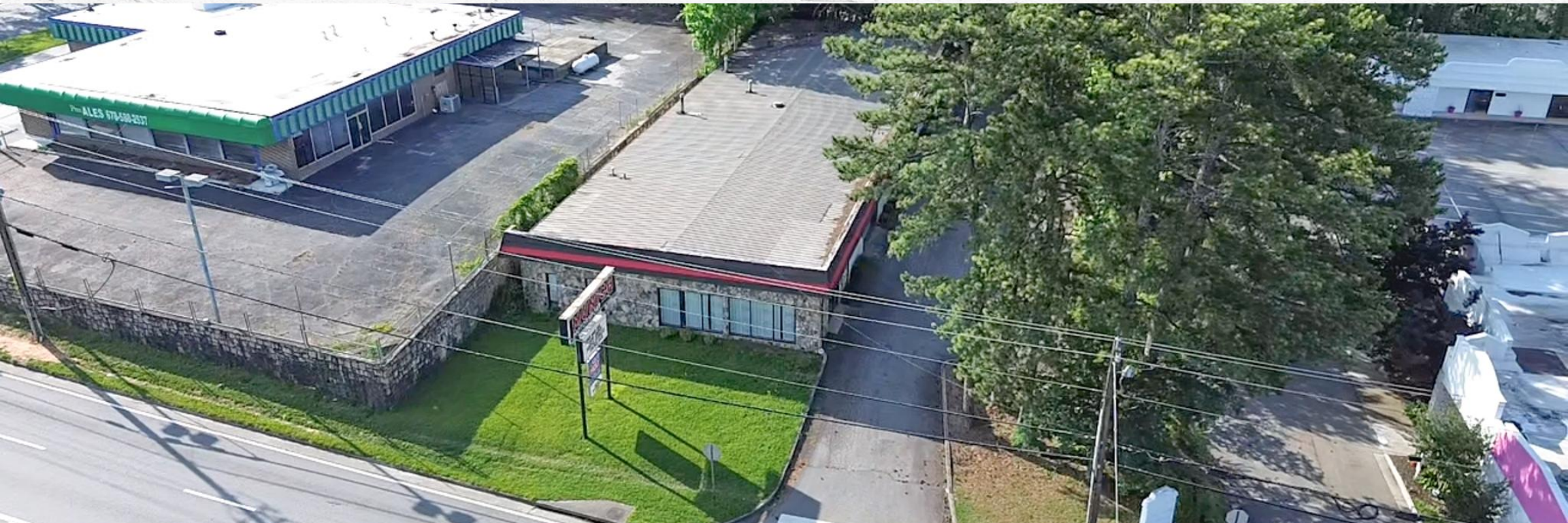
INVESTMENT OVERVIEW

Owner/User Opportunity – With very little supply of industrial space for stand alone buildings under $\pm 10,000$ square feet, this opportunity will fit the needs of countless different users in automotive and service sectors.

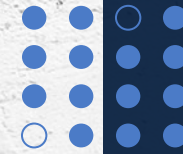
Affluent Area – Average household income nearing \$141,825 in a 5-mile radius with a population surpassing $\pm 265,698$. These extremely positive demographics are strongly influenced by location, increased rental growth, and declining vacancy rates.

Submarket Fundamentals – With little industrial and mid-size service facility over the past 2 years, landlords have been able to push rental rates much higher than the metro average as the market becomes tighter.

Strategic Location – Positioned strategically right outside the 285 Loop on Peachtree Industrial Blvd, which has experienced higher rental growth over the past 24 months than other markets in the I-85 corridor. The continued increase is due to consistent demand for smaller to mid-sized tenants seeking stand-alone buildings in the corridor. Located 3 miles away from I-85 and less than a mile away from I-285.



PROPERTY SUMMARY

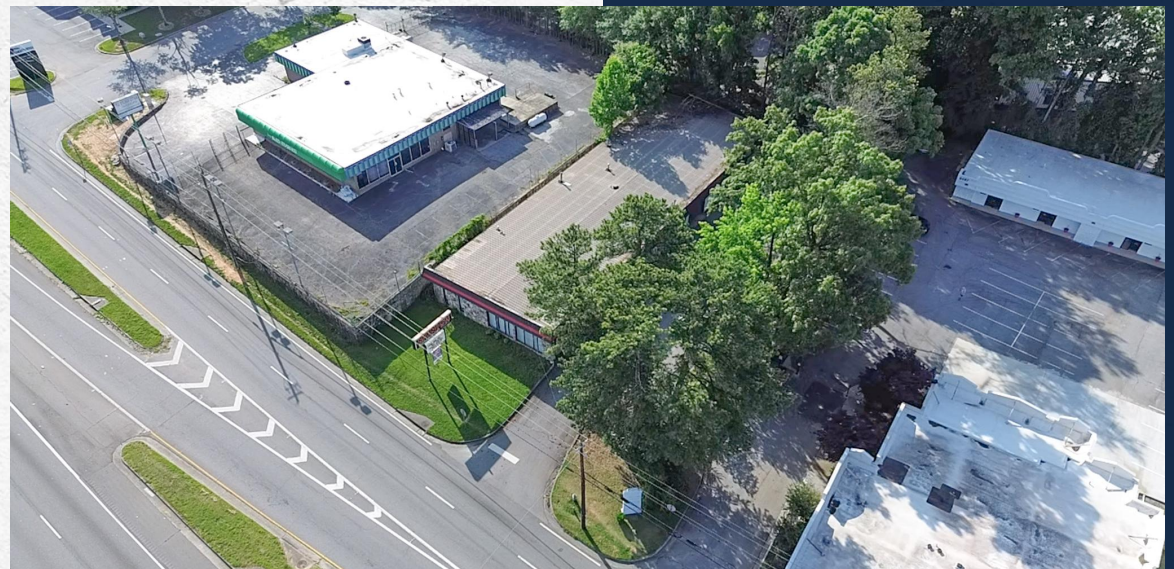


Investment Summary

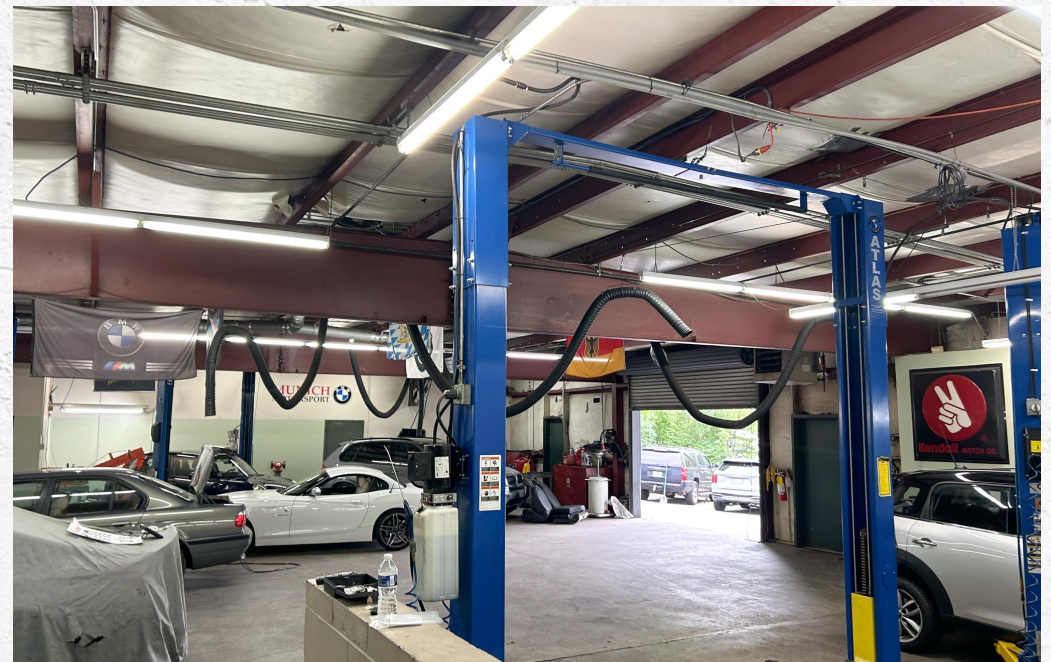
LIST PRICE	\$1,400,000
TOTAL BUILDING AREA	±7,550 SF
TOTAL LOT SIZE	±0.50 AC
YEAR BUILT	1980

Property Summary

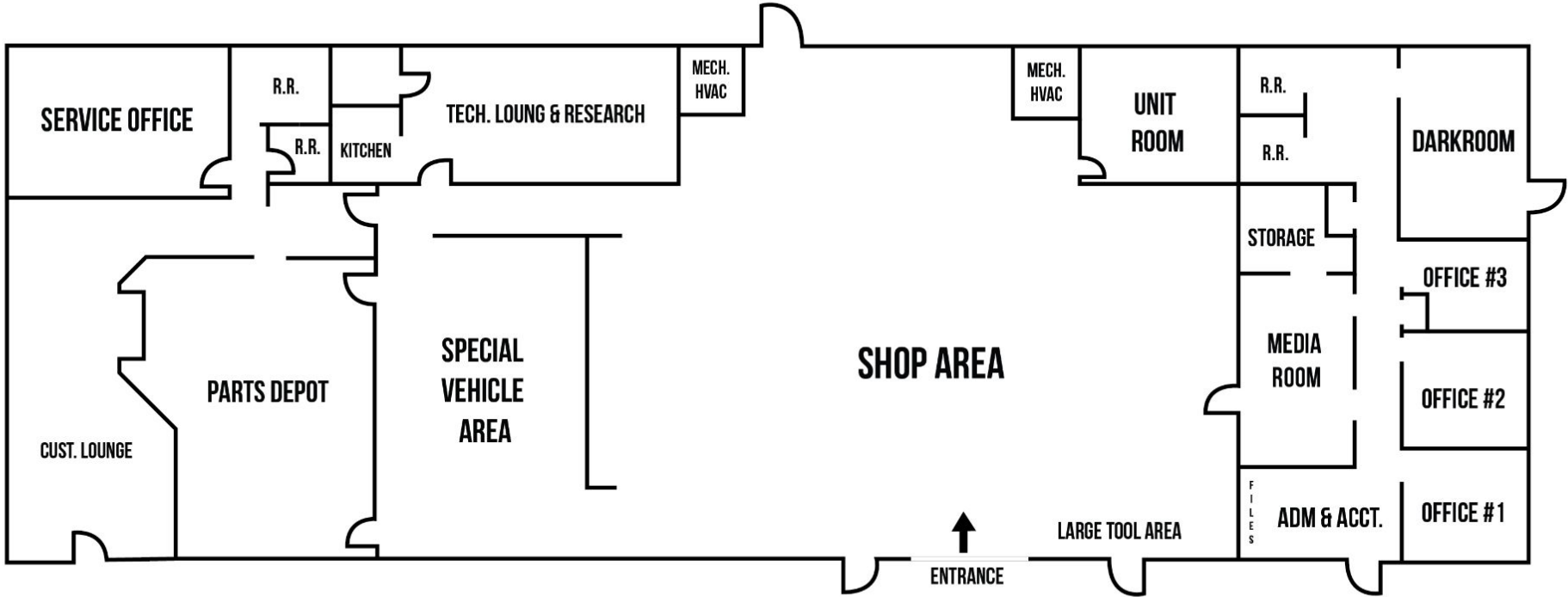
ADDRESS	6483 Peachtree Industrial Blvd, Atlanta, GA 30360
COUNTY	DeKalb
PARCEL ID	18 341 01 139
RBA	±7,550 SF
LOT SIZE	±0,50 AC
COVERAGE	35%
CLEAR HEIGHT	±12'
YEAR BUILT	1980
CONSTRUCTION	Metal
ZONING	C2 - Gen Commercial
GRADE LEVEL DOORS	2



INTERIOR PHOTOS



FLOOR PLAN





**SUBJECT
PROPERTY**

141

INTERSTATE
285

± 220,000 VPD

± 134,000 VPD

**BUFORD HWY
± 32,000 VPD**

141

INTERSTATE
285



AREA OVERVIEW

ATLANTA, GA

Atlanta, Georgia, often referred to as the "City in a Forest" due to its abundant tree coverage, is a vibrant metropolis known for its rich history, diverse culture, and dynamic attractions. The city serves as a central hub for the broader metropolitan area, which includes more than 6 million people. Atlanta's historical significance is highlighted by its pivotal role in the Civil Rights Movement, with landmarks such as the Martin Luther King Jr. National Historical Park offering deep insights into its past.

The city's neighborhoods each bring unique experiences and flavors. Midtown, known as the "heart of the arts," features the High Museum of Art and the Fox Theatre, while Buckhead is famed for its upscale shopping and dining options. The Atlanta BeltLine, a major redevelopment project, provides miles of trails for walking and biking, connecting various neighborhoods and offering public art displays and green spaces.

Atlanta is also a culinary hotspot, with a range of dining options that cater to all tastes. The city's food scene includes everything from Southern comfort food to international cuisines. Notable restaurants such as Atlas and Bacchanalia have received Michelin recognition, highlighting the city's status as a dining destination. Additionally, Atlanta hosts numerous food festivals and farmers' markets, making it a paradise for food enthusiasts.

For visitors, Atlanta offers a plethora of attractions including the world-famous Georgia Aquarium, the Atlanta Botanical Garden, and the National Center for Civil and Human Rights. Sports fans can enjoy games from the city's major teams, including the Braves, Falcons, and Hawks. With its blend of history, culture, and modern attractions, Atlanta provides an engaging and enriching experience for residents and visitors.



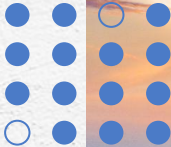
#1

TOP STATE FOR DOING
BUSINESS



#1

BEST PLACE TO LIVE IN
THE U.S.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	15,032	97,321	270,722
Current Year Estimate	14,239	96,131	265,698
2020 Census	13,716	96,474	264,360
Growth Current Year-Five-Year	5.57%	1.24%	1.89%
Growth 2020-Current Year	3.82%	-0.36%	0.51%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,546	39,097	111,090
Current Year Estimate	5,272	38,637	109,082
2020 Census	4,763	37,288	105,884
Growth Current Year-Five-Year	5.19%	1.19%	1.84%
Growth 2020-Current Year	10.69%	3.62%	3.02%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$91,870	\$122,670	\$141,825

ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6483 Peachtree Industrial Blvd, Atlanta, GA, 30360** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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BROKER OF RECORD

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REAL ESTATE INVESTMENT SERVICES



OVER 20 YEARS OF
QUALITY BMW
SERVICE
770 458 5522



MUNICH
MOTORSPORT
6483