

SALE / LEASE

SALON VIBEZ

5370 Campbellton Fairburn Rd Fairburn, GA 30213



SALE PRICE	\$56,000
LEASE RATE	\$2,889 SF/yr

Lauren Paulk
(470) 539-0990

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DISCLAIMER

SALON VIBEZ

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

SALON VIBEZ

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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BUSINESS SUMMARY

SALON VIBEZ

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PROPERTY HIGHLIGHTS

- Fully Turn-Key & Move-In Ready: Professionally designed 1,400 sq. ft. salon equipped with everything needed to open immediately
- High-Capacity Setup: Includes 8 styling chairs, 8 dryers, and 4 shampoo bowls—ideal for supporting multiple stylists and steady client flow
- Client-Focused Design: Features full-length mirrors and a thoughtfully arranged floorplan that enhances comfort, visibility, and aesthetic appeal
- Welcoming Reception Area: A dedicated reception desk offers an organized space for check-ins, appointment management, and retail display
- Built-In Entertainment: Equipped with a flat-screen TV and professional speaker system to create a relaxing, engaging atmosphere
- Prime Location Advantage: Perfect for salon owners, independent stylists, or entrepreneurs seeking a no-build-out, high-quality space in a desirable area

OFFERING SUMMARY

Sale Price:	\$56,000
Lease Rate:	\$2,889 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	472,353 SF
Building Size:	83,102 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	155	1,047
Total Population	103	381	2,722
Average HH Income	\$85,098	\$87,464	\$93,054

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DESCRIPTIONS

SALE OR LEASE

5370 Campbellton Fairburn Rd Fairburn, GA 30213



PROPERTY DESCRIPTION

This is a fantastic opportunity to own a fully equipped, turn-key salon in a prime location. With 1,400 square feet of beautifully designed space, this salon offers everything you need to operate a successful beauty business.

Key Features:

- 8 Styling Chairs: Spacious and comfortable for clients and stylists
- 8 Dryers: Fully functional dryers for a high-volume environment
- 4 Shampoo Bowls: Ideal for maintaining efficiency and comfort
- Receptionist Desk: A welcoming front desk area to manage client appointments and check-ins
- Full-Length Mirrors: Stylish mirrors throughout the salon, designed to enhance the client experience
- Entertainment: Flat screen TV and a professional speaker system for a relaxing and enjoyable ambiance

Perfect For:

- Independent stylists or salon owners looking to expand
- Entrepreneur seeking a ready-made beauty business
- Professionals in the beauty industry wanting a prime location with no build-out hassle

LOCATION DESCRIPTION

Prime Location: Situated in a high-traffic area, ensuring steady foot traffic and exposure to potential clients

The lease for the space is separate, providing flexibility for the new owner. With a modern, chic design and all necessary amenities in place, this salon is ready for immediate use

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS (CONT.)

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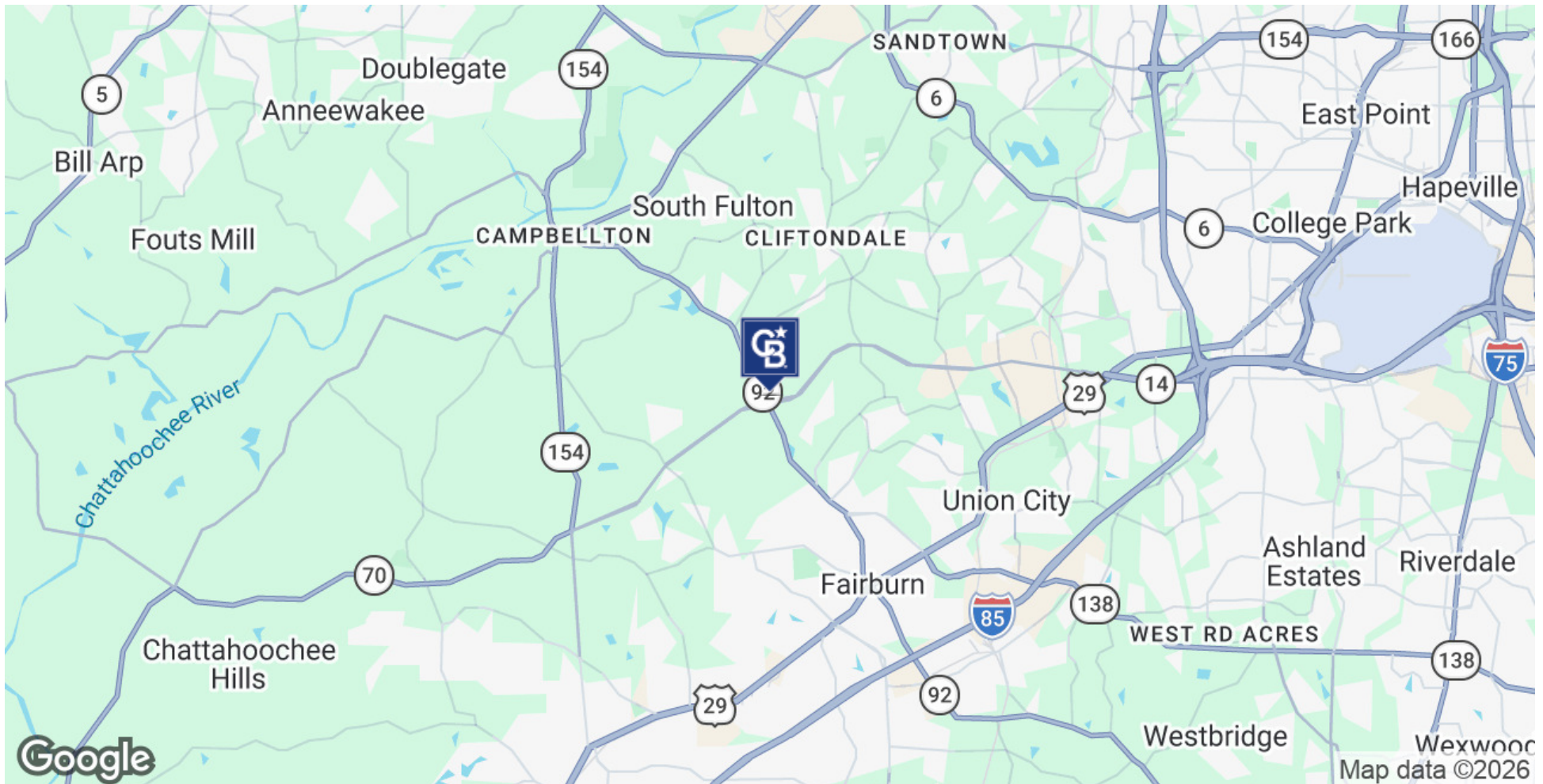


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LOCATION MAP

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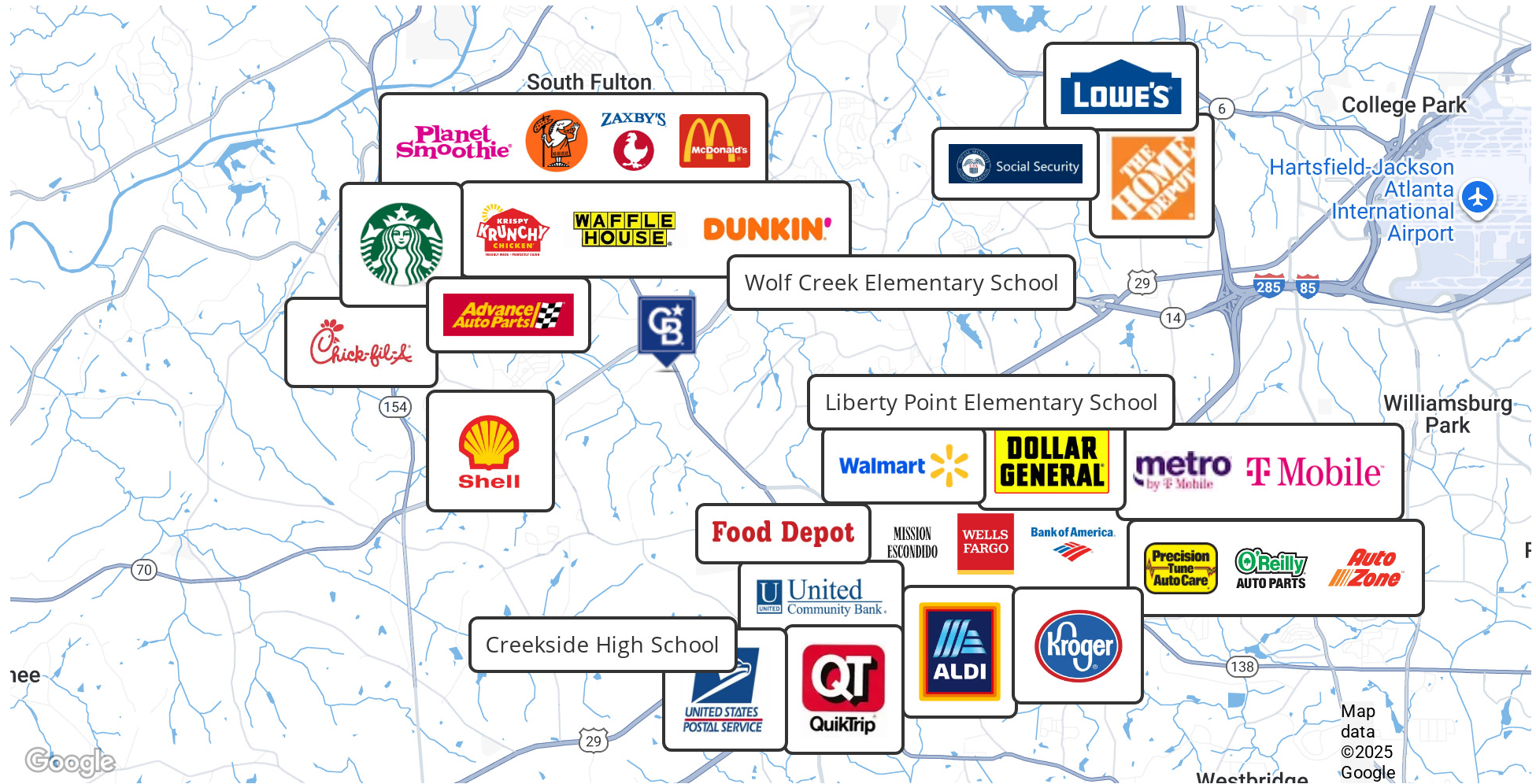


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RETAIL MAP

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AERIAL MAP

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DEMOGRAPHICS

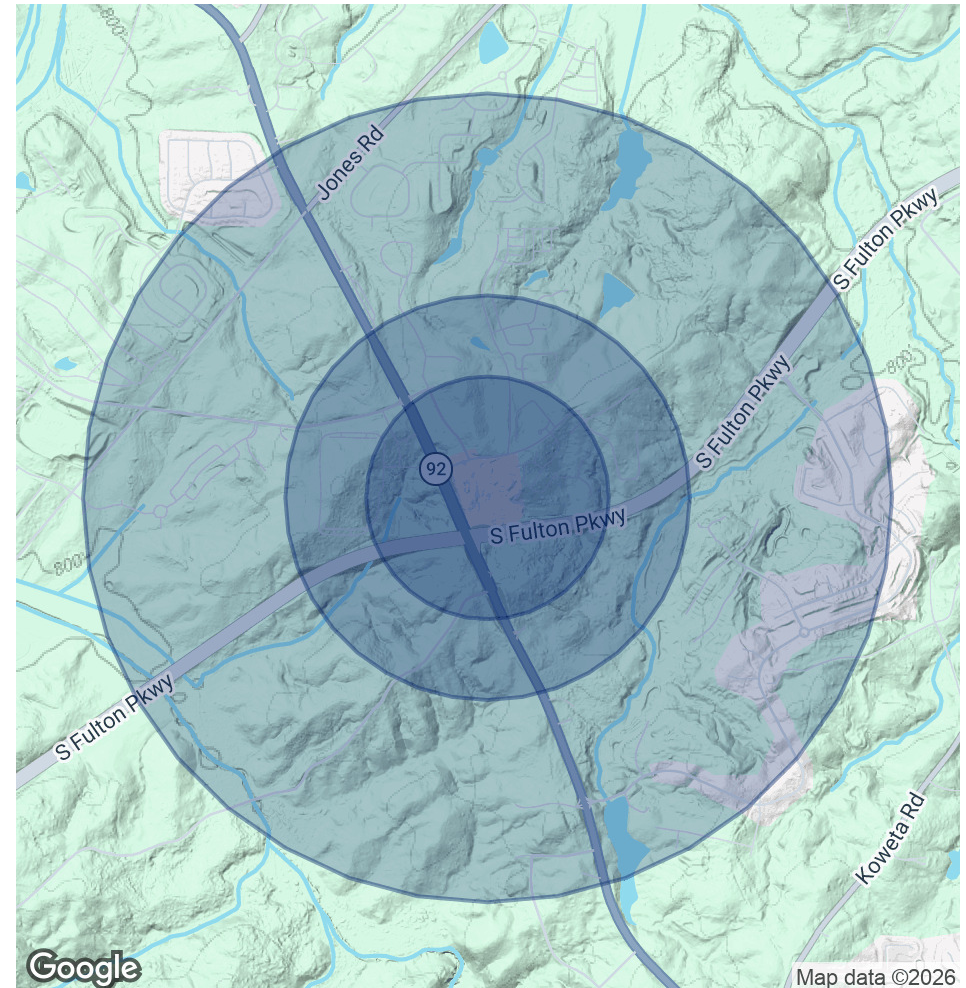
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	103	381	2,722
Average Age	38	38	38
Average Age (Male)	33	33	34
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	155	1,047
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$85,098	\$87,464	\$93,054
Average House Value	\$349,739	\$341,568	\$333,437

2020 American Community Survey (ACS)



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ADVISOR BIO

SALON VIBEZ

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LAUREN PAULK

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PROFESSIONAL BACKGROUND

Coldwell Banker Commercial Metro Brokers is a full-service commercial real estate company in metro Atlanta and North Georgia. As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I'm able to assist my clients with buying, selling or leasing a commercial property, working to meet your needs throughout the entire process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain open communication and ensure discretion throughout the entire transaction process. I will manage all aspects of the transaction from the initial marketing phase to guiding you to closing. My team of Coldwell Banker Commercial Metro Brokers professionals specializes in a variety of property types: Retail, office space, manufacturing, warehouse, industrial, land, multi-family and more. Coldwell Banker Commercial Metro Brokers also affords the ability to give all listings the maximum market exposure and also grants access to all of the major commercial listing services in Georgia. With my knowledge as a commercial specialist combined with the resources at Coldwell Banker Commercial Metro Brokers, we have everything you need to find the perfect property that fits your individual business requirements.

Metro Brokers

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