

RETAIL CENTER FOR SALE



FOR SALE
3293 Stone Mountain Hwy
Snellville, GA 30078

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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

- +/-3.6 acres – Gwinnett County
- Level to sloping topography
- Zoned C-2
- +/-340 feet of frontage on HWY 78
- 75,900 ADT on Hwy 78 (17)
- Total Square Footage: 36,728 sq ft buildings
 - Retail Stores – 14,200 sq ft total
 - Storage Warehouse #1 – 1,000 sq ft
 - Storage Warehouse #2 – 3,850 sq ft
 - Storage Warehouse #3 – 17,678 sq ft
 - Two Rental Houses:
 - Built in 1995 – 1,196 sq ft
 - Built in 1955 – 1,170 sq ft
- Generating \$12,240 a month income
- New owner could raise rents for additional income
- All utilities at site – water and sewer

REDUCED PRICE - \$2,000,000



Britt Plaza Income & Expense Summary

Current Monthly Income:

Sprint: \$1,440

Frame Shop: \$1,200

Britt Appliances: \$4,000

Britt Electric: \$2,500

1st Rental House: \$850

2nd Rental House: \$750

Billboard: \$300

Tech Savvy: \$1,200

Total: \$12,240/ month

Current Monthly Expenses:

Water: \$50

Taxes: 2,416

CAM : \$75

Insurance: \$708

Electric: paid for by each tenant

Unit maintenance: paid for by each tenant

Total: \$3,249 / month

Net Monthly / Yearly Income:

\$12,240 x 12 months = \$146,880 yearly income

\$146,880 / \$2,000,000 = 7.4% CAP RATE

Proforma Monthly Income:

Storage Building: \$2,000

Additional \$1,000 a month rent

Four 1st Level Garage Door Spaces: \$350 X 4 = \$1,400

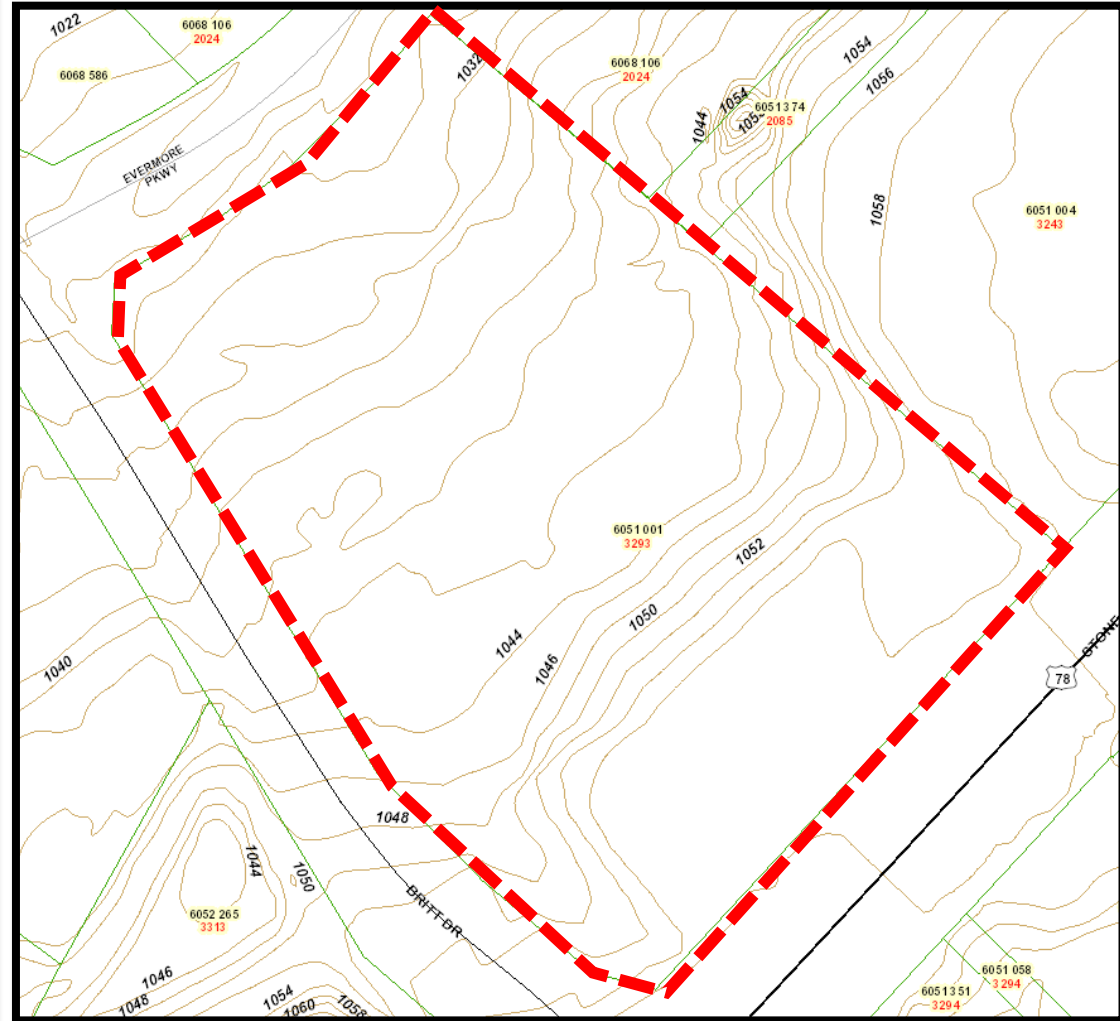
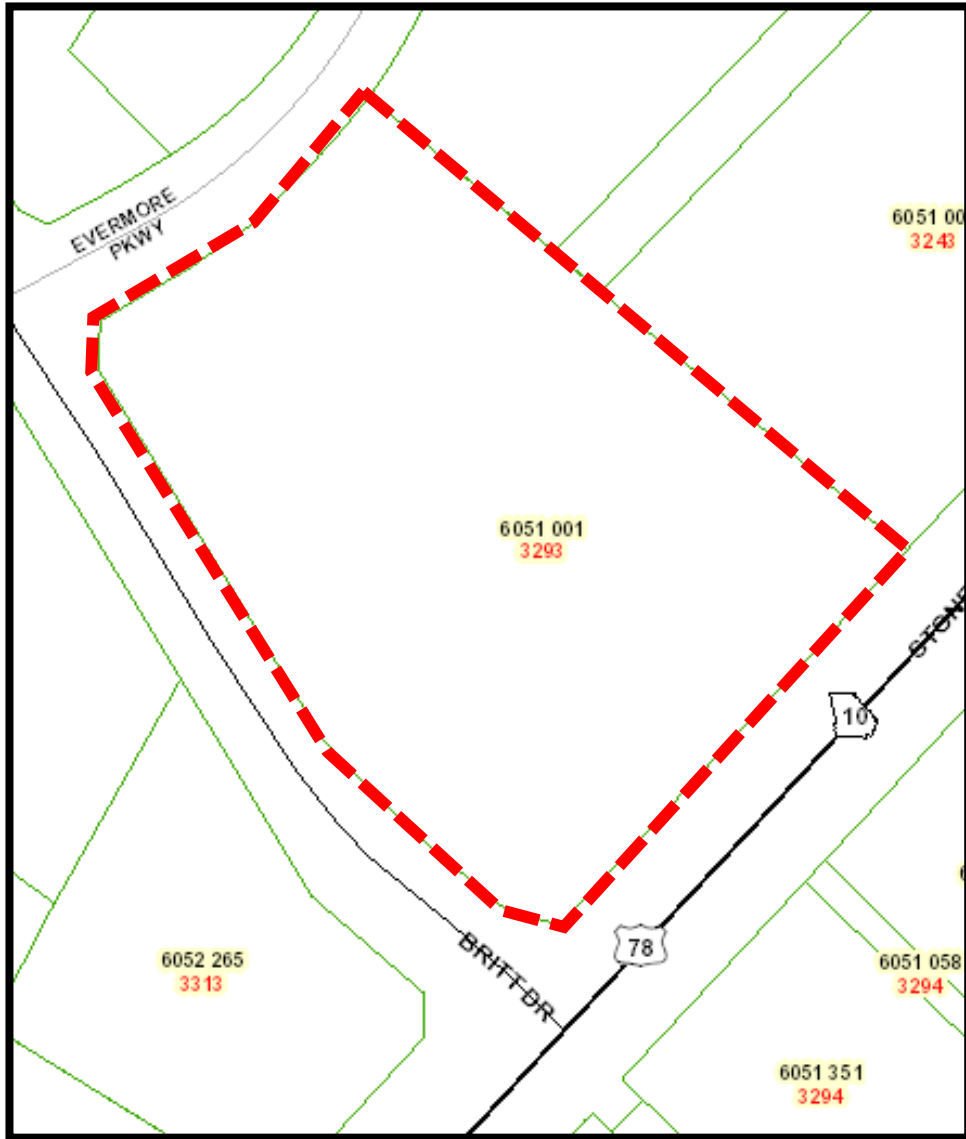
Net Proforma Monthly Income:

\$16,640 x 12 months = \$199,680 yearly income

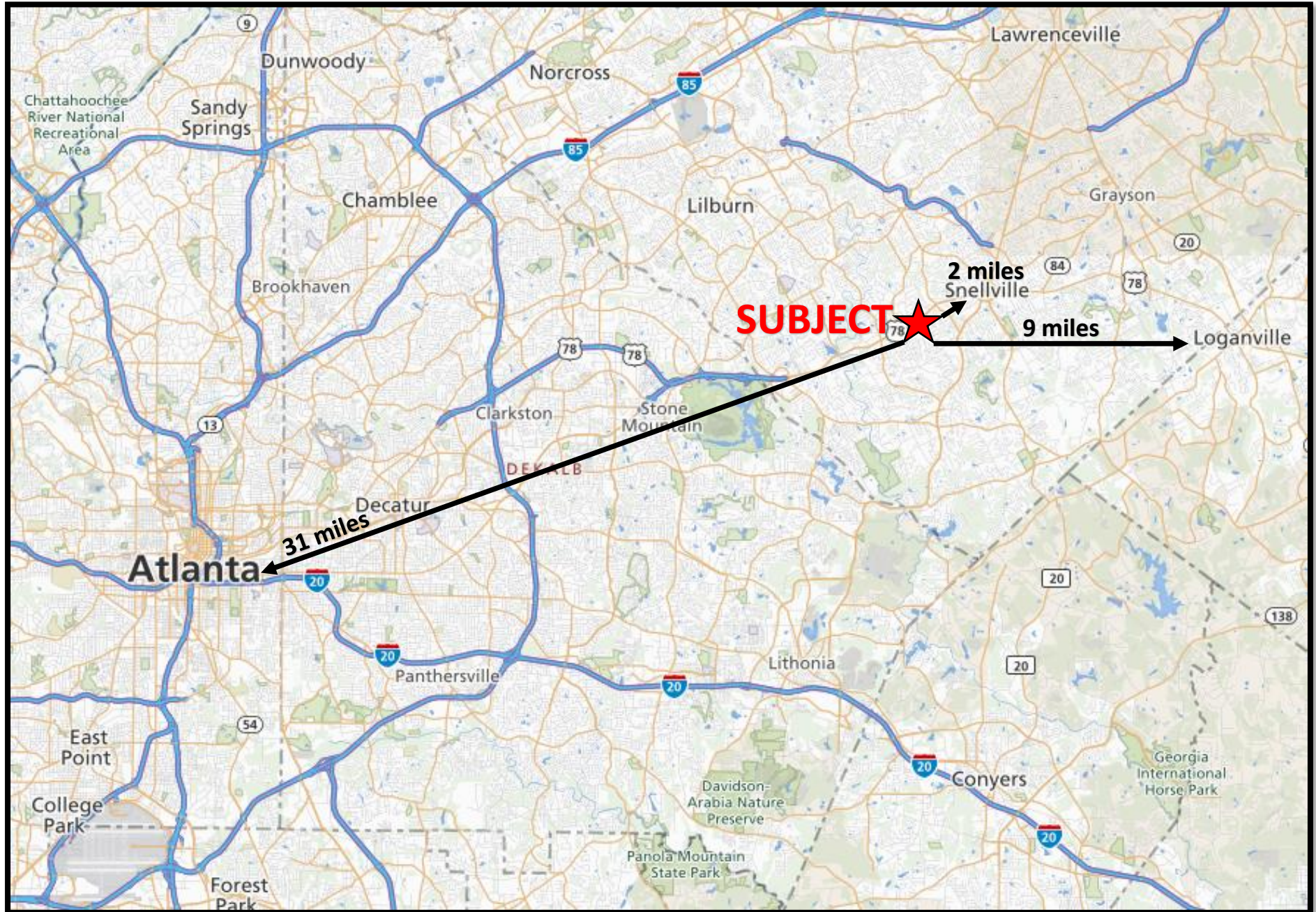
\$199,680 / \$2,000,000 = 10 % CAP RATE



Tax Plat & Topography



Distance Map

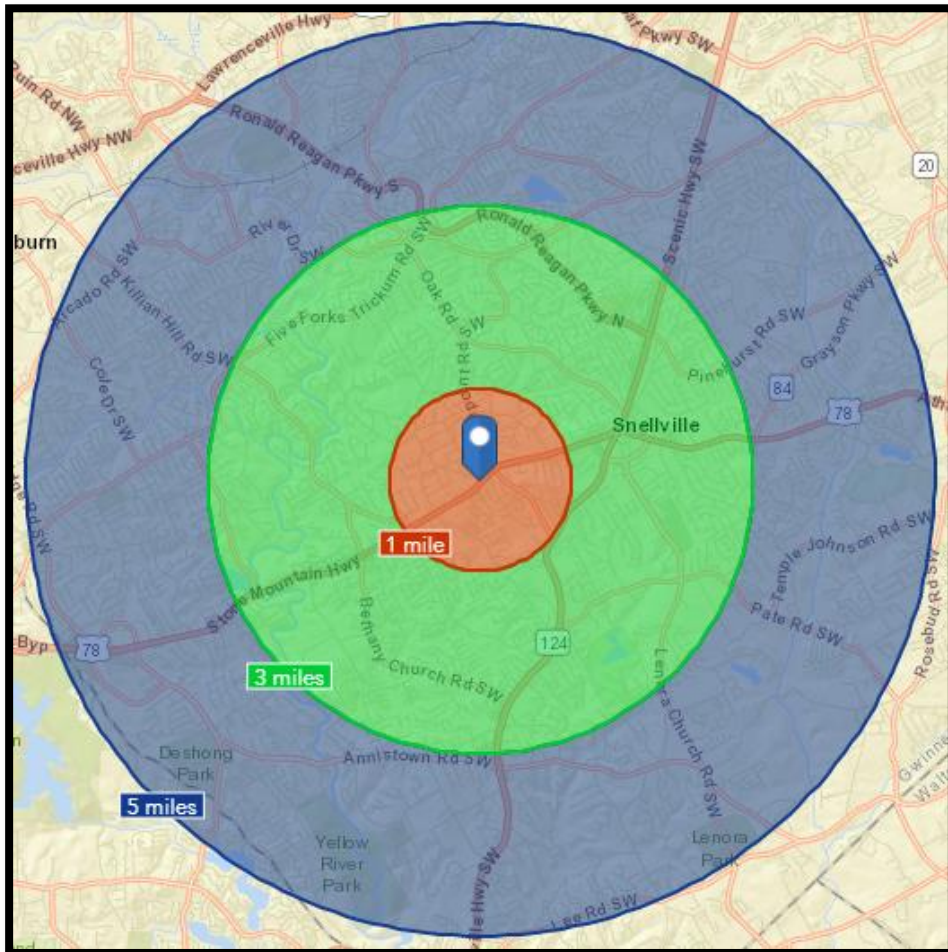


Submarket Aerial



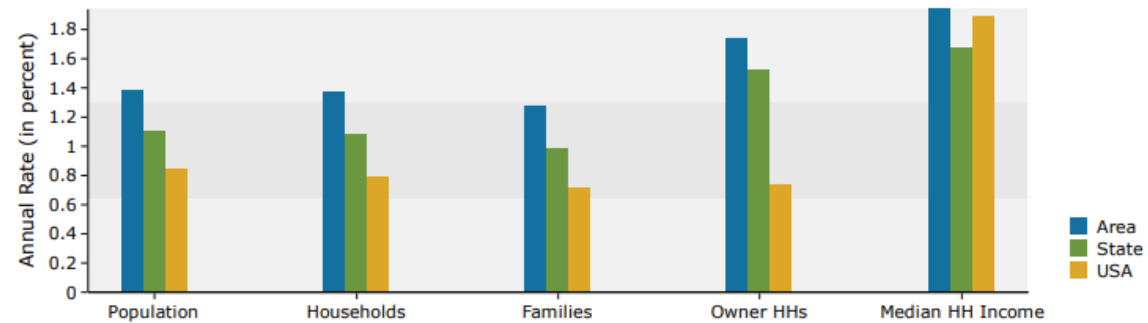
Area Demographics 2018 (Esri)

	Population	# of Households	Avg Household Income	Median Age
1 Mile	7,649	2,560	\$77,855	35
1-3 Miles	52,825	17,932	\$96,253	39
3-5 Miles	103,388	34,375	\$99,220	39



0 - 1 mile

Trends 2018-2023



Population by Age

