

FOR SALE

**3416 Centerville  
Hwy, Snellville, GA  
30039**

3416 Centerville Hwy, Snellville, GA 30039

# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	8,144 SF
Lot Size:	42,253 SF
Number of Units:	7
Price / SF:	\$159.63
NOI:	\$73,400
Year Built:	1983
Zoning:	C2
Market:	Atlanta
Submarket:	Snellville

## PROPERTY OVERVIEW

Introducing a prime commercial opportunity in Snellville, GA! This 8,144 SF building, 7 units, presents a compelling investment proposition. Built in 1983 and zoned C2, this property offers a strategic location in the thriving Atlanta area. Boasting 100% occupancy, potential retail/strip center investors can capitalize on a stable income stream. With its established tenant base and favorable zoning, this property represents a chance to secure a lucrative asset in a high-demand market. Unlock the potential of this prime investment in the heart of Snellville.

## PROPERTY HIGHLIGHTS

- - 8,144 SF building with 7 units
- - Built in 1983
- - Zoned C2
- - Prime location in Atlanta area
- - 100% occupancy
- - Strong rental income potential
- - Established tenant base
- - Diverse retail opportunities
- - High visibility and foot traffic

**Aaron Daniel**

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Introducing a prime commercial opportunity in Snellville, GA! This 8,144 SF building, 7 units, presents a compelling investment proposition. Built in 1983 and zoned C2, this property offers a strategic location in the thriving Atlanta area. Boasting 100% occupancy, potential retail/strip center investors can capitalize on a stable income stream. With its established tenant base and favorable zoning, this property represents a chance to secure a lucrative asset in a high-demand market. Unlock the potential of this prime investment in the heart of Snellville.

## LOCATION DESCRIPTION

This bustling suburb offers convenient access to the greater Atlanta metropolitan area, making it an attractive prospect for retail investors. The area features a range of amenities, including numerous dining options, shopping centers, and recreational facilities, providing a conducive environment for employees and visitors alike. Nearby points of interest include the popular Briscoe Park and the upscale Shoppes at Webb Gin. With its strategic location and proximity to key attractions, the area presents an exciting opportunity for office building investment in the thriving Atlanta market.

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# FOR SALE | Complete Highlights



## PROPERTY HIGHLIGHTS

- - 8,144 SF building with 7 units
- - Built in 1983
- - Zoned C2
- - Prime location in Atlanta area
- - 100% occupancy
- - Strong rental income potential
- - Established tenant base
- - Diverse retail opportunities
- - High visibility and foot traffic
- - Well-maintained property



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# FOR SALE | Additional Photos



**Aaron Daniel**

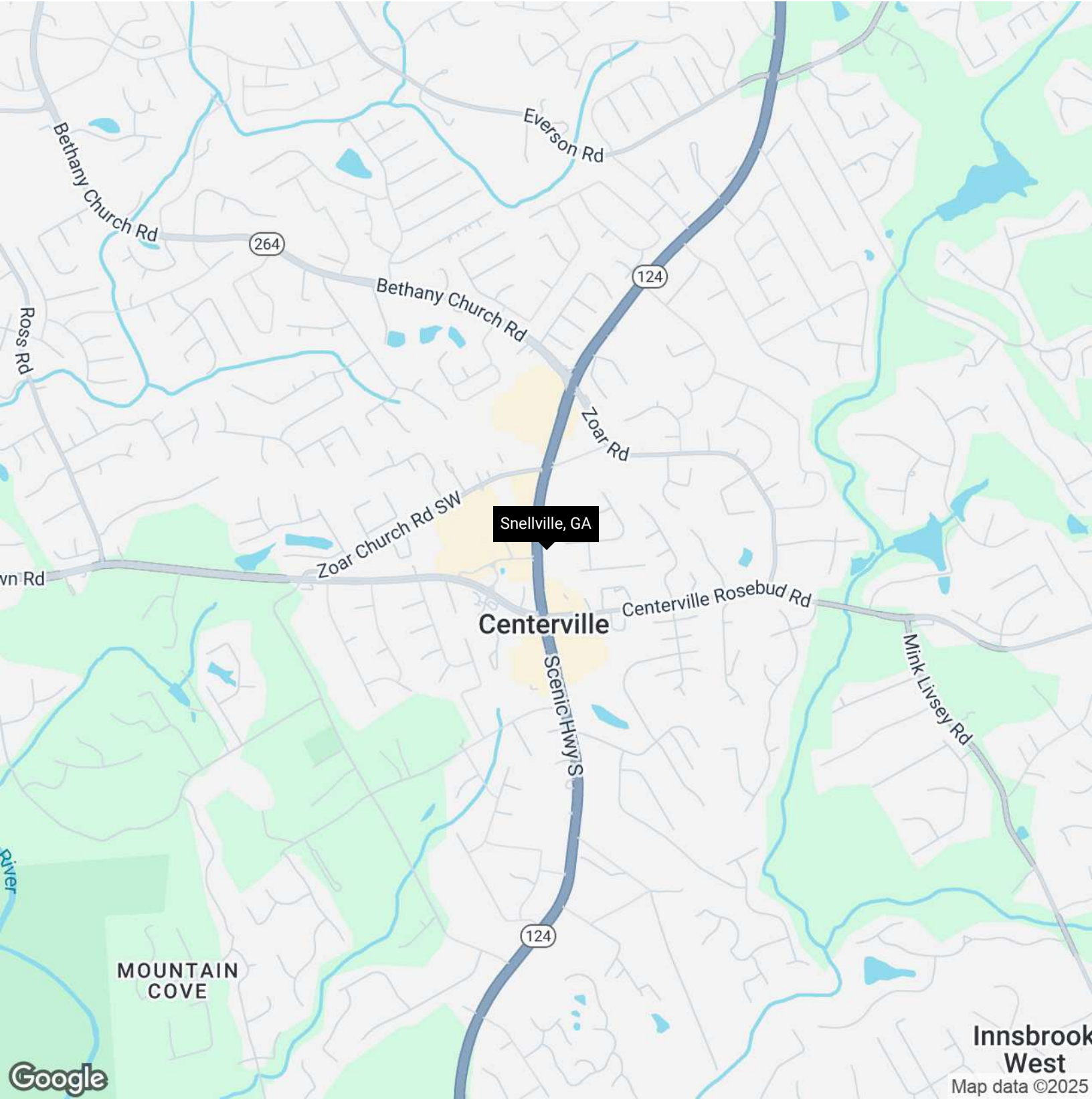
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# FOR SALE | Regional Map



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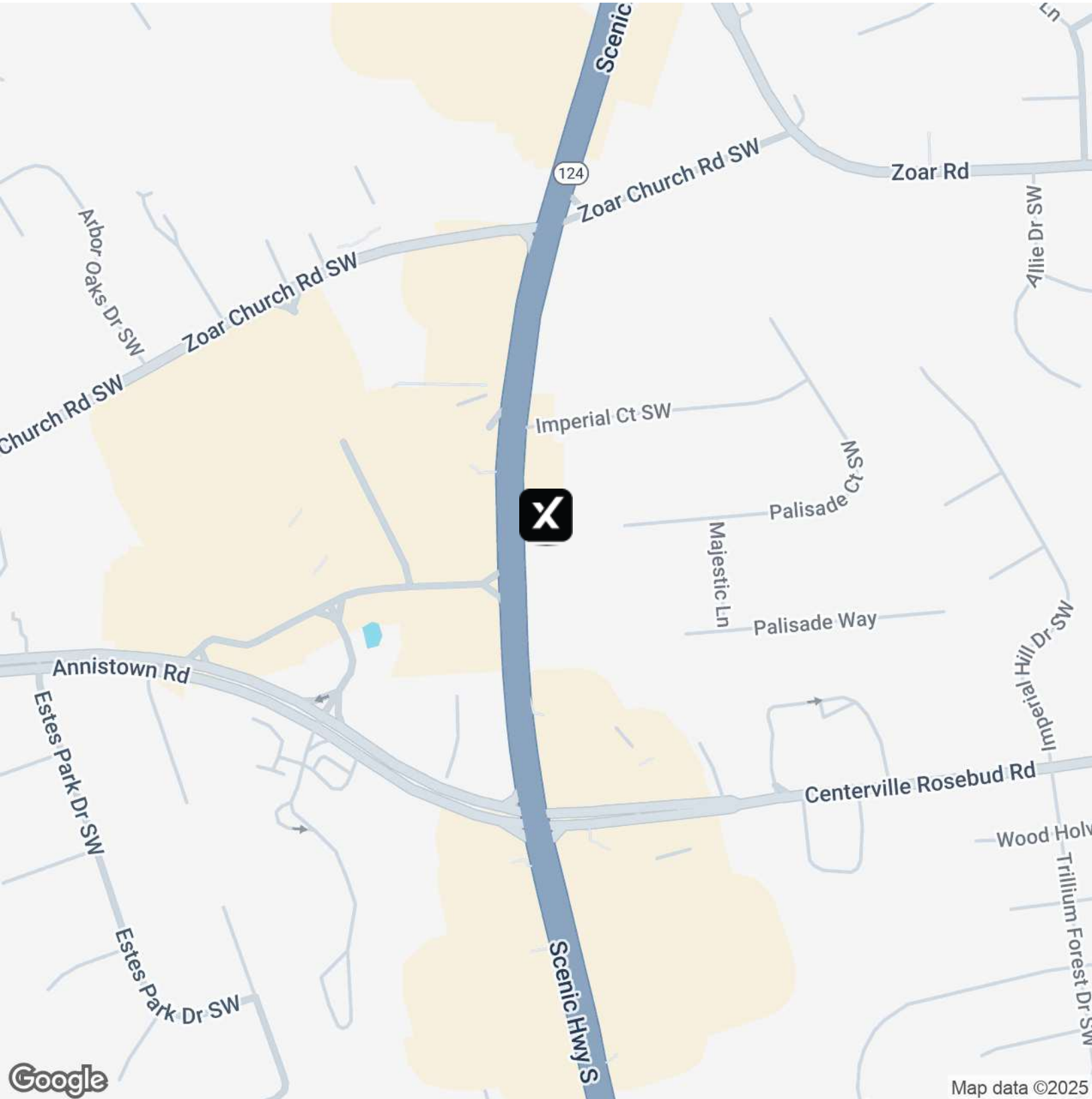
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# FOR SALE | Location Map



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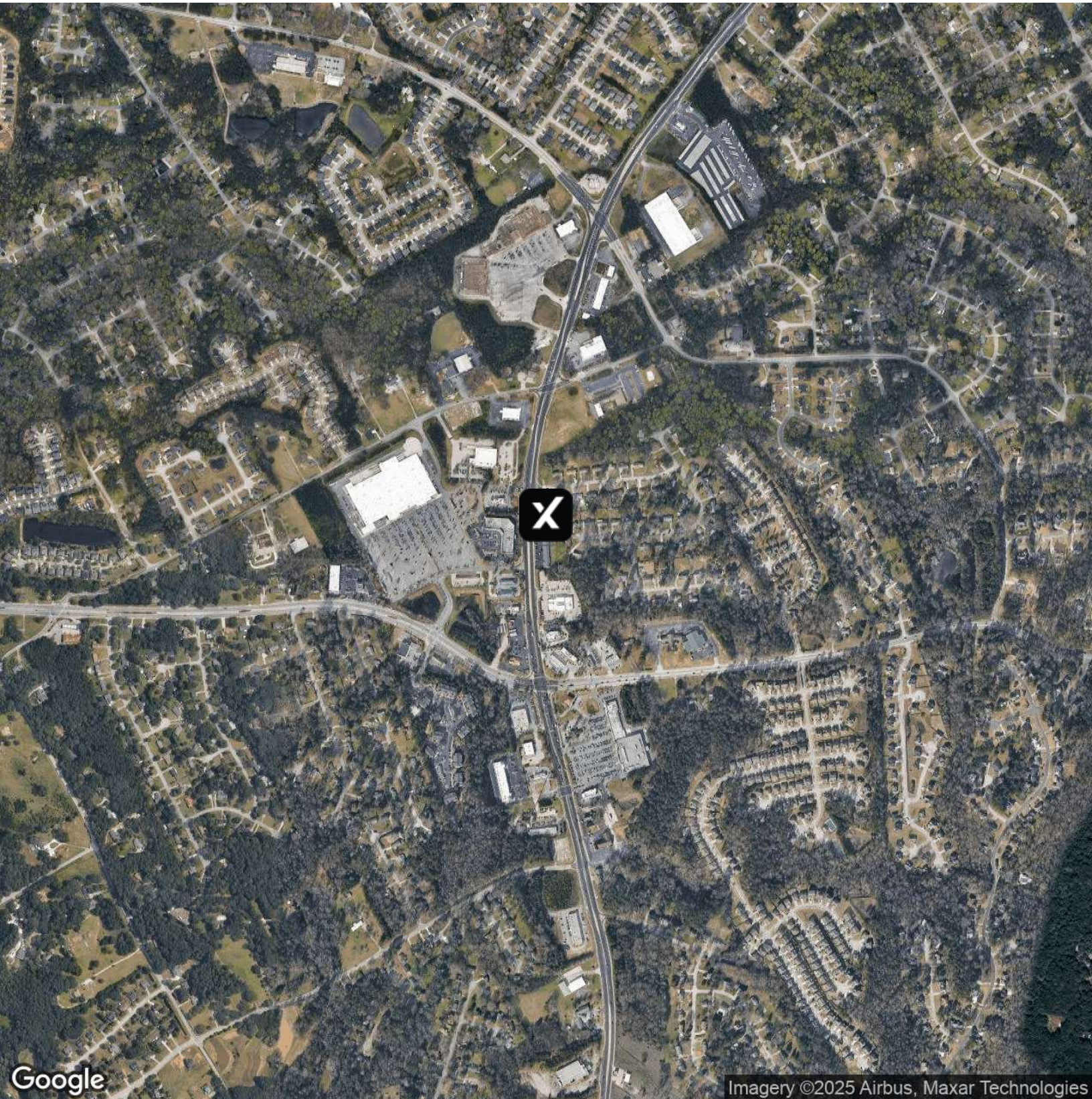
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# FOR SALE | Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies

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# FOR SALE | Financial Summary

## INVESTMENT OVERVIEW

3416 CENTERVILLE HWY, SNELLVILLE, GA 30039

Price	\$1,300,000
Price per SF	\$160
Price per Unit	\$185,714
Total Return (yr 1)	\$73,400

## OPERATING DATA

3416 CENTERVILLE HWY, SNELLVILLE, GA 30039

Total Scheduled Income	\$97,600
Operating Expenses	\$24,200
Net Operating Income	\$73,400

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# FOR SALE | Income & Expenses

## INCOME SUMMARY

3416 CENTERVILLE HWY, SNELLVILLE, GA 30039

**GROSS INCOME**

**\$97,600**

## EXPENSES SUMMARY

3416 CENTERVILLE HWY, SNELLVILLE, GA 30039

Power \$1,200

Water \$1,200

Garbage \$1,800

Taxes \$20,000

**OPERATING EXPENSES**

**\$24,200**

**NET OPERATING INCOME**

**\$73,400**

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# FOR SALE | Rent Roll

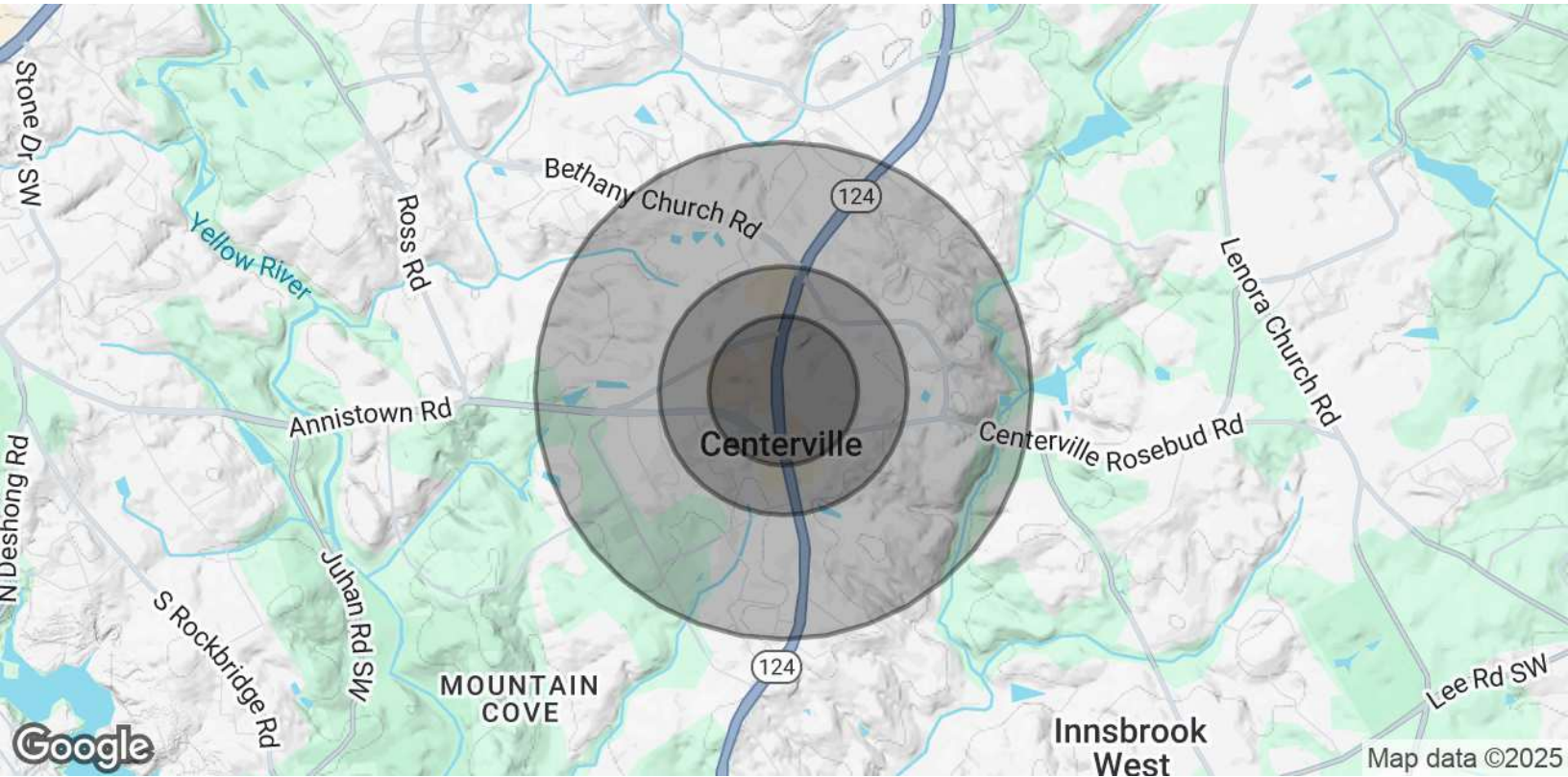
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
A	New Creature Church International	3,000 SF	36.84%	\$9.33	\$28,000
B	Dulce Culture	900 SF	11.05%	\$12.00	\$10,800
C	Gourmet Popcorn	1,000 SF	12.28%	\$15.00	\$15,000
D	Shasha Hair Braiding	1,200 SF	14.73%	\$13.00	\$15,600
E	Farmers Insurance	1,200 SF	14.73%	\$15.00	\$18,000
F	Simeon's Barber Shop	800 SF	9.82%	\$12.75	\$10,200
<b>TOTALS</b>		<b>8,100 SF</b>	<b>99.45%</b>	<b>\$77.08</b>	<b>\$97,600</b>
<b>AVERAGES</b>		<b>1,350 SF</b>	<b>16.58%</b>	<b>\$12.85</b>	<b>\$16,267</b>

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# FOR SALE | Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	518	1,595	7,686
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	168	513	2,420
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$94,923	\$99,650	\$102,850
Average House Value	\$314,552	\$323,936	\$336,553

Demographics data derived from AlphaMap

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# FOR SALE | Advisor Bio 1



**AARON DANIEL**

**Commercial Real Estate Agent**

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Direct: **678.467.1724**

GA #393890

## PROFESSIONAL BACKGROUND

Commercial Real Estate Broker with eXp Commercial serving the metro Atlanta area.

Aaron Daniel, born and raised in the metro Atlanta area, I have established myself as a distinguished commercial real estate broker. With a deep understanding of the local market dynamics and a commitment to excellence, I have a keen insights and strategic approach to commercial real estate investment transactions.

Aaron specializes in investing in and acquiring multifamily apartment complexes and retail properties throughout the state of Georgia. By focusing on these high-potential properties, our company aims to provide quality investment property and generate substantial returns for investors. With a passion for real estate and a vision for growth, Aaron is committed to drive success and innovation in the commercial real estate industry.

**eXp Commercial**

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