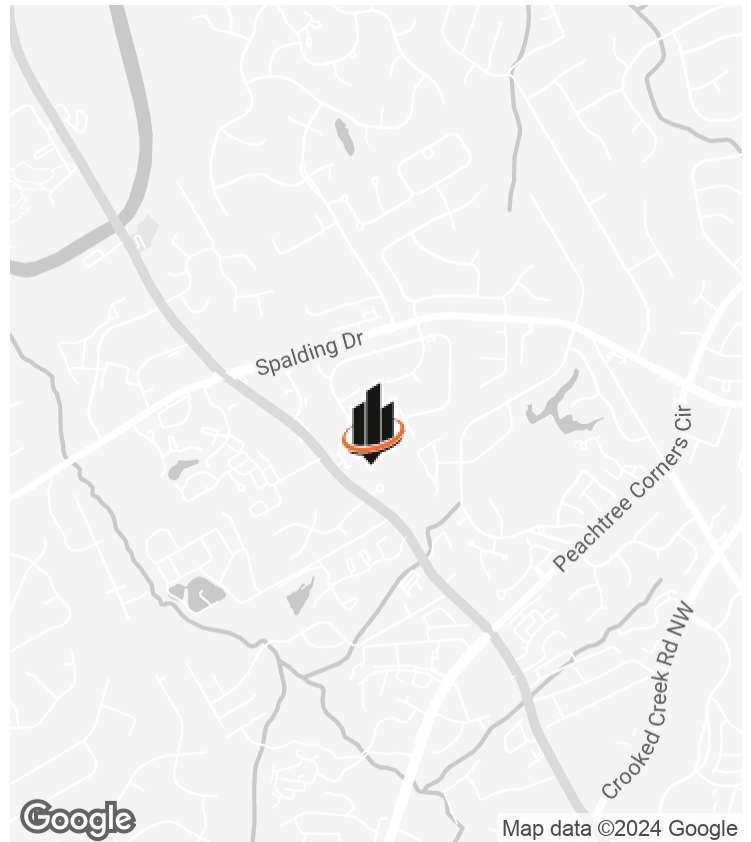




**SECTION 1**  
Property  
Information



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$10,000,000
<b>BUILDINGS:</b>	2
<b>NUMBER OF UNITS:</b>	24
<b>LOT SIZE:</b>	6.2 Acres
<b>BUILDING SIZE:</b>	74,987 SF
<b>NOI:</b>	\$404,997.00
<b>CAP RATE:</b>	4.05%

## PROPERTY DESCRIPTION

Introducing 3880 Holcomb Bridge Road in Norcross, GA. This 74,987 SF, 24-unit office building boasts a 51% occupancy, presenting significant potential for growth. All suites conveniently located on the ground level, this property offers great visibility and ample, accessible parking for tenants and visitors. Notably, the average daily traffic count of 38,200 underscores the favorable exposure this location enjoys. Don't miss the chance to capitalize on this thriving investment in the dynamic Norcross area.

## PROPERTY HIGHLIGHTS

- 51% leased
- Building 100: 37,701 SF
- Building 200: 37,286 SF
- Great Visibility
- All suites on ground level - Ample/Accessible parking
- Average Daily Traffic Count 38,200
- Excellent condition with recent renovations and build-outs

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Introducing 3880 Holcomb Bridge Road in Norcross, GA. This 74,987 SF, 24-unit office building boasts a 51% occupancy, presenting significant potential for growth. All suites conveniently located on the ground level, this property offers great visibility and ample, accessible parking for tenants and visitors. Notably, the average daily traffic count of 38,200 underscores the favorable exposure this location enjoys. Don't miss the chance to capitalize on this thriving investment in the dynamic Norcross area.

### LOCATION DESCRIPTION

3880 Holcomb Bridge Road is located in Peachtree Corners, Georgia, which is a suburban area in Gwinnett County, just northeast of Atlanta. Holcomb Bridge Road is a major east-west thoroughfare that runs through the city, providing access to various businesses, residential areas, and major highways. Peachtree Corners is known for being a technology and innovation hub with a growing number of businesses, particularly in fields like technology, engineering, and research. The area has a mix of residential neighborhoods, shopping centers, and parks, making it a popular place to live and work.





# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 51% leased
- Great Visibility
- All suites on ground level - Ample/Accessible parking
- Average Daily Traffic Count 38,200
- Excellent condition with recent renovations and build-outs





# ADDITIONAL PHOTOS

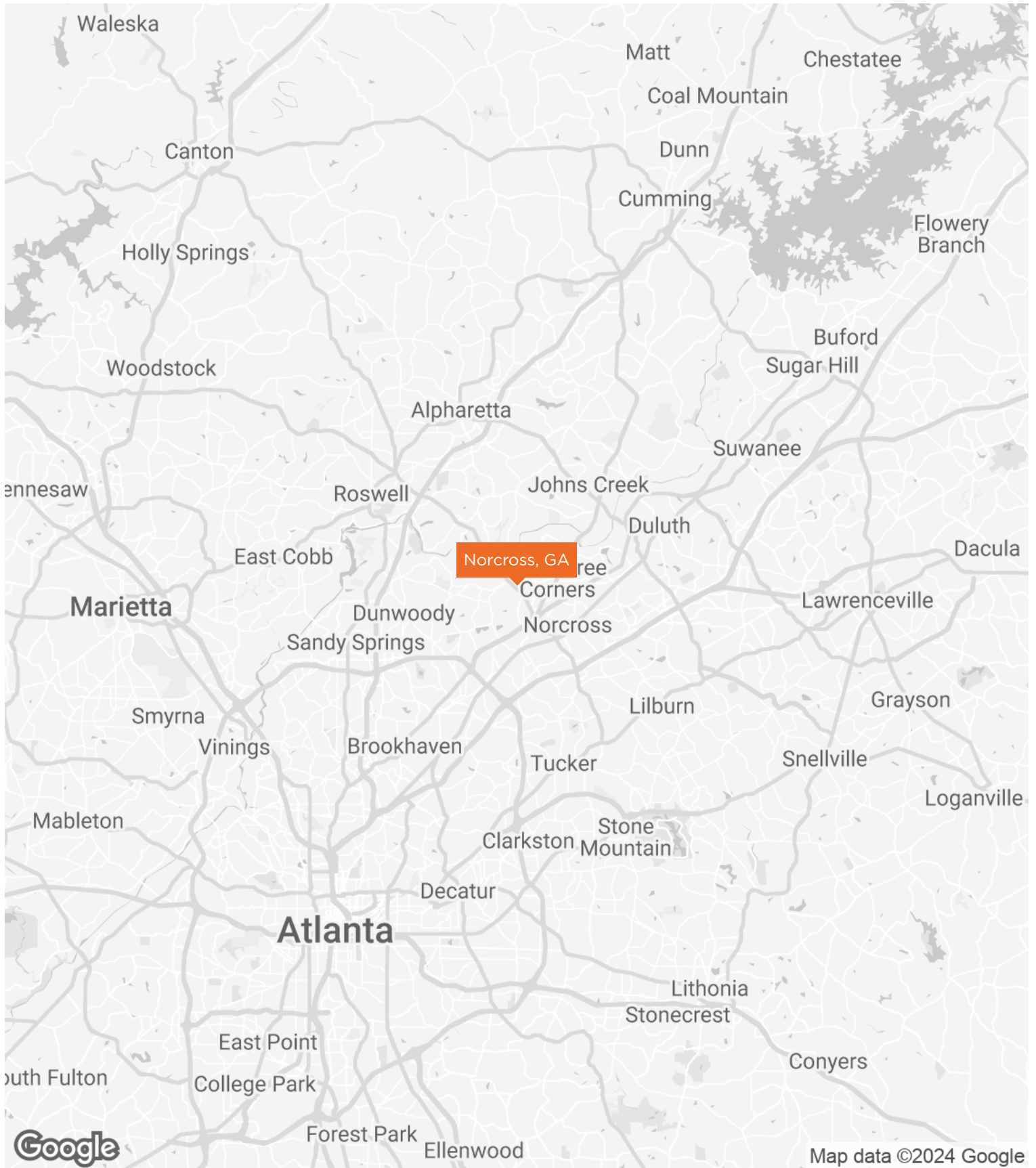






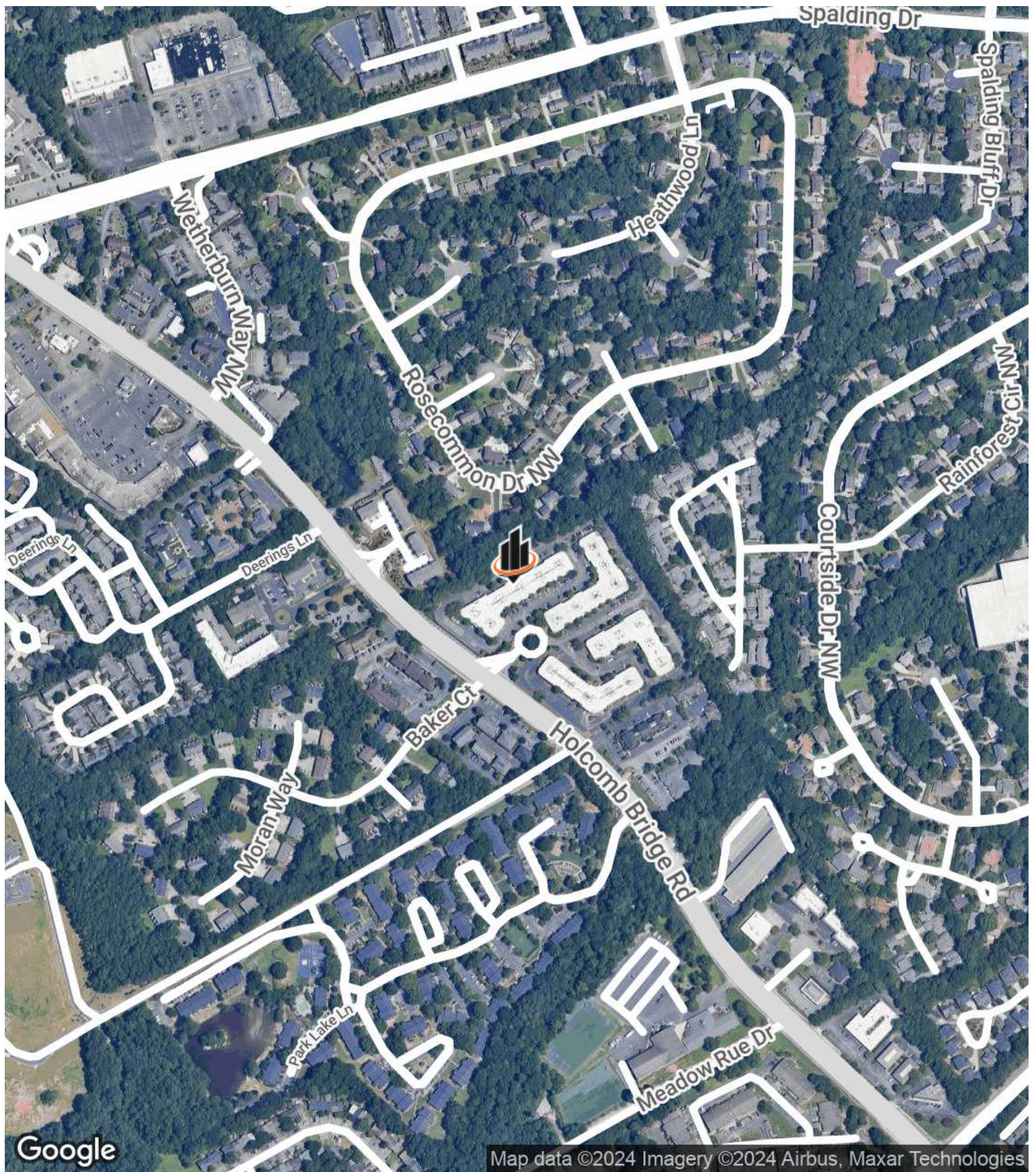
**SECTION 2**  
Location  
Information

# REGIONAL MAP



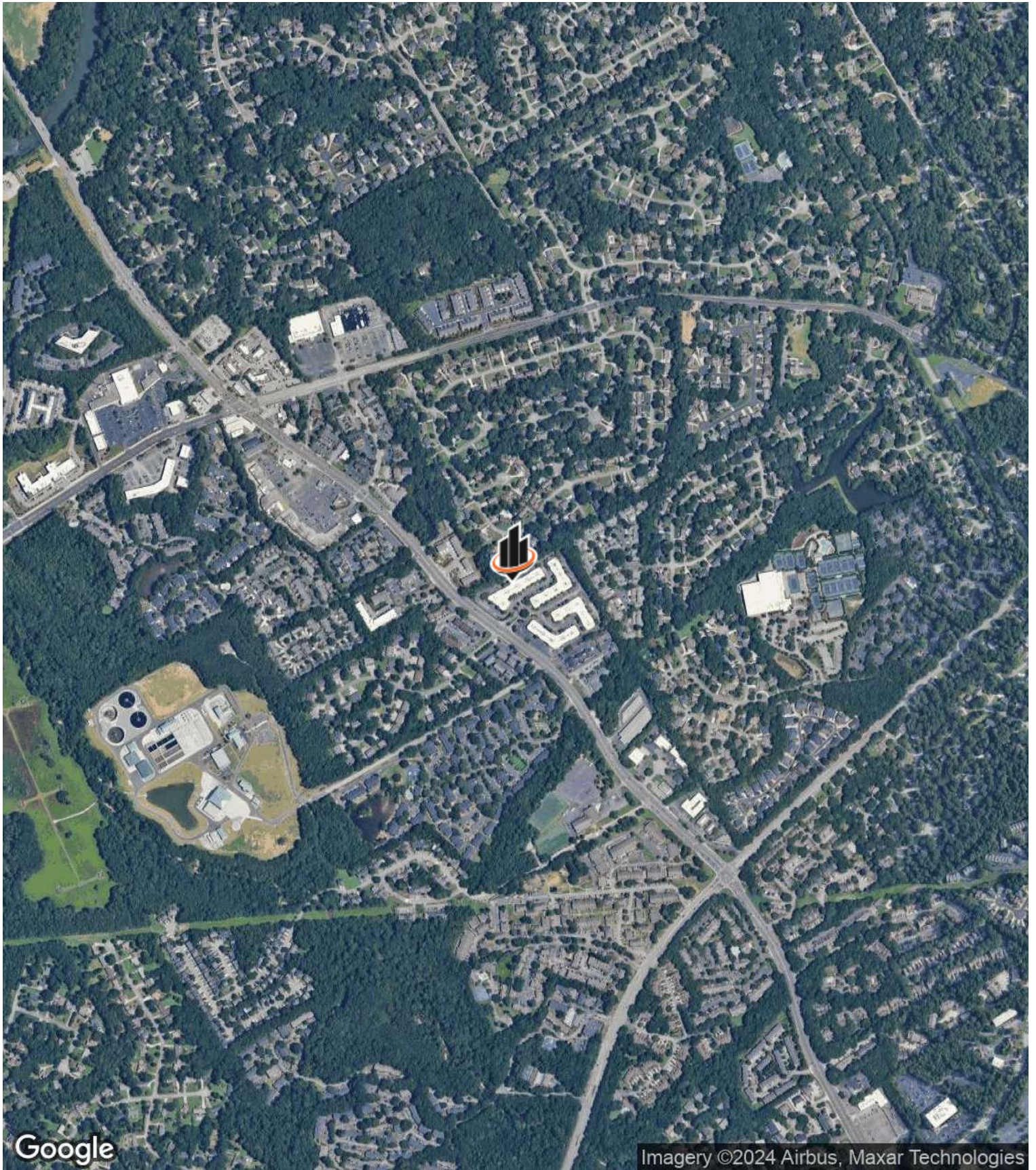


# LOCATION MAP





# AERIAL MAP







**SECTION 3**  
Financial  
Analysis



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$10,000,000
PRICE PER SF	\$133
PRICE PER UNIT	\$416,667
GRM	17.78
CAP RATE	4.05%
CASH-ON-CASH RETURN (YR 1)	4.05%
TOTAL RETURN (YR 1)	\$404,997

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## OPERATING DATA

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GROSS SCHEDULED INCOME	\$562,473
OTHER INCOME	\$43,271
TOTAL SCHEDULED INCOME	\$605,744
GROSS INCOME	\$605,744
OPERATING EXPENSES	\$200,747
NET OPERATING INCOME	\$404,997
PRE-TAX CASH FLOW	\$404,997

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## INCOME & EXPENSES

### INCOME SUMMARY

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<b>GROSS INCOME</b>	<b>\$605,744</b>
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### EXPENSES SUMMARY

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<b>REAL ESTATE TAXES</b>	\$85,924
<b>INSURANCE</b>	\$20,209
<b>MANAGEMENT FEE</b>	\$18,172
<b>CONTRACT SERVICES</b>	\$14,435
<b>PAYROLL</b>	\$9,600
<b>LEGAL &amp; PROFESSIONAL FEES</b>	\$4,550
<b>WATER &amp; SEWER</b>	\$16,045
<b>ELECTRIC</b>	\$27,912
<b>REPAIRS &amp; MAINTENANCE</b>	\$3,900
<b>OPERATING EXPENSES</b>	<b>\$200,747</b>

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<b>NET OPERATING INCOME</b>	<b>\$404,997</b>
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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
105A	VACANT	4,868 SF	6.49%	-	-	-	-	-	-
105B	VACANT	7,829 SF	10.44%	-	-	-	-	-	-
110	Peace of Mind Billing	1,275 SF	1.70%	\$14.63	-	-	\$18,653.25	9/1/24	9/127
125	Vincent Dental	3,943 SF	5.26%	\$15.00	-	-	\$59,145.00	3/1/24	2/28/31
140	VACANT	1,530 SF	2.04%	-	-	-	-	-	-
145	VACANT	1,743 SF	2.32%	-	-	-	-	-	-
150	VACANT	2,711 SF	3.62%	-	-	-	-	-	-
155	Winwell Logistics	1,653 SF	2.20%	\$13.79	-	-	\$22,794.87	6/1/22	5/31/27
160	GSD Medical	1,461 SF	1.95%	\$15.97	-	-	\$23,332.17	4/1/23	3/31/26
165	VACANT	1,618 SF	2.16%	-	-	-	-	-	-
170	TME US	3,014 SF	4.02%	\$14.21	-	-	\$42,828.94	5/1/24	4/30/29
180/185	VACANT	6,056 SF	8.08%	-	-	-	-	-	-
210	VACANT	1,447 SF	1.93%	-	-	-	-	-	-
205/205B	Star Gems	3,853 SF	5.14%	\$14.85	-	-	\$57,217.05	10/1/21	9/30/27
215	Atlas Behavioral Health , LLC	2,776 SF	3.70%	\$15.45	-	-	\$42,889.20	12/1/22	11/30/25
230	Crawford Orthodontic	9,825 SF	13.10%	\$14.95	-	-	\$146,883.75	12/1/18	6/30/25
240	VACANT	3,067 SF	4.09%	-	-	-	-	-	-
245	VACANT	3,285 SF	4.38%	-	-	-	-	-	-
250	MEMCO SOLUTIONS LLC	2,342 SF	3.12%	\$15.50	-	-	\$36,301.00	7/1/24	6/30/29
255A	Successful Bethany Families, INC.	3,284 SF	4.38%	\$14.00	-	-	\$45,976.00	10/1/24	9/31/27
260	VACANT	2,190 SF	2.92%	-	-	-	-	-	-
270	Waboba	3,596 SF	4.80%	\$11.29	-	-	\$40,598.84	2/1/25	1/31/31
280	Gal Group Inc.	1,621 SF	2.16%	\$15.96	-	-	\$25,871.16	3/1/23	2/29/28
<b>TOTALS</b>		<b>74,987 SF</b>	<b>100%</b>	<b>\$175.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$562,491.23</b>		
<b>AVERAGES</b>		<b>3,260 SF</b>	<b>4.35%</b>	<b>\$14.63</b>			<b>\$46,874.27</b>		

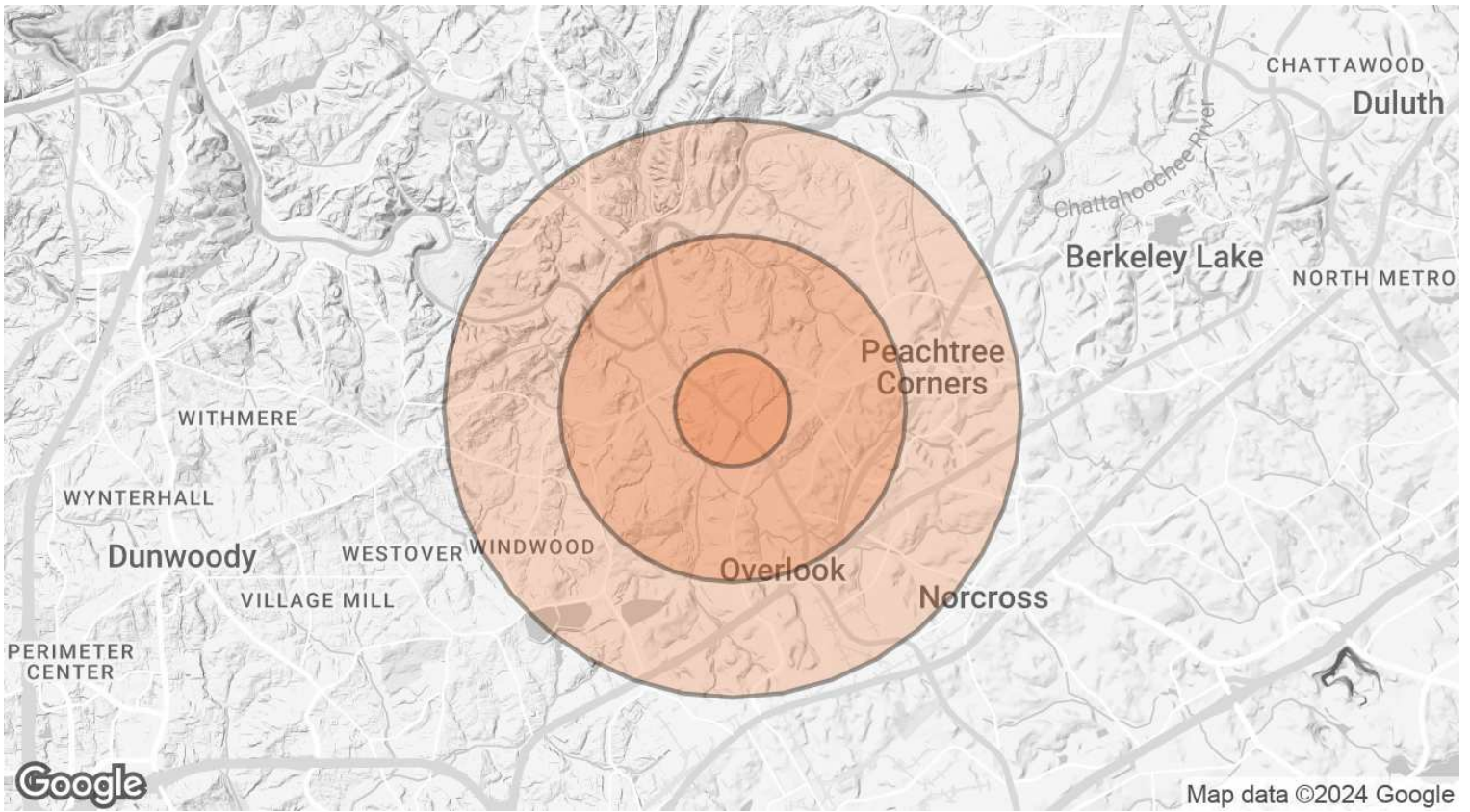




**SECTION 4**  
**Demographics**



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
TOTAL POPULATION	3,155	26,804	52,079
AVERAGE AGE	41	39	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	42	40	41
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
TOTAL HOUSEHOLDS	1,343	11,289	21,003
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$99,369	\$110,539	\$137,891
AVERAGE HOUSE VALUE	\$510,358	\$501,245	\$559,756

Demographics data derived from AlphaMap





**SECTION 5**  
**Advisor Bios**



## ADVISOR BIO 1



### JAKE CREVISTON

Associate Advisor

[j.creviston@svn.com](mailto:j.creviston@svn.com)

Direct: **770.992.5112** | Cell: **770.557.5206**

GA #365989

### PROFESSIONAL BACKGROUND

Jake Creviston serves as advisor for SVN/Creviston Realty, Inc., specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 7 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, retail, and office design. Jake is currently providing brokerage services for Verizon.

Jake has an ownership interest in SVN/Creviston Realty and started with the company completing management and maintenance of all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston served as an officer of code enforcement at The City of Sandy Springs, GA and holds a certification in the Code Enforcement Officer Certificate Program from the Georgia Municipal Association. Creviston also received his Level 1B land disturbance certificate from the Georgia Soil and Water Conservation Commission. He is currently a member of the Atlanta Commercial Board of Realtors.

### EDUCATION

Bachelors of Science from Georgia State University.

### MEMBERSHIPS

FMLS  
ACBR

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770.992.5112