

RETAIL FOR SALE

# CONVENIENCE STORE

1155 SYLVAN ROAD SOUTHWEST, ATLANTA, GA 30310



FOR SALE

**KW COMMERCIAL ATLANTA PARTNERS**

1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



Each Office Independently Owned and Operated

*PRESENTED BY:*

**KATHRYN UMSTEAD, CCIM**

Director, Associate Broker

O: (678) 775-2600

C: (770) 366-7719

kathryn@kwcommercial.com

ASSOCIATE BROKER, 153352

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

1155 SYLVAN ROAD SOUTHWEST



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,650,000
<b>BUILDING SF:</b>	1664
<b>OCCUPANCY:</b>	100%
<b>LOT SIZE:</b>	.87 AC
<b>FRONTAGE:</b>	181
<b>YEAR BUILT:</b>	1959
<b>PARKING:</b>	10+
<b>ZONING:</b>	C

## PROPERTY OVERVIEW

OPERATING BUSINESS AND REAL ESTATE, WITH ADJACENT LOT  
TURN KEY READY



**KW COMMERCIAL ATLANTA PARTNERS**  
1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



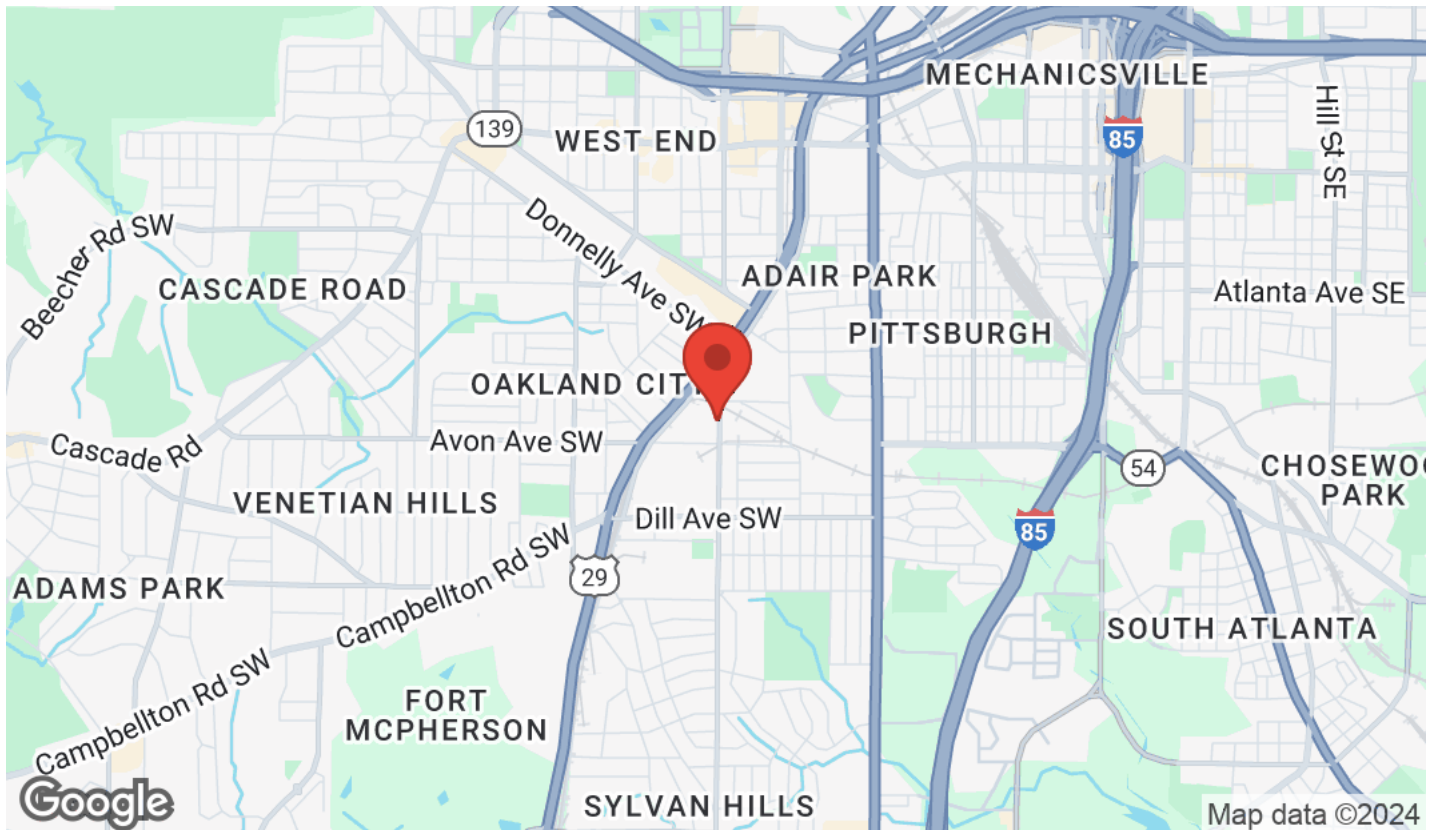
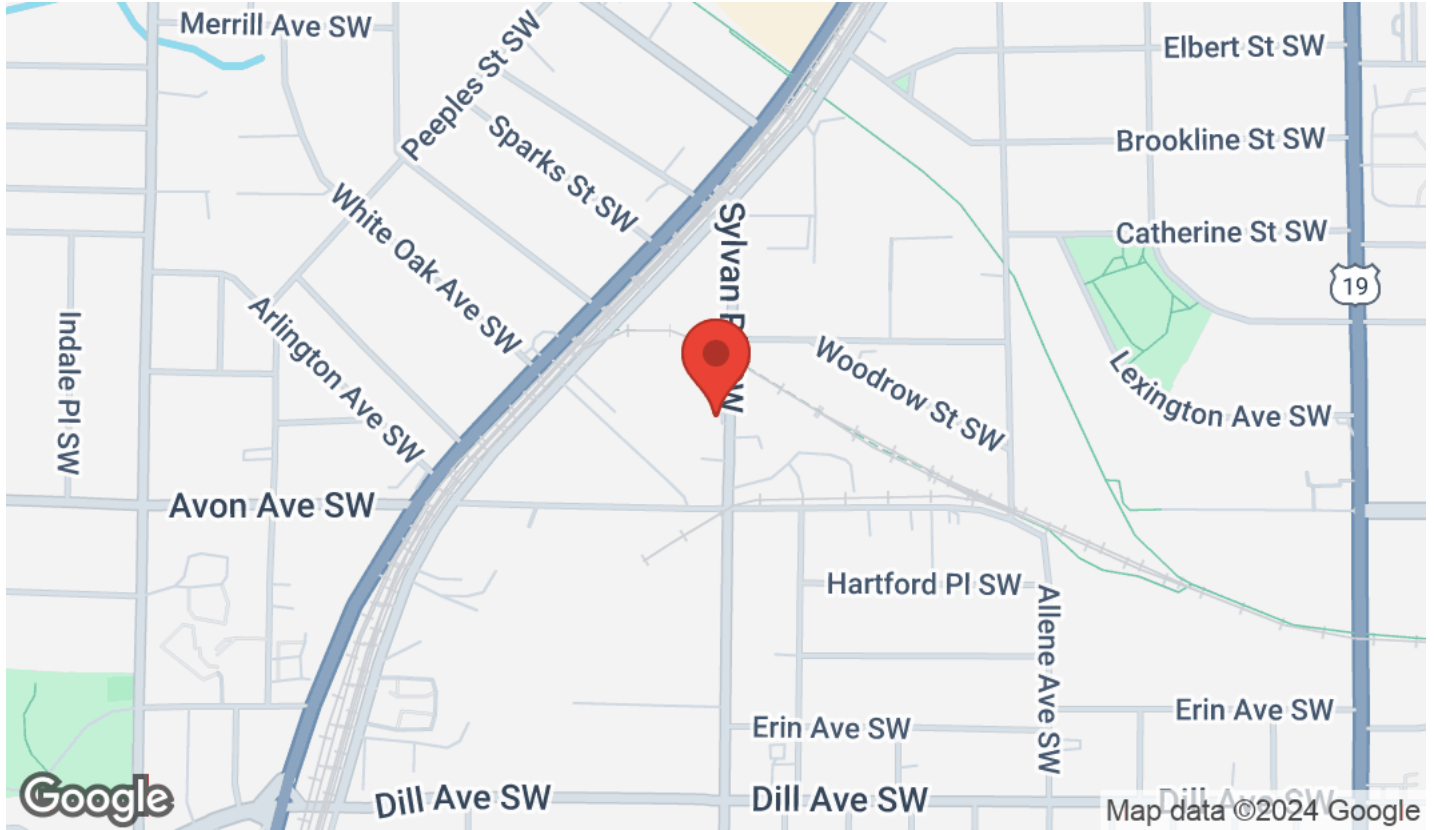
Each Office Independently Owned and Operated

**KATHRYN UMSTEAD, CCIM**

Director, Associate Broker  
O: (678) 775-2600  
C: (770) 366-7719  
kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352

# LOCATION MAPS

1155 SYLVAN ROAD SOUTHWEST



**KW COMMERCIAL ATLANTA PARTNERS**  
1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



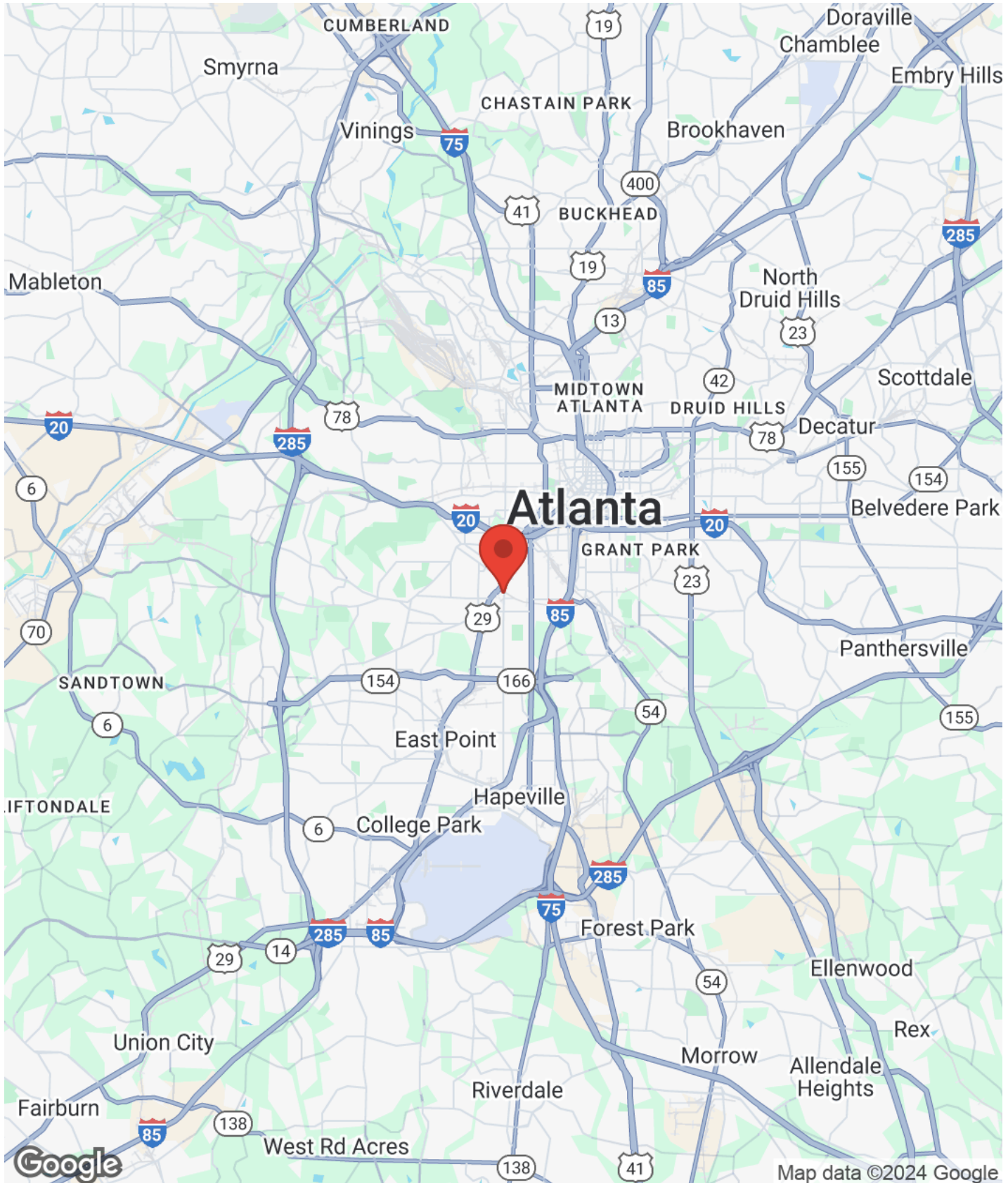
Each Office Independently Owned and Operated

**KATHRYN UMSTEAD, CCIM**

Director, Associate Broker  
O: (678) 775-2600  
C: (770) 366-7719  
kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352

# REGIONAL MAP

1155 SYLVAN ROAD SOUTHWEST



**KW COMMERCIAL ATLANTA PARTNERS**  
1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



Each Office Independently Owned and Operated

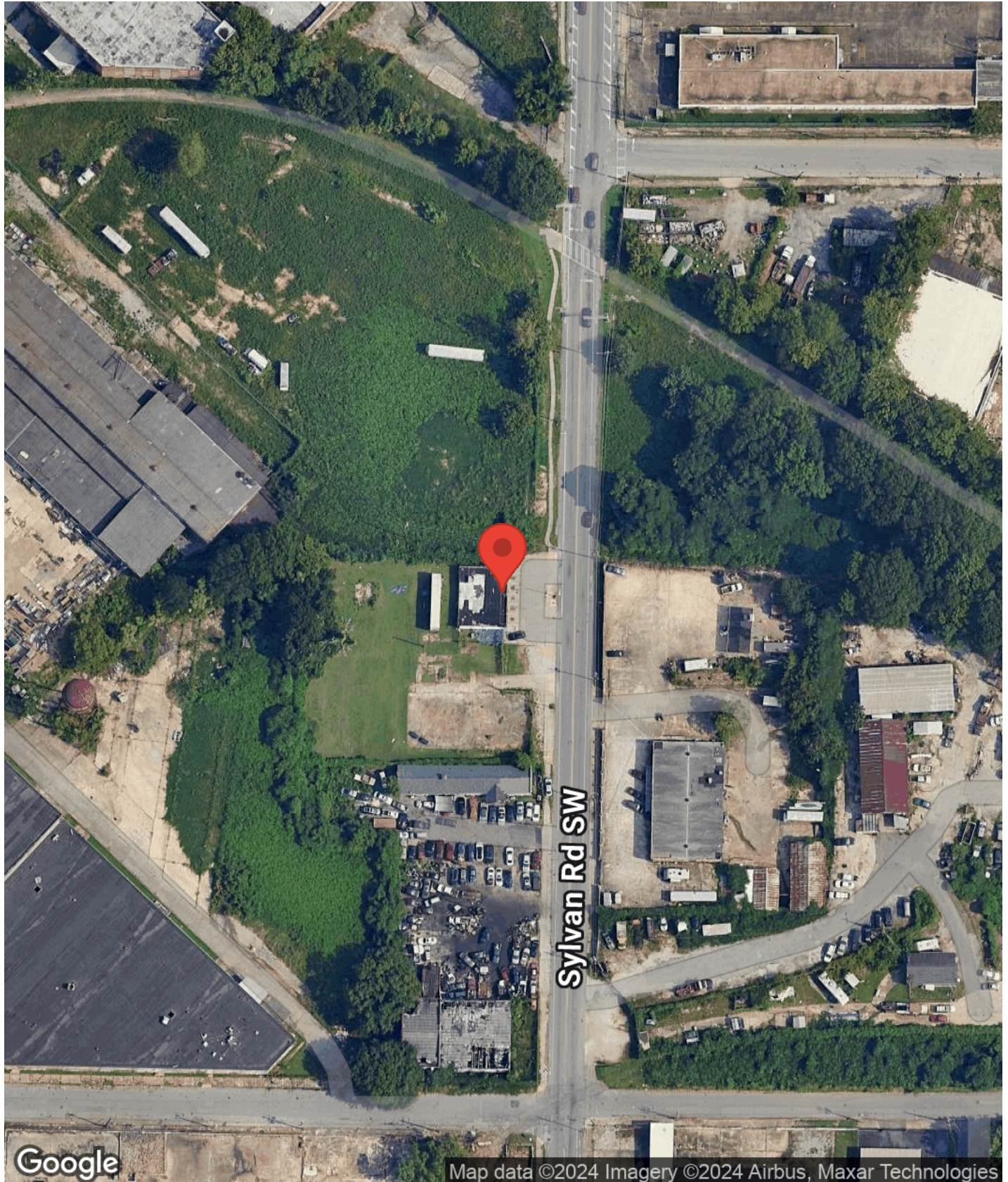
**KATHRYN UMSTEAD, CCIM**

Director, Associate Broker  
O: (678) 775-2600  
C: (770) 366-7719  
kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352



# AERIAL MAP

1155 SYLVAN ROAD SOUTHWEST



**KW COMMERCIAL ATLANTA PARTNERS**  
1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



Each Office Independently Owned and Operated

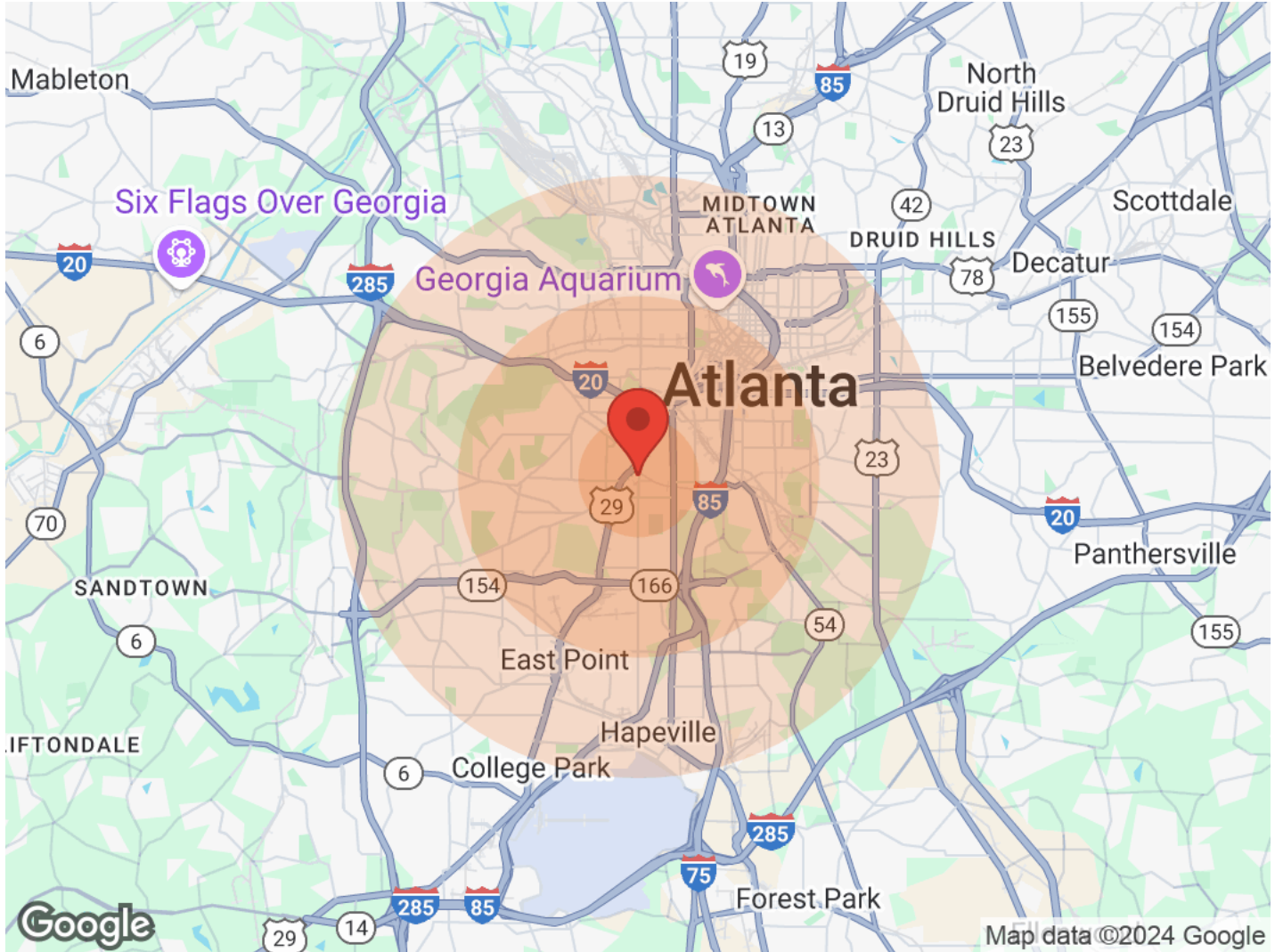
**KATHRYN UMSTEAD, CCIM**

Director, Associate Broker  
O: (678) 775-2600  
C: (770) 366-7719  
kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352



# DEMOGRAPHICS

1155 SYLVAN ROAD SOUTHWEST



Population	1 Mile	3 Miles	5 Miles
Male	4,925	45,379	141,963
Female	5,369	50,836	141,503
Total Population	10,294	96,215	283,466

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,056	18,125	47,370
Ages 15-24	1,477	12,808	31,821
Ages 25-54	4,069	40,149	130,351
Ages 55-64	1,222	10,729	33,679
Ages 65+	1,470	14,404	40,245

Race	1 Mile	3 Miles	5 Miles
White	386	7,228	67,401
Black	9,746	86,868	196,721
Am In/AK Nat	5	35	167
Hawaiian	N/A	N/A	N/A
Hispanic	165	3,071	19,015
Multi-Racial	152	3,588	23,398

Income	1 Mile	3 Miles	5 Miles
Median	\$33,856	\$26,552	\$32,380
< \$15,000	1,479	11,696	28,645
\$15,000-\$24,999	489	5,705	15,265
\$25,000-\$34,999	548	4,969	14,506
\$35,000-\$49,999	409	4,829	15,786
\$50,000-\$74,999	750	4,625	16,591
\$75,000-\$99,999	203	2,385	9,842
\$100,000-\$149,999	139	1,944	9,330
\$150,000-\$199,999	44	819	3,687
> \$200,000	59	487	3,279

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,961	52,794	156,355
Occupied	4,386	40,332	123,418
Owner Occupied	1,766	15,205	50,080
Renter Occupied	2,620	25,127	73,338
Vacant	1,575	12,462	32,937

## KW COMMERCIAL ATLANTA PARTNERS

1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



Each Office Independently Owned and Operated

## KATHRYN UMSTEAD, CCIM

Director, Associate Broker  
O: (678) 775-2600  
C: (770) 366-7719

kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352

## **KATHRYN UMSTEAD, CCIM**

Director, Associate Broker



---

KW Commercial Atlanta Partners  
1960 Satellite Blvd Suite 1100  
Duluth, GA 30097  
O: (678) 775-2600  
C: (770) 366-7719  
kathryn@kwcommercial.com  
ASSOCIATE BROKER, 153352

Kathryn Umstead is the Director of KW Commercial, Sugarloaf, Duluth, GA. Since 1984, she has had an extensive career in commercial real estate, beginning with a B.B.A. from the University of Georgia. Kathryn has been a commercial real estate lender and an asset manager to dispose of distressed properties, providing a unique perspective and experience for each transaction. No two commercial transactions are alike, so anticipating the challenges provide a smoother experience for her clients.

She has dedicated her career to continued training and education to best serve the north Georgia commercial real estate investors.

Kathryn is a Certified Commercial Investment Member, "CCIM" one of the highest designations in commercial real estate. Kathryn continues to be in the top 5% producers in the office, earning Commercial agent awards and as a member of the Atlanta Commercial Board of Realtors, is a Million Dollar producer. In addition to service clients, Kathryn now writes courses and coaches agents interested in the real estate market.

Kathryn Umstead is the Director of KW Commercial Sugarloaf, Duluth, GA. With a career in commercial real estate dating back to 1984, she holds a B.B.A. from the University of Georgia. Kathryn is an Associate Broker. Kathryn's diverse background includes roles as a commercial real estate lender and an asset manager specializing in distressed properties, giving her a unique vantage point for navigating transactions.

Kathryn is recognized for her commitment to ongoing training and education, ensuring she provides top-notch service to north Georgia commercial real estate investors. She holds the prestigious Certified Commercial Investment Member (CCIM) designation, highlighting her expertise in the field. Consistently ranking in the top 5% of producers in her office, earning production awards, Kathryn has received numerous Commercial Agent Awards and is a Million Dollar producer with the Atlanta Commercial Board of Realtors.

Beyond her client work, Kathryn contributes to the industry by writing courses and coaching aspiring real estate agents. Her proactive approach and extensive experience enable her to anticipate challenges and deliver a smoother transaction process for her clients.

Kares4Kids is her way of giving back to our community. Kathryn continues to volunteer and make contributions to this important organization.

# DISCLAIMER

1155 SYLVAN ROAD SOUTHWEST



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL ATLANTA PARTNERS

1960 Satellite Blvd Suite 1100  
Duluth, GA 30097



Each Office Independently Owned and Operated

## PRESENTED BY:

### **KATHRYN UMSTEAD, CCIM**

Director, Associate Broker

O: (678) 775-2600

C: (770) 366-7719

kathryn@kwcommercial.com

ASSOCIATE BROKER, 153352

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.