



FOR SALE

5 Year NNN Leased Investment

3632 SATELLITE BLVD

Duluth, GA 30096

PRESENTED BY:

MATTHEW LEVIN, CCIM

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levinm@svn.com

GA #119351

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY ADDRESS	3632 Satellite Blvd
	Duluth , GA 30097
PRICE	\$2,000,000
CAP RATE	6% Actual
BUILDING SIZE	4,166 SF
LOT SIZE	0.57 Acres
TRAFFIC COUNT	20,500+ Vehicles Per Day

For sale is an absolute net leased investment with term through October 31, 2029. The NNN lease has fixed annual rent of \$120,000. The lease has one option to renew for 5 years with a 2% fixed rent increase. The 4,166 SF+- eight bay repair building was originally built for Midas in 1986 on 0.57 acres and is zoned C-2 in (Gwinnett County jurisdiction). The site is highly visible on Satellite Boulevard with a 20,500 daily traffic count. The location is in the heart of 7.2 million square foot heavily retailed corridor with excellent access to Interstate 85 in rapidly growing Gwinnett County of northeast metro Atlanta. The City of Duluth is one of the fastest-growing communities in Georgia with 259,000+ population in a 5 mile radius and 16.64% growth between 2010-2020.

The tenant, D and C Tires Auto Service is a ten year old business providing tire sales and repairs direct to vehicle owners and as well as fleet servicing for businesses, plus high margin after-market upgrades. The bilingual ASE-certified repair staff serve a county with the highest concentration of Hispanic and Asian communities in the metro area.



- 4,166 SF 8 bay auto repair on 0.57 acres zoned C-2 Gwinnett County
- 5 year NNN Lease through 10/31/2029
- 10 year old business
- Full service auto repair and tire sales
- Staffed with bilingual ASE-certified technicians
- Direct to consumer and fleet servicing
- High visibility site with 20,500+ daily traffic count
- Minutes to Interstate 85 - extending trade area
- \$91,500 + avg HH income 259,000+ 5 mile population

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ADDITIONAL PHOTOS



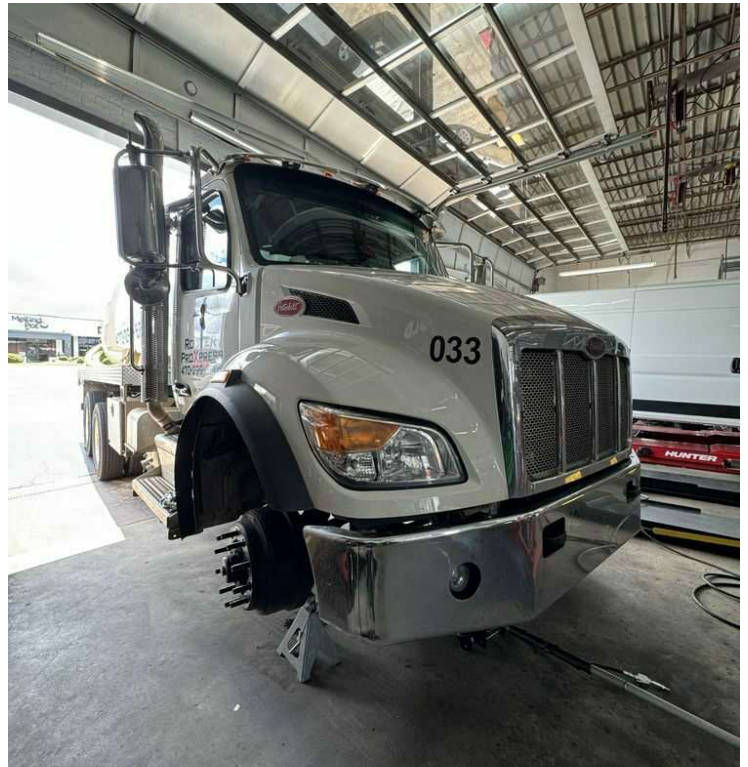
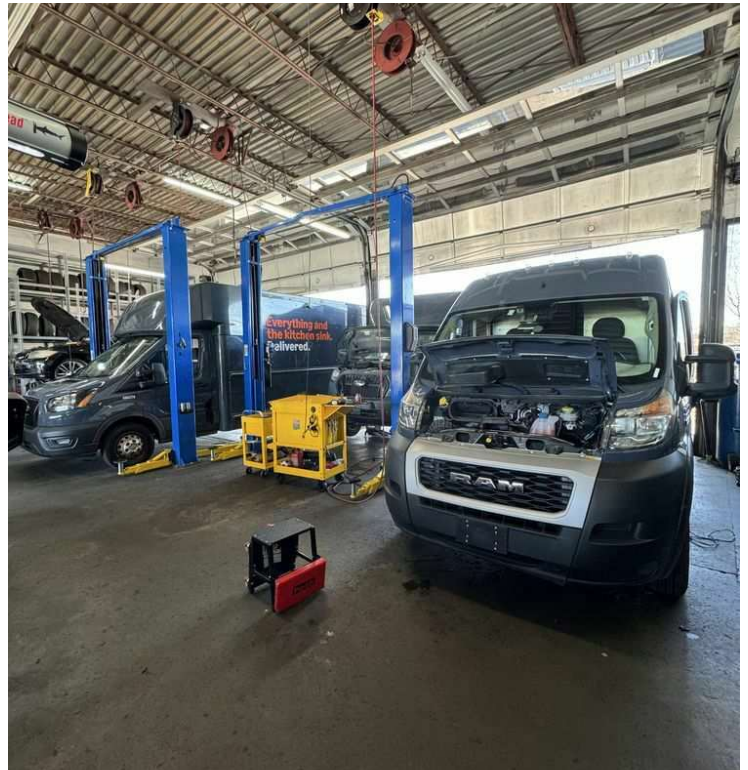
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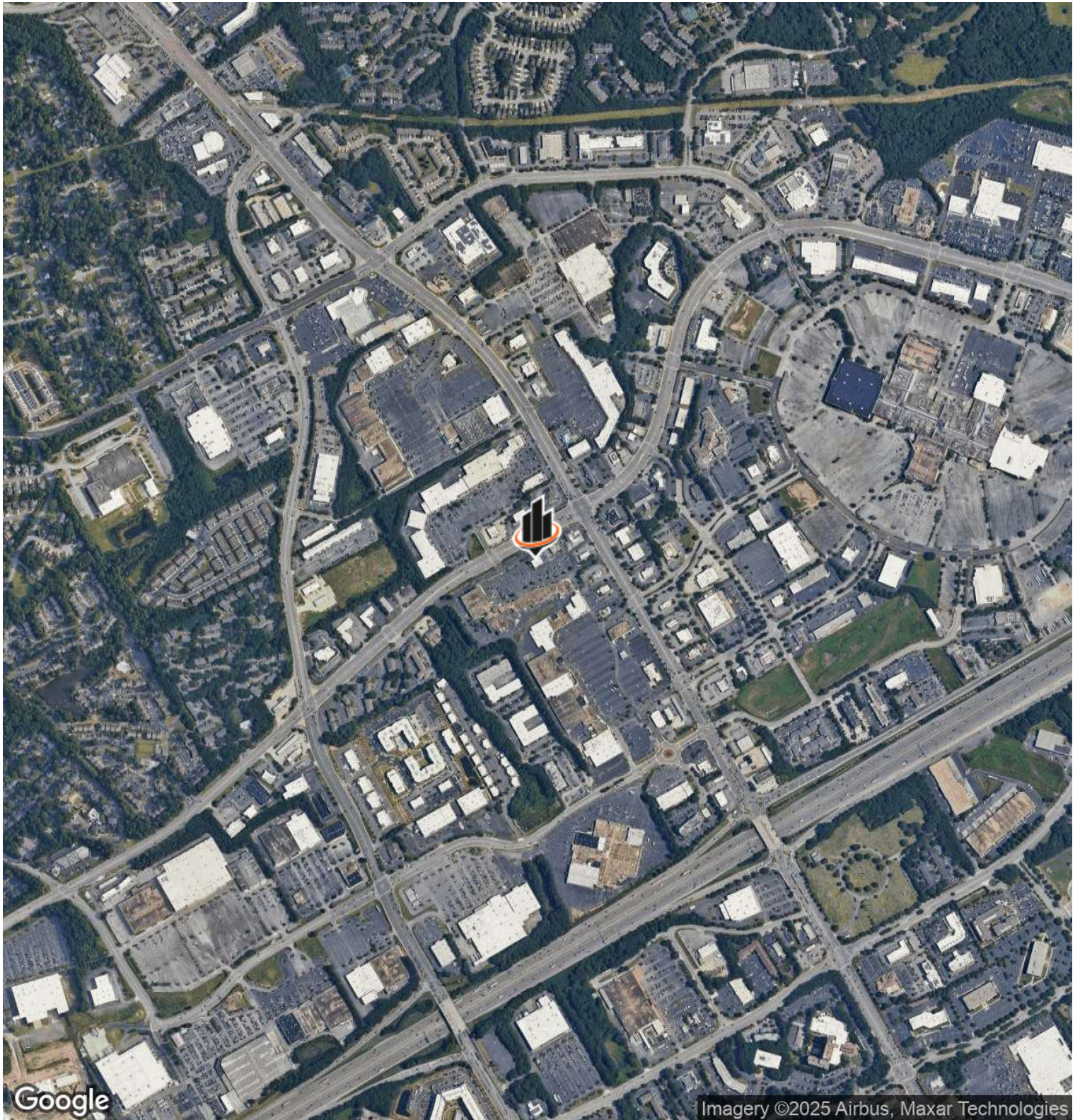
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AERIAL MAP



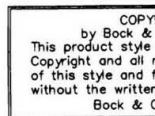
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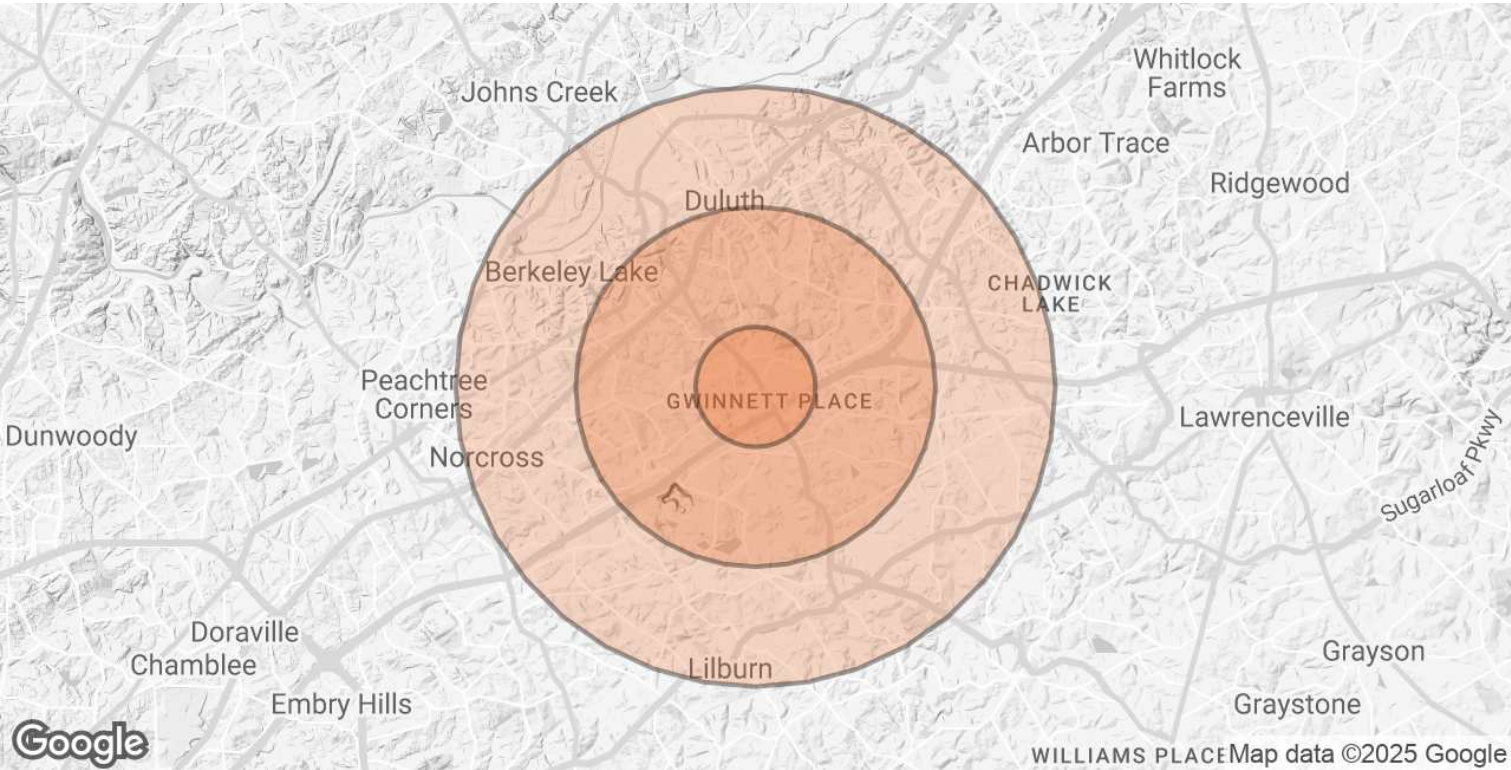
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and Gwinnett Mall Corners Associates, a Georgia general partnership, dated April 30, 1986, filed for record June 16, 1986, at Deed Book 3600, Page 272, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia.



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,498	96,432	259,941
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,237	35,574	91,106
# OF PERSONS PER HH	2.5	2.7	2.9
AVERAGE HH INCOME	\$67,714	\$76,939	\$91,514
AVERAGE HOUSE VALUE	\$226,223	\$326,580	\$384,731

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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