

66,921+/-SF Retail Building

5495 Old National Highway, College Park, GA 30349

INVESTMENT SALE

Co-Listed With

Southeast Properties

DOUG BURGGAUF, CCIM

Vice President
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SIM DOUGHTIE, CCIM, SIOR, MCR, SLCR

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Presented By:

JOHN BONNER

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King Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • www.kingindustrial.com • Licensed in Georgia

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

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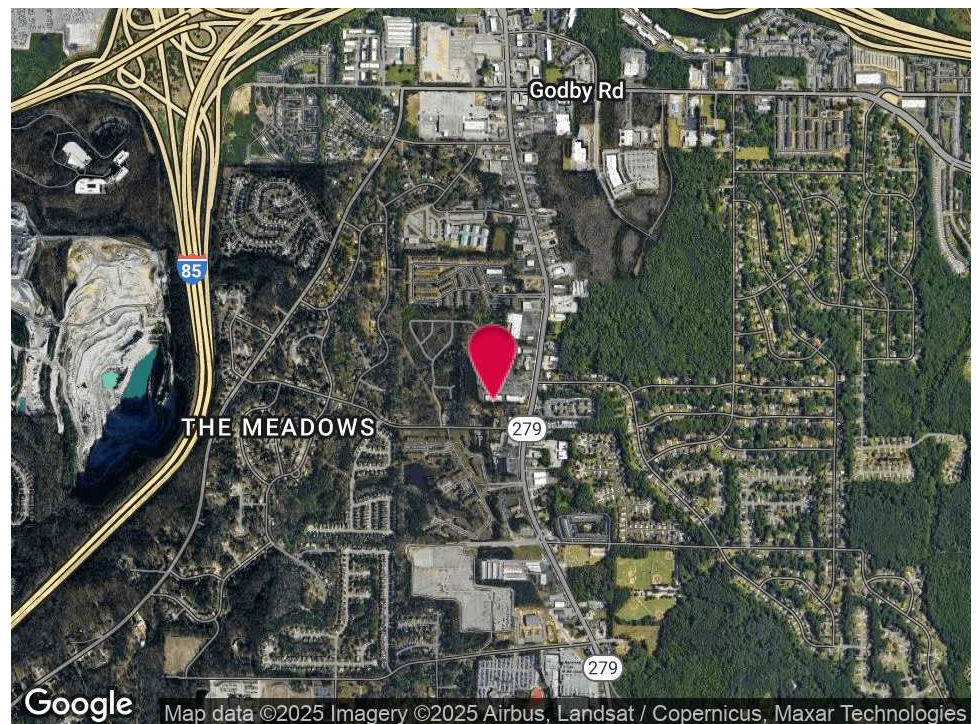


OFFERING SUMMARY

Lot Size: 15.09+/- Acres
Building Size: 66,921 SF
Zoning: C2

PROPERTY HIGHLIGHTS

- Excellent Location
- Ideal for Retail/Street Retail
- High Visibility
- Ample Parking
- Strong Traffic Counts
- Versatile Space
- Well-maintained Property
- Proforma CAP Rate 9.25% (Current CAP Rate 4.4%)
- Financials Available Upon Request
- 2 Out-Parcels Ideal for Expansion



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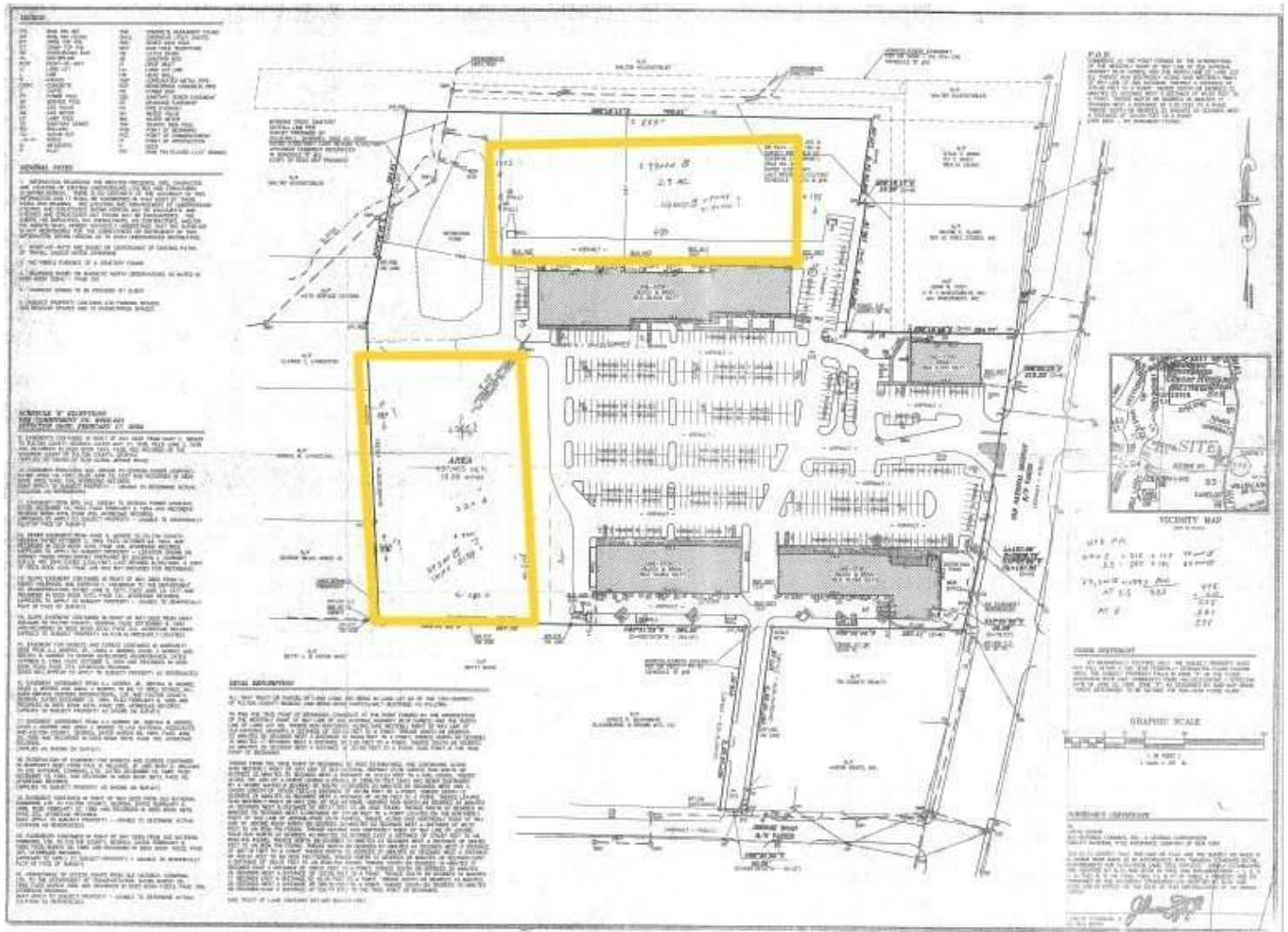
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FOR SALE

66,921+/-SF Retail Building For Sale

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Proforma numbers assuming 4% annual increases in base rate, 10% vacancy, 5% management costs, OPEX collected from all tenants

Space	Sq. Feet	Net 2026	Net 2027	Net 2028	Net 2029	Net 2030	Net 2031	Net 2032	Net 2033	Net 2034	Net 2035
A1	5,300	\$5,906	\$6,142	\$6,388	\$6,643	\$6,909	\$7,186	\$7,473	\$7,772	\$8,083	\$8,406
A2	1,616	\$1,667	\$1,734	\$1,803	\$1,875	\$1,950	\$2,028	\$2,109	\$2,194	\$2,281	\$2,373
A3-4	1,714	\$1,714	\$1,783	\$1,854	\$1,928	\$2,005	\$2,085	\$2,169	\$2,256	\$2,346	\$2,440
A5-9	5,864	\$4,400	\$4,576	\$4,759	\$4,949	\$5,147	\$5,353	\$5,567	\$5,790	\$6,022	\$6,263
A10	1,200	\$1,200	\$1,248	\$1,298	\$1,350	\$1,404	\$1,460	\$1,518	\$1,579	\$1,642	\$1,708
B1	1,540	\$1,751	\$1,821	\$1,894	\$1,970	\$2,048	\$2,130	\$2,216	\$2,304	\$2,396	\$2,492
B2	1,260	\$1,216	\$1,265	\$1,315	\$1,368	\$1,423	\$1,479	\$1,539	\$1,600	\$1,664	\$1,731
B3	1,380	\$1,265	\$1,316	\$1,368	\$1,423	\$1,480	\$1,539	\$1,601	\$1,665	\$1,731	\$1,800
B4	1,380	\$1,325	\$1,378	\$1,433	\$1,490	\$1,550	\$1,612	\$1,677	\$1,744	\$1,813	\$1,886
B5-8	6,112	\$6,297	\$6,549	\$6,811	\$7,083	\$7,367	\$7,661	\$7,968	\$8,286	\$8,618	\$8,963
B9-10	2,760	\$2,666	\$2,772	\$2,883	\$2,999	\$3,118	\$3,243	\$3,373	\$3,508	\$3,648	\$3,794
B11-12	2,760	\$2,713	\$2,822	\$2,934	\$3,052	\$3,174	\$3,301	\$3,433	\$3,570	\$3,713	\$3,861
B15	8,381	\$5,500	\$5,720	\$5,949	\$6,187	\$6,434	\$6,692	\$6,959	\$7,238	\$7,527	\$7,828
B18-101	460	\$750	\$780	\$811	\$844	\$877	\$912	\$949	\$987	\$1,026	\$1,067
B18-102	460	\$750	\$780	\$811	\$844	\$877	\$912	\$949	\$987	\$1,026	\$1,067
B18-103	460	\$725	\$754	\$784	\$816	\$848	\$882	\$917	\$954	\$992	\$1,032
B18-107	313	\$475	\$494	\$514	\$534	\$556	\$578	\$601	\$625	\$650	\$676
B18-108	460	\$618	\$643	\$668	\$695	\$723	\$752	\$782	\$813	\$846	\$880
B18-109	460	\$550	\$572	\$595	\$619	\$643	\$669	\$696	\$724	\$753	\$783
B18-111	460	\$750	\$780	\$811	\$844	\$877	\$912	\$949	\$987	\$1,026	\$1,067
C1	1,400	\$1,352	\$1,406	\$1,463	\$1,521	\$1,582	\$1,645	\$1,711	\$1,779	\$1,851	\$1,925
C2	1,450	\$1,764	\$1,835	\$1,908	\$1,984	\$2,064	\$2,146	\$2,232	\$2,321	\$2,414	\$2,511
C3	1,355	\$1,300	\$1,352	\$1,406	\$1,462	\$1,521	\$1,582	\$1,645	\$1,711	\$1,779	\$1,850
C4	1,445	\$1,396	\$1,451	\$1,510	\$1,570	\$1,633	\$1,698	\$1,766	\$1,837	\$1,910	\$1,986
C5	1,400	\$1,352	\$1,406	\$1,463	\$1,521	\$1,582	\$1,645	\$1,711	\$1,779	\$1,851	\$1,925
C6/7	2,900	\$2,296	\$2,388	\$2,483	\$2,583	\$2,686	\$2,793	\$2,905	\$3,021	\$3,142	\$3,268
C8-9	2,800	\$2,100	\$2,184	\$2,271	\$2,362	\$2,457	\$2,555	\$2,657	\$2,763	\$2,874	\$2,989
C10-11	2,800	\$2,100	\$2,184	\$2,271	\$2,362	\$2,457	\$2,555	\$2,657	\$2,763	\$2,874	\$2,989
D	6,370	\$7,883	\$8,198	\$8,526	\$8,867	\$9,222	\$9,591	\$9,974	\$10,373	\$10,788	\$11,220

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pot Net		\$765,367	\$795,981	\$827,821	\$860,933	\$895,371	\$931,185	\$968,433	\$1,007,170	\$1,047,457	\$1,089,355
Vacancy		-\$76,537	-\$79,598	-\$82,782	-\$86,093	-\$89,537	-\$93,119	-\$96,843	-\$100,717	-\$104,746	-\$108,936
Mgmt		-\$38,268	-\$39,799	-\$41,391	-\$43,047	-\$44,769	-\$46,559	-\$48,422	-\$50,359	-\$52,373	-\$54,468
Vac opex		-\$48,983	-\$50,943	-\$52,981	-\$55,100	-\$57,304	-\$59,596	-\$61,980	-\$64,459	-\$67,037	-\$69,719
NOI		\$601,578	\$625,641	\$650,667	\$676,694	\$703,761	\$731,912	\$761,188	\$791,636	\$823,301	\$856,233

Y10		
Disp	\$9.26M	at 9.25% cap
IRR	12.99%	

Proforma as of April 2026

Assumptions: New leases at current average base rate \$11.59 (renewals at greater of the average or current rate), 10% vacancy rate, all leases net; opex \$7.41/sf

New rental base rate:

\$11.59

As of April-2026

Space	Tenant	Sq. Feet	Lease Beg.	Lease End	BASE Rent	CAM	Rent Plus CAM	Rent/SF
A1	Grown Folks	5,300	1-Feb-2003	30-Nov-2027	\$5,906.00	\$2,654.42	\$8,560.42	\$13.37
A2	Crab Pot Lounge	1,616	1-Sep-2018	<i>If renewed at curr rate</i>	\$1,667.00	\$945.36	\$2,612.36	\$12.38
A3-4	<i>Future Tenant</i>	<i>1,714</i>			<i>\$1,714.00</i>	<i>\$1,058.40</i>	<i>\$2,772.40</i>	<i>\$12.00</i>
A5-9	TF Richardson, LLC	5,864	19-Oct-2016	31-Dec-2026	\$4,400.00	\$1,949.78	\$6,349.78	\$9.00
A10	Pretty Her Boutique	1,200	1-Apr-2022	<i>If renewed at curr rate</i>	\$1,200.00	\$702.00	\$1,902.00	\$12.00
B1	Hungry AF	1,540	15-May-2023	31-May-2033	\$1,751.00	\$900.90	\$2,651.90	\$13.64
B2	SC Glenn Insurance & Assoc.	1,260	1-Jan-2017	<i>Assume renewal</i>	<i>\$1,216.95</i>	<i>\$778.05</i>	<i>\$1,995.00</i>	<i>\$11.59</i>
B3	<i>Future Tenant</i>	<i>1,380</i>			<i>\$1,265.00</i>	<i>\$852.15</i>	<i>\$2,117.15</i>	<i>\$11.00</i>
B4	<i>Future Tenant</i>	<i>1,380</i>			<i>\$1,325.00</i>	<i>\$852.15</i>	<i>\$2,177.15</i>	<i>\$11.52</i>
B5-8	South Fulton Studios, LLC	6,112	1-May-2022	31-Aug-2026	\$6,297.00	\$3,575.52	\$9,872.52	\$12.36
B9-10	The Smoking Room (Bolden)	2,760	1-Feb-2016	<i>Assume renewal</i>	<i>\$2,665.70</i>	<i>\$1,704.30</i>	<i>\$4,370.00</i>	<i>\$11.59</i>
B11-12	First T&S Enterprises	2,760	1-Aug-2017	31-Jul-2027	\$2,713.00	\$1,557.10	\$4,270.10	\$11.80
B15	<i>Future Tenant</i>	<i>8,381</i>			<i>\$5,500.00</i>	<i>\$4,644.00</i>	<i>\$10,144.00</i>	<i>\$7.87</i>
B18-101	<i>Future Tenant</i>	<i>460</i>			<i>\$750.00</i>	<i>\$0.00</i>	<i>\$750.00</i>	<i>\$19.57</i>
B18-102	<i>Future Tenant</i>	<i>460</i>			<i>\$750.00</i>	<i>\$0.00</i>	<i>\$750.00</i>	<i>\$19.57</i>
B18-103	<i>Future Tenant</i>	<i>460</i>			<i>\$725.00</i>	<i>\$0.00</i>	<i>\$725.00</i>	<i>\$18.91</i>
B18-107	<i>Future Tenant</i>	<i>313</i>			<i>\$475.00</i>	<i>\$0.00</i>	<i>\$475.00</i>	<i>\$18.21</i>
B18-108	The Modern Officiant	460	1-Mar-2022	<i>Assume renewal</i>	<i>\$618.00</i>	<i>\$0.00</i>	<i>\$618.00</i>	<i>\$16.12</i>
B18-109	Tajeess, LLC	460	1-May-2018	<i>Assume renewal</i>	<i>\$550.00</i>	<i>\$0.00</i>	<i>\$550.00</i>	<i>\$14.35</i>
B18-111	<i>Future Tenant</i>	<i>460</i>			<i>\$750.00</i>	<i>\$0.00</i>	<i>\$750.00</i>	<i>\$19.57</i>
C1	Metro Atlanta Injury & Wellness	1,400	1-Jul-2021	<i>Assume renewal</i>	<i>\$1,352.17</i>	<i>\$864.50</i>	<i>\$2,216.67</i>	<i>\$11.59</i>
C2	Old Nat RX	1,450	1-Apr-2022	<i>If renewed at curr rate</i>	\$1,764.00	\$848.25	\$2,612.25	\$14.60
C3	Harold's Chicken	1,355	22-Jul-2013	31-Dec-2028	\$1,300.00	\$792.67	\$2,092.67	\$11.51
C4	Greenback Tax & Financial	1,445	1-Nov-2021	<i>Assume renewal</i>	<i>\$1,395.63</i>	<i>\$892.29</i>	<i>\$2,287.92</i>	<i>\$11.59</i>
C5	Hair Zone	1,400	17-May-1989	<i>Assume renewal</i>	<i>\$1,352.17</i>	<i>\$864.50</i>	<i>\$2,216.67</i>	<i>\$11.59</i>
C6/7	<i>Future Tenant</i>	<i>2,900</i>			<i>\$2,296.00</i>	<i>\$1,790.75</i>	<i>\$4,086.75</i>	<i>\$9.50</i>
C8-9	<i>Future Tenant</i>	<i>2,800</i>			<i>\$2,100.00</i>	<i>\$1,729.00</i>	<i>\$3,829.00</i>	<i>\$9.00</i>
C10-11	<i>Future Tenant</i>	<i>2,800</i>			<i>\$2,100.00</i>	<i>\$1,729.00</i>	<i>\$3,829.00</i>	<i>\$9.00</i>
D	Kool Smiles	6,370	15-May-2006	31-Dec-2028	\$7,882.88	\$3,190.31	\$11,073.19	\$14.85
Total Square Feet		66,260						
Total Due Monthly					\$63,781.49	\$34,875.39	\$98,656.89	

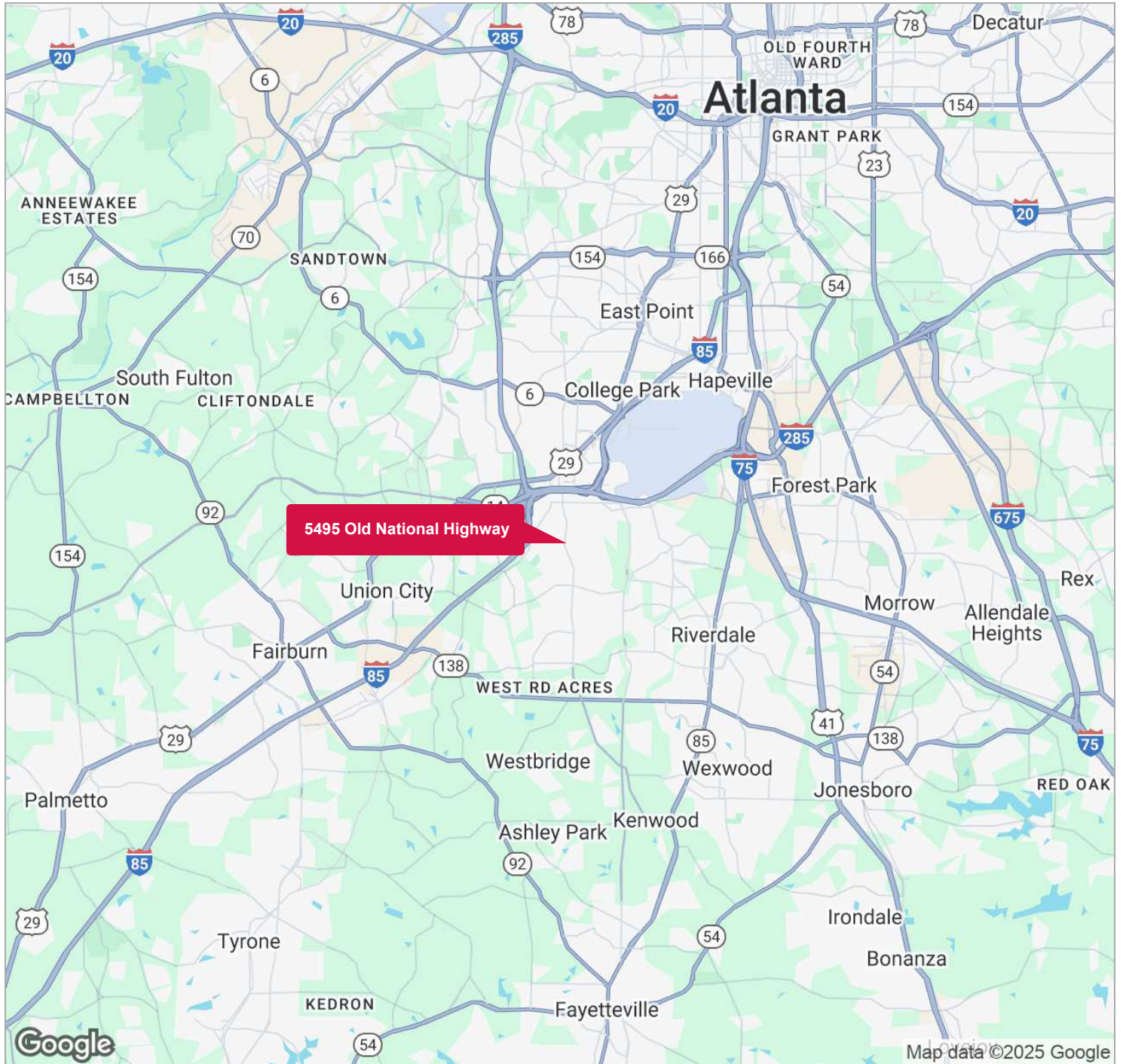
Annual NOI	\$765,377.91
less 10% vacancy	\$688,840.12
Less 5% management	\$654,398.11
CAM on vacancy	-\$49,098.66
Proforma NOI	\$605,299.45

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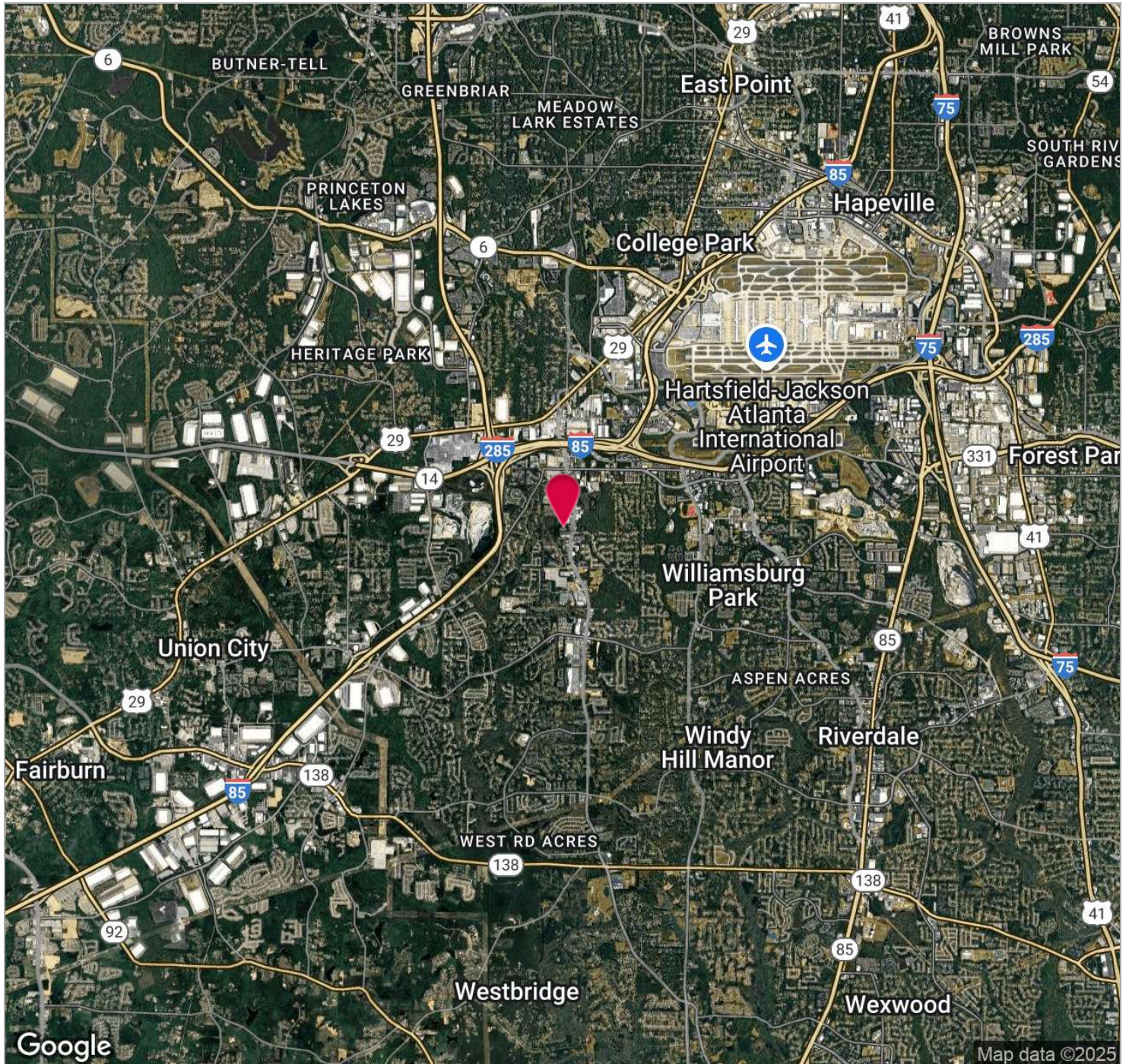
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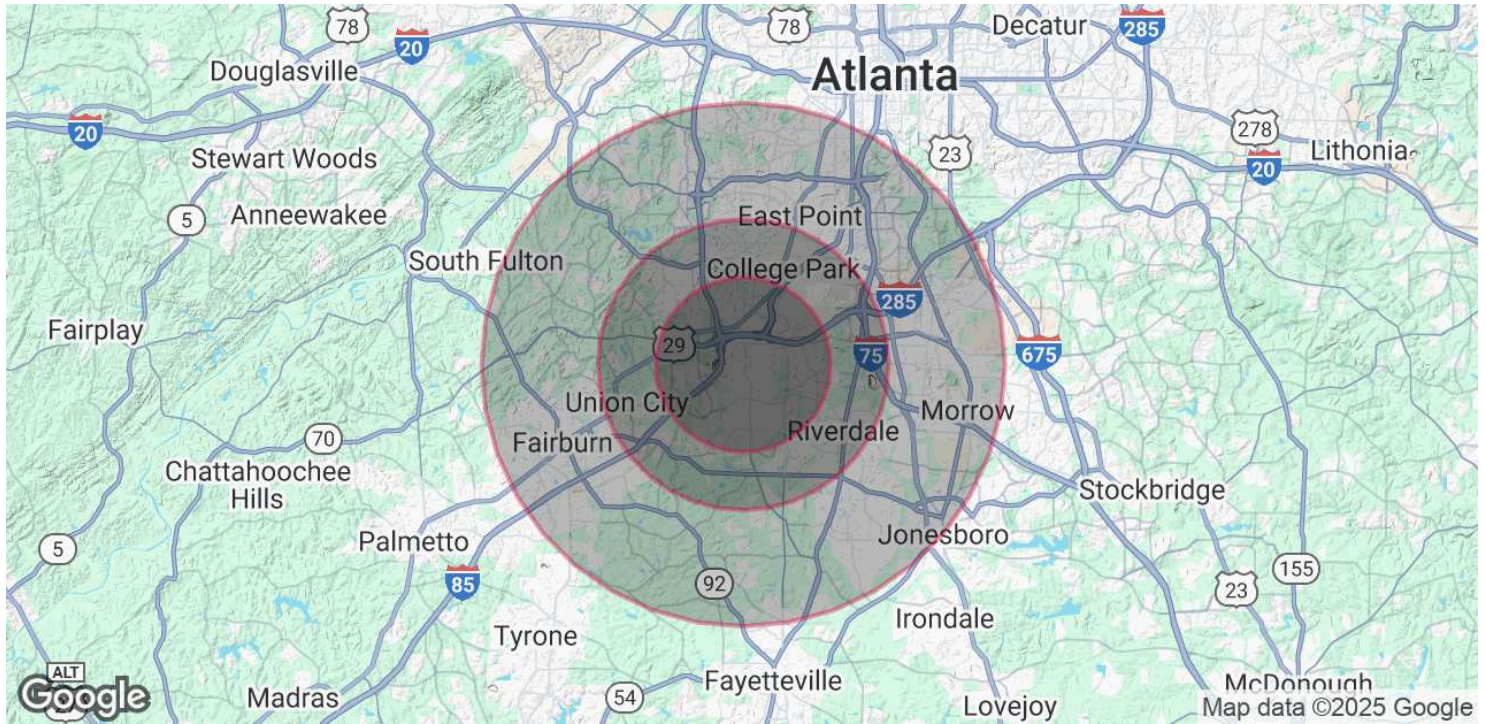
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POPULATION

	3 MILES	5 MILES	9 MILES
Total Population	66,020	155,970	436,410
Average Age	37	38	38
Average Age (Male)	36	36	36
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	9 MILES
Total Households	25,361	61,974	167,367
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$70,527	\$75,002	\$76,641
Average House Value	\$226,118	\$258,062	\$263,761

Demographics data derived from AlphaMap

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DOUG BURGGRAAF, CCIM

Vice President



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Professional Background

Mr. Burggraaf began his industrial real estate brokerage career in 2008. Doug's primary focus is representing building owners and tenants with sales and leasing in the greater Atlanta area. He utilizes his background in real estate management and technical experience to assist his clients to market and acquire industrial properties. He is a lifetime member of the Atlanta Commercial Board of Realtor's Million Dollar Club, recognizing those Realtors who have produced \$5 million+ volume annually.

Prior to joining King Industrial Realty, Doug spent six years managing a real estate investment portfolio. This included investment property sales and acquisition, contract negotiation, leasing, financing, 1031 tax-free exchange completion, land sales and development. Further experience in DOT right-of-way negotiation, site planning, and rezoning contribute to his understanding of real estate markets.

Doug is a Cub Scout Den Leader, helping to provide a positive, lifelong impact on boys grades K-5. He is also a member of the Hebron Christian Academy Parent Association.

Memberships & Affiliations

CORFAC International Associate
CCIM (Certified Commercial Investment Member)
National Association of Realtors
Atlanta Commercial Board of Realtors
Association of GA Real Estate Exchange -Past President

Education

The University of Iowa - B.S. Engineering
MLS Real Estate Licensing and State Continuing Education Courses
Top Dogs Commercial Brokerage Training

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SIM DOUGHTIE, CCIM, SIOR, MCR, SLCR

President



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Professional Background

Sim Doughtie is an experienced 40+ year veteran in the Atlanta commercial real estate market. He has been with King Industrial Realty, Inc. for 30+ years and he has served as President and Managing Broker of the firm since 2008. He became a Partner of the firm in 2015. Sim is a Life Member of the Million Dollar Club of The Atlanta Commercial Board of Realtors, he has served as a member of the Board of Directors, and he currently serves on the Awards Committee.

Having worked on many notable assignments over the years, Sim has twice won the coveted Alvin B. Cates Award for The Most Outstanding Transaction of the Year presented annually by The Atlanta Commercial Board of Realtors. First winning this prestigious award in 2014 by devising a plan to re-purpose Shannon Mall where it was re-developed for the film industry and e-commerce. The second time he won this award in 2021, he produced another opportunity for the film industry with a creative plan to access and to develop a land site at the juncture of I-285 and I-675 that had been dormant for many years.

In 2009, Sim represented General Mills with a Regional Distribution Center built-to-suit assignment that ultimately was in Social Circle, Georgia and developed by The Rockefeller Development Group. At the time of its completion, this project was the largest LEED Certified Gold facility ever built in North America with 1,508,765 total square feet on 130+/- acres.

Sim is a member of SIOR, CCIM, CoreNet Global (MCR & SLCR Designations), CORFAC International (Past President), Vistage International, Georgia State University Real Estate Honorary Board, has served on the Board of Directors of The Atlanta Commercial Board of Realtors, in 2018 was deemed a Who's Who in the Atlanta Commercial Real Estate Arena by the Atlanta Business Chronicle, and in both 2021 and 2022 he was honored as a member of the Industrial Influencers by GlobeSt. Forum magazine.

During his career, Sim has earned a solid reputation as an expert in the Atlanta commercial real estate market, and he is regularly invited by various groups to speak and/or participate on expert panels as either the moderator or as a panelist. Sim has also had articles published by The Atlanta Business Chronicle and the Southeast Real Estate Business Magazine.

An Atlanta native, Sim is an alumnus of Georgia State University where he majored in Real Estate and Management, and while attending GSU, he was the

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CCIM (Certified Commercial Investment Member) Georgia Chapter, Past Board Member

CoreNet Global (Associate Member), MCR and SLCR Designations

CORFAC International (Corporate Facility Advisors), 2019 President

CSCMP (Council of Supply Chain Management Professionals), Previous Member
AGREE (Association of Georgia Real Estate Exchangers), Previous Member and Past President

IAMC (Industrial Asset Management Council), Previous Member

Atlanta Commercial Board of Realtors (ACBR), Board Member & Chairman of the Awards Committee

Georgia State University Alumni Real Estate Group, Inaugural Past Vice President, and GSU Real Estate Honorary Board Member

Georgia Association of Realtors (GAR), Member

National Association of Realtors (NAR), Member

Vistage (The World's Leading Chief Executive Organization), Member

The Atlanta Business Chronicle - Who's Who in Commercial Real Estate

Education

Georgia State University - Real Estate and Management

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JOHN BONNER

PARTNER/CFO

SOUTHEAST PROPERTIES

John previously held the position of Executive Vice President and Principal Operating Officer, as well as Executive Producer during a fifteen-year tenure in the entertainment industry. His duties included client and network relations, new business development, marketing and operational affairs oversight. He attended the University of Tennessee at Chattanooga and resides in Atlanta. Since 2005 John has handled all leasing and marketing responsibilities for the firm.

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