

OFFERING MEMORANDUM

FORMER SONIC

3497 Baker Rd NW, Acworth (Atlanta MSA), GA 30101



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

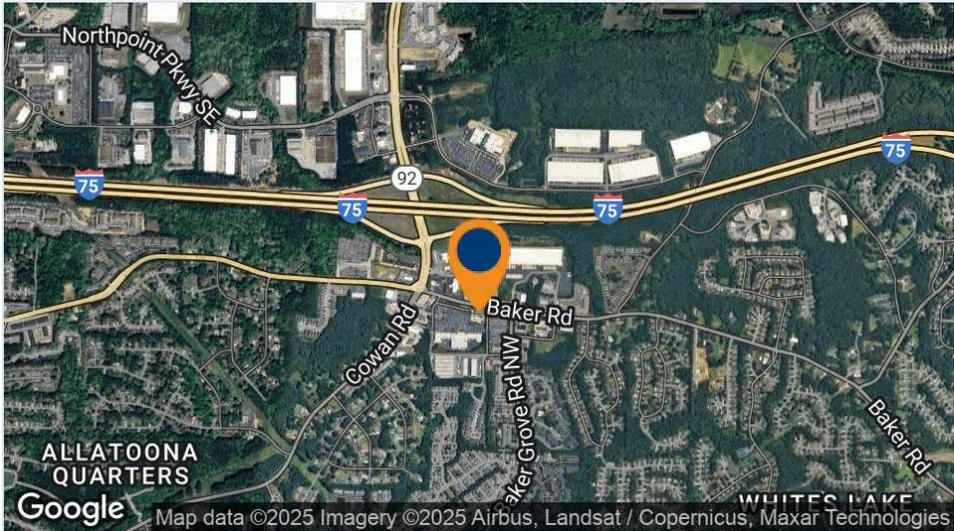
Chase Murphy

404.812.8925
cmurphy@skylineseven.com

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary



Sale Price

\$1,300,000

Property Overview

This offering is a former Sonic drive-in located in an outparcel to a Publix anchored center, in one of the fastest growing areas of metro Atlanta. The Sonic recently closed with the owner of the real estate taking possession, which gives a buyer the opportunity to retain the existing buildings or redevelop the property into a new use with favorable C2 zoning. The property is well located on a corner with two access points from the Publix parking lot. There are over 26,000 cars passing in front at Cowan Road and Baker Road. The area also benefits for having access to I-75 just to the north, with well over 100,00 cars passing per day.

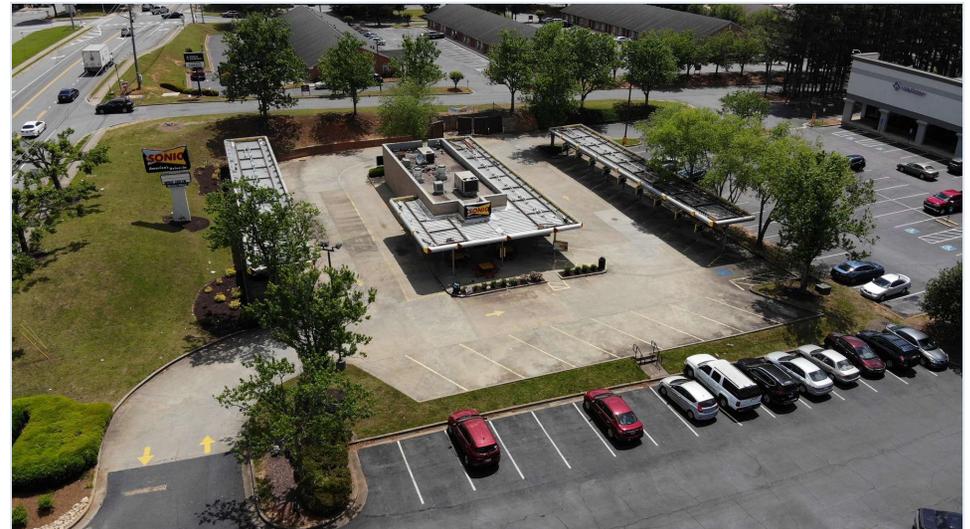
The immediate area is dense with retail including Cabela's & Bass Pro Shops, Publix, Walgreens, CVS, restaurants and more. In addition, there are multiple hotels, and the Chattahoochee Technological College has a campus nearby, with over 14,000 students enrolled in 45 programs of study. The immediate area is also a very strong residential area. Within a 3-mile radius, there are 60,598 people with an average household income of \$109,199, which is expected to grow by over 17% in the next 5 years. There are nearly 135,000 people living within 5 miles. The Publix grocery store is a big draw, bringing in over 790,000 visit per year according to Placer AI.

Offering Summary

Building Size:	1,484 SF
Lot Size:	0.89 Acres
Zoning	C2
Occupancy	0%
Year Built:	2000
Traffic Count Per Day	26,328
Average 3 Mile Household Income	\$109,199
Population Within 3 Miles	60,598







Exterior Photos



Interior Photos



Surrounding Area



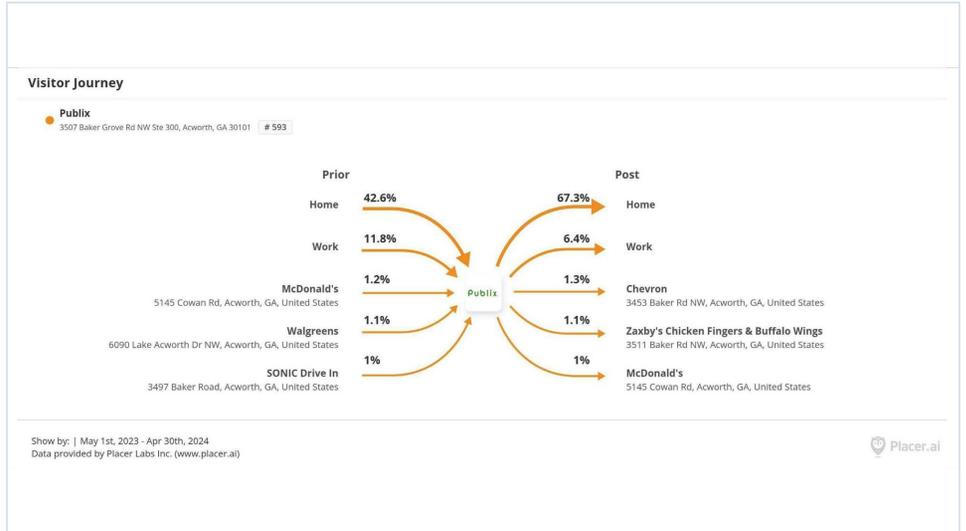
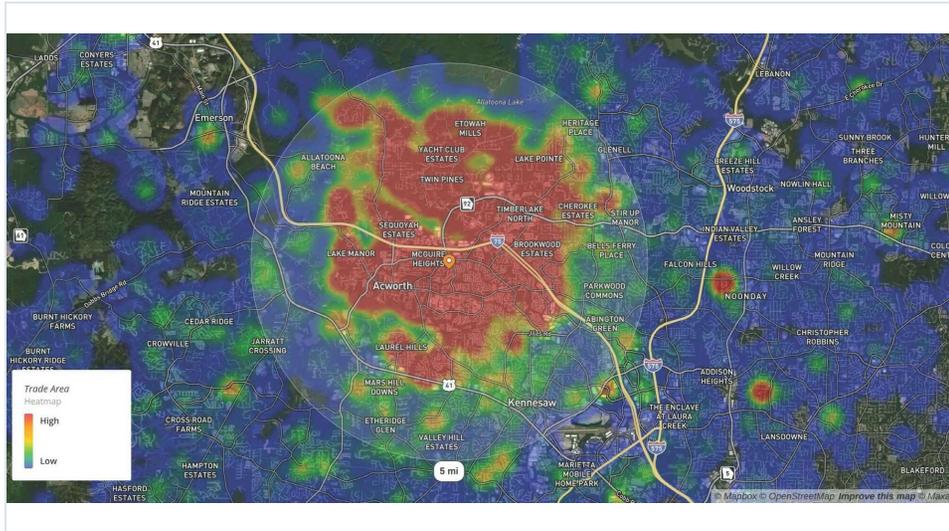
Market Landscape - Placer AI



May 1st, 2023 - Apr 30th, 2024
 Data provided by Placer Labs Inc. (www.placer.ai)



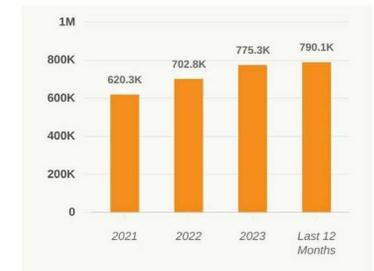
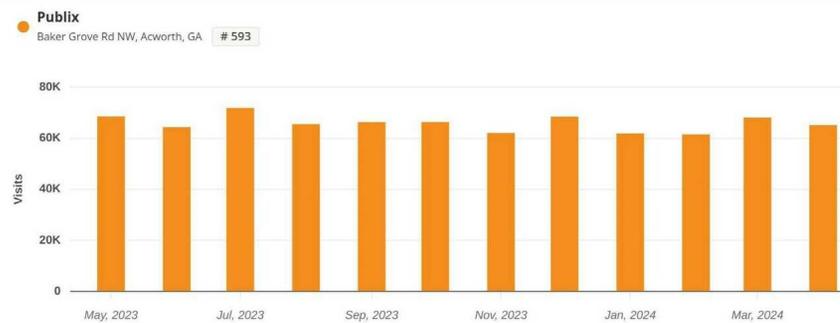
Foot Traffic Insights - Publix



Metrics 05/01/2023-04/30/2024

Estimated # of Visits:	790.1K
Estimated # of Visitors:	120.1K
Average Visit Frequency:	6.58
Average Length of Stay:	19 min
Visits YoY:	+7.6%
Visits Yo2Y:	+22.5%
Visits Yo3Y:	+31%

Visits Trend



Monthly | Visits | May 1st, 2023 - Apr 30th, 2024
 Data provided by Placer Labs Inc. (www.placer.ai)

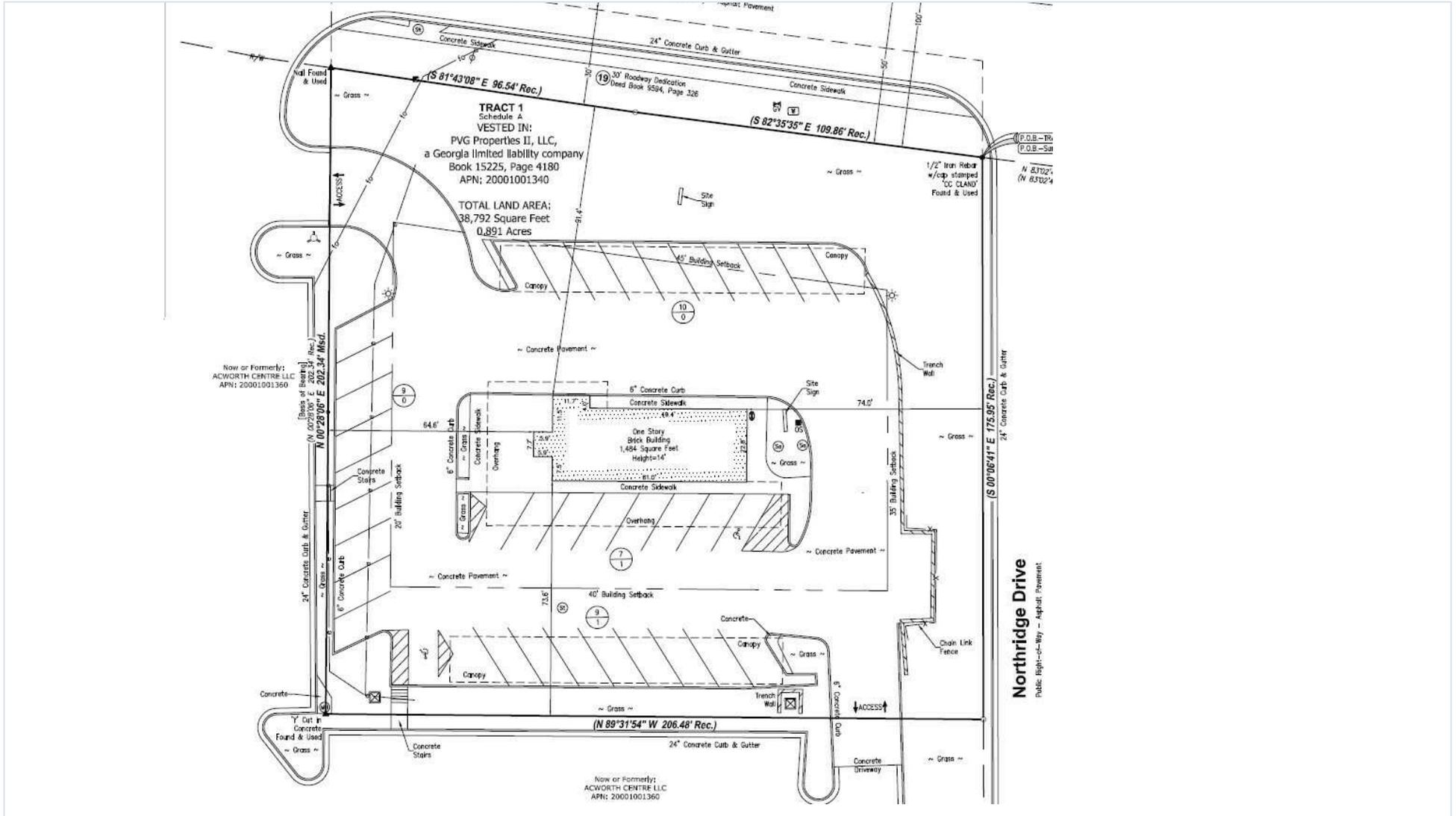
Retailer Map



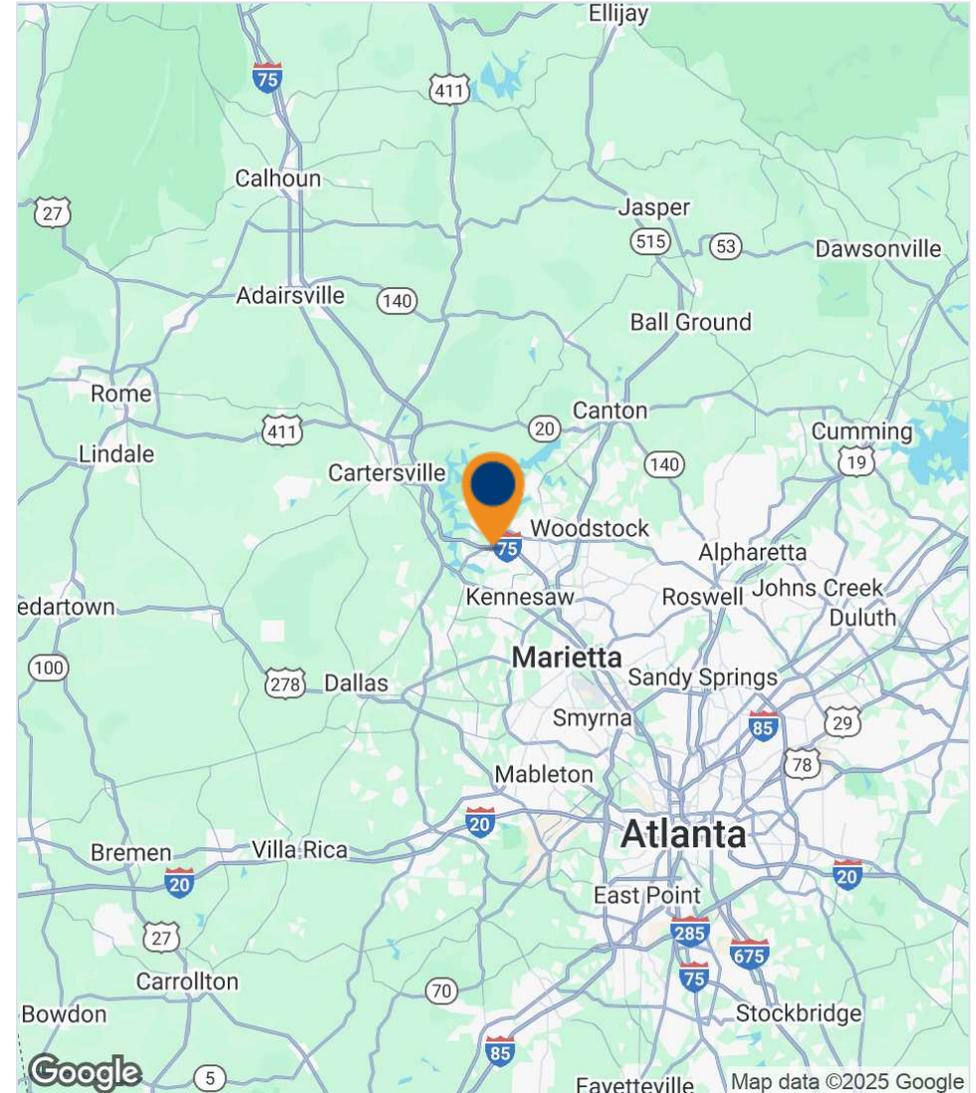
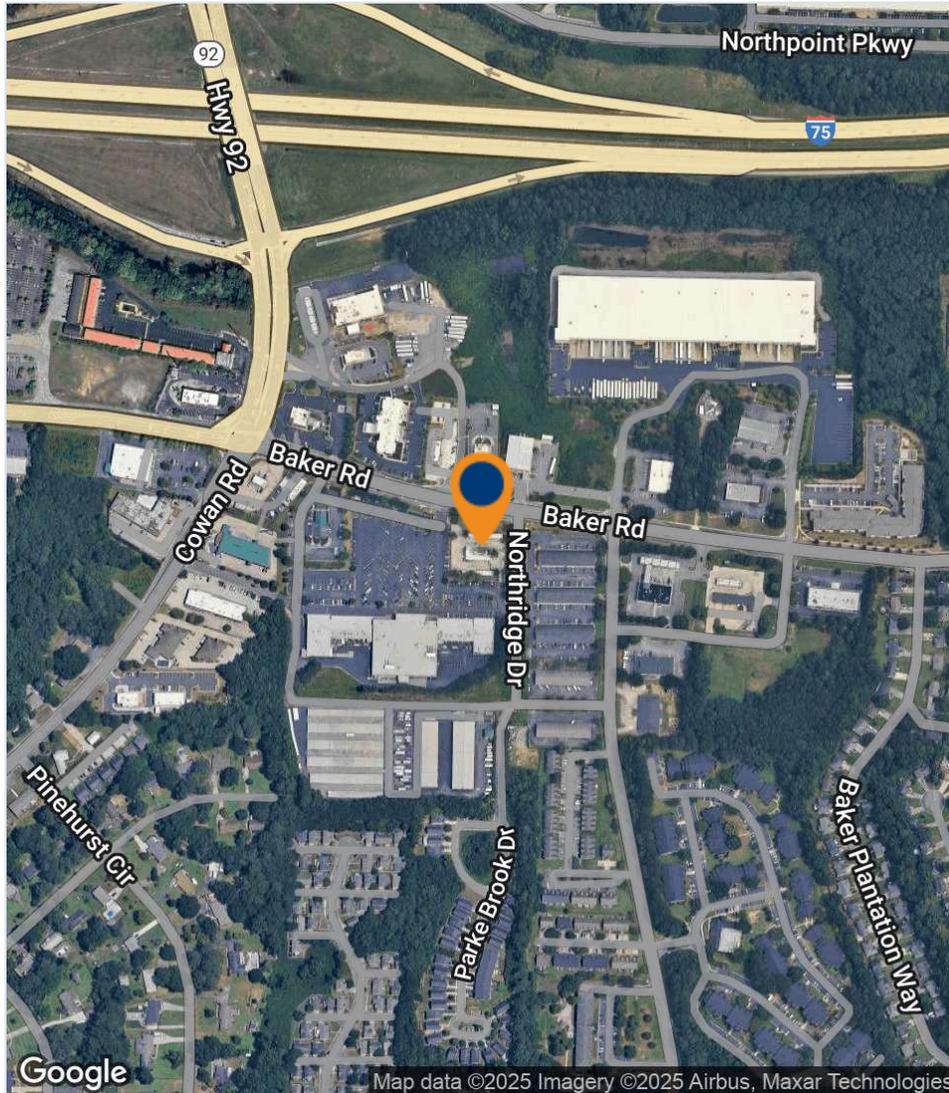
Retailer Map



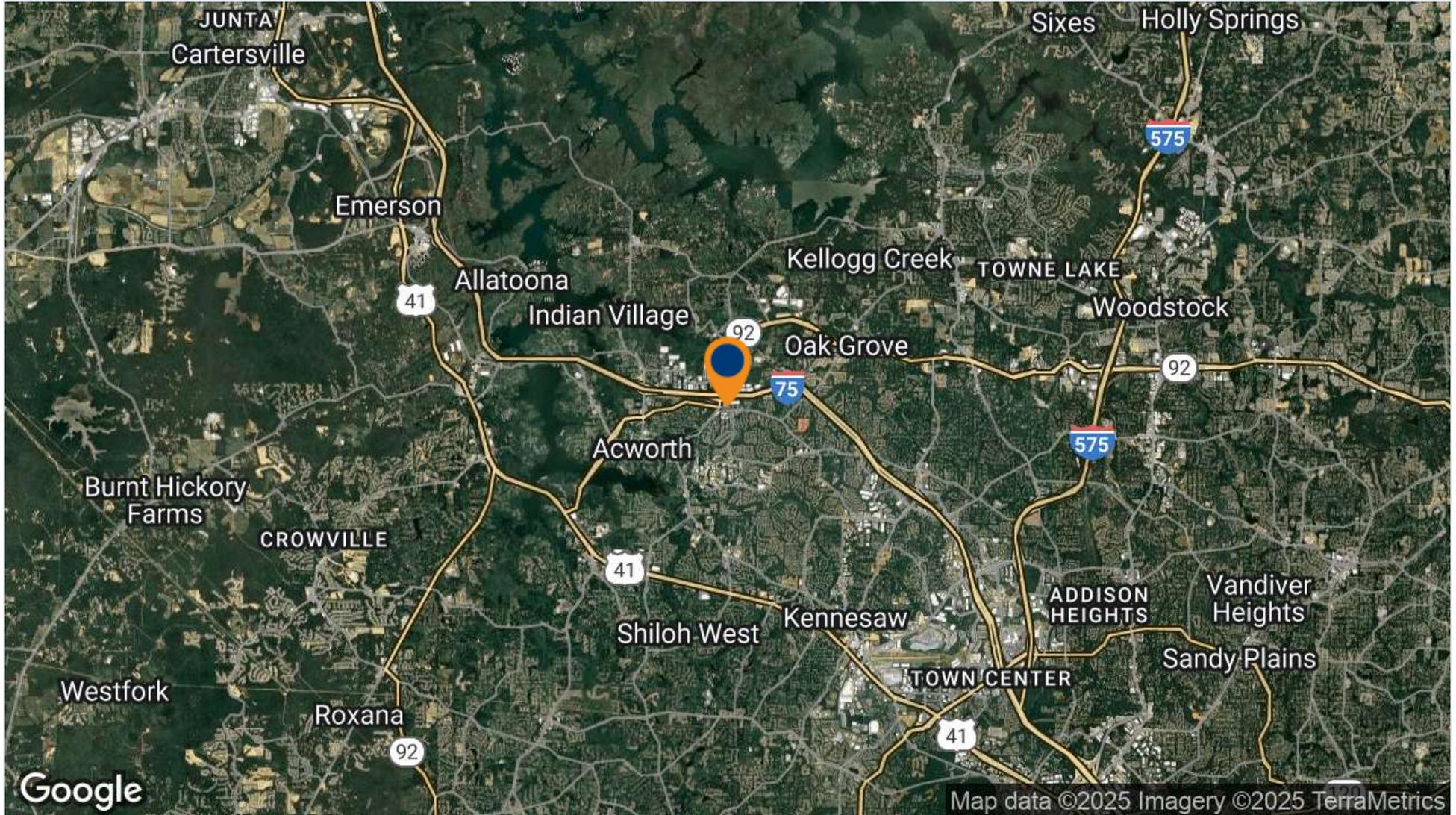
Survey



Location Map

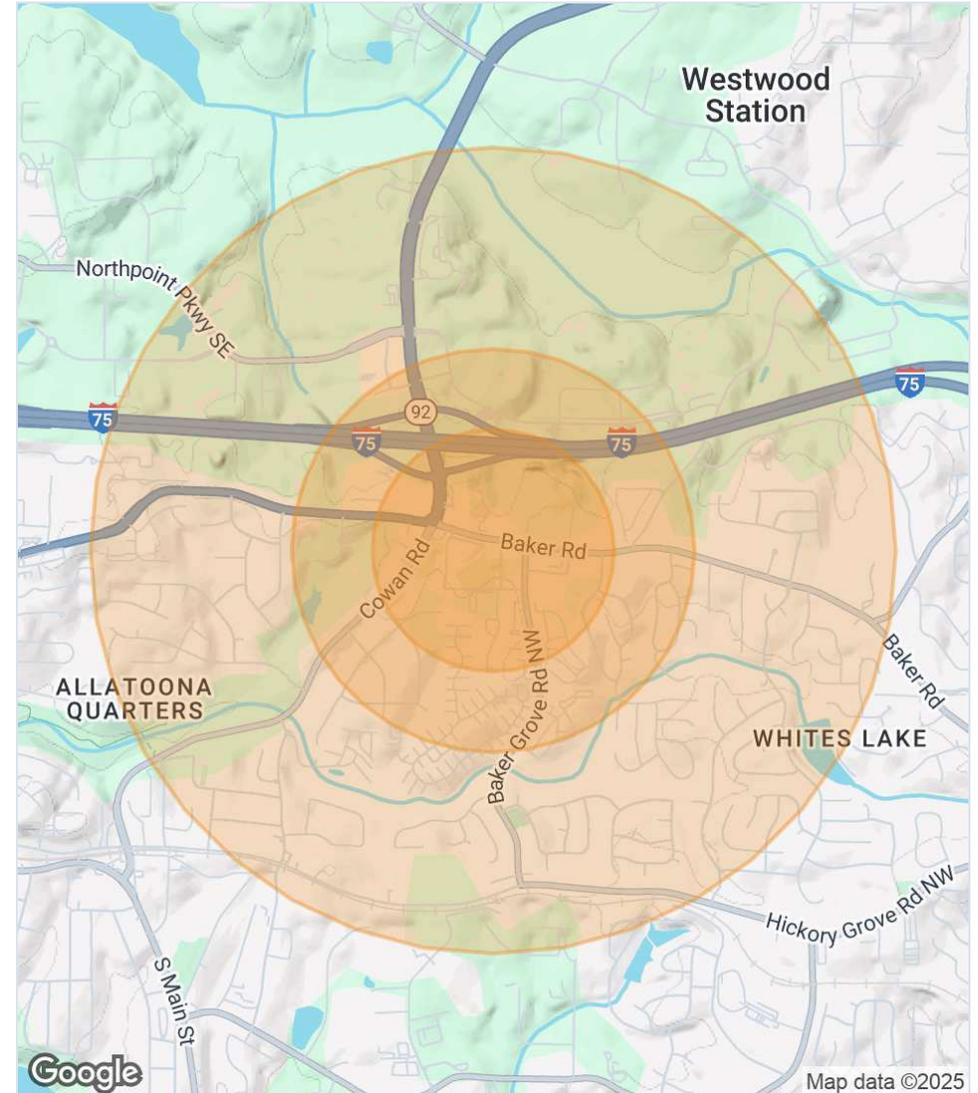


Aerial Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2023 Population	9,261	60,598	134,861
2020 Population	9,011	59,116	130,296
5 Year Projected	9,510	61,870	140,683
2023 Daytime Population	6,735	45,058	108,880
Workers	2,492	16,351	44,427
Residents	4,243	28,707	64,453
Households			
2023 Households	3,487	21,835	49,187
2020 Households	3,403	21,244	47,349
5 Year Projected	3,582	22,355	51,491
Income			
2023 Average Household Income	\$84,522	\$109,199	\$108,762
5 Year Projected	\$100,921	\$127,813	\$126,568



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GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

Vice President | Partner
ekyle@skylineseven.com
404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

Vice President | Partner
cmurphy@skylineseven.com
404.812.8925

Chase is a Vice President of Investment Sales and represents buyers and sellers of commercial real estate. Chase has a vast knowledge of transactional real estate and applies his expertise to single tenant, multi-tenant and office properties. Representing real estate companies, private investors, high net worth families and lenders/ special services, Chase is committed to profitable and seamless closings for his clients. Over the last 8 years alone, Chase has executed over \$675,000,000 of real estate transactions.

Prior to joining Skyline Seven, Chase worked as a real estate asset manager for Altisource and managed a real estate portfolio in excess of \$35,000,000 while removing over \$70,000,000 of distressed real estate assets from his clients' balance sheets. At Altisource, Chase specialized in building relationships with high touch clients and advising as well as executing loss-mitigation strategies for his clients real estate assets. Chase attended Valdosta State University, earning a degree in finance. Chase is a long-time Atlanta resident and currently lives in Dunwoody with his wife, Kris, and son, Patrick. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events. In addition, Chase currently serves on the young professional board for Action Ministries which provides food to nearly 7,000 children across Georgia.

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