

FOR SALE

8% Projected Cap Rate
100% Leased Retail Investment

2539 VETERANS MEMORIAL HWY

Austell, GA 30168

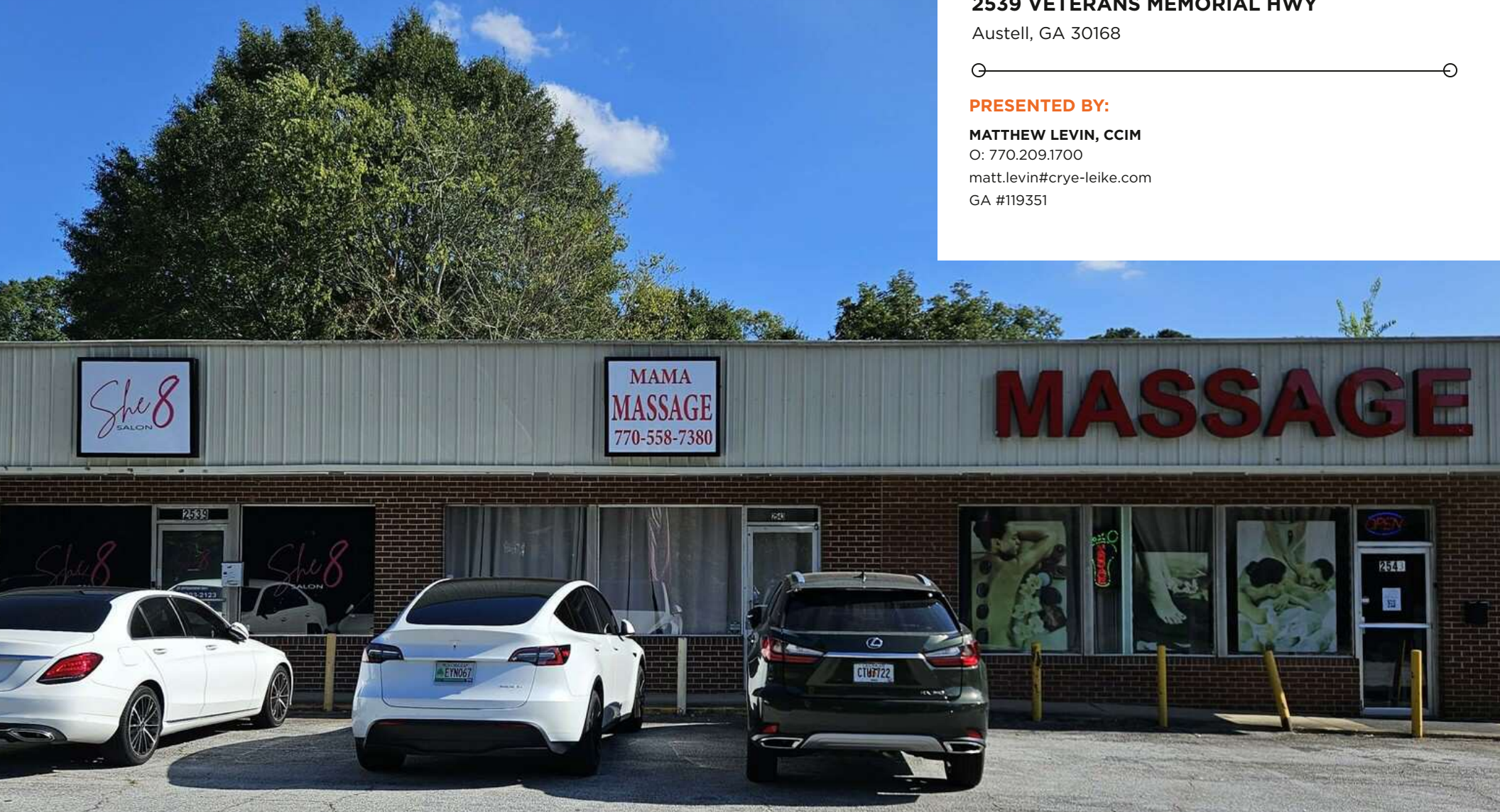
PRESENTED BY:

MATTHEW LEVIN, CCIM

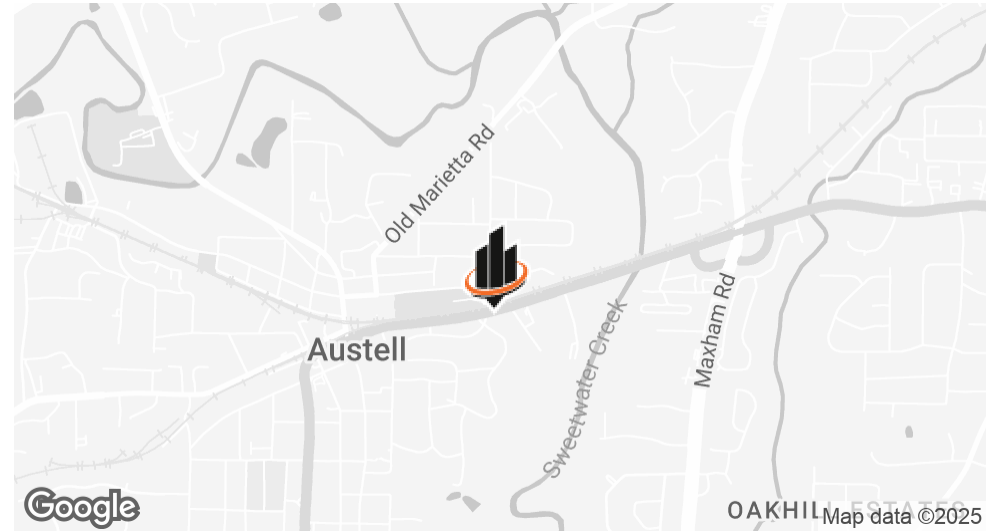
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GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
PROFORMA CAP RATE:	8.1% Projected
BUILDING SIZE:	3,670 SF+-
LOT SIZE:	0.459 Acres+-
ADJACENT PARCEL:	\$650,000 / 0.978 Acres+-
TOTAL PURCHASED TOGETHER:	1.437 Acres+-
NOI:	\$52,958.00
CAP RATE ON RETAIL ONLY:	8.1%

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PROPERTY DESCRIPTION

For sale at an attractive cap rate is a 100% leased 3,760 SF+- three tenant retail storefront property on 0.459 acres+- located on Veterans Memorial Highway in Austell, Georgia. The general commercial (GC) zoning allows a variety of businesses, making this a perfect rental income investment. The adjacent 0.978 acres+- also zoned GC is available for the same seller separately for a total of 1.4 acres+-. The construction is a brick storefront façade with concrete block building replaced roof. Purchase of the adjacent 0.978 parcel is a part of the sale

PROPERTY HIGHLIGHTS

- 3,760 SF+-, 3 tenant 100% leased investment on 0.459 acres+- roof replaced
- Attractive 8.1% projected cap rate
- Purchase of adjacent .0978 acre+- parcel is part of the sale
- GC zoning allows a variety of uses
- Highly visible with 28,000+ daily traffic count

RENT ROLL / PROJECTED INCOME AND EXPENSES

Suite	Tenant	Sq Ft	Lease Start	Lease End	Monthly Rent	Projected Annual Rent	Rent Per Sq Ft	Security Deposit	Notes
A	Hair Salon	1,000	1/1/2025	1/1/2027	\$1,300	\$15,600	\$15.60	\$1,200	Fixed rent. Tenant responsible for interior repairs including HVAC.
B	Salon	1,000	7/1/2025	7/1/2027	\$1,600	\$19,200	\$19.20	\$1,600	Fixed rent. Tenant responsible for interior repairs including HVAC.
C	Mama Massage	1,670	9/16/2023	9/16/2028	\$2,500	\$30,000	\$17.96	\$2,500	Fixed rent. Tenant responsible for interior repairs including HVAC.
		3,670			\$5,400	\$64,800		\$5,300	

	Tax Return 2023	Tax Return 2024	Projected				
INCOME							
Rent - Tenants	\$36,000	\$42,000	* \$64,800	\$17.66	SF		
Reimbursable Expenses	\$0	\$0	\$0	\$0.00	SF		
Subtotal	\$36,000	\$42,000	\$64,800	\$17.66	SF		
EXPENSES							
Taxes	\$4,260	\$4,280	\$4,442	\$1.21	SF	Estimate	Paid by landlord
Insurance	\$2,598	\$2,761	\$3,500	\$0.82	SF	Estimate	Paid by landlord
Repairs	\$21,176	\$11,101	** \$2,400	\$0.65	SF	Estimate	Paid by landlord
Grounds	\$0	\$0	\$1,500	\$0.41	SF	Estimate	Paid by landlord
Utilities (Water)	\$0	\$0	\$0	\$0.00	SF		Paid by tenants
Trash	\$0	\$1,200	\$0	\$0.00	SF		Paid by tenants
Management	\$0	\$0	\$0	\$0.00	SF		Owner self manages
Subtotal	\$28,034	\$19,342	\$11,842	\$3.09	SF		
NET INCOME	\$7,966	\$22,658	\$52,958	\$14.57	SF		
VALUE			\$650,000	\$177.11	SF		
CAP RATE			8.1%				

* Unit B was renovated and leased in July 2025.
 ** The cost of the renovation of unit B was expensed in 2023-2024.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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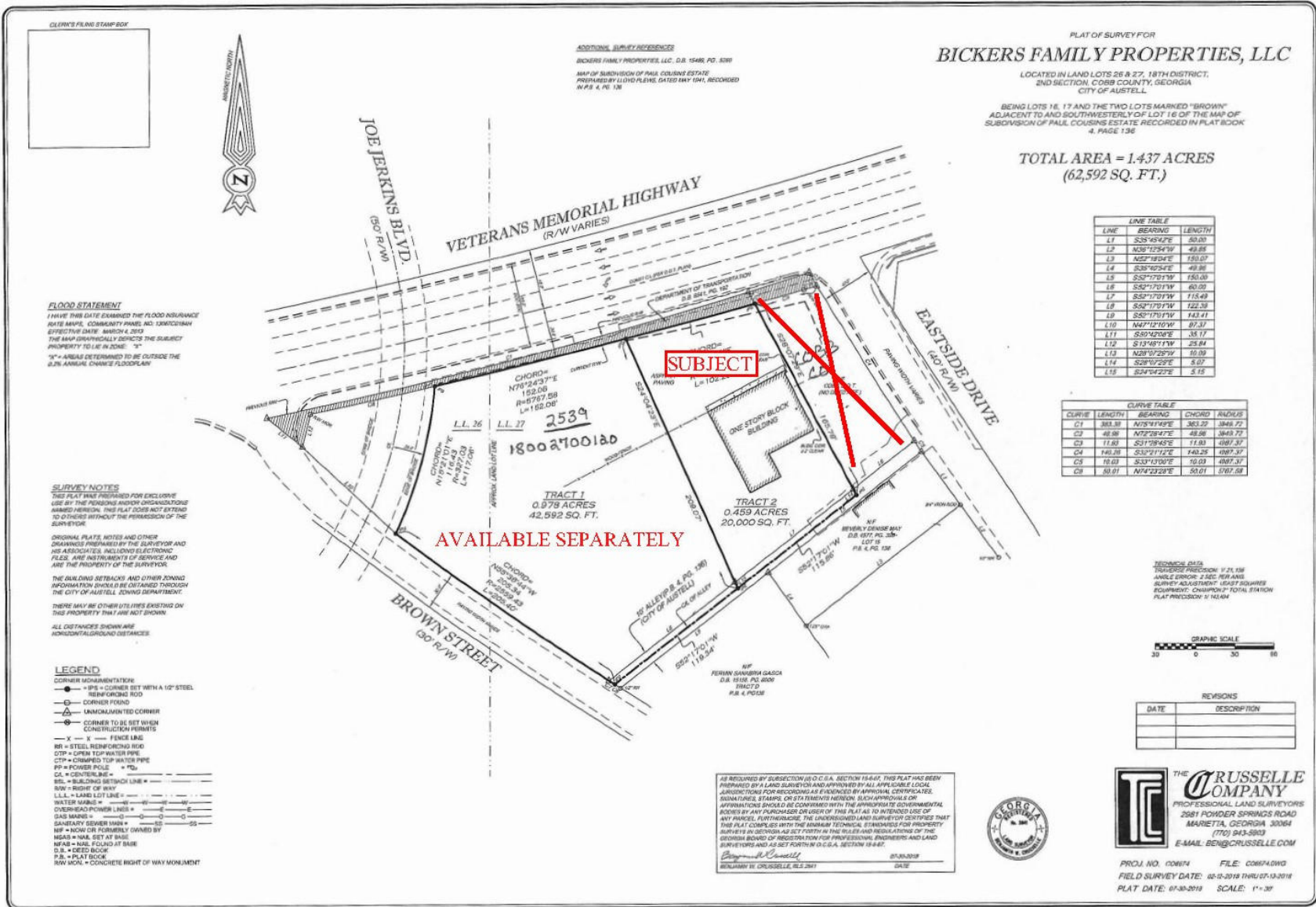
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AERIAL



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SURVEY



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DEMOGRAPHICS MAP & REPORT

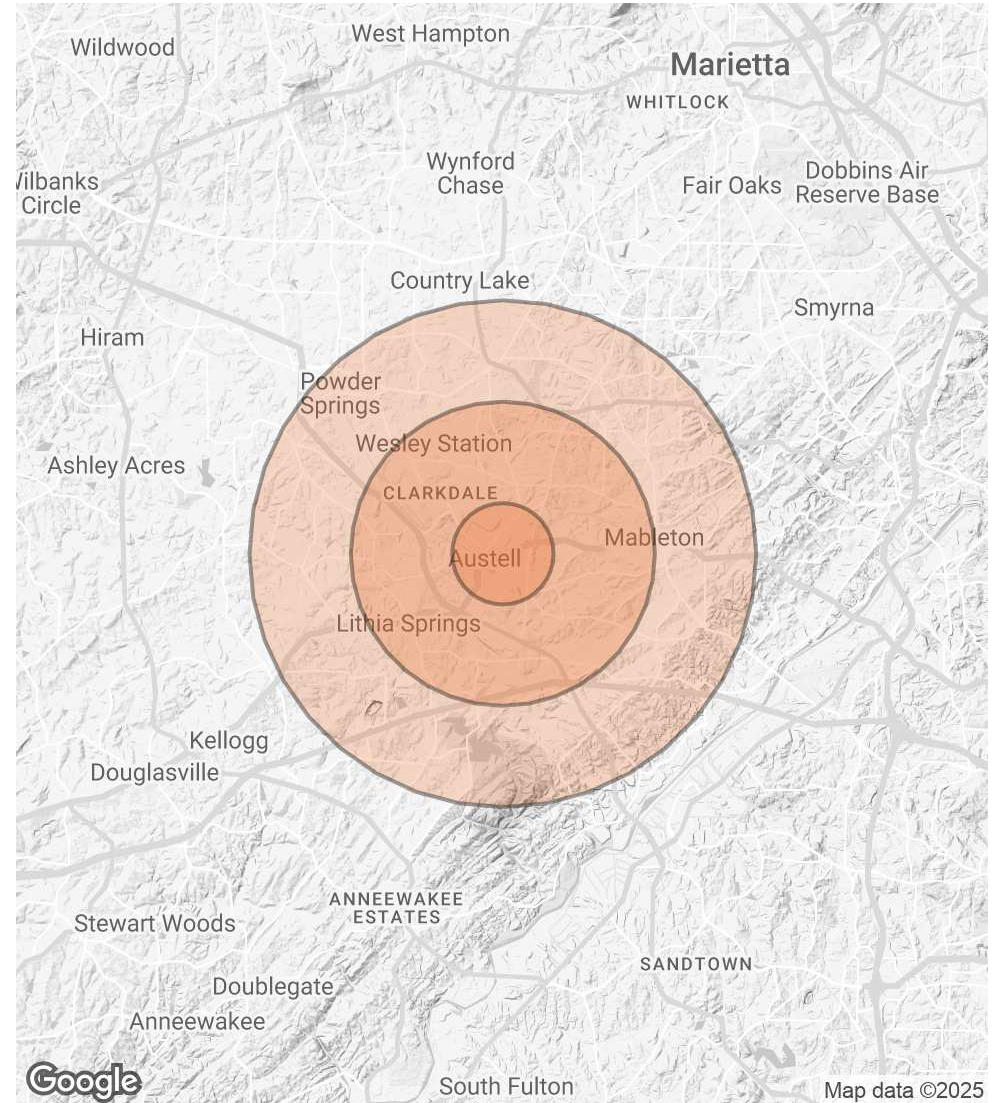
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,474	50,028	136,700
AVERAGE AGE	37.6	35.7	36.2
AVERAGE AGE (MALE)	37.7	33.1	34.9
AVERAGE AGE (FEMALE)	37.1	36.5	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,820	20,526	52,963
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$56,267	\$61,533	\$69,192
AVERAGE HOUSE VALUE	\$180,478	\$139,239	\$166,437

2020 American Community Survey (ACS)



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt 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).

Matt 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.

Matt 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 30 years Valerie and daughter Camille. Matt 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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