

OFFERING MEMORANDUM

A & K BEAUTY SUPPLY (RE AND BUSINESS FOR SALE)

502 Bankhead Hwy, Carrollton, GA 30117



Evan Bauman

404.977.5890
ebauman@skylineseven.com

skylineseven.com
404.812.8910

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

Executive Summary

Sale Price

\$1,440,000

Offering Summary

Real Estate Price:	\$765,000
Business Price:	\$675,000
Building Size:	6,025 SF
Lot Size:	0.66 Acres
Year Built:	1980

Property Highlights

- Turn-key opportunity for an owner-operator to acquire both the real estate and an established beauty supply business in a high-traffic Carrollton corridor
- Offered at \$1,440,000 total - \$765,000 for the real estate and \$675,000 for the operating business
- Limited competition in the Carrollton market, supporting consistent demand for beauty supply retail
- Strong Bankhead Highway exposure with over 16,000 vehicles per day, one of Carrollton's primary retail corridors
- Located directly across from Tower Plaza, a 90,000 SF shopping center anchored by Ollie's, Ashley Outlet, Hibbett Sports, Family Dollar, and a thrift store, generating over 470,000 annual visits
- Well-maintained building with major capital items addressed: 1) Metal roof replaced approximately 10 years ago; 2) HVAC system and backflow pipe replaced approximately 4 years ago
- City Beautification project along Bankhead Highway completed in recent years, enhancing curb appeal and long-term corridor vitality
- Convenient location just one mile from Downtown Carrollton, providing access to a dense residential and consumer base



Property Description

A & K Beauty Supply offers a rare opportunity to acquire both the underlying real estate and a well-established beauty supply business along Bankhead Highway, one of Carrollton's primary retail corridors. The ±6,025 SF freestanding building benefits from strong visibility, high daily traffic counts, and limited direct competition in the immediate market, supporting consistent customer demand and long-term viability.

The property is located directly across from Tower Plaza, a 90,000 SF shopping center anchored by Ollie's, Ashley Outlet, Hibbett Sports, and Family Dollar, driving steady traffic to the corridor. Major capital items have been addressed, including a metal roof replacement and recent HVAC upgrades, and the site is further supported by recent City of Carrollton beautification improvements. Positioned just one mile from Downtown Carrollton, the offering provides a turn-key owner-operator or investment opportunity in a stable and growing West Georgia market.

Sales & Expenses



Annual Sales Estimate From the Beauty Supply Business	\$700,000
-------------------------------------------------------	-----------

Expense Summary

Property Taxes	\$5,908
Business Taxes (Average)	\$3,250
Insurance (Property and Business)	\$4,800
Electricity (Average)	\$6,600
Gas	\$1,200
Trash and Water	\$3,600
Landscaping (Average 3-5 Visits; \$100 Each)	\$400
Maintenance and Repairs (Estimated \$200/Month)	\$2,400
GROSS EXPENSES	\$28,158

Note: Detailed profit and loss statements and supporting financial documentation are available to qualified buyers upon execution of a Confidentiality Agreement.

Additional Photos



Additional Photos



Drone Photo



Drone Photo



Interior Photos



Retailer Map



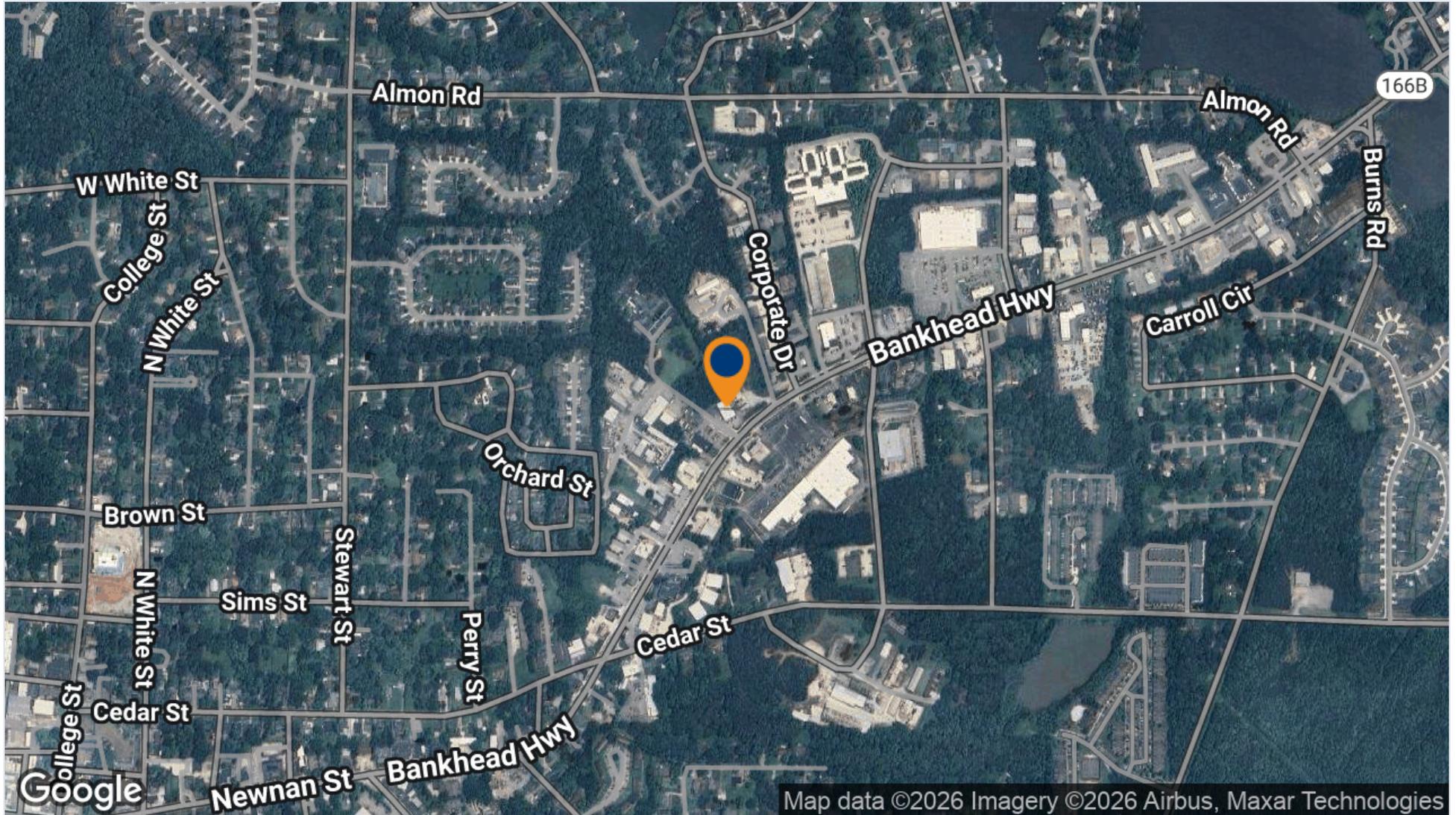
Survey



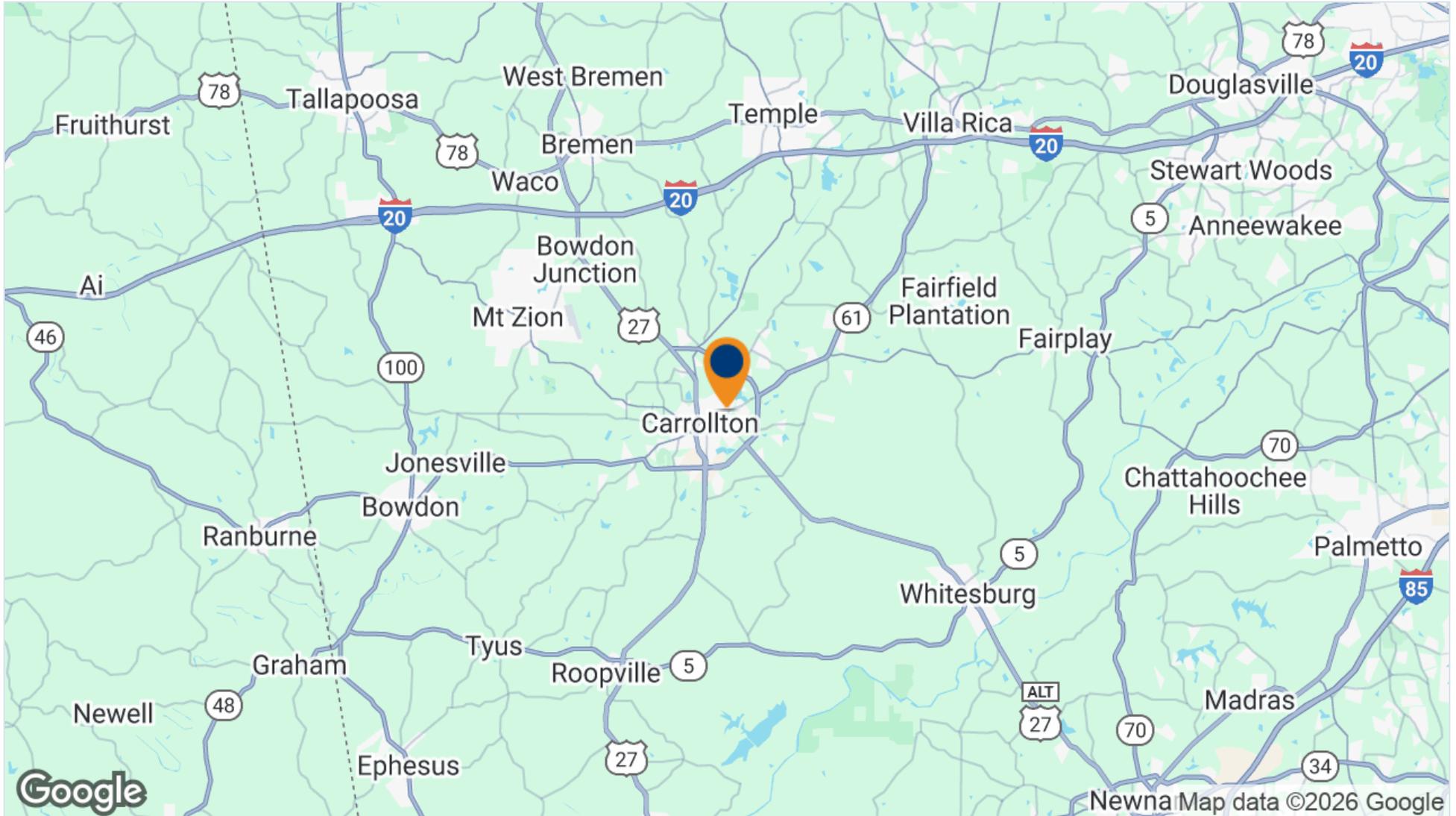
Parcel Map



Aerial Map

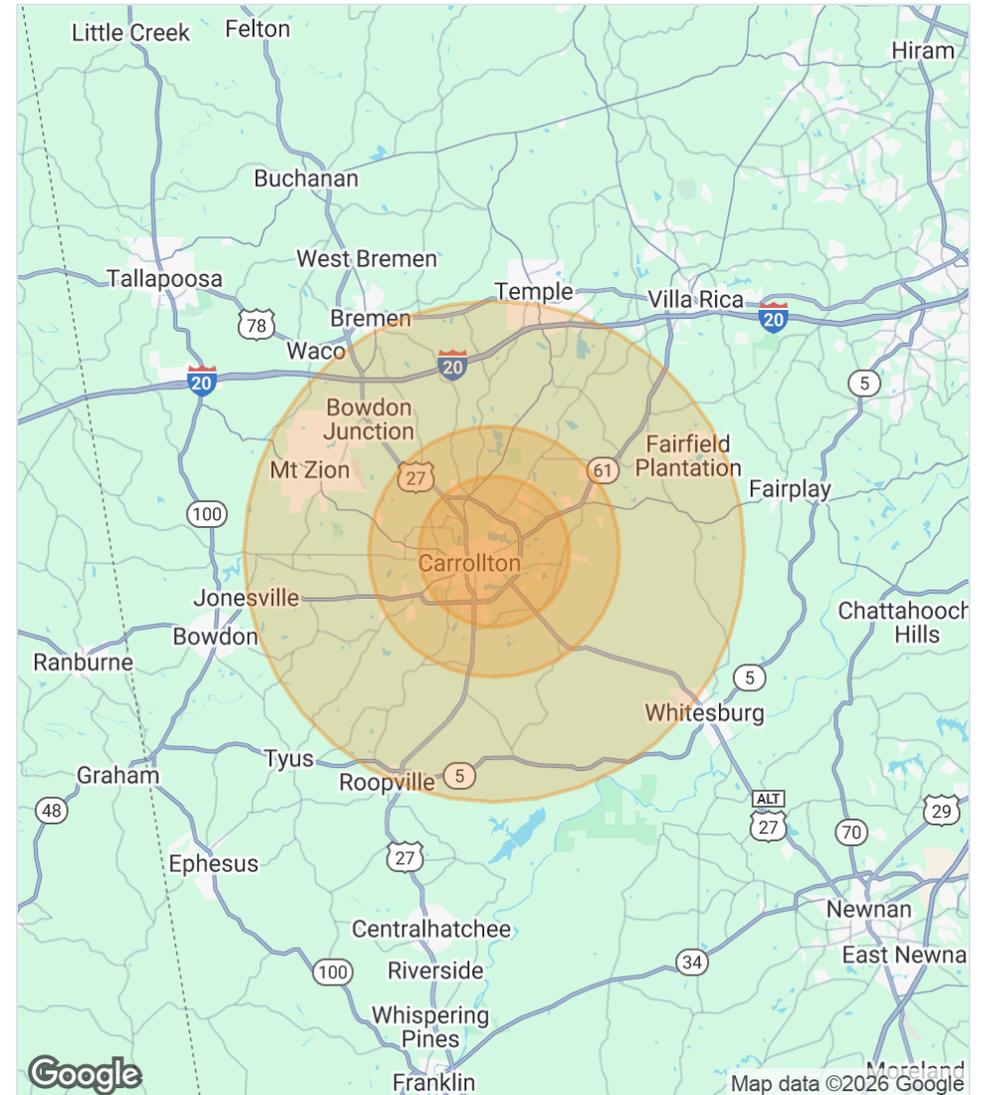


Location Map



Demographics

Population	Three-Mile	Five-Mile	Ten-Mile
2020 Population	25,706	45,953	85,181
2024 Population	26,963	49,491	90,202
5 Year Projected	26,556	49,597	92,535
Households			
2020 Households	9,035	16,284	31,030
2024 Households	9,723	17,656	32,438
5 Year Projected	9,557	17,672	33,270
Income			
2020 Average Household Income	\$60,239	\$70,766	\$72,788
2024 Average Household Income	\$80,941	\$89,369	\$88,862
5 Year Projected	\$94,093	\$103,871	\$103,269



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



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 Biography Page



Evan Bauman

Investment Sales | Associate

ebauman@skylineseven.com

404.977.5890

Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate 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 Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any 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. Skyline Seven Real Estate 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. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate 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 Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.