

# SALE

## 3230 N HENRY BLVD

3230 N Henry Blvd Stockbridge, GA 30281



SALE PRICE

\$2,275,000

**Amit Grover**

404 966 1019

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METRO BROKERS**

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**  
Sales Volume

**\$1.77 BILLION**  
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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## **BACKGROUND**

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Metro Brokers is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

## **SERVICES**

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

## **AWARDS**

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

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## WHY COLDWELL BANKER COMMERCIAL METRO BROKERS

### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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## **SCOPE OF SERVICE**

Coldwell Banker Commercial Metro Brokers to represent the Seller in the sale of 3230 N Henry Blvd.

## **MARKET INFO**

An exceptional location both for business and life after-hours, 3230 N Henry Blvd is located in Stockbridge, GA. Conveniently located 20 miles south of Atlanta off I-75 and I-675, Stockbridge is often recognized as the gateway to Henry County. Supportive economic development, excellent public services, and fabulous small-town hospitality are all reasons why Stockbridge continues to enjoy tremendous growth. Stockbridge is the proud home of Panola State Park, Merle Manders Conference Center, and Eagle's Landing Country Club. Stockbridge is minutes away from great restaurants and comfortable hotels.

## **MARKETING THE PROPERTY**

Coldwell Banker Commercial Metro Brokers has a unique marketing platform that allows us to market properties through a variety of mediums easily and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price in the shortest amount of time. The complete marketing plan is discussed in this document.

## **RECOMMENDATION**

Based on the information we have acquired about the Market, we recommend the property be sold for \$2,275,000.00.

## **ABOUT COLDWELL BANKER COMMERCIAL METRO BROKERS**

Coldwell Banker Commercial Metro Brokers is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

## **ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION**

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals

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# SALE

## 3230 N HENRY BLVD

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### PROPERTY DESCRIPTION

Presenting a prime Neighborhood Strip Center with multiple tenants, storage options, and expansion potential. The front building boasts 14 units, while the rear building offers versatile Flex Space, complete with office and storage areas. Secure, fenced parking in the rear adds value. Ideal for investors seeking consistent rental income or owner-occupants looking to maximize returns. Don't miss out on this fantastic value-add commercial investment opportunity!

Stockbridge is a gateway to financial success. Invest wisely, invest in Stockbridge, and reap the rewards of this prime commercial opportunity with value add.

### PROPERTY HIGHLIGHTS

- High Visibility: Situated on bustling N Henry Blvd, your business will command attention from the moment investors step foot on the premises.

### OFFERING SUMMARY

Sale Price:	\$2,275,000
Number of Units:	16
Building Size:	19,500 SF
NOI:	\$243,175.08
Cap Rate:	10.69%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,707	32,871	119,438
Total Population	3,536	85,265	328,896
Average HH Income	\$57,294	\$78,249	\$75,521

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Stockbridge is a gateway to financial success. Invest wisely, invest in Stockbridge, and reap the rewards of this prime commercial opportunity with value add.

### LOCATION DESCRIPTION

Prime Location: 3230 N Henry Blvd, Stockbridge, GA 30281

Nestled in the vibrant heart of Stockbridge, Georgia, this commercial strip center at 3230 N Henry Blvd is a golden opportunity waiting to be seized. Here, the promise of prosperity meets convenience, making it an irresistible investment.

Don't miss your chance to be a part of Stockbridge's success story. This is more than just a property; it's a gateway to prosperity. Invest in your future at 3230 N Henry Blvd, Stockbridge, and watch your dreams turn into reality.

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3230 N Henry Blvd Stockbridge, GA 30281



### PROPERTY HIGHLIGHTS

- **High Visibility:** Situated on bustling N Henry Blvd, your business will command attention from the moment investors step foot on the premises.
- **Thriving Community:** Stockbridge is a rapidly growing community, attracting a diverse range of businesses and residents, and ensuring a steady flow of potential customers.
- **Accessibility:** With easy access to major highways and thoroughfares, this location is a hub of connectivity, making it convenient for both tenants and customers.
- **Retail Hub:** Surrounded by shops, restaurants, and entertainment, this strip center is at the epicenter of a thriving retail and business district.
- **Expansion Potential:** The property offers room for growth and development, allowing you to tailor the space to meet the evolving needs of your tenants and business.
- **Investor's Dream:** Whether you're an experienced investor or new to the game, this prime location presents a golden opportunity to tap into Stockbridge's economic growth and secure a profitable future.

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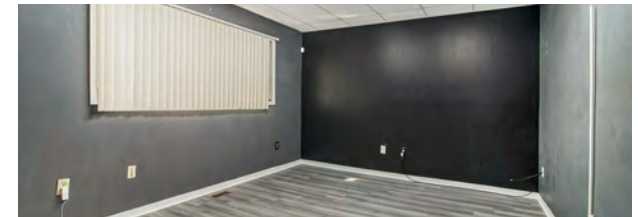
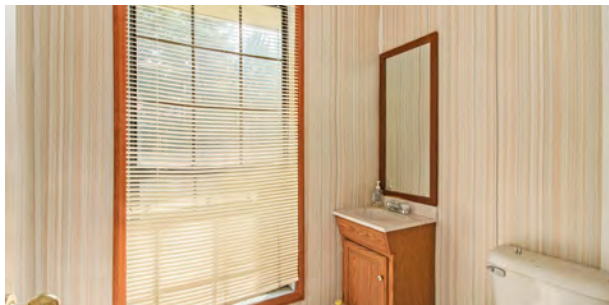
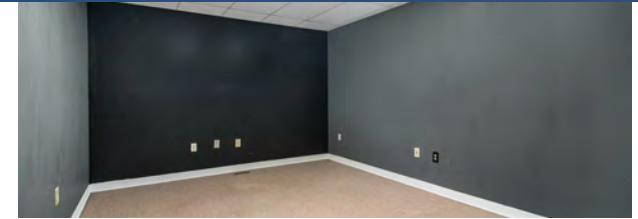


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# SALE (VALUE ADD)

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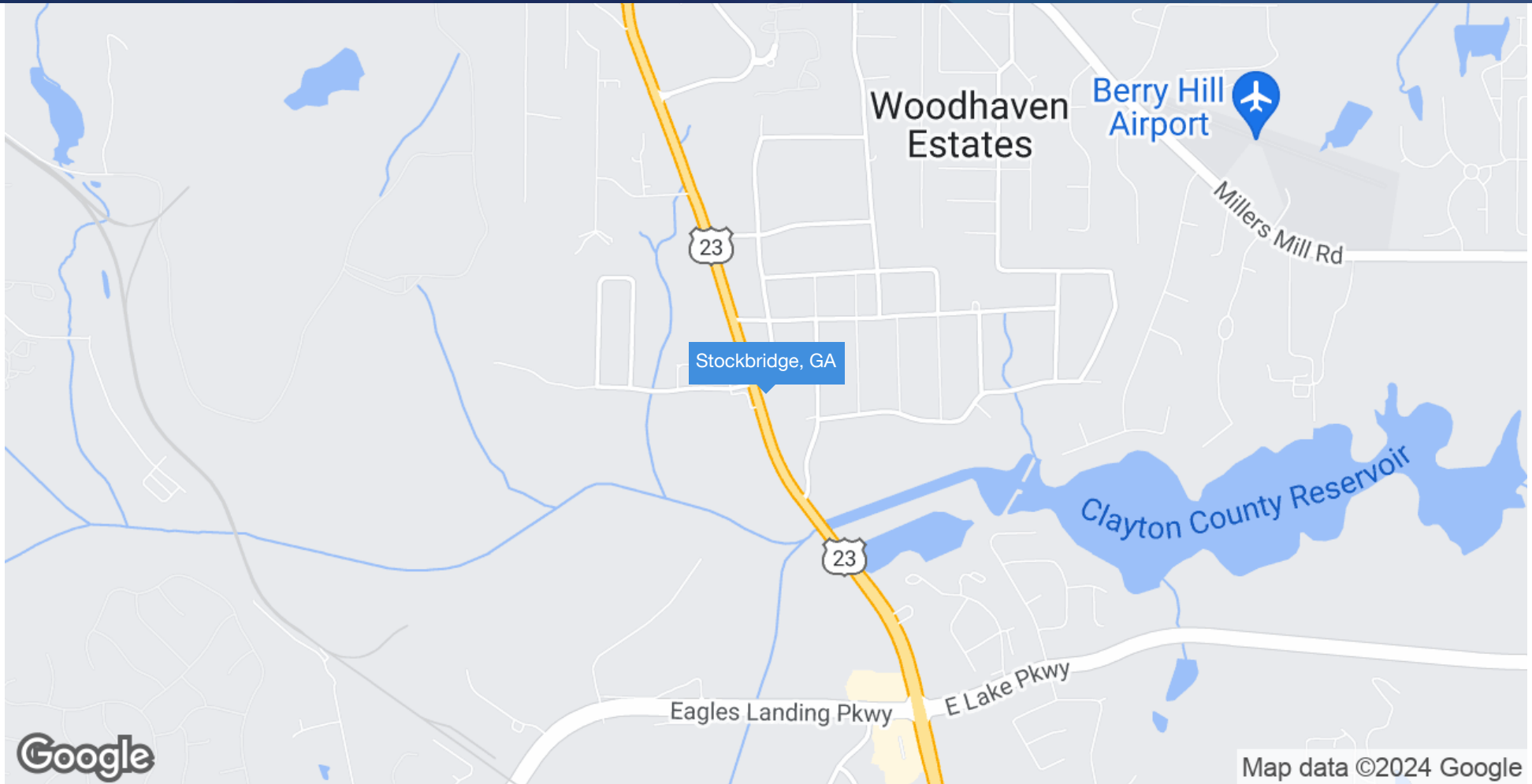


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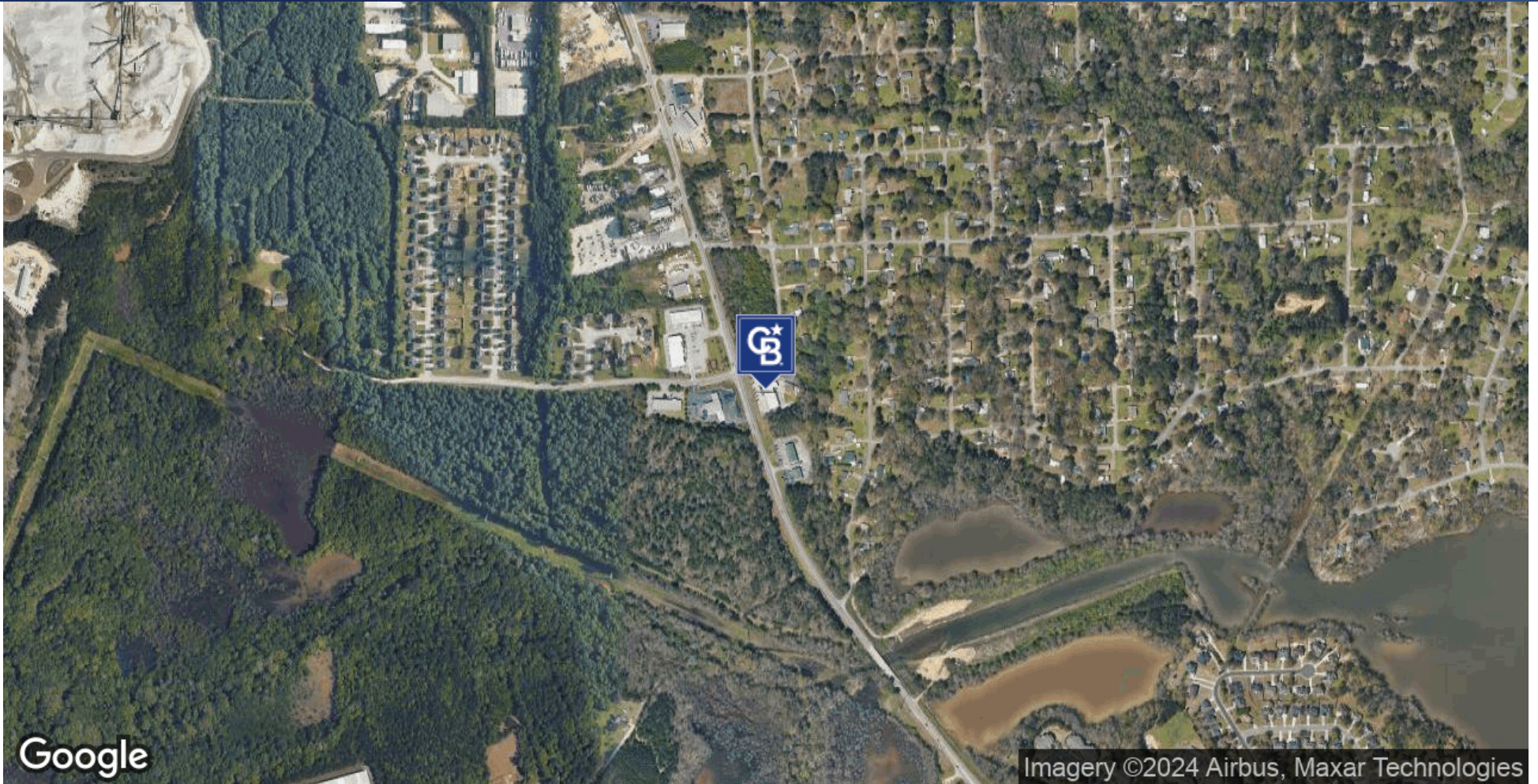


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## INVESTMENT OVERVIEW

Price	\$2,275,000
Price per SF	\$117
Price per Unit	\$142,188
GRM	7.36
CAP Rate	10.69%
Cash-on-Cash Return (yr 1)	10.69%

## OPERATING DATA

Gross Scheduled Income	\$309,240
Total Scheduled Income	\$309,240
Vacancy Cost	\$10,205
Gross Income	\$299,035
Operating Expenses	\$55,860
Net Operating Income	\$203,408

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## INCOME SUMMARY

GROSS INCOME	\$309,240
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VACANCY COST	(\$10,205)
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## EXPENSES SUMMARY

Electricity	\$22,800
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Water	\$3,600
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Dumpster	\$5,760
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Natural Gas	\$3,600
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Property Tax	\$11,700
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Insurance	\$2,400
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Maintenance	\$6,000
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OPERATING EXPENSES	\$55,860
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Smoke Shop	800 SF	4.10%	\$27.00	\$21,600	6/1/24	5/31/27
B	Vacant 1 (Leasing Soon)	1,000 SF	5.13%	\$18.00	\$18,000	-	-
C	All State	1,800 SF	9.23%	\$12.00	\$21,600	7/1/23	6/30/26
CC	Property Mgmt	1,000 SF	5.13%	\$19.80	\$19,800	8/1/23	7/31/25
D	Oil Unkut	800 SF	4.10%	\$22.50	\$18,000	4/1/24	3/31/27
E	Vacant 2	1,000 SF	5.13%	\$18.00	\$18,000	-	-
F1	Vacant 3 (Storage)	250 SF	1.28%	\$36.00	\$9,000	-	-
F2	Aerobic Classes	250 SF	1.28%	\$28.80	\$7,200	6/1/24	5/31/25
F3	Hair & Nails	250 SF	1.28%	\$26.40	\$6,600	4/1/24	3/31/25
F4	Vacant 4	250 SF	1.28%	\$26.40	\$6,600	-	-
G	JJJ Braiding	1,000 SF	5.13%	\$18.00	\$18,000	8/1/22	7/30/25
HI	Jones HVAC	2,000 SF	10.26%	\$13.32	\$26,640	8/1/23	7/31/26
J	Food Commissionary	1,000 SF	5.13%	\$14.40	\$14,400	8/1/23	12/31/24
K	GJR Liquidation	1,000 SF	5.13%	\$11.40	\$11,400	7/1/23	6/30/26
L	Legacy First Response	1,000 SF	5.13%	\$13.80	\$13,800	8/1/23	7/31/26
M	Individual	1,800 SF	9.23%	\$13.00	\$23,400	8/1/23	7/31/28
N	Vacant 5	300 SF	1.54%	\$20.00	\$6,000	-	-
O	QM3 (AT&T)	1,700 SF	8.72%	\$9.53	\$16,200	4/1/24	3/31/27

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
P	Vacant 6	1,800 SF	9.23%	\$12.00	\$21,600	-	-
Q	Auto Storage	500 SF	2.56%	\$15.60	\$7,800	5/1/23	-
<b>TOTALS</b>		<b>19,500 SF</b>	<b>100.00%</b>	<b>\$375.95</b>	<b>\$305,640</b>		
<b>AVERAGES</b>		<b>975 SF</b>	<b>5.00%</b>	<b>\$18.80</b>	<b>\$15,282</b>		

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### 3230 N HENRY BLVD

Stockbridge, GA 30281

Price:	\$2,275,000	Bldg Size:	19,500 SF
No. Units:	16	Cap Rate:	10.69%
Year Built:	1986		



1

### 3000 HIGHWAY 42 N

McDonough, GA 30253

Price:	\$2,100,000	Bldg Size:	15,272 SF
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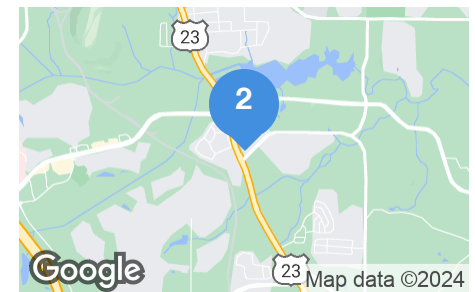


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### 2580 GA-42

McDonough, GA 30253

Price:	\$8,640,000	Bldg Size:	13,028 SF
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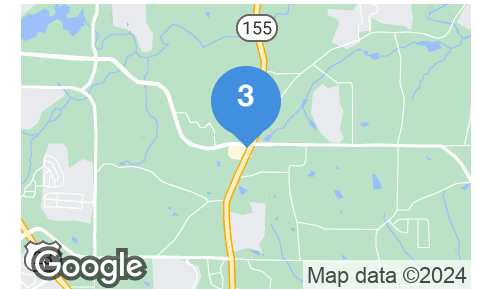
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### 5990 EAST LAKE PKY

McDonough, GA 30253

Price: \$1,500,000 Bldg Size: 9,901 SF

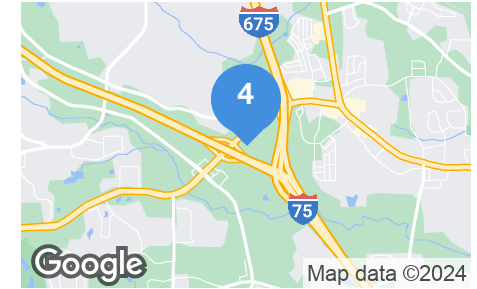


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### 615 HIGHWAY 138 W

Forest Park, GA 30281

Price: \$2,750,000 Bldg Size: 16,945 SF



5

### 1028 GA-138

Riverdale, GA 30236

Price: \$7,000,000 Bldg Size: 10,405 SF



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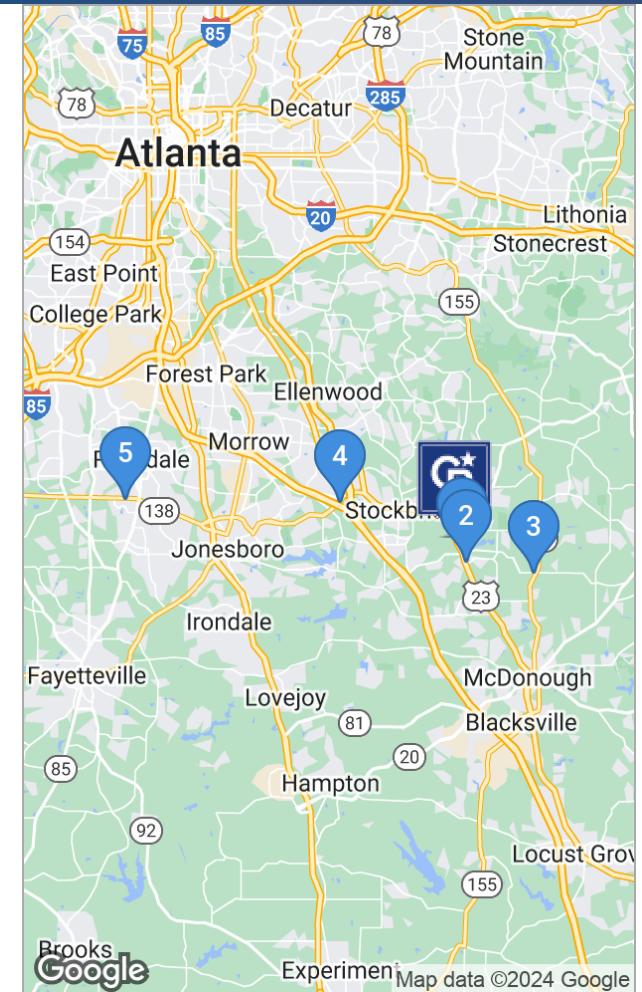


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	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE
★	<b>3230 N Henry Blvd</b> Stockbridge, GA	\$2,275,000	19,500 SF	16	10.69%
1	<b>3000 Highway 42 N</b> McDonough, GA	\$2,100,000	15,272 SF	-	-
2	<b>2580 GA-42</b> McDonough, GA	\$8,640,000	13,028 SF	-	-
3	<b>5990 East Lake Pky</b> McDonough, GA	\$1,500,000	9,901 SF	-	-
4	<b>615 Highway 138 W</b> Forest Park, GA	\$2,750,000	16,945 SF	-	-
5	<b>1028 GA-138</b> Riverdale, GA	\$7,000,000	10,405 SF	-	-
<b>AVERAGES</b>		<b>\$4,398,000</b>	<b>13,110 SF</b>		<b>NAN%</b>



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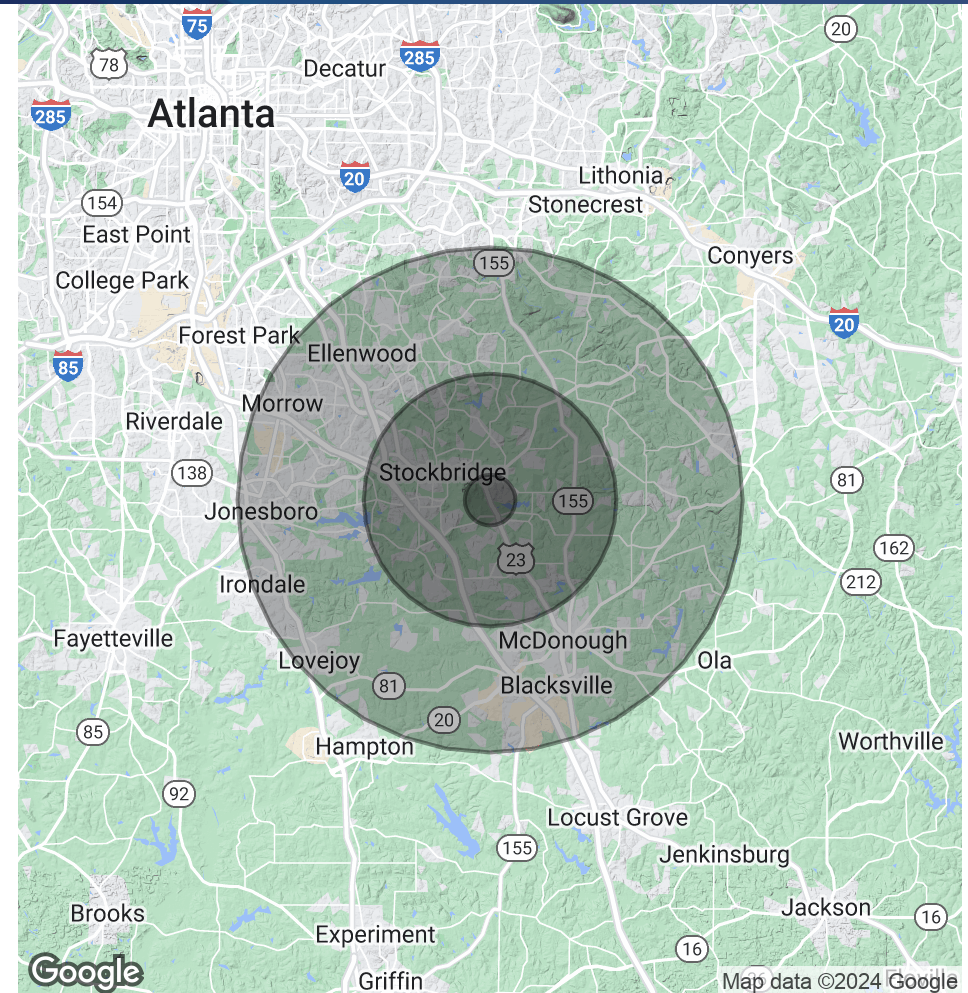
3230 N Henry Blvd Stockbridge, GA 30281

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,536	85,265	328,896
Average Age	37.8	37.8	37
Average Age (Male)	37.3	36.4	35
Average Age (Female)	36.5	39.2	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,707	32,871	119,438
# of Persons per HH	2.1	2.6	2.8
Average HH Income	\$57,294	\$78,249	\$75,521
Average House Value	\$61,759	\$175,257	\$167,834

2020 American Community Survey (ACS)



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**COLDWELL BANKER**  
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METRO BROKERS



# SALE

## 3230 N HENRY BLVD

3230 N Henry Blvd Stockbridge, GA 30281



SALE PRICE

\$2,275,000

Amit Grover

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