



ATLANTA COMMUNITIES
COMMERCIAL REAL ESTATE



Retail/Office for Sale
4,302+/- SF Available | 1154 Concord Road SE,
Smyrna, Georgia 30080

Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Communities Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Communities Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

+/-4,302 SF retail/office building for sale in a prime location in Smyrna, Georgia. The upper level is currently a chiropractic office with an open floor plan, multiple offices and treatment rooms, reception, restroom and waiting area. Available for owner occupancy or a sale leaseback opportunity.

The lower level, currently a framing business is available for owner occupancy or for lease. It consists of a large open showroom, work room/shop area and utility room with a restroom, private rear entrance and parking. The .33 acre property sits at a signalized intersection on Concord Road, with approximately 24,000 vehicles per day. It has access from both Concord and King Springs roads, 12 front parking spots and a rear parking area. Owner is open to different occupancy options for both spaces.

SALES PRICE: \$1,400,000.00

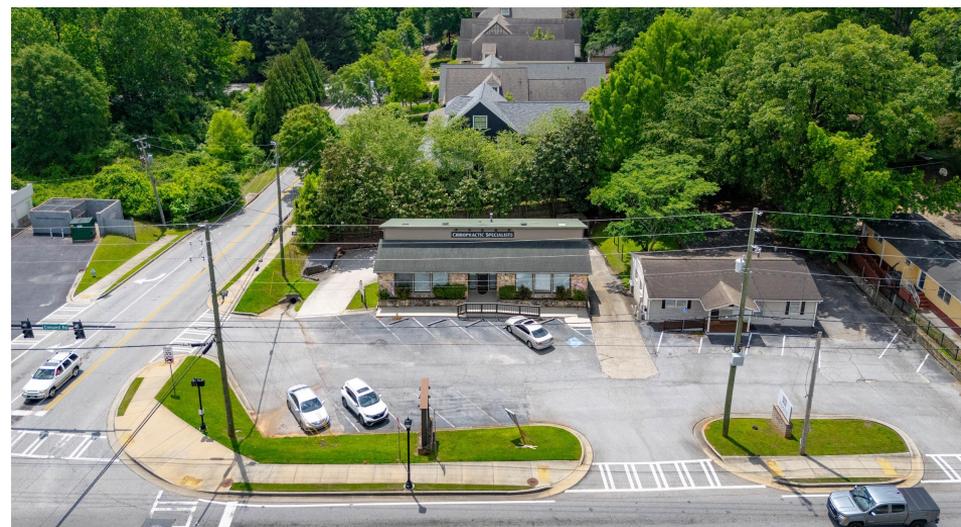
LEASE RATE: \$22-26/SF





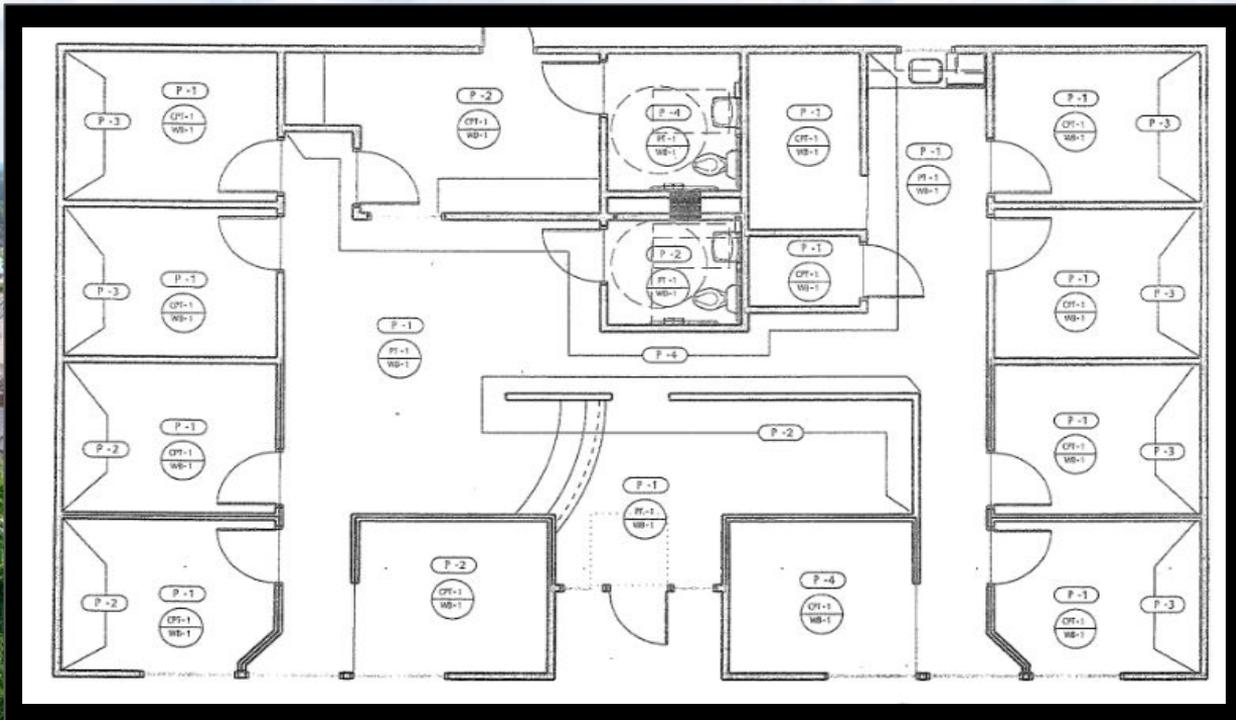
PROPERTY INFORMATION

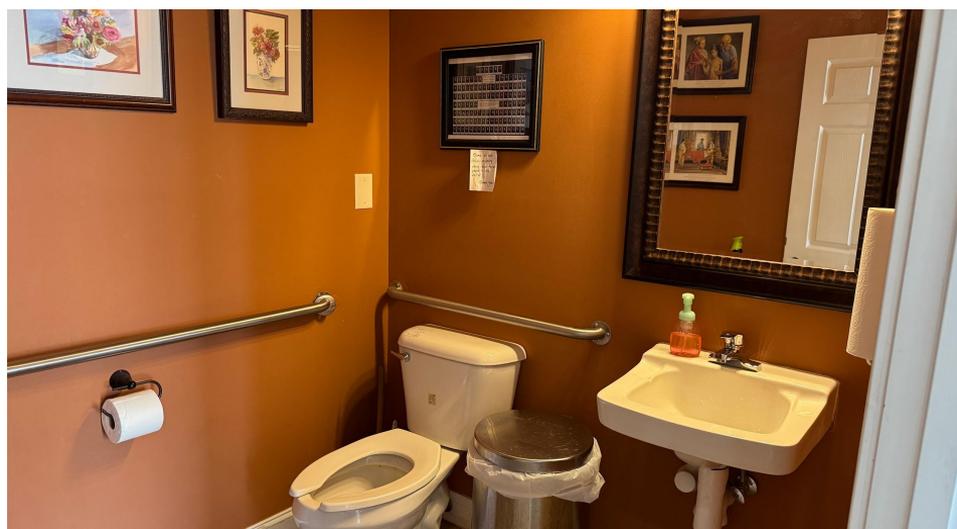
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|-------------------------|---|
| ADDRESS | 1154 Concord Road SE Smyrna, Georgia 30080 |
| COUNTY | Cobb |
| YEAR BUILT | 1982 |
| ACRES | .33 acre lot |
| PARCEL ID | 17-0485-0-030-0 |
| ZONING | Smyrna (LC) |
| BUILDING SIZE | +/- 4,302 SF |
| NUMBER OR SPACES | 2 - upstairs/downstairs |
| ROAD FRONTAGE | Concord/King Springs |
| TRAFFIC COUNT | +/- 24,000 VPD |
| PARKING | Front (12)/Rear Open Lot |
| SALE OPTIONS | Owner Occupy/Investor |
| LEASE OPTIONS | Both spaces could be leased |



EXTERIOR PHOTOS

FLOOR PLAN - UPPER LEVEL





UPPER LEVEL



LOWER LEVEL

DEMOGRAPHICS

POPULATION:

| | |
|---------|---------|
| 2 MILE | 46,910 |
| 5 MILE | 240,882 |
| 10 MILE | 813,616 |

NUMBER OF HOUSEHOLDS:

| | |
|---------|---------|
| 2 MILE | 20,334 |
| 5 MILE | 103,979 |
| 10 MILE | 344,202 |

AVERAGE HH INCOME:

| | |
|---------|-----------|
| 2 MILE | \$114,726 |
| 5 MILE | \$105,076 |
| 10 MILE | \$114,568 |



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EXCLUSIVELY LISTED BY



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