

FOR SALE

6,200 SF OFFICE OWNER USER OR INVESTMENT

2616 OLD WESLEY CHAPEL RD

Decatur, GA 30034

PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office
PRICE	\$790,000/ \$127 SF
BUILDING SIZE	6,200 SF +-
LOT SIZE	0.60 Acres +-
ZONING	Office & Institutional

For sale is a 6,200 SF 2 story office building with visibility from Interstate 20 in Dekalb County. The property is suitable for an owner occupant or investor. Most of the 0.60 acre site zoned office-institutional is paved, offering abundant parking. Each floor has a single hallway with small office suites ranging from 210 SF+- to 600 SF+- . Utilities and janitorial are included in the rent. Tenants provide their own internet. The existing vacancy allows an owner user to occupy some of the space and benefit from the existing rentals. Alternatively, further leasing could occur as an investment.

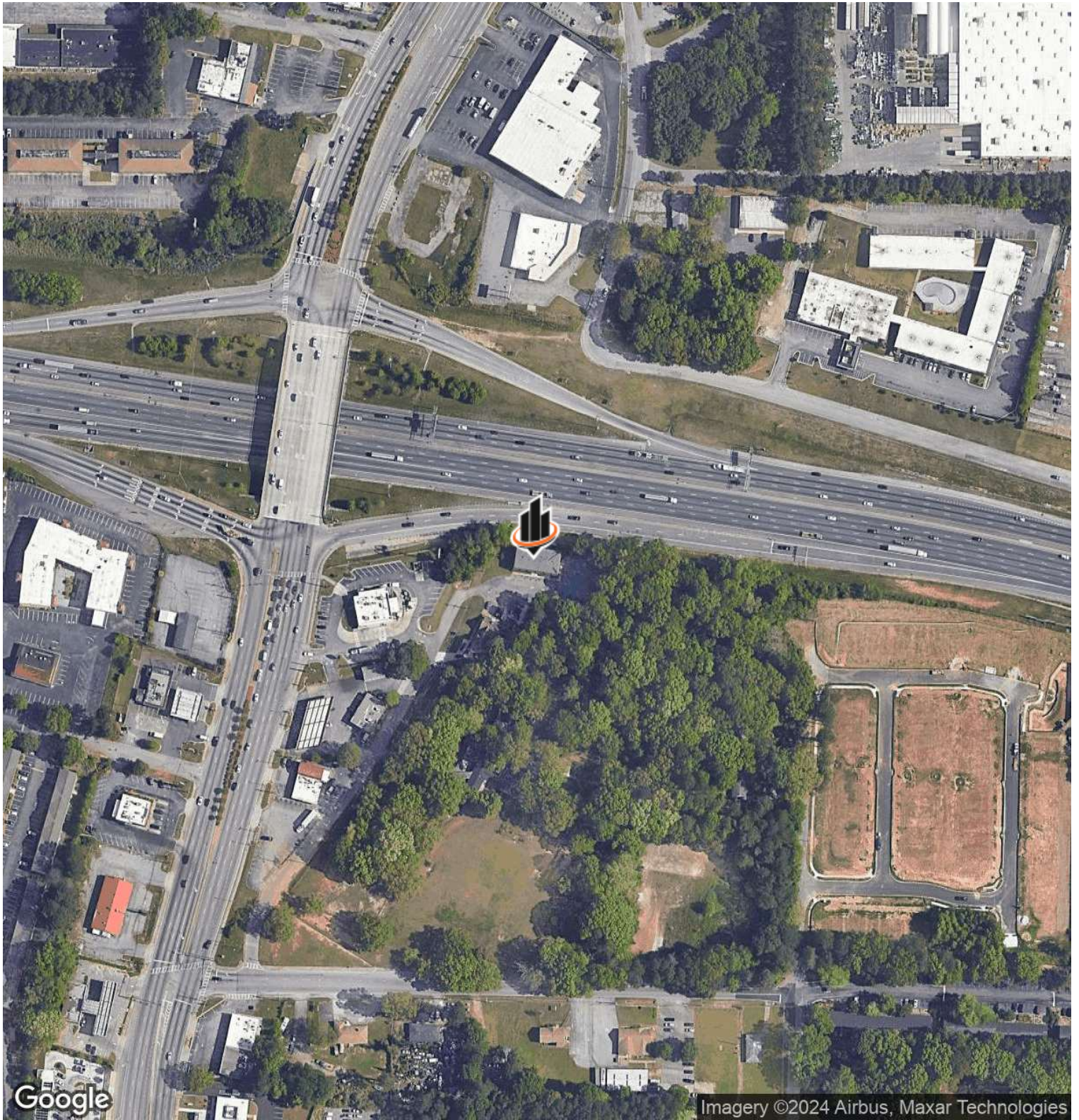
The location is minutes from the Wesley Chapel Road exit at Interstate 20 (exit #68). The property has 190 feet of frontage along the on ramp to I-20 east with visibility from the westbound lanes. I-285 located one exit west is undergoing enhancements to improve the interchange.



- 6,200 SF+- 2 story small office suites with ample parking
- 0.60 acre+- paved site zoned Office Institutional-Dekalb County
- 2 floors with 3,100 SF+- each / 16 units from 210 SF+- to 600 SF+-
- Perfect for owner occupant with income or investment
- Single room to three room office layout
- Minutes to I-20 at Wesley Chapel Road
- Visibility from I-20 westbound

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LOCATION MAP



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RENT ROLL

TENANT	UNIT	\$ SQ FT	SQ FT	MO RENT	ANNL RENT	PROFORMA RENT	PROFORMA RENT	LEASE START	LEASE END	LEASE TERM
VACANT	101	\$22.15	230	\$0	\$0	\$425	\$5,095	N/A	N/A	N/A
BACK to LIFE COMPUTER REPAIRS LLC	102	\$14.73	550	\$625	\$7,500	\$675	\$8,100	8/15/2023	8/14/2024	12 MO
VACANT	103	\$22.00	300	\$0.00	\$0.00	\$550	\$6,600	N/A	N/A	
TRUCKING & DELIVERY SERVICE LLC	104	\$32.31	260	\$650	\$7,800	\$700	\$8,400	1/15/2024	1/14/2025	12 MO
TYEHIMBA SERVICES, INC.	105	\$22.10	220	\$325	\$3,900	\$405	\$4,862	2/1/2023	1/31/2025	24 MO
SUNSET SERVICES OF GEORGIA LLC	106	\$22.40	375	\$700	\$8,400	\$700	\$8,400	10/15/2023	10/14/2025	12 MO
REEL DEAL KHALIL PRODUCTIONS, LLC	107	\$15.00	500	\$625	\$7,500	\$625	\$7,500	7/1/2022	6/30/2024	24 MO
VACANT	108	\$22.05	400	\$0.00	\$0.00	\$735	\$8,820	N/A	N/A	12 MO
VACANT	201	\$22.00	450	\$0.00	\$0	\$825	\$9,900	N/A	N/A	
NATIONWIDE CPR, LLC	202	\$16.00	600	\$750	\$9,000	\$800	\$9,600	8/1/2023	7/31/2024	12 MO
VACANT	203	\$22.10	475	\$0.00	\$0.00	\$875	\$10,498	N/A	N/A	
VACANT	204	\$22.00	210	\$0	\$0	\$385	\$4,620	N/A	N/A	
QUALITY CAR SALES/RENTALS LLC	205	\$27.14	210	\$475	\$5,700	\$475	\$5,700	9/20/2024	9/19/2025	M TO M
GLOBAL XAMS PHELEBOTOMY SERV.	206	\$26.09	230	\$500	\$6,000	\$500	\$6,000	2/1/2024	1/31/2025	12 MO
VACANT	207	\$22.05	400	\$0	\$0	\$735	\$8,820	N/A	N/A	
VACANT	208	\$22.00	600	\$0.00	\$0.00	\$1,100	\$13,200	N/A	N/A	
TOTALS			6,010	\$4,650	\$55,800	\$10,510	\$126,114			

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PROFIT & LOSS					
	2022	2023	\$ SF	PROFORMA	\$ SF
INCOME	\$82,250	\$71,368	\$11.87	\$126,114	\$20.98
VACANCY 10%				\$12,611	\$2.10
				\$113,503	\$18.89
EXPENSES					
PROPERTY TAX	\$5,664	\$5,800	\$0.97	\$15,700	\$2.61
JANITORIAL & SUPPLIES	\$3,900	\$3,900	\$0.65	\$4,680	\$0.78
INSURANCE	\$3,264	\$3,264	\$0.54	\$3,264	\$0.54
REPAIRS & MAINTENANCE	\$600	\$600	\$0.10	\$3,100	\$0.52
GROUNDS	\$1,920	\$2,400	\$0.40	\$2,880	\$0.48
TRASH	\$1,176	\$1,176	\$0.20	\$1,176	\$0.20
SECURITY	\$1,680	\$1,680	\$0.28	\$1,680	\$0.28
UTIL (GAS & ELEC.)	\$7,255	\$6,032	\$1.00	\$8,190	\$1.36
UTIL. WATER	\$480	\$480	\$0.08	\$480	\$0.08
UTIL. OUTDOOR ELEC.	\$1,119	\$1,309	\$0.22	\$1,308	\$0.22
MANAGEMENT FEE 5%				\$5,675	\$0.94
TOTAL EXPENSES	\$27,058	\$26,641	\$4.43	\$48,133	\$8.01
NET INCOME/LOSS	\$55,192	\$44,727	\$7.44	\$65,369	\$10.88
			Cap Rate	Price	\$ SF
			8.27%	\$790,000	\$127

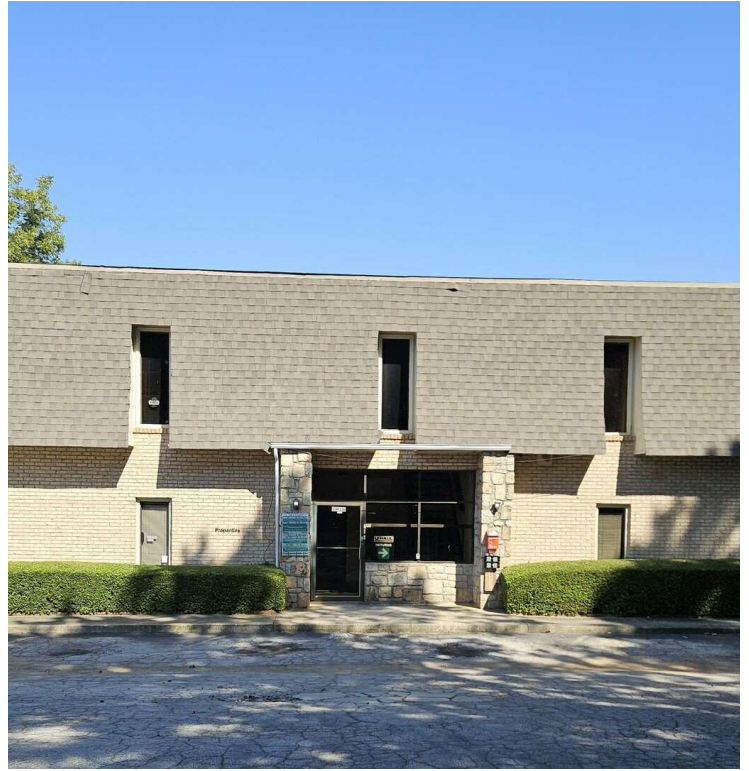
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ADDITIONAL PHOTOS



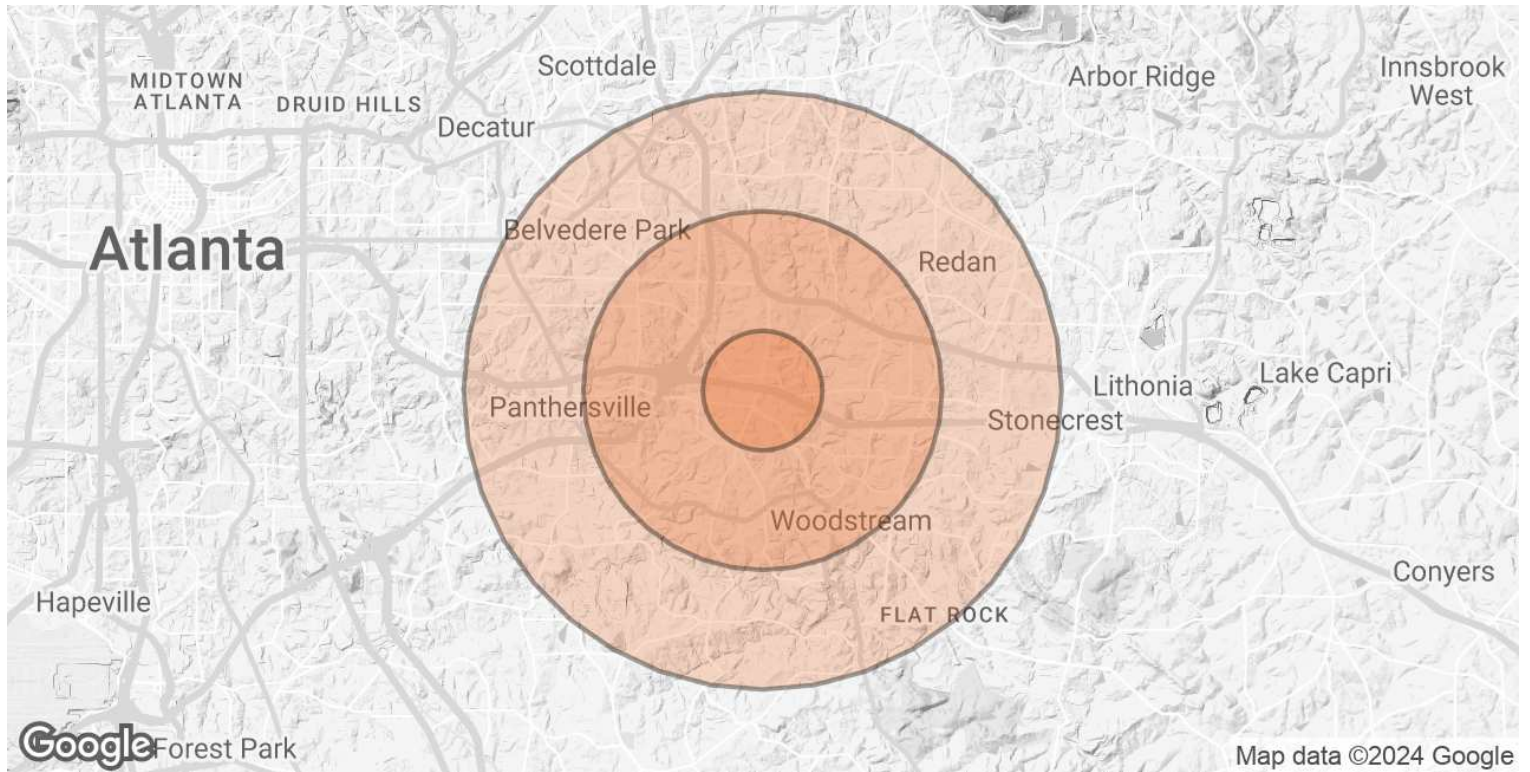
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,418	79,415	211,696
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	43	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,091	30,086	79,923
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$85,635	\$80,993	\$81,077
AVERAGE HOUSE VALUE	\$270,987	\$266,565	\$271,984

Demographics data derived from AlphaMap

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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: **770.209.1700** | Cell: **678.467.9658**

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew 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).

Matthew 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.

Matthew 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 23 years Valerie and daughter Camille. Matthew 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."

SVN | Interstate Brokers

3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232

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