

FOR SALE

12155 HOUZE RD. Roswell | GA



FOR MORE INFORMATION PLEASE CONTACT:

GREG JOHNSON | EXECUTIVE VICE PRESIDENT
213.270.2243 | greg.johnson@daumcommercial.com
CA License #00620927

DAUM
COMMERCIAL REAL ESTATE SERVICES

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FOR SALE

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The subject property is a 10,908 square foot free-standing building sited on a 1.6 acre parcel ideally located at the signalized intersection of Houze Rd. and Rucker Rd. in Roswell, GA (Atlanta MSA). Property Master Leased to Walgreens and subleased to Dollar Tree for balance of Lease term.

Building Size:	10,908 Square Feet
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Land Area:	1.6 Acres
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Lease Type:	NNN
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NOI:	\$306,150.00
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CAP Rate:	6.4%
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Sale Price:	\$4,800,000.00
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Remaining Lease Term:	5 Years, 10 Months
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Location:	12155 Houze Rd., Roswell, GA 30004
Tenant:	Dollar Tree (subleased from Walgreens)
Year Built:	2002
Location Highlights:	The property is fee simple and ideally located at the signalized intersection of Houze Rd. and Rucker Rd. The location is across the street from the Publix/Village Walk Shopping Center and 2 blocks south of the Kroger Supermarket and Crabapple Shopping Center.
Traffic Counts:	Houze Rd.—18,670 cars/day Rucker Rd.—9,651 cars/day
Building Size:	10,908 Square Feet
Land Area:	1.6 Acres
Lease Type:	NNN
Tenant Responsibilities:	Taxes, Insurance, CAM, Roof, Grounds, and Structure
Landlord Responsibilities:	None
Sale Price:	\$4,800,000.00
Existing Loan:	\$2,250,000 at 4.49% with monthly payments of \$14,222.47 (\$170,670 annually). Can be assumed for 1% of outstanding balance (current balance approx. \$1,700,000.00).
Current Lease Rate:	\$2.75 per month, triple net
Lease:	25 year Master Lease with Walgreens Subleased to Dollar Tree for the balance of the remaining original lease term, approximately 5-years and 10-months.



Roswell and Alpharetta are adjacent cities and suburbs of Atlanta located in north Fulton County, GA. At the 2010 census Roswell had a population of 88,346, and in 2014 the estimated population was 94,089, making it Georgia's seventh largest city. Alpharetta, as of the 2010 census, had a population of 57,551 and an estimated population in 2014 of 63,038. Many Roswell and Alpharetta residents work in nearby Atlanta and along a section of Route 400 known as the "high tech" corridor between Roswell and Atlanta. Some of the areas largest employers are McKesson Corporation, ADP, Lexis-Nexis, Comcast, UPS, HP, Verizon and Cox Communications.

INCOME

Gross Rental Income \$306,150.00

EFFECTIVE GROSS INCOME \$306,150.00

OPERATING EXPENSES

Taxes	Tenant
Insurance	Tenant

Common Area & Improvements Maintenance

Waste / Sewer	Tenant
Garbage	Tenant
HVAC	Tenant
Landscaping	Tenant
Fire Alarm / Phone	Tenant
Parking Lot	Tenant
Electricity / Lighting	Tenant
Property Management	Tenant
Roof	Tenant
Walls	Tenant
Foundation	Tenant
Fencing	Tenant

Total Operating Expenses Tenant

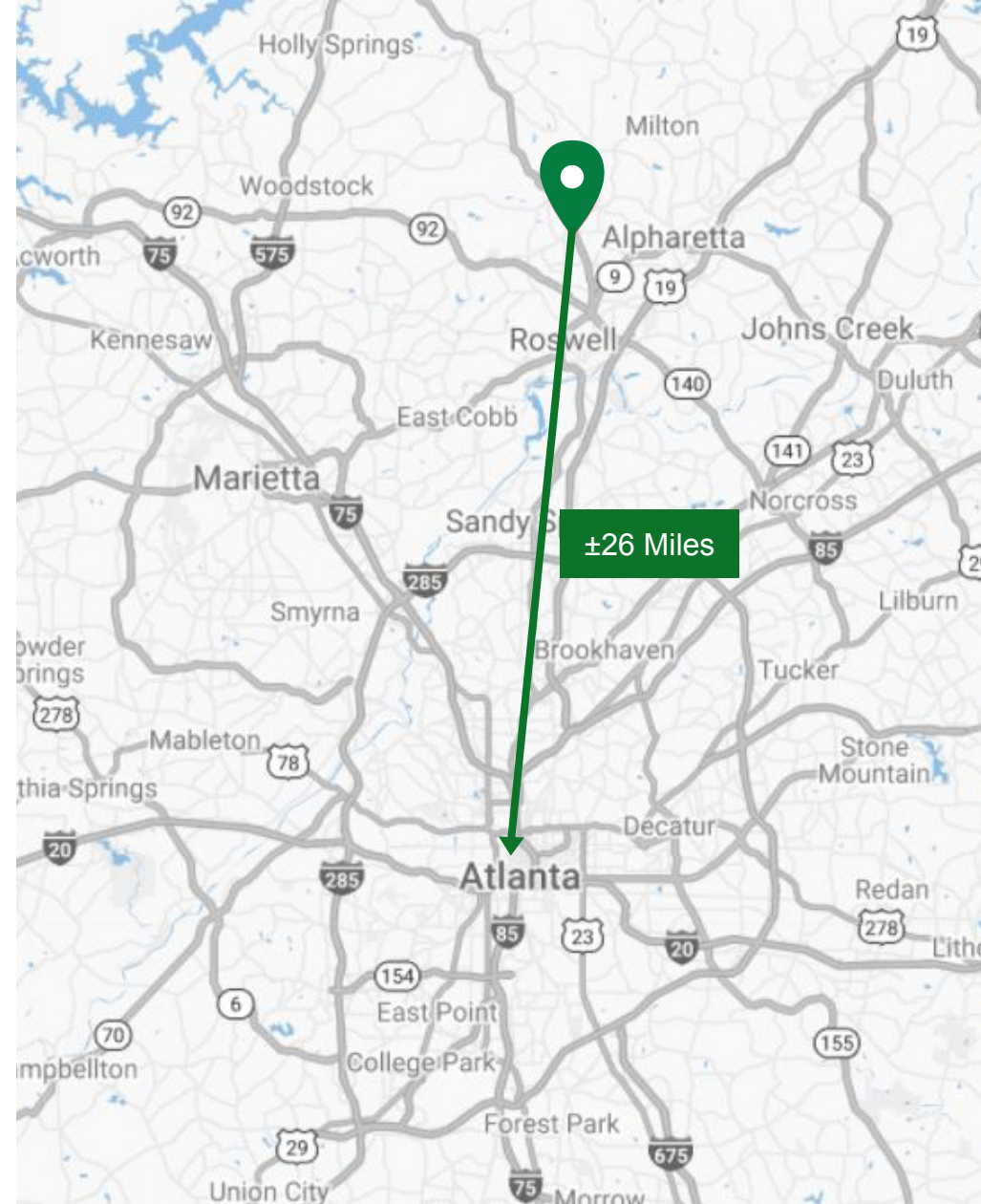
Tenant Reimbursement Tenant

Net Operating Expenses \$0.00

Net Operating Income \$306,150.00

Cap Rate 6.4%

Sale Price \$4,800,000.00



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ADJACENT RETAIL AMENITIES

1. Circle K
2. Anytime Fitness
3. Publix/ Village Walk Shopping Center
4. Chase Bank
5. Silos Corner Market Center Shopping Center
6. Club Corners Car Wash
7. Starbucks & AT&T
8. MCDonalds
9. Ace Hardware
10. Sherwin Williams
11. Waffle House
12. One Life Fitness / North Farm Market Shopping Center
13. BP Service Station
14. Synovus Bank
15. Kroger Gas
16. UPS Store/Urgent Care/Dental Clinic
17. Kroger/Crabapple Shopping Center
18. Well Fargo
19. Walgreens



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12155 HOUZE ROAD

HOUZE RD.-18,670 CARS PER DAY

RUCKER RD.-9,651 CARS PER DAY

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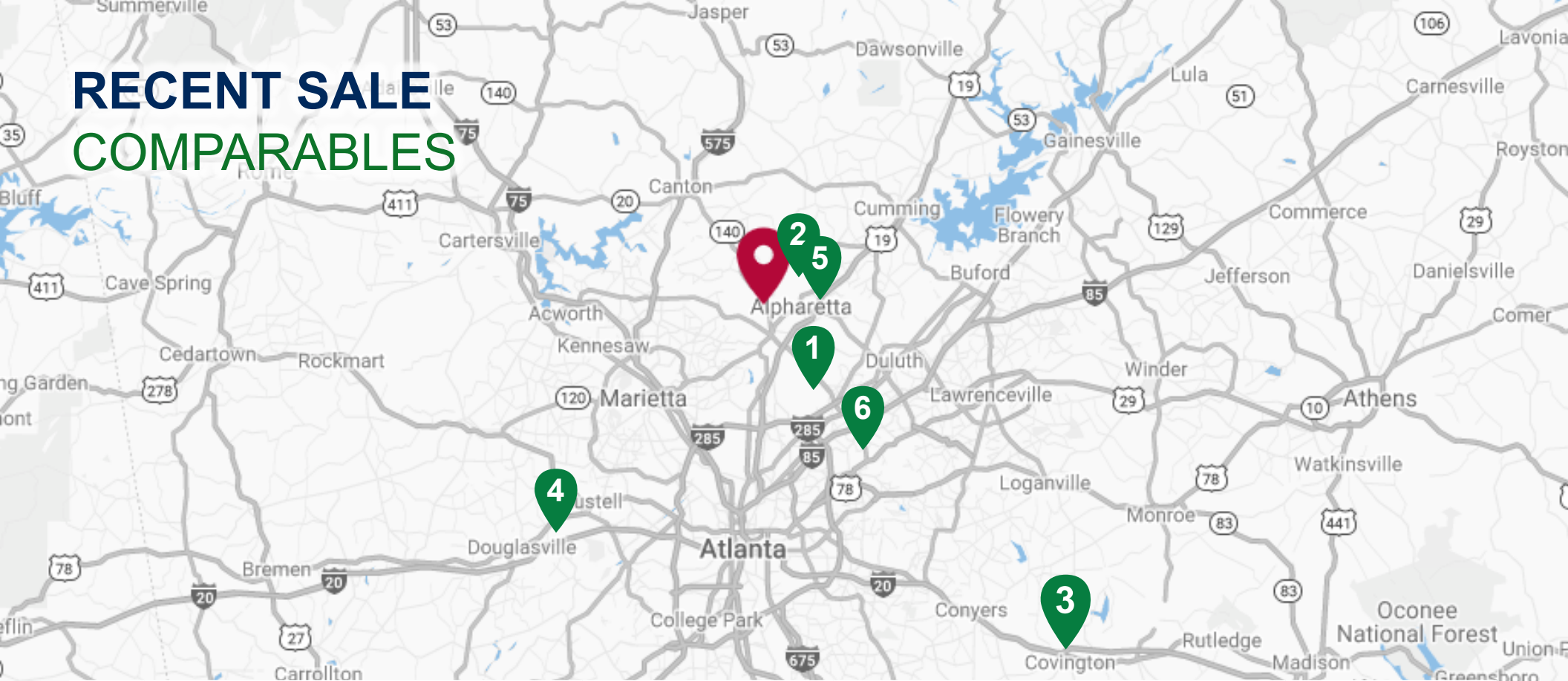
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RECENT SALE COMPARABLES



	Address	City	Type	Price / SF	Date Sold
1	2957 Holcomb Bridge Rd.	Alpharetta	Autozone	\$451.91	6/13/2022
2	5510 Windward Pky	Alpharetta	Walgreens	\$539.81	5/31/2022
3	3188 Highway 278 NW	Covington	Walgreens	\$682.19	3/1/2022
4	6031 Fairburn Rd	Douglasville	CVS	\$538.35	10/21/2021
5	5970 N Point Pky	Alpharetta	La-Z-Boy	\$503.00	7/16/2021
6	2781 Lavista Rd	Decatur	Walgreens	\$451.00	5/27/2021

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AREA DEMOGRAPHICS

12155 HOUZE RD.
Roswell | GA

Income & Spending Demographic

	1 MILE		3 MILE		5 MILE		10 MIN. DRIVE	
2020 Households by HH Income	3,363		17,304		50,859		29,154	
<\$25,000	204	6.07%	1,231	7.11%	4,175	8.21%	1,991	6.83%
\$25,000 - \$50,000	166	4.94%	1,740	10.06%	6,346	12.48%	3,606	12.37%
\$50,000 - \$75,000	367	10.91%	2,202	12.73%	7,565	14.87%	3,630	12.45%
\$75,000 - \$100,000	415	12.34%	1,959	11.32%	5,780	11.36%	3,064	10.51%
\$100,000 - \$125,000	272	8.09%	1,891	10.93%	5,608	11.03%	3,254	11.16%
\$125,000 - \$150,000	238	7.08%	1,291	7.46%	3,920	7.71%	2,174	7.46%
\$150,000 - \$200,000	602	17.90%	2,562	14.81%	6,425	12.63%	3,999	13.72%
\$200,000+	1,099	32.68%	4,428	25.59%	11,040	21.71%	7,438	25.51%
2020 Avg Household Income	\$171,997		\$150,642		\$137,703		\$148,743	
2020 Med Household Income	\$151,620		\$120,094		\$106,970		\$117,570	

Total Specified Consumer Spending	\$130.8M		\$609.7M		\$1.7M		\$992.8M	
Total Apparel	\$7.4M	5.64%	\$34.5M	5.67%	\$96.6M	5.78%	\$56.6M	5.70%
Women's Apparel	\$3.2M	2.42%	\$14.7M	2.41%	\$40.4M	2.41%	\$23.9M	2.41%
Men's Apparel	\$1.6M	1.24%	\$7.6M	1.25%	\$21.3M	1.28%	\$12.5M	1.26%
Girl's Apparel	\$554.8K	0.42%	\$2.6M	0.42%	\$7.3M	0.43%	\$4.2M	0.42%
Boy's Apparel	\$344.1K	0.26%	\$1.6M	0.27%	\$4.7M	0.28%	\$2.7M	0.27%
Infant Apparel	\$236.8K	0.18%	\$1.2M	0.19%	\$3.5M	0.21%	\$2M	0.20%
Footwear	\$1.5M	1.11%	\$6.9M	1.12%	\$19.4M	1.16%	\$11.3M	1.14%

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	1 MILE		3 MILE		5 MILE		10 MIN. DRIVE	
Total Entertainment & Hobbies	\$20.1M		\$94.7M		\$257.9M		\$15.50M	
Entertainment	\$1.6M	1.19%	\$7.2M	1.19%	\$19.8M	1.19%	\$11.8M	1.19%
Audio & Visual Equipment/Service	\$4.4M	3.38%	\$21.4M	3.52%	\$60.3M	3.61%	\$35.5M	3.58%
Reading Materials	\$520.4K	0.40%	\$2.5M	0.40%	\$6.4M	0.38%	\$3.9M	0.40%
Pets, Toys, & Hobbies	\$3.2M	2.41%	\$14.8M	2.42%	\$39.6M	2.37%	\$23.7M	2.39%
Personal Items	\$10.4M	7.97%	\$48.9M	8.02%	\$131.8M	7.89%	\$78.9M	7.94%
Total Food & Alcohol	\$32.2M		\$153.7M		\$430.1M		\$252.1M	
Food At Home	\$16.1M	12.34%	\$77.6M	12.73%	\$218.7M	13.09%	\$127.1M	12.80%
Food Away From Home	\$13.7M	10.50%	\$65M	10.66%	\$180.5M	10.80%	\$106.4M	10.72%
Alcoholic Beverages	\$2.3M	1.80%	\$11.2M	1.83%	\$30.9M	1.85%	\$18.5M	1.86%
Total Household	\$22M		\$99.9M		\$265.2M		\$160.6M	
House Maintenance & Repair	\$4M	3.03%	\$17.5M	2.86%	\$44.1M	2.64%	\$27M	2.72%
Household Equip & Furnishings	\$8.3M	6.37%	\$38.5M	6.31%	\$104.3M	6.24%	\$62.5M	6.29%
Household Operations	\$6.7M	5.15%	\$30.7M	5.03%	\$82.2M	4.92%	\$49.8M	5.01%
Housing Costs	\$3M	2.26%	\$13.2M	2.17%	\$34.7M	2.08%	\$21.3M	2.15%
Total Transportation/Maint.	\$30.9M		\$143M		\$398.5M		\$235.1M	
Vehicle Purchases	\$13M	9.96%	\$58.8M	9.64%	\$164.6M	9.85%	\$96.9M	9.76%
Gasoline	\$9.3M	7.08%	\$44.3M	7.27%	\$126.7M	7.58%	\$73.3M	7.39%
Vehicle Expenses	\$1.5M	1.15%	\$6.8M	1.11%	\$17.1M	1.02%	\$10.7M	1.08%
Transportation	\$3.3M	2.49%	\$14.9M	2.44%	\$39.6M	2.37%	\$24.2M	2.44%
Automotive Repair & Maintenance	\$3.9M	2.97%	\$18.1M	2.98%	\$50.5M	3.02%	\$30M	3.02%
Total Health Care	\$7M		\$32.9M		\$87.4M		\$52.2M	
Medical Services	\$4M	3.05%	\$18.6M	3.05%	\$49.5M	2.96%	\$29.5M	2.97%
Prescription Drugs	\$2.3M	1.80%	\$11.2M	1.84%	\$29.5M	1.77%	\$17.7M	1.78%
Medical Supplies	\$635K	0.49%	\$3.1M	0.50%	\$8.3M	0.50%	\$4.9M	0.50%
Total Education/Day Care	\$11.2M		\$51M		\$135.5M		\$82.4M	
Education	\$7.2M	5.49%	\$32.7M	5.37%	\$87.4M	5.23%	\$52.9M	5.33%
Fees & Admissions	\$4.1M	3.10%	\$18.3M	3.00%	\$48.2M	2.88%	\$29.5M	2.97%

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AREA DEMOGRAPHICS

12155 **HOUZE RD.**
Roswell | GA

TRAFFIC COUNTS

Houze Rd/N Farm Dr	19.3K
Houze Rd/N Farm Dr	18.9K
Houze Rd/N Farm Dr	18.9K
Rucker Rd/Orchard Trce	9.6K

LOCATION

Location Score:	Excellent Location (88)
Walk Score®:	Somewhat Walkable (62)
Walk Score®:	Minimal Transit (0)

PROPERTY

Type:	Drug/Variety	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	10,908 SF	Land Acres:	2 AC
Yr Blt/Renov	2002	Build FAR:	0.16
Floors	1	Total Expenses:	-
Docks:	None		
Parking:	67 Surface Space are available; Ratio of 6.14/1,000 SF		
Features	Drive thru, Signage, Signalized Intersections		
Frontage	339' on Houze Rd., 264' on Rucker Rd.		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket	7.6%

NNN ASKING RENTS PER {0}

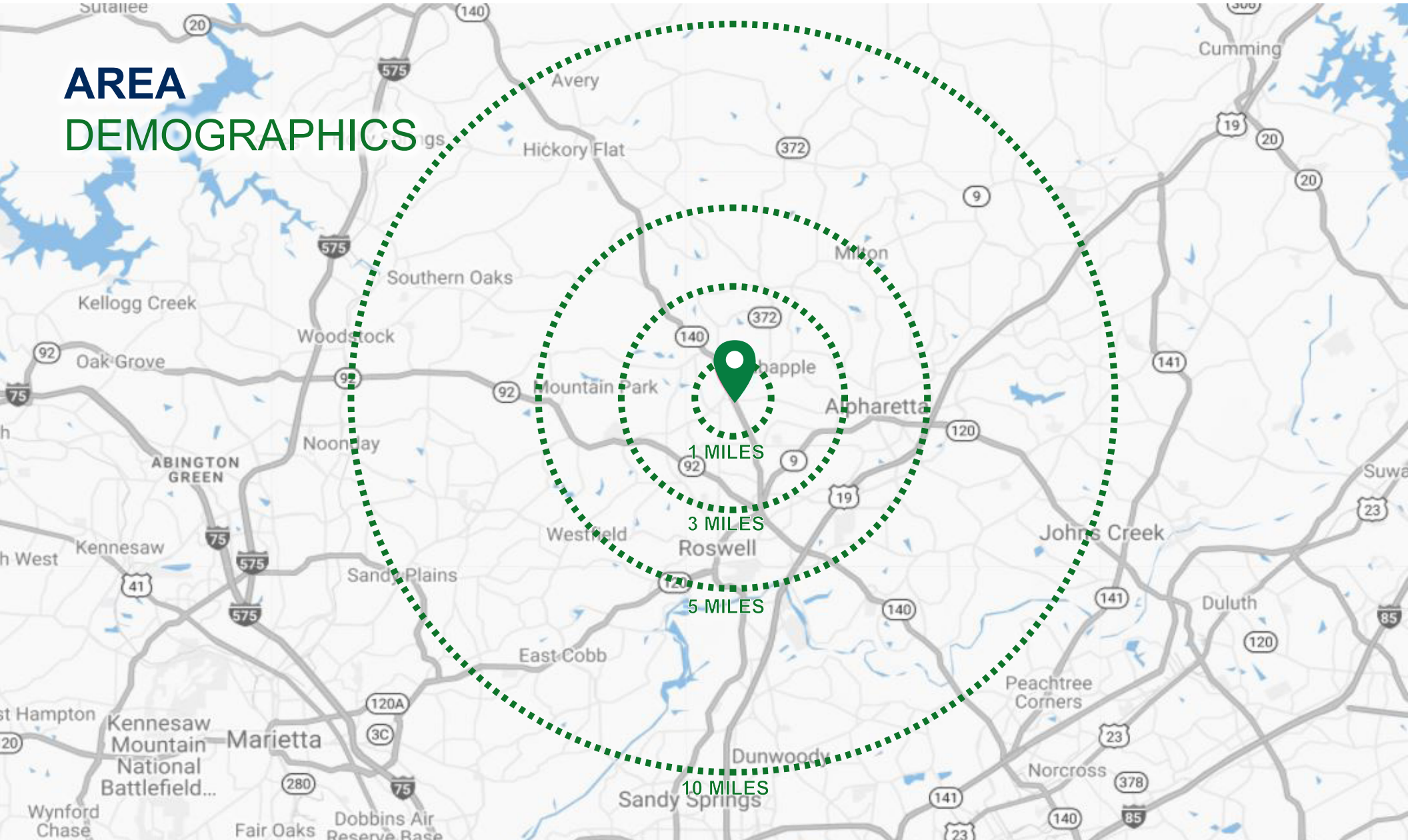
Current:	\$1.80 - 2.20 (Est.)
Last Quarter:	-
Year Ago:	-
Peers:	\$1.84
Submarket	\$1.86

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peer Count:	17
Peers Avg:	-
Submarket:	370,283

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Population	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Population	9,486	45,964	134,650	599,263	76,237
5 Yr Growth	5.9%	5.7%	6.1%	6.3%	5.2%
Median Age	42	41	39	39	41
5 Yr Forecast	41	41	40	40	41
White / Black / Hispanic	80% / 6% / 3%	81% / 8% / 7%	78% / 11% / 13%	75% / 12% / 9%	79% / 10% / 10%
5 Yr Forecast	78% / 6% / 3%	80% / 8% / 7%	77% / 11% / 13%	73% / 12% / 9%	78% / 10% / 10%
Employment	4,923	38,139	97,084	273,681	41,021
Buying Power	\$509.6M	\$2.1B	\$5.4B	\$24.3B	\$3.4B
5 Yr Growth	10.0%	8.5%	8.8%	8.5%	8.2%
College Graduates	60.5%	58.0%	51.7%	52.7%	73.1%
Household					
Households	3,361	17,303	50,857	224,624	29,154
5 Yr Growth	6.1%	5.8%	6.3%	6.3%	5.4%
Median Household Income	\$151,620	\$120,094	\$106,970	\$108,037	\$117,570
5 Yr Forecast	\$157,262	\$123,112	\$109,454	\$110,224	\$120,661
Average Household Income	\$171,997	\$150,642	\$137,703	\$137,581	\$148,743
5 Yr Forecast	\$176,824	\$154,161	\$140,760	\$140,094	\$152,335
% High Income (>\$75k)	78%	70%	64%	66%	68%
Housing					
Median Home Value	\$431,535	\$411,831	\$389,347	\$380,383	\$423,484
Median Year Built	1993	1992	1991	1991	1992
Owner / Renter Occupied	95% / 5%	82% / 18%	71% / 29%	74% / 26%	75% / 25%

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TRAFFIC COUNTS

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	Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Distance
1	Houze Road	N Farm Dr - N	19,303	2020	0.08 mi
2	Houze Road	N Farm Dr - N	18,945	2020	0.12 mi
3	Rucker Road	Orchard Trce - W	8,410	2018	0.13 mi
4	2779 Cobb Pky NW	Sweet Apple Cir - SW	12,926	2020	0.23 mi
5	Rucker Rd	Walnut Ter - E	17,665	2018	0.33 mi

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