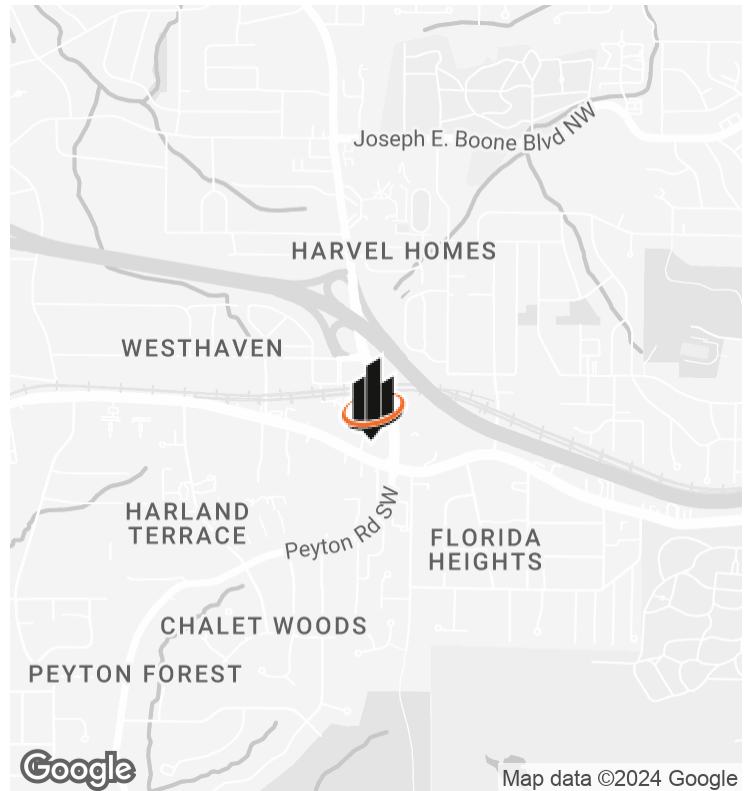


# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,950,000
<b>NUMBER OF UNITS:</b>	7
<b>LOT SIZE:</b>	2 Acres
<b>BUILDING SIZE:</b>	15,600 SF
<b>OCCUPANCY:</b>	100%
<b>NOI:</b>	\$307,549

## PROPERTY DESCRIPTION

Holmes Plaza represents a fully-occupied retail investment opportunity in Atlanta, Georgia. The 15,600 square foot strip center has 7 suites and 76 parking spaces (4.87/1000 sf). There is a value added opportunity to upgrade existing local yet stable tenant base with national tenants paying market rates. The location has high traffic, excellent visibility, easy access, and is convenient to the I-20/Holmes Drive interchange just 6 miles west of downtown Atlanta. The Hamilton E Holmes Marta station is approximately 400 feet west of the center. The center benefits from high vehicle and pedestrian traffic.

## PROPERTY HIGHLIGHTS

- 15,600 SF retail strip center
- Constructed in 2005
- Zoned C3 for retail use
- Prime location in Atlanta MSA area
- Short walk to Hamilton E Holmes Marta Station
- Corner Site, 31,000 VPD

**TOM HUNTER**  
O: 770.289.2792  
tom.hunter@svn.com

**JOHN JOHNSON, CCIM**  
O: 404.303.1232 x16  
johnsonj@svn.com  
GA #155996