

**FOR SALE**

# 3 BAY AUTO REPAIR

**2132 MORELAND AVE SE**

Atlanta, GA 30315

**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

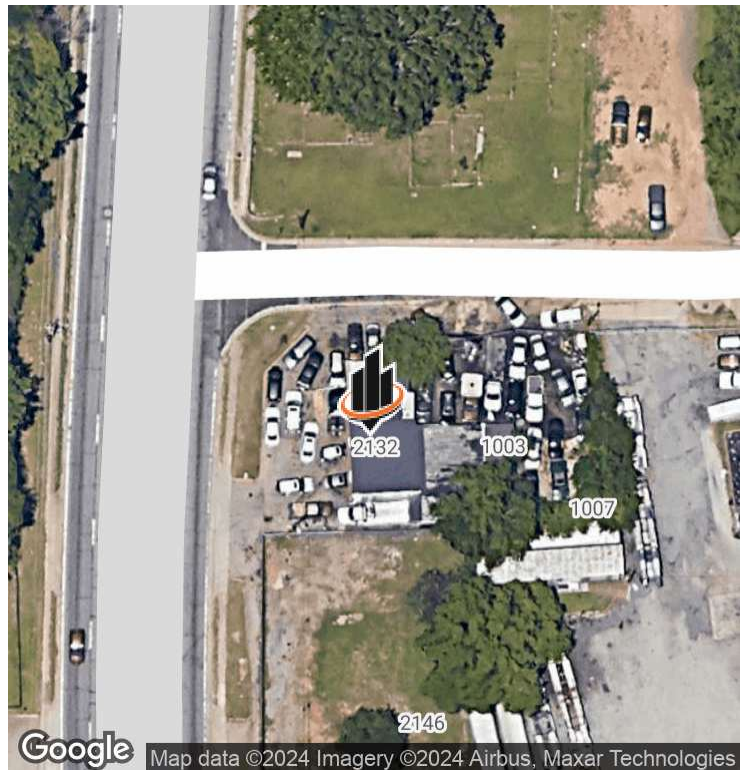
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GA #119351



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$459,000
<b>BUILDING SIZE:</b>	1,954 SF+-
<b>LOT SIZE:</b>	0.3 acres+-
<b>ZONING:</b>	C-2 Dekalb County
<b>CORNER:</b>	Yes

## PROPERTY DESCRIPTION

Please do not disturb the tenant. Shown by appointment. For sale is a 3 bay automotive repair shop on 0.30 acres fronting Moreland Avenue currently leased month to month. The fenced in site is zoned C-2 in Dekalb County. The property is on a corner with 87' of frontage on Moreland Ave and visible by a 29,900 daily traffic count. There are three tax parcels: 15 081 03 027, 15 081 03 001 and 15 081 03 026.

## PROPERTY HIGHLIGHTS

- Please do not disturb the tenant. Shown by appointment
- For sale 3 bay - 1,954 SF+- on 0.30 acres zoned C-2 Dekalb County
- Currently automotive repair leased month to month
- 87' frontage on Moreland Ave with 29,900 traffic count
- Fenced in lot
- 3 minutes north of I-285 Moreland Ave exit
- 9 minutes south of I-20 Moreland Ave exit

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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,640	67,752	237,266
<b>AVERAGE AGE</b>	34	37	37
<b>AVERAGE AGE (MALE)</b>	33	36	36
<b>AVERAGE AGE (FEMALE)</b>	36	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,432	26,748	97,945
<b># OF PERSONS PER HH</b>	3.2	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$56,373	\$97,253	\$98,115
<b>AVERAGE HOUSE VALUE</b>	\$253,203	\$397,177	\$420,845

*Demographics data derived from AlphaMap*

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## ADVISOR BIO



### MATTHEW LEVIN, CCIM

Senior Advisor

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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."

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