

## **Offering Memorandum**

**3631 Peachtree Industrial Blvd.**

**Duluth, GA 30096**

### Investment Summary

Metro Atlanta Elite Realty Group LLC, an exclusive agent, is pleased to offer The Village Way Shopping Center. The Village Way is located in the heart of Duluth, Georgia at 3631 Peachtree Industrial Way, Duluth, GA 30096. It is a Class B retail sub-market property. The surrounding neighborhood is a thriving residential middle-class neighborhood.

The property was built in 2002 and is 8,050 sq.ft. on a 1.2 acre lot with lots of parking space. The Village Way is zoned C-2 and has 7 diverse retail stores, each of which are fully occupied.

This strategic location offers a great opportunity for investors. The property enjoys easy ingress and egress due to a curb cut on Peachtree Industrial Blvd. The corridor has a heavy traffic count.

### Terms

The asking price is \$3,000,000. The Village Way is priced for a quick cash sale and is not only being offered based on a CAP rate or subject to financing. The owners are retiring and looking for serious potential buyers. Proof of funds are requested, as well as, signing a confidentiality and non-disclosure Agreement.