



# FOR SALE OR LEASE 17,070 SF / 3 AC USED CAR DEALERSHIP & BUSINESS

6276 MEMORIAL DRIVE  
STONE MOUNTAIN, GA 30083

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# Property Details & Highlights

Property Address:	6276 Memorial Drive Stone Mountain, GA 30083
Sale Price:	\$3,400,000
Lease Rate:	\$20,000 Mo. NNN
Lot Size:	3.09 AC
Building Size:	17,070 SF
Zoning:	C1
Tax iD:	18-091-01-036
Year Built:	1989

## PROPERTY OVERVIEW

For sale or lease is the real estate and separately the business of a successful used auto 'buy here pay here' operation. The 17,070 SF auto dealership on 3 acres was originally built in 1989 and currently serves as a successful 15+ year owner-occupied used car business located in the 9,570 SF+- showroom and front sales lot.

Additionally, there are two tenants generating rental income: the first is 5,000 SF leased to a long-term tenant performing tractor trailer truck fleet servicing plus trailer parking, and the second is 2,500 SF+- leased to an auto repair service. All leases are month to month offering flexibility to a new owner-occupant or investor.

## LOCATION OVERVIEW

Memorial Drive is a divided four lane highway connecting Atlanta with east Dekalb County. With over 300 feet of frontage and prominent signage, the property is highly visible with a 27,000+ daily traffic count. The property is 2 minutes from Stone Mountain Highway and 10 minutes from I-285.



## SALE HIGHLIGHTS

- For Sale or lease used auto dealership 17,070 SF / 3.09 AC / 250+ parking
- Used auto dealership at location for 15+ years - business available for sale
- Vehicle showroom / 8 offices / 2 vehicle service areas
- 2 additional tenant leased vehicle service areas - auto repair and truck repair/parking
- 360' frontage / 27,000+ traffic count / C-1 zoning
- 2 minutes from Stone Mountain Hwy / 10 minutes from I-285

# RENT ROLL AND PROJECTED CASH FLOW

PRICE \$3,400,000

## RENT ROLL

Suite	Tenant	Annual	Monthly	\$ SF	Sq Ft	Lease Beg	Lease End	Escalation	Renewal Option	Notes
100	<i>Auto Sales - New Tenant</i>	<b>\$240,000</b>	<b>\$20,000</b>	<b>\$25.00</b>	<b>9,570</b>	<i>To be determined</i>		<b>3%</b>	<b>No</b>	<b>Net Lease</b>
200	Auto Repair - Existing	\$32,400	\$2,700	\$12.96	2,500	month to month & can be extended			No	Tenant pays utilities and janitorial
300	Truck Repair- Existing	\$96,000	\$8,000	\$19.20	5,000	month to month & can be extended			No	Tenant pays utilities and janitorial
		<b>\$368,400</b>			<b>17,070</b>					

	Projected 2024	
<b>Income</b>		
Rent	\$368,400	
<b>Expenses</b>		
Taxes	\$52,000	actual 2024 amount
Insurance	\$8,000	estimated
Water\Sewer	\$0	paid by tenants
Grounds	\$0	paid by tenants
Trash	\$0	paid by tenants
Repairs & Maintenance	\$12,000	Landlord only responsible for roof
Management	\$0	owner self manages
<b>Total Expenses</b>	<b>\$72,000</b>	
<b>Net Income</b>	<b>\$296,000</b>	

Return on sale price 8.7% projected



# Additional Photos





# Additional Photos



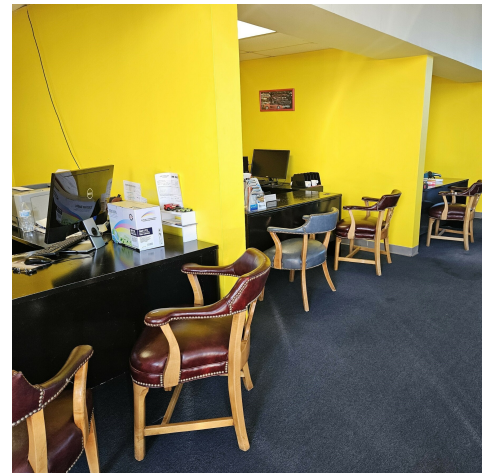
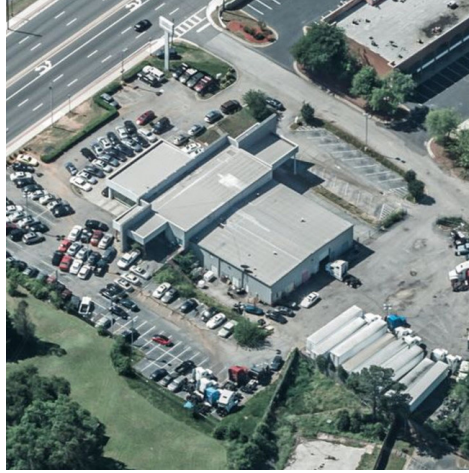
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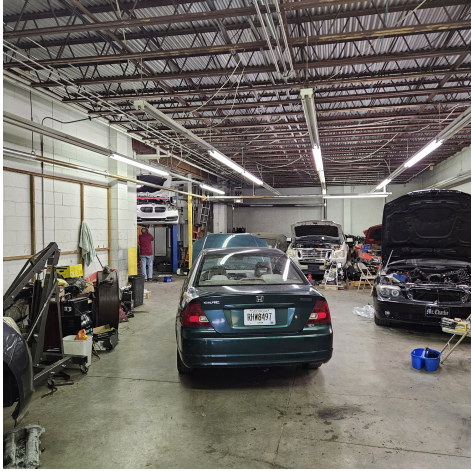


# Additional Photos



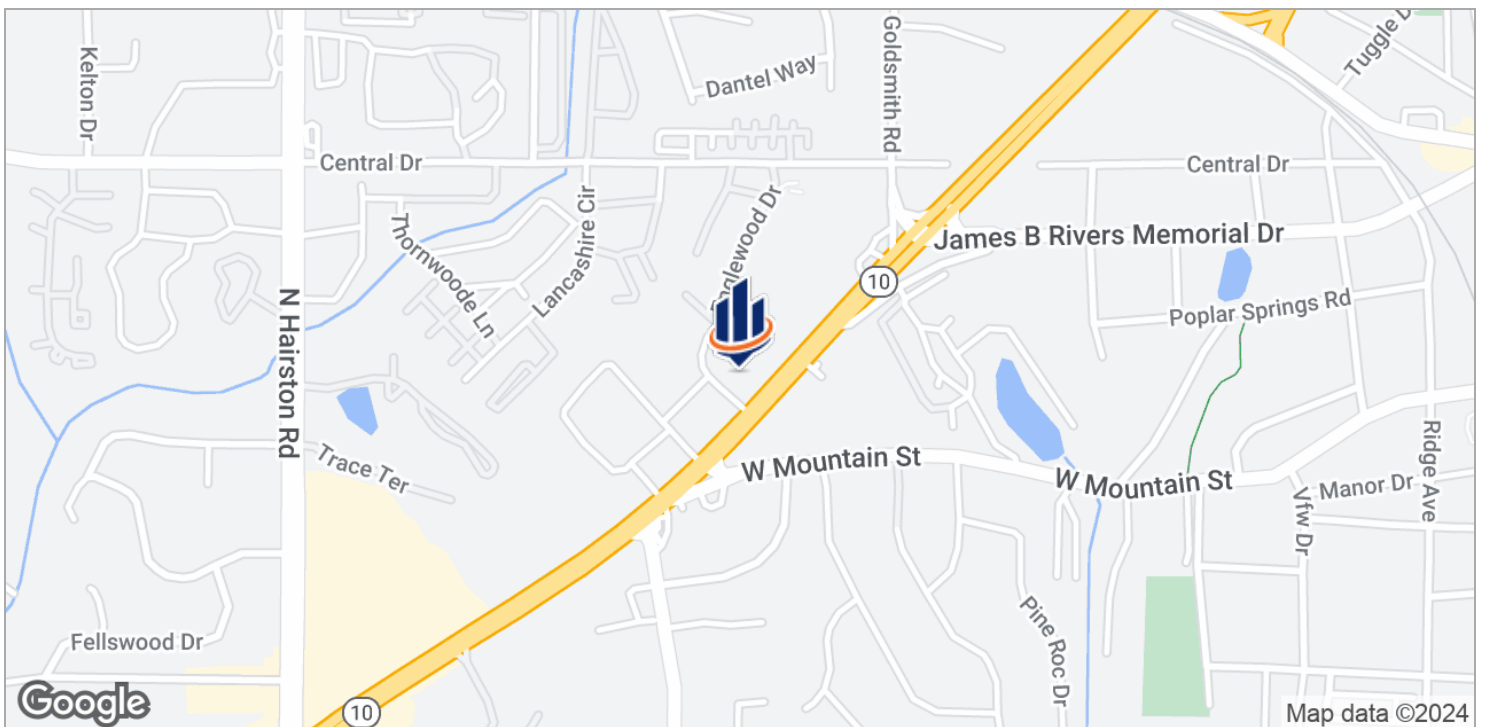
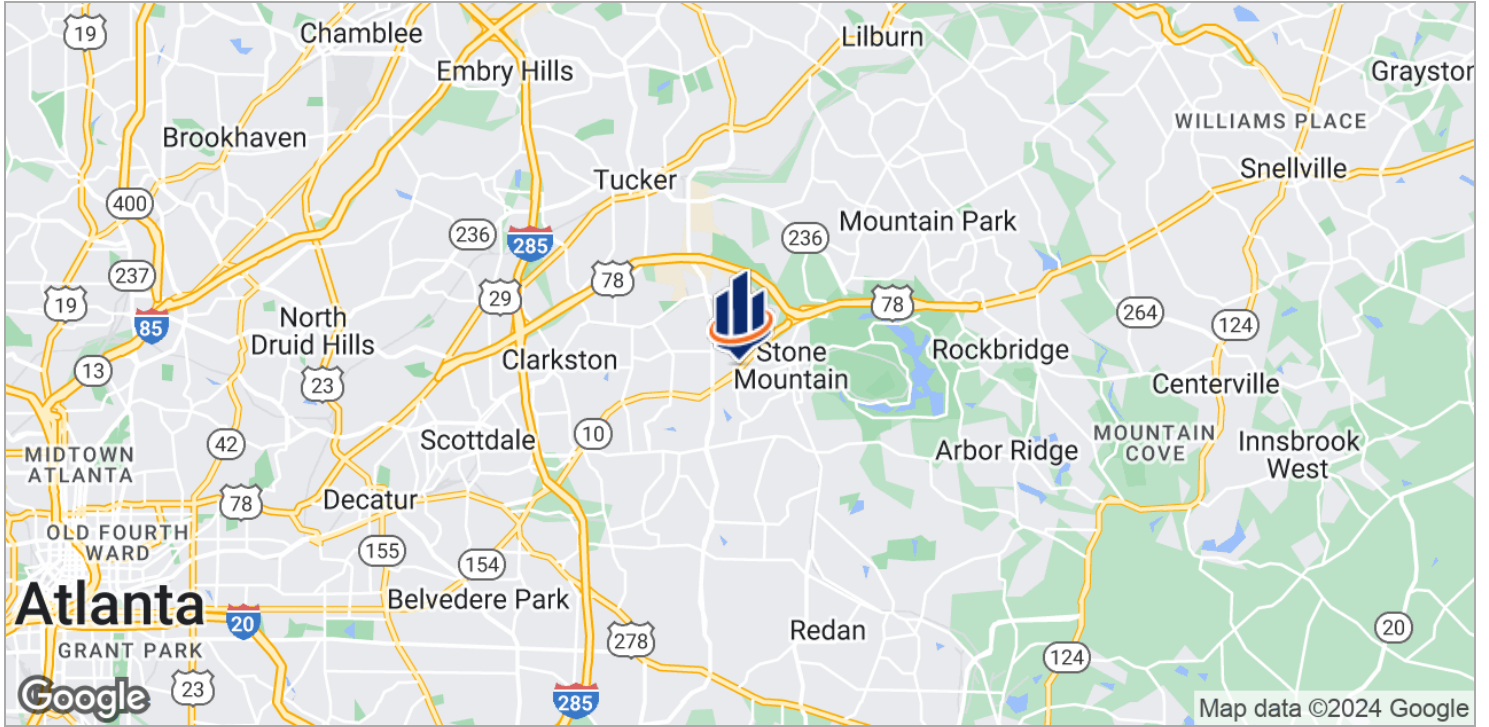


# Additional Photos





# Location Maps



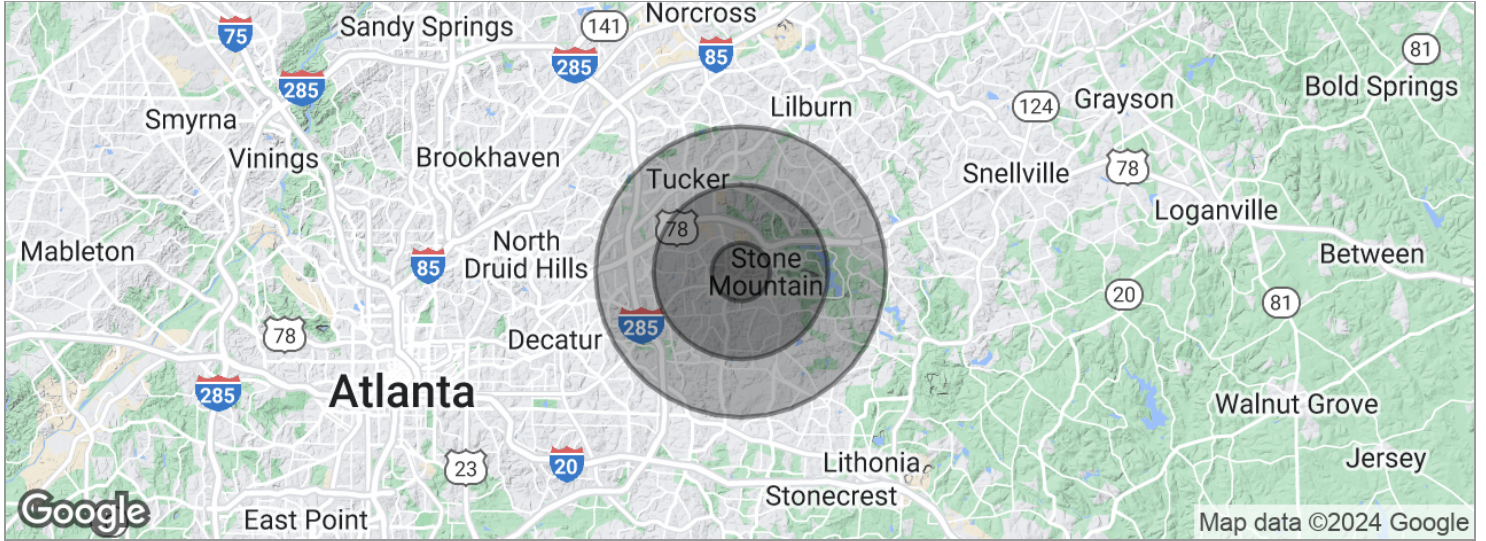
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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,934	73,574	205,152
Median age	29.9	33.7	34.8
Median age (Male)	28.9	32.6	33.3
Median age (Female)	30.4	34.6	36.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,608	27,343	75,096
# of persons per HH	2.6	2.7	2.7
Average HH income	\$45,258	\$58,830	\$61,097
Average house value	\$157,019	\$189,360	\$198,044

\* Demographic data derived from 2020 ACS - US Census

# Advisor Contact

## 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."