

Shallow Bay Industrial

689 & 671 N Stone Mountain Lithonia Rd, Stone Mountain, GA 30088

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

\$1,500,000
List Price

13,608
SF

\$110.23
Price Per SF

9.77%
Proforma Cap Rate

Building Specs

Address	689 & 671 N Stone Mountain Lithonia Rd, Stone Mountain, GA 30088
Parcel	18 074 03 031 & 18 074 03 001
MSA	Atlanta
County	Dekalb
Zoning	GC & C-1
Total SF	±13,608 SF
689 N Stone Mountain Lithonia Rd	±11,000 SF
671 N Stone Mountain Lithonia Rd	±2,608 SF
Total Acreage	±1.16 AC
Lot Square Feet	±50,530 SF
Year Built/Renovated	1980/1993
Construction	Metal



Financial Summary

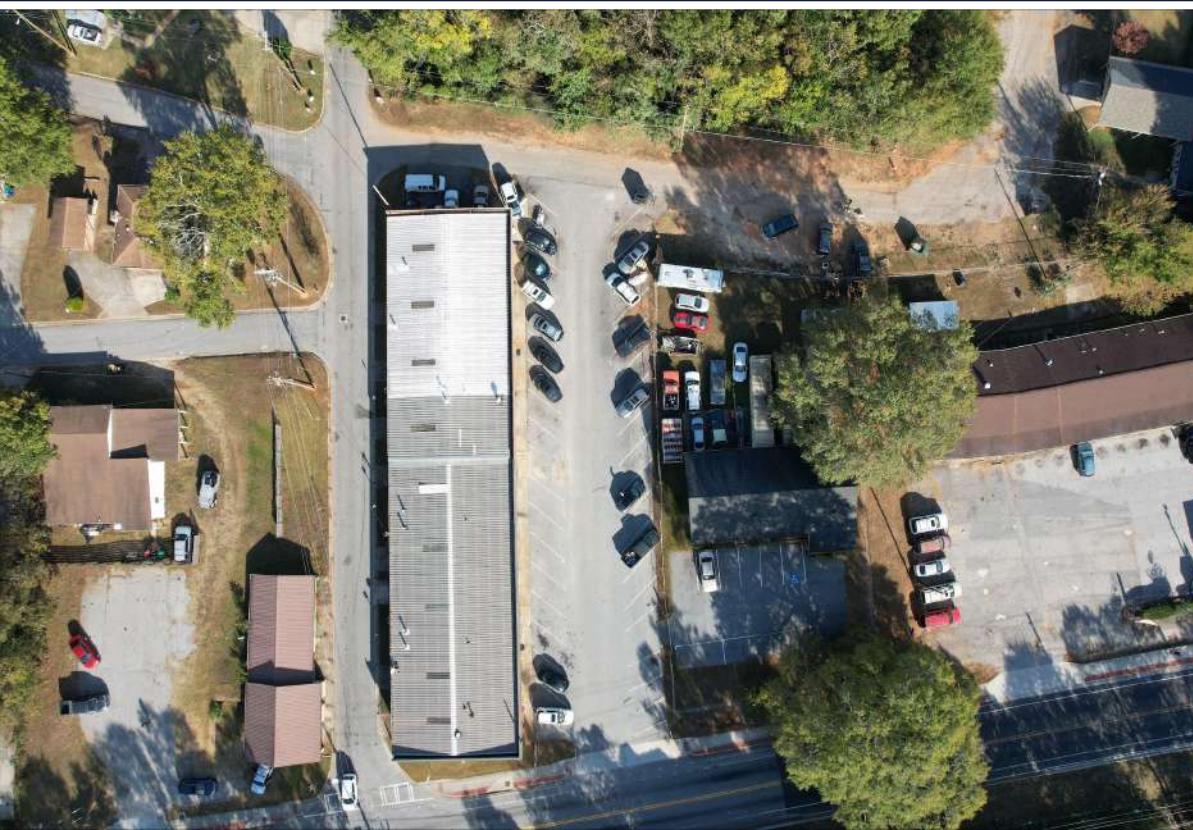
Income & Expenses

Gross Income	\$101,400
Vacancy Loss (5%)	\$5,070
EGI	\$96,330
Expenses	
Property Tax (Reassessed Upon Sale)	\$33,759
Property Insurance	\$6,072
CAM	\$2,722
Replacement Reserves	\$1,361
Total Expenses	\$43,233
Current NOI	\$ 52,416
Proforma NOI	\$146,492



Rent Roll

Rent Roll							
Unit	Tenant	SF (±)	Rent/SF	Monthly Rent	Annual Rent	Lease Commencement	Term Left
689 - A	Hair Salon	1,000	\$8.40	\$700.00	\$8,400.00	1/1/2008	MTM
689 - B	Bedding Supplier	1,250	\$7.68	\$800.00	\$9,600.00	1/1/2020	MTM
689 - C	Flooring Contractor	1,250	\$7.68	\$800.00	\$9,600.00	1/1/2015	MTM
689 - D	Flooring Contractor	1,250	\$6.72	\$700.00	\$8,400.00	1/1/2015	MTM
689 - E	Church	1,250	\$6.72	\$700.00	\$8,400.00	1/1/2014	MTM
689 - F	Flooring	1,250	\$6.72	\$700.00	\$8,400.00	1/1/2015	MTM
689 - G	Shipping	1,250	\$6.72	\$700.00	\$8,400.00	1/1/2015	MTM
689 - H	Personal Storage	1,250	\$6.72	\$700.00	\$8,400.00	1/1/2014	MTM
689 - I	Mechanic	1,250	\$8.16	\$850.00	\$10,200.00	1/1/2003	MTM
671 - A	Church	2,608	\$8.28	\$1,800.00	\$21,600.00	1/1/2017	MTM
Total/Sum		13,608	\$7.45	\$8,450.00	\$101,400.00		
Proforma			\$11.50	\$13,041.00	\$156,492.00		





ARMELLINI
logistics

macy's inc

WinCup

DRIVING DISTANCE FROM SUBJECT PROPERTY

Atlanta.....± 21 Miles
Athens.....± 57 Miles
Marietta.....± 34 Miles

78

±110,000 VPD

PALLET RACK WAREHOUSE & SUPPLY

± 14,800 VPD

SRS
BUILDING PRODUCTS

BRIGGS & STRATTON

TPA
THERMO PAC, INC.

PEPSICO

beltmann
relocation GROUP

Chevron

Stone Mountain High School
± 1,206 Students

Graphic Packaging
INTERNATIONAL

CVS
pharmacy®

MEMORIAL DR ± 35,000 VPD

ROSS
DRESS FOR LESS
planet fitness
DOLLAR TREE
IHOP
Walgreens
TACO BELL

DOLLAR TREE
PANDA EXPRESS
CHINESE KITCHEN
WING-STOP
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ExtraSpace Storage

Tires Plus
TOTAL CAR CARE
Walmart
Supercenter
Dollar General

Subject Property

Stone Mountain, GA

Market Demographics



\$96,300
Average HH Income

6,639
of Households

69,433
Employed Population

38
Median Age

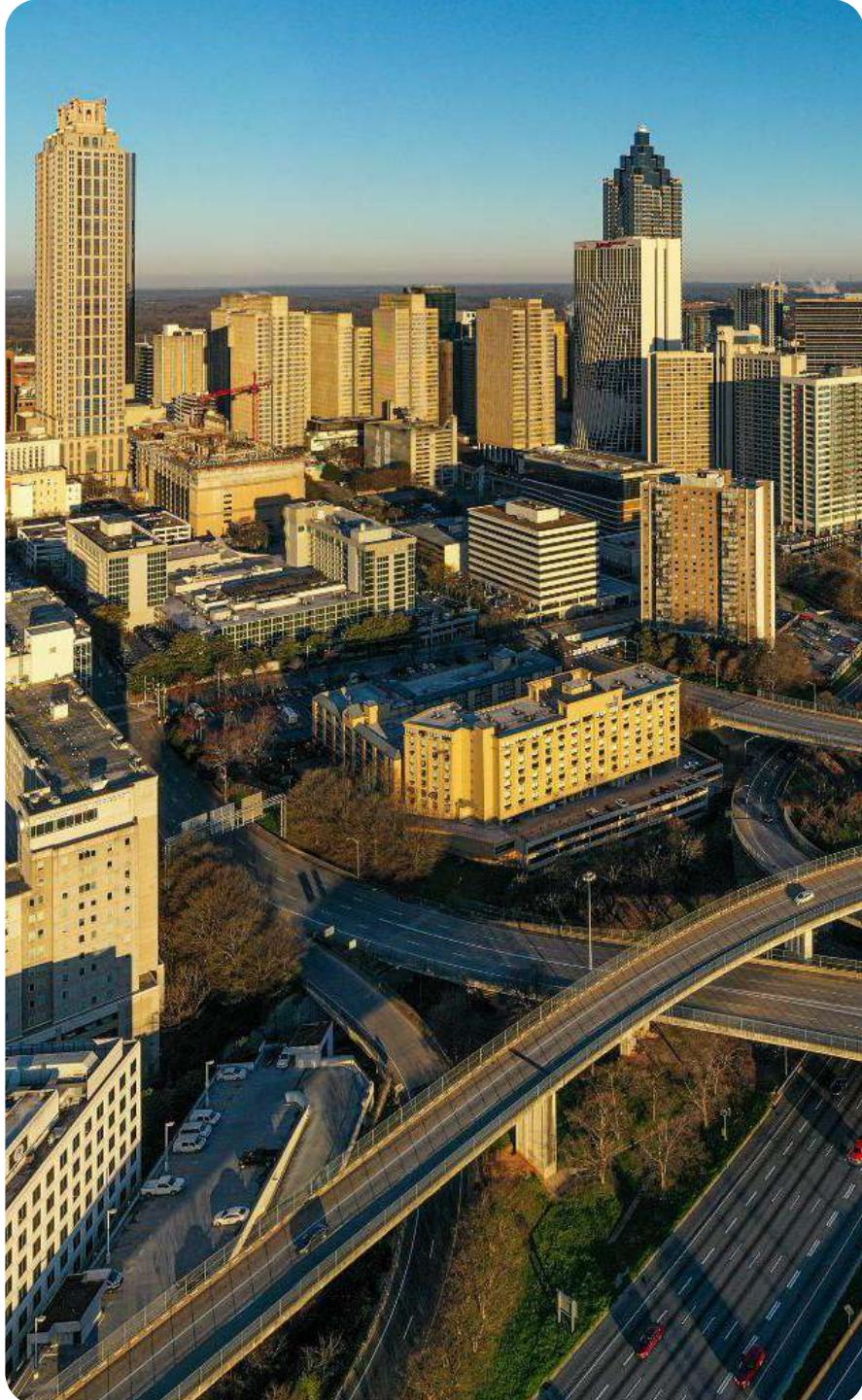
\$268,714
Median Property Value

Local Market Overview

The eastern portion of the Atlanta metro (including the Stone Mountain/Lithonia corridor) continues to benefit from population growth, rising incomes and its strategic access to the interstate/port/logistics network. Over the past five years the local workforce has expanded and household incomes have trended upward, underpinned by employment in manufacturing, logistics and service sectors. At the same time, the area's suburban lifestyle appeal and relative affordability (versus central Atlanta) continue to attract companies seeking last-mile, distribution or light-industrial space. For this industrial asset, the combination of strong connectivity (to I-20 and I-285) and an established manufacturing/warehouse node strengthens its appeal for users requiring functional space with regional access.

Given the evolving nature of the market—where newer bulk distribution product is filtering in, and tenants are increasingly selective about location and facility specification—the value proposition for well-located, right-sized industrial assets (especially those positioned for infill usage or redeployment) remains compelling. As industrial leasing activity decelerates slightly, assets such as this benefit from the fundamentals of location, access and potential repositioning upside.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,848	64,731	202,368
Current Year Estimate	9,560	69,110	214,201
2020 Census	9,709	68,317	211,834
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,302	23,979	73,255
Current Year Estimate	3,540	25,461	76,898
2020 Census	3,608	25,281	76,185
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$77,111	\$87,743	\$96,300



Local Market Overview

The eastern Atlanta submarket surrounding Stone Mountain and Lithonia is a historically industrial corridor that continues to benefit from demographic and economic tailwinds. With strategic access to I-20, I-285, and the broader Atlanta distribution network, the area serves as a critical logistics and light manufacturing hub. Population growth and moderate housing costs support a stable labor force, while regional investments in infrastructure and redevelopment are improving commercial viability. Industrial users are drawn to this location for its blend of connectivity, workforce availability, and cost efficiency—particularly as last-mile and infill logistics remain in high demand across the metro area.

Economic Drivers

The Stone Mountain–Lithonia corridor is well-positioned within Atlanta's expansive logistics ecosystem, supported by regional access to the Port of Savannah, Hartsfield-Jackson International Airport, and major interstate systems. This location benefits from an industrially zoned environment and an existing base of manufacturers, suppliers, and warehouse operators. Top regional employers span sectors like logistics, distribution, and advanced manufacturing, ensuring demand across asset types. Additionally, infrastructure investments, such as freight mobility upgrades and commercial revitalization programs, signal long-term economic growth. For industrial occupiers, this submarket offers an optimal blend of access, scalability, and operational efficiency.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 689 N Stone Mountain Lithonia Rd, Stone Mountain, GA, 30088 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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