

DEMIS PRODUCTS INDUSTRIAL PORTFOLIO OF TWO (2)

2738 Lithonia Blvd & 6685 Marbut Rd | Lithonia, GA



Subject Property | 2738 Lithonia Blvd



Subject Property | 6685 Marbut Rd



PORTFOLIO PRICE:
\$10,900,809



CAP RATE:
7.00%

**VIEW OFFERING
MEMORANDUM**



**LONG LEASE TERM
REMAINING**

± 14 Years



ANNUAL INCREASES

3% Annually



**ZERO LANDLORD
RESPONSIBILITIES**

Absolute NNN Leases



BELOW AVERAGE RENTS

\$5.87 PSF | 33% Below Market



ATLANTA, MSA

161,367 Population within 5 Miles



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