



FOR SALE

REDEVELOPMENT OPPORTUNITY

4195 AUSTELL RD | AUSTELL, GA 30106

EXCLUSIVE AGENTS

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BROKER OF RECORD

KYLE MATTHEWS

License No. 80041 (GA)



INVESTMENT HIGHLIGHTS

- **Outparcel to the dominant power center** in the submarket, with tenants such as Target, Lowe's, Burlington, and TJ Maxx
- **Strong demographics:** Within a 3-mile radius, the population is more than 60,000, and the average household income is nearly \$85,000.
- **High traffic volume:** Property sees impressive traffic of $\pm 40,000$ VPD via Austell Rd
- **Large parcel:** ± 1.69 AC parcel, which includes a $\pm 5,888$ SF freestanding autocare building and a ± 0.5 AC developable pad site
- **Great visibility** on a corner lot at a signalized intersection





FINANCIAL SUMMARY

Price \$2,000,000

Building PPSF \$339.67/SF

Land PPSF \$27.18/SF

Tenant Vacant

Address 4195 Austell Rd, Austell, GA 30106

Year Built 2000

GLA ±5,888 SF

Land Area ±1.69 AC

APN 19099400020

FOR FINANCING OPTIONS REACH OUT TO:

CHAD PLUMLY
chad.plumly@matthews.com
+1 (404) 348-4873



AutoZone

WAFFLE HOUSE



PARKLAND MANOR APARTMENTS

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



Badcock HOME FURNITURE & more

HORT RD ± 15,000 VPD

Pruitt Health

Checkers

TEXACO

ORCHARD MILL APARTMENTS

COOK OUT



Burlington

Wellstar HEALTH SYSTEM
COBB HOSPITAL
387 BEDS

GREASE MONKEY
Oil Changes & More



AUSTRELL RD ± 40,000 VPD

Wendy's

HOBBY LOBBY

Food Depot

Walmart



LA FITNESS
MATTRESS FIRM

FLOYD RD ± 20,000 VPD



WELLS FARGO



POPEYES



EAST WEST CONNECTOR ± 43,000 VPD

FAMILY DOLLAR

DOLLAR TREE
SALLY BEAUTY
SHOE DEPT.

ROSS **KOHL'S**
DRESS FOR LESS **Walgreens**
PAPA JOHN'S **Red Lobster** **OCharleys**

Great Clips **FIVE GUYS**
BURGERS and FRIES
T-Mobile

Panera BREAD

LOWE'S
Office DEPOT
OfficeMax

FOREST GLEN APARTMENTS



Party City **PET SMART** **TJ-MAXX**
TARGET **HIBBETT**
SPORTS

ALTA MILL APARTMENTS

2ND GENERATION AUTO CARE CENTER

SUBJECT PROPERTY

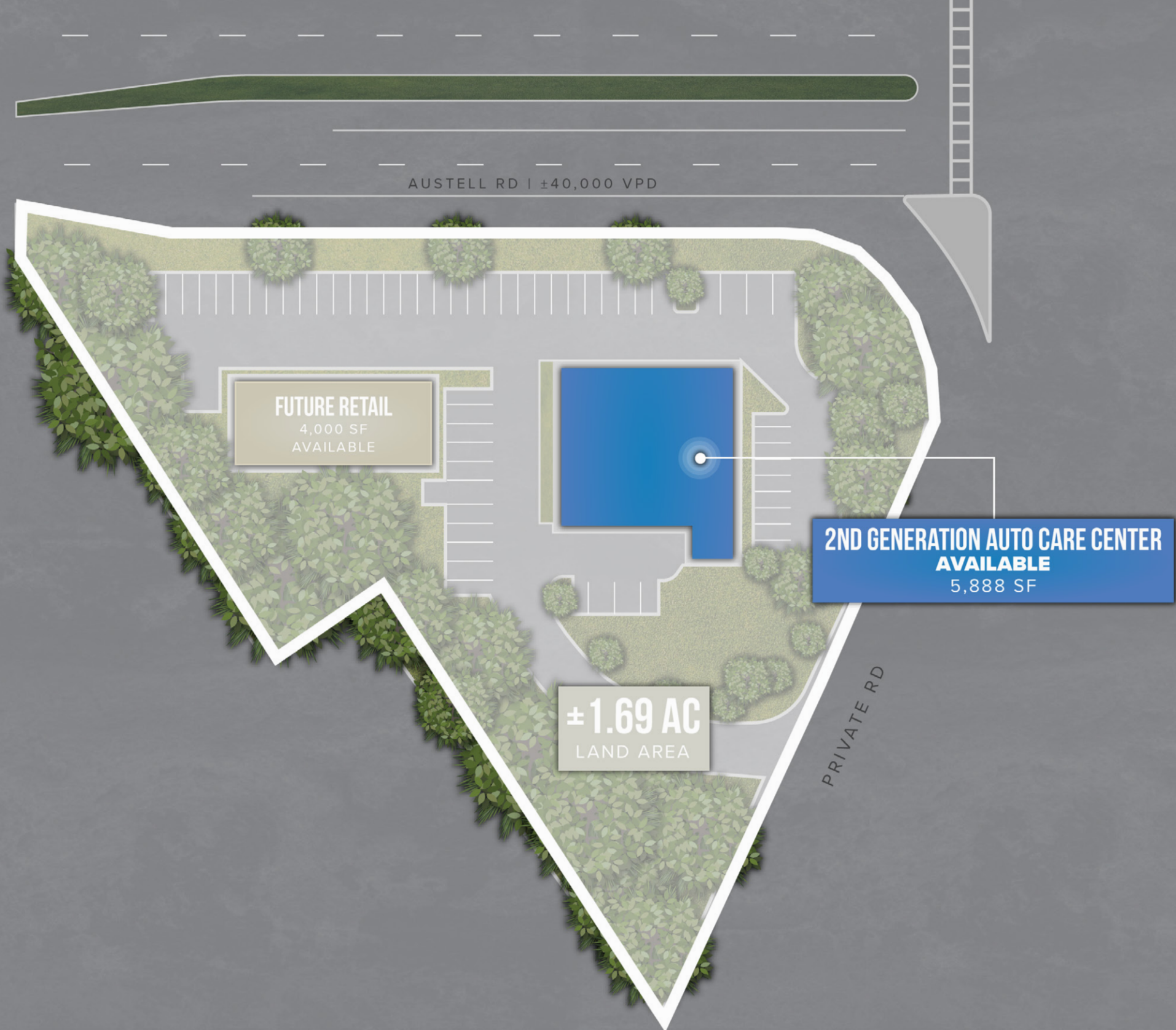
AUSTELL RD | ±40,000 VPD

FUTURE RETAIL
4,000 SF
AVAILABLE

**2ND GENERATION AUTO CARE CENTER
AVAILABLE**
5,888 SF

±1.69 AC
LAND AREA

PRIVATE RD





AREA OVERVIEW

AUSTELL, GA

Austell, Georgia, is a charming city located in Cobb County, in the northwestern part of the state. Known for its small-town charm and friendly atmosphere, Austell offers a mix of suburban living and easy access to the vibrant city of Atlanta, which is just a short drive away. This close proximity to the bustling metropolis provides residents with numerous employment opportunities, cultural experiences, and entertainment options. Austell is also home to the popular Six Flags Over Georgia amusement park, a major attraction drawing visitors from far and wide. With its well-maintained parks, community events, and a strong sense of community, Austell is a wonderful place to call home for families and individuals looking for a balance between suburban tranquility and urban convenience.

The economy in Austell, Georgia, reflects its strategic location within the Atlanta metropolitan area. While Austell itself is a relatively small city, its economic vitality is closely tied to the broader regional economy. The city benefits from the proximity to Atlanta, which is a major economic hub in the Southeastern United States. As a result, residents of Austell have access to a wide range of job opportunities in various industries, including healthcare, education, technology, manufacturing, and retail. The presence of several industrial parks in the area also contributes to the local economy, providing employment opportunities and generating revenue for the city. Furthermore, the tourism industry plays a notable role in Austell's economy, thanks to attractions like Six Flags Over Georgia, which draw visitors and contribute to the hospitality and service sectors. Overall, Austell enjoys a diverse economic landscape, offering its residents a mix of job prospects and economic stability.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	8,681	54,021	157,778
2023 Estimate	10,208	60,440	177,748
2028 Projection	10,403	61,134	179,941
Annual Growth 2020-2023	1.4%	0.9%	1.0%
Annual Growth 2023-2028	0.4%	0.2%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	3,395	19,673	56,263
2023 Estimate	4,027	22,050	63,432
2028 Projection	4,109	22,307	64,213
Annual Growth 2020-2023	1.0%	0.7%	0.7%
Annual Growth 2023-2028	0.4%	0.2%	0.2%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$64,496	\$84,823	\$88,244



SUBJECT PROPERTY

±20 MILES

DOWNTOWN ATLANTA

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4195 Austell Rd, Austell, GA 30106** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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