

PROPOSAL

Cash Flowing Street Retail - Conyers - 16536 SF - 2 Parcels

1672 HIGHWAY 138 SOUTHEAST

Conyers, GA 30013

PRESENTED BY:

JACOB BOWER

O: 770.992.5112

jacob.bower@svn.com

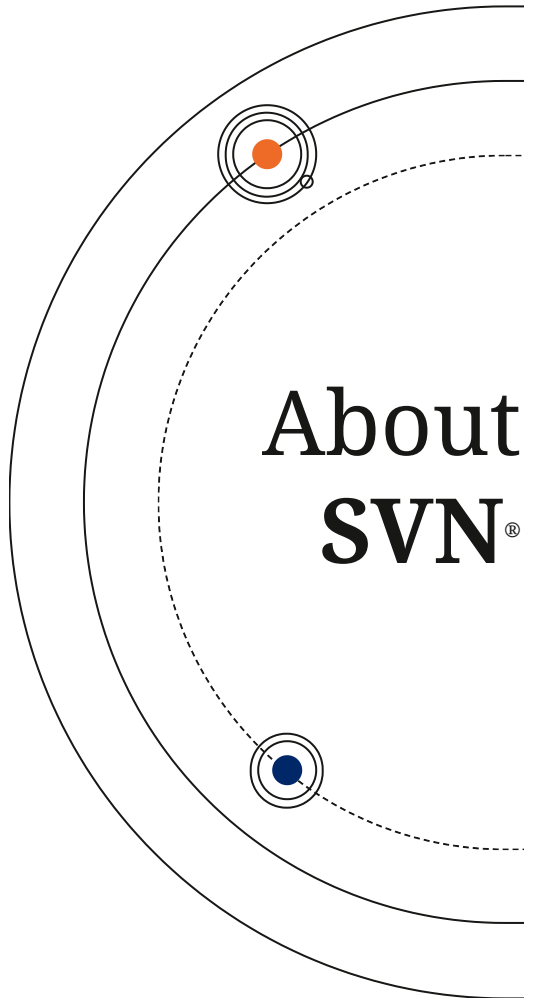
GA #414707





SECTION 1
About Svn

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

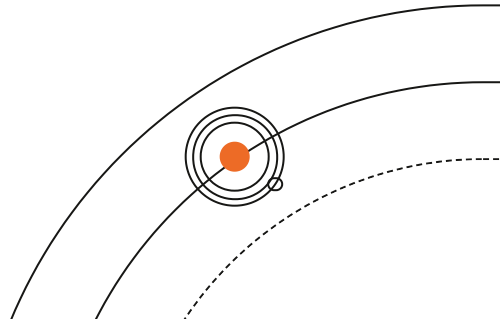
The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

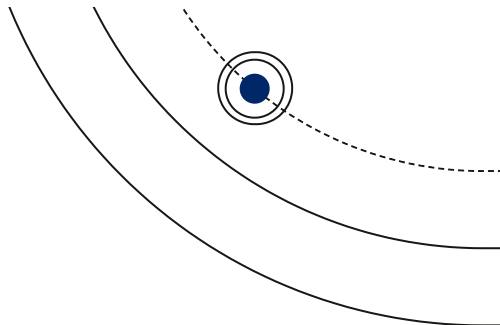
This is the SVN Difference.

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SVN[®] benchmarks USA | 2023



THE SVN[®] ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

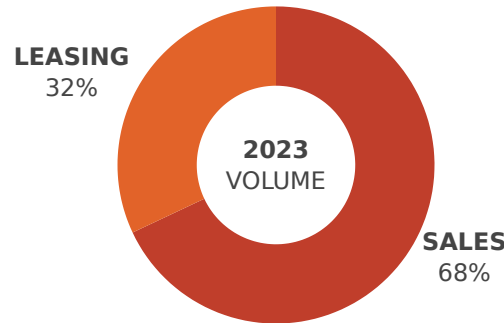
We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

200+
OFFICE OWNERS

2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

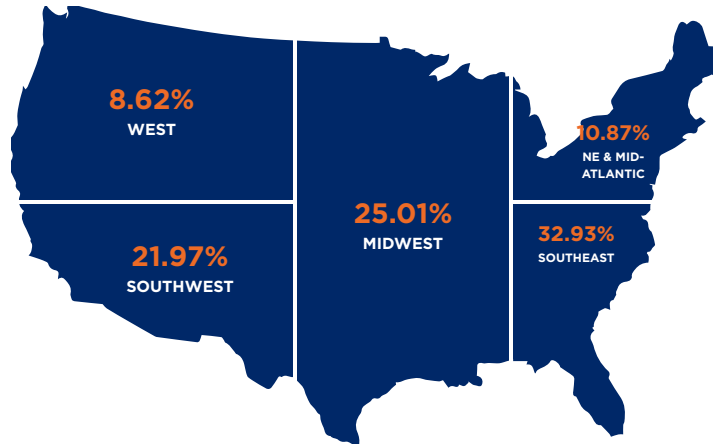


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SVN[®]
benchmarks
 USA | 2023



TRANSACTION VOLUME
 united states national distribution*

CORE SERVICES

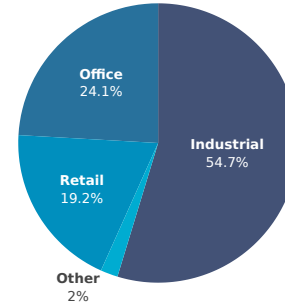
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

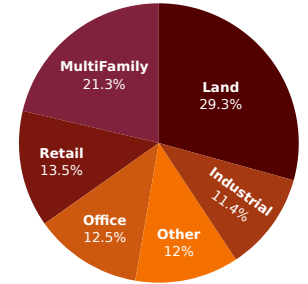
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE
 national distribution by product volume***

Leasing**



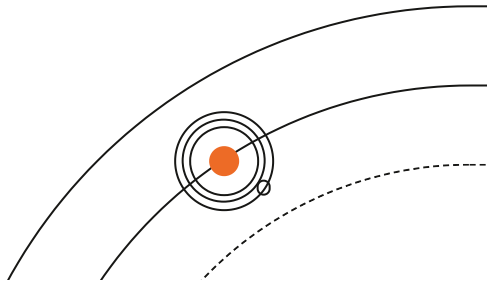
Sales



*DATA BASED ON US SALES
 **Leasing includes both Landlord and Tenant Representation.
 ***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

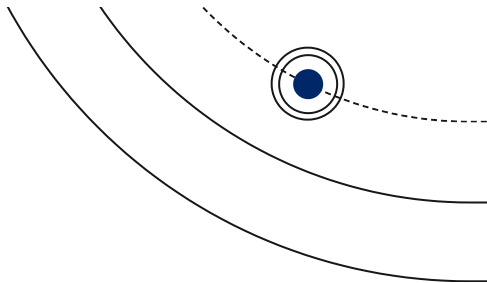
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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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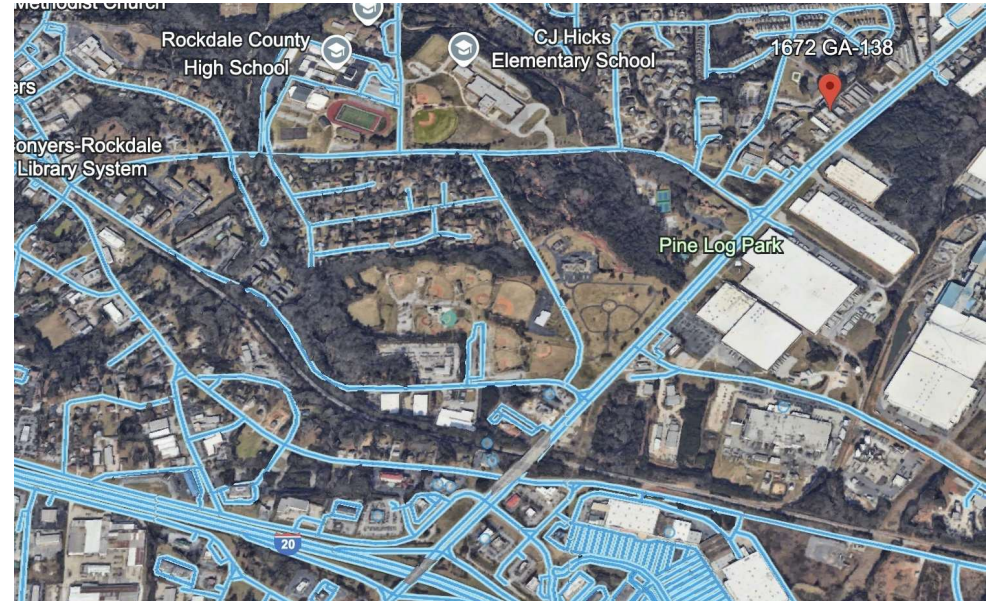


SECTION 2

**Property
Information**



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
NUMBER OF UNITS:	2
LOT SIZE:	1.15 Acres
BUILDING SIZE:	16,536 SF

PROPERTY DESCRIPTION

Introducing a prime commercial real estate opportunity at 1672 Highway 138 Southeast in Conyers, GA. Included is two commercial buildings zoned C2. 1662 GaA-138 features a 7,800 SF auto shop building with an AAMCO Transmissions tenant, renting for \$4,250 each month. 1672 GA-138 has a 8,736 SF building with Lightning Pawn as the tenant in the front of the building, renting for \$1,800.

This sale includes two parcels, 1662 and 1672 GA-138 with a total of 1.15 acres. It has great accessibility from the road, and easy parking on the site. Highway 138 is a road many truckers and large logistics companies use to go between Athens/Augusta and south Georgia. The auto shop has 7 doors, and is in good condition with AAMCO currently renting the space. The pawn building is brick, and the back half of the building is a vacant industrial warehouse that could be used for many purposes. Both buildings were built in 1983 and are zoned C-2. Please reach out to Jacob Bower at Jacob.bower@svn.com or 678-308-8742 if you have any questions.

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LOCATION DESCRIPTION

Located on Highway 138 in Conyers, less than 4 minutes from I-20. According to GDOT, there are 34,000 cars per day on Hwy 138 in front of the property, 3 lanes going each way. Highway 138 is the main trucking road that runs between Athens and anywhere in South Georgia.



COMPLETE HIGHLIGHTS

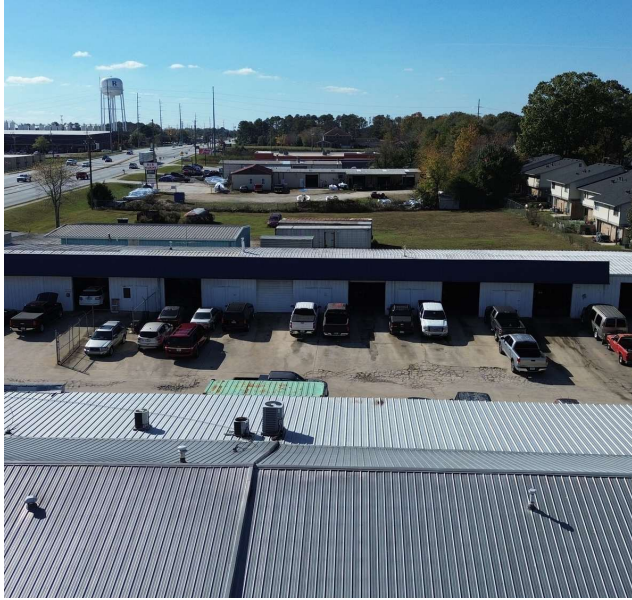


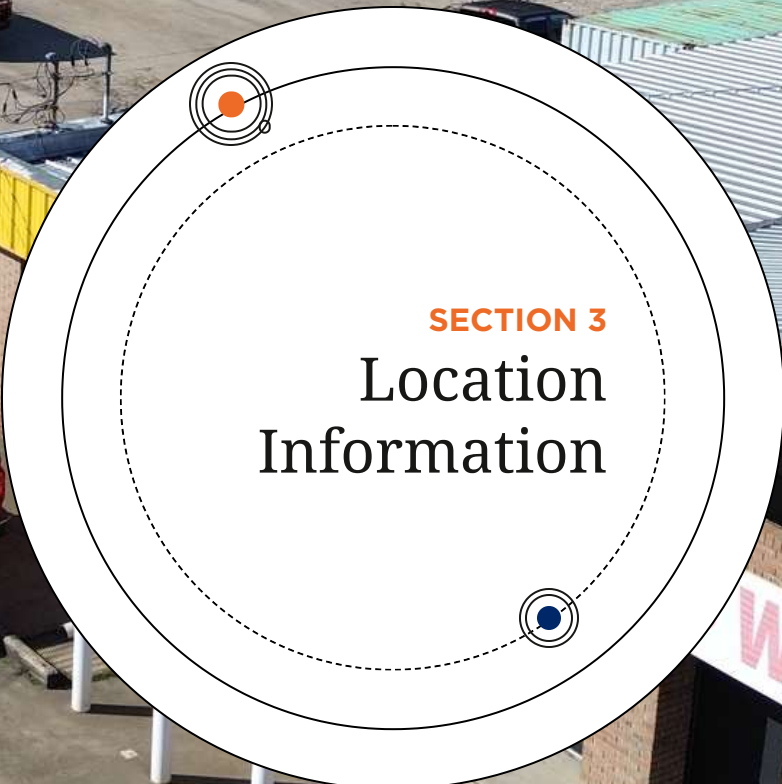
PROPERTY HIGHLIGHTS

- - 16,536 SF between 2 buildings
- - Built in 1983
- - Signage
- - Ample parking
- - Excellent visibility
- - Average Daily Traffic Count: 34,000
- - Zoned C-2
- - Easy ingress/egress
- - 7 bay door auto shop



ADDITIONAL PHOTOS

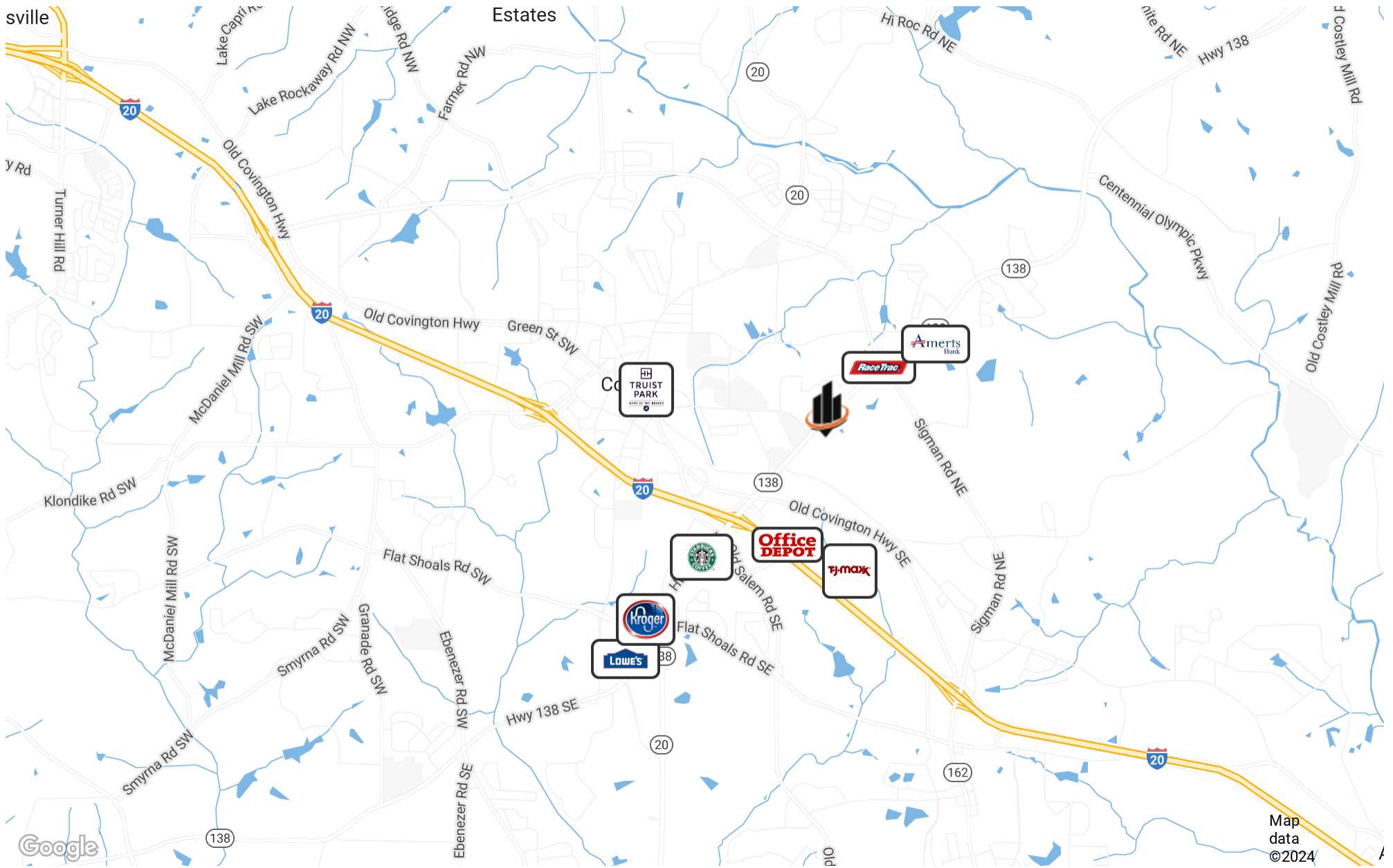




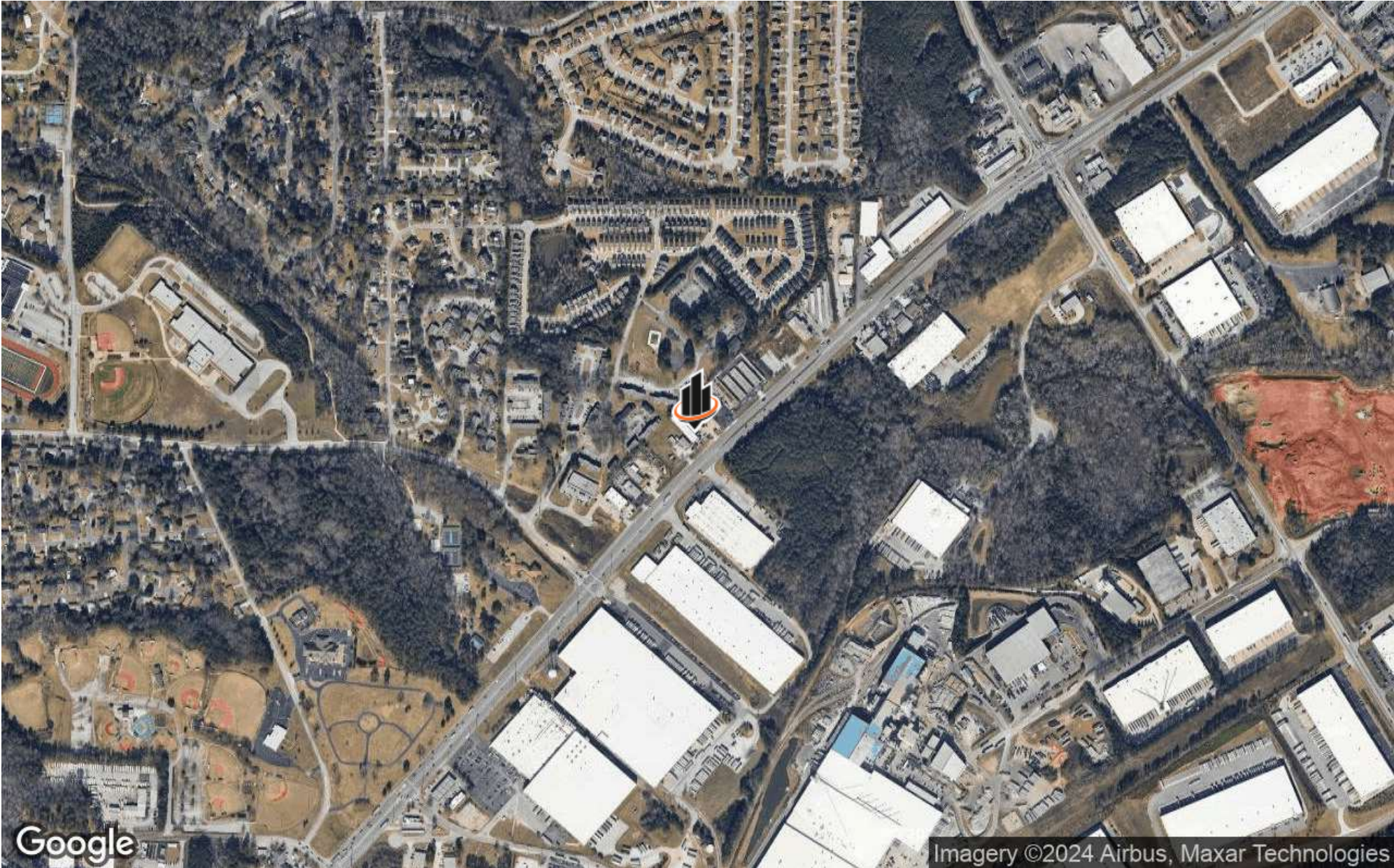
SECTION 3
Location
Information

WE

LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

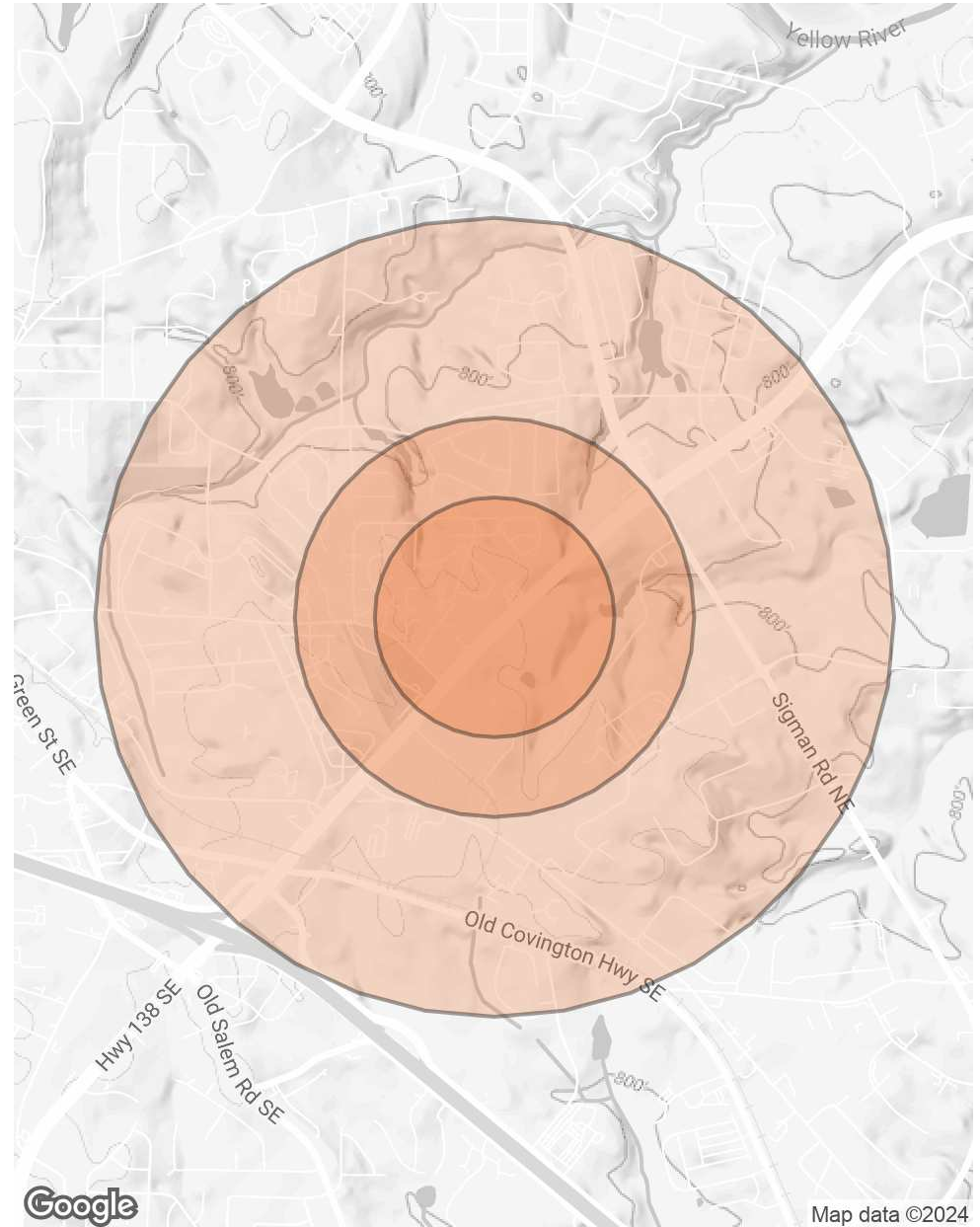
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	504	1,506	4,378
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	40	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	173	516	1,556
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$85,152	\$84,017	\$90,357
AVERAGE HOUSE VALUE	\$224,469	\$219,121	\$246,226

Demographics data derived from AlphaMap



ADVISOR BIO 1



JACOB BOWER

Associate Advisor

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Direct: **770.992.5112** | Cell: **678.308.8742**

GA #414707

PROFESSIONAL BACKGROUND

Jacob is a UGA graduate who serves as an associate advisor at Creviston Realty, focusing on the sale and lease of multi-family, industrial, retail, office, and land properties in and around Metro Atlanta. His education, focusing on the complexity of ongoing investment decisions and wealth management, has prepared him to help his clients make the best financial decisions for their future. Jacob is motivated to help his team and his clients in any way he can, and to have a great time doing it. In addition to real estate, he is passionate about tennis and music.

Prior to joining Creviston Realty, Jacob attended Georgia State University and then transferred to the University of Georgia to study business. He took a strong interest in real estate and wealth management while attending, and obtained his real estate license before graduating. He worked at a few residential real estate firms after graduating, but is thrilled to finally be working in Commercial Real Estate with SVN at Creviston Realty.

EDUCATION

Bachelor of Business Administration in Real Estate from UGA's Terry College of Business

Minor in jazz music from UGA's Hugh Hodgson's school of music

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