



OFFERING MEMORANDUM
Flex/Retail Strip Center For Sale | 8337 Dallas
Highway, Douglasville, Georgia 30134

Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Communities Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Communities Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

Atlanta Communities Commercial Real Estate is proud to present this flex industrial strip center for purchase in Douglasville, Georgia. Located less than .25 miles from the Douglasville City Center, this multi-tenant investment property is fully leased at market rates with a minimum of 2-3 years remaining on existing tenants. All tenants are current and in good standing. Recent improvements made to the property include new exterior paint, roof inspection and minor repairs, a new HVAC unit in one suite and conversion of lease terms to NNN leases. Offered at a very attractive CAP rate, this is a stable asset with excellent performance history and positive future cash flow opportunity.

ASKING PRICE:	\$1,125,000.00
CAP RATE:	7.86% in place
NOI:	\$88,468.00





ATLANTA COMMUNITIES
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

ADDRESS	8837 Dallas Highway Douglasville, Georgia 30134
COUNTY	Douglas
YEAR BUILT	2003
ACRES	.51 acre lot
PARCEL ID	7015-00-1-A-028
ZONING	Light Industrial
BUILDING SIZE	+/- 6,700 sf
BUILDING TYPE	Metal
CLEAR HEIGHT	18'
# OF TENANTS	3
OCCUPANCY	100%
PARKING	Front Parking Lot
DRIVE IN DOORS	1

PHOTOS



DEMOGRAPHICS

POPULATION:

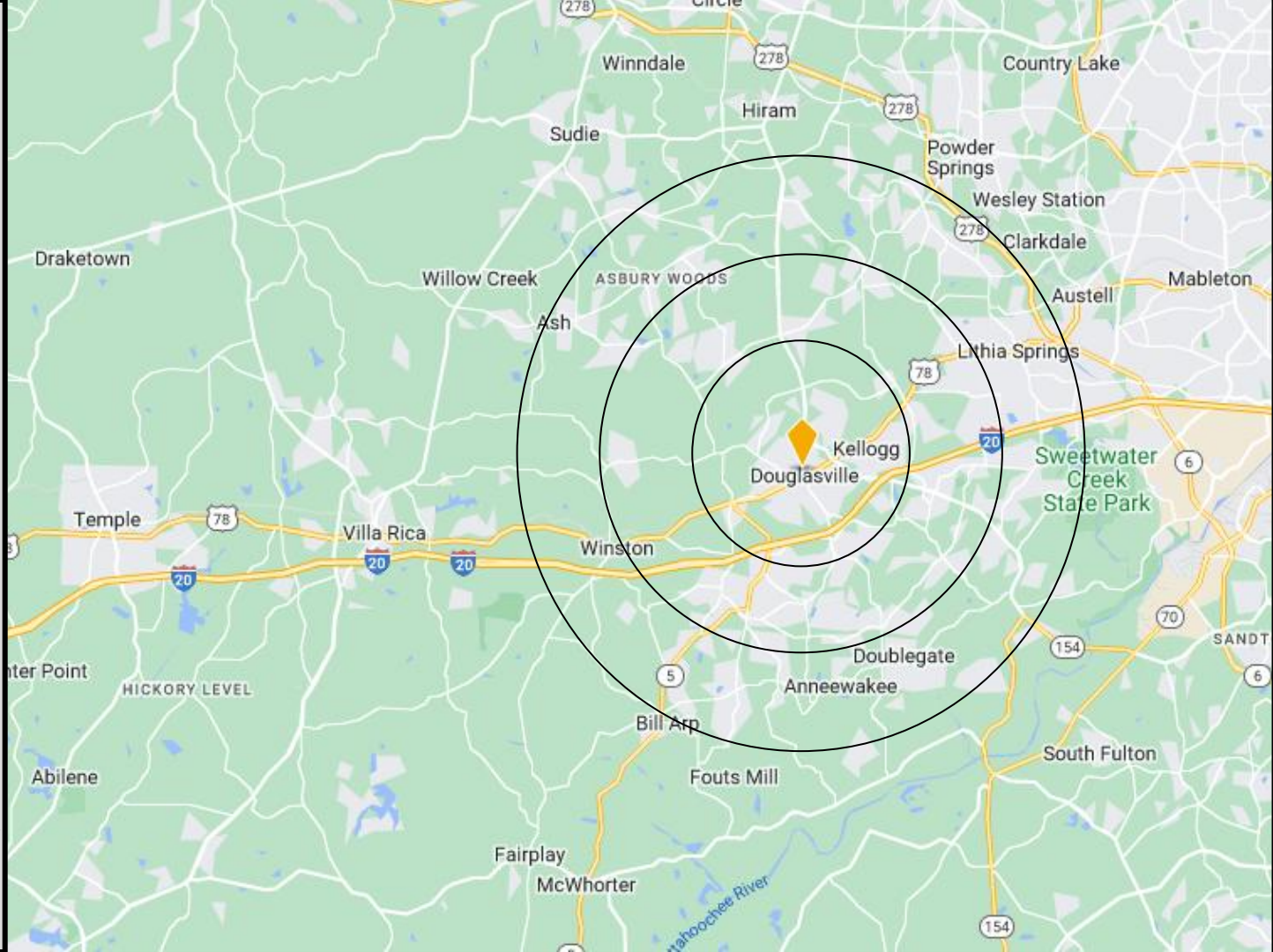
2 MILE	23,050
5 MILE	90,711
10 MILE	282,855

NUMBER OF HOUSEHOLDS:

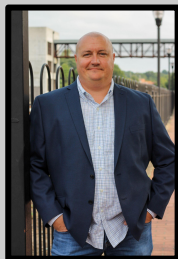
2 MILE	8,241
5 MILE	31,590
10 MILE	98,948

AVERAGE HH INCOME:

2 MILE	\$67,345
5 MILE	\$84,366
10 MILE	\$94,509



EXCLUSIVELY LISTED BY



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