

SOUTHLAKE
MALL

SALE / LEASE
**+/-27,940 SF -Free
Standing Building for
Sale**

1792 MOUNT ZION RD
Morrow, GA 30260

PRESENTED BY:

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GA #365989

COSTCO

**STRAYER
UNIVERSITY**



**Zoned C3
+/-3.29/AC**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LEASE RATE:	\$12.00 SF/yr (Gross)
BUILDING SIZE:	27,940 SF
AVAILABLE SF:	27,940 SF
LOT SIZE:	3.29 Acres
PRICE / SF:	\$103.79
CAP RATE:	5.17%
NOI:	\$150,000

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PROPERTY OVERVIEW

Jake Creviston with SVN Creviston Realty is pleased to present 1792 Mt. Zion Road for lease and or sale. Said property is a stand alone +/-27,940 SF building on 3.29 acres. Currently neighbors Costco and Strayer University. Property is located along the same corridor as South Lake Mall.

Property is currently leased to a Life Enrichment Center. Tenant currently occupies the entire property but will vacate upon request.

The building AC system was replaced within the last 12 months (\$100,000 value). Roof was resurfaced with TPO last 18 months.

PROPERTY HIGHLIGHTS

- 80 Surface Parking Spaces
- Free Standing
- Signalized Intersection

DEMOGRAPHICS MAP & REPORT

POPULATION

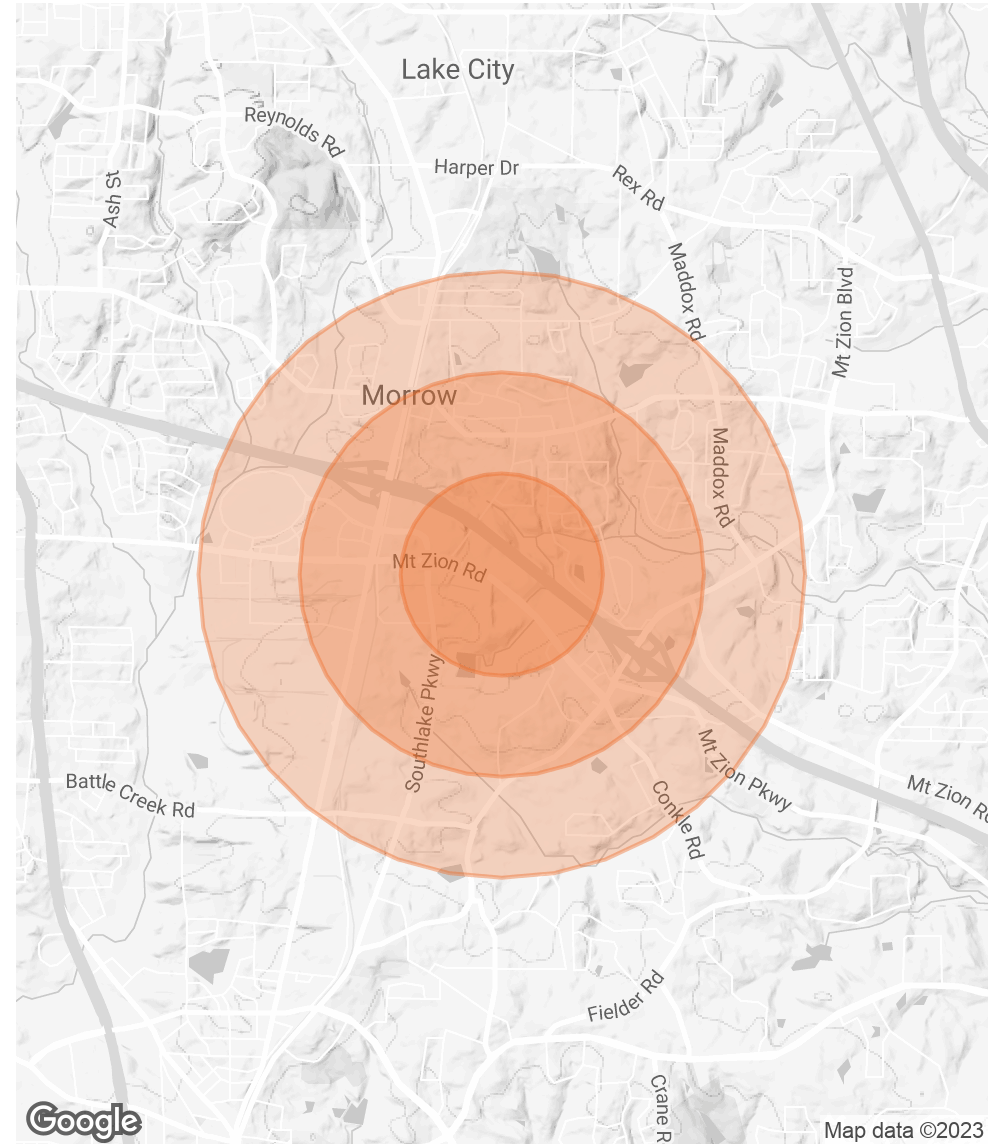
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	940	6,703	17,746
AVERAGE AGE	35.3	34.7	32.1
AVERAGE AGE (MALE)	41.4	36.8	31.5
AVERAGE AGE (FEMALE)	25.2	30.4	31.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	337	2,411	6,353
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$54,096	\$54,151	\$51,016
AVERAGE HOUSE VALUE	\$42,113	\$52,927	\$81,368

* Demographic data derived from 2020 ACS - US Census



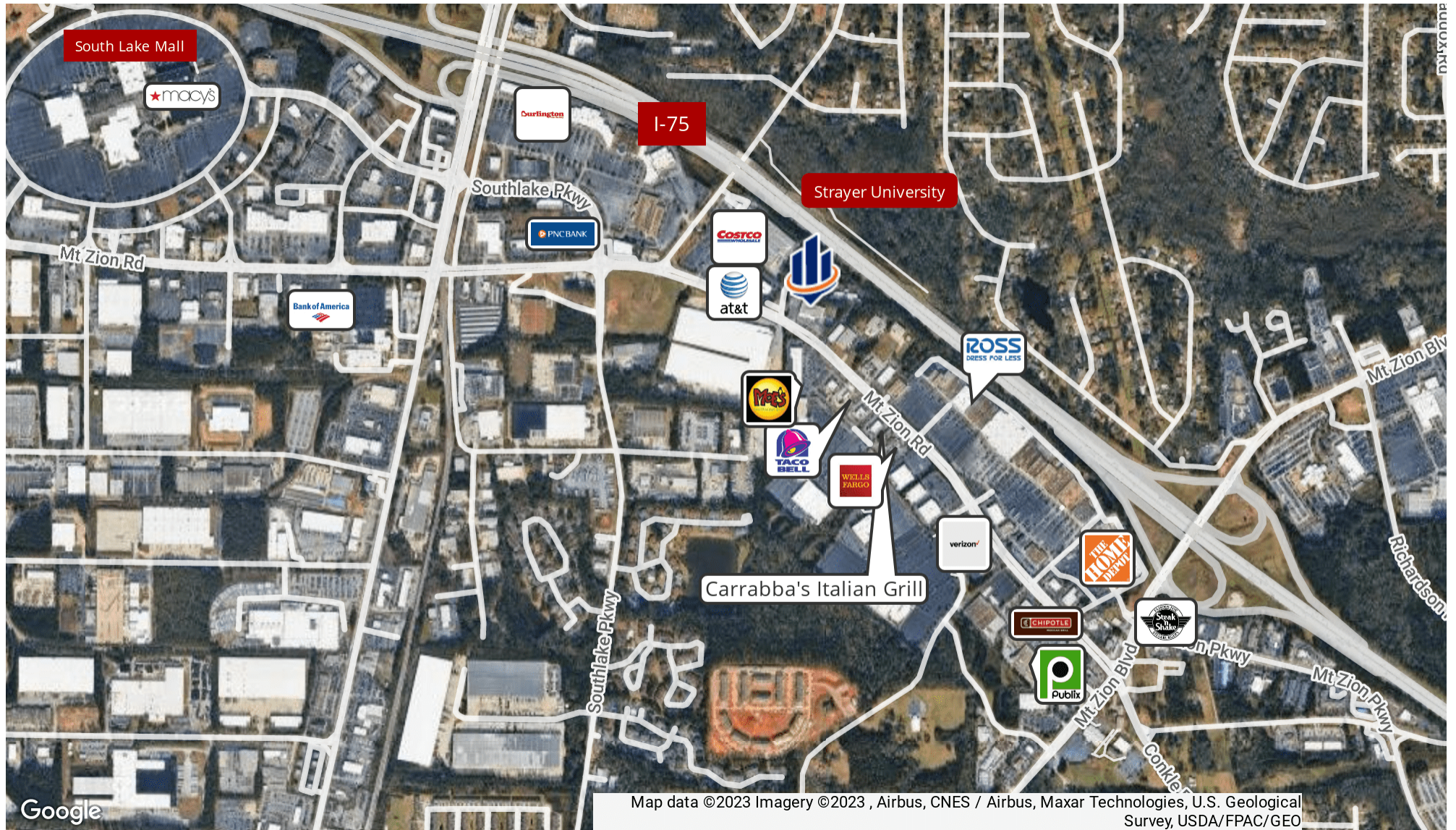
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RETAILER MAP



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SVN | CREVISTON REALTY, INC.