

I-85 RETAIL SHOWROOM



6218 DAWSON BOULEVARD, NORCROSS, GEORGIA 30093

Marcus & Millichap
LAGOS RETAIL GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Atlanta, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services of Atlanta, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

YOUR DEDICATED *Advisors*

The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting LagosRetail.com.



ALEX WOLANSKY, CCIM

First Vice President
Director, Retail Division
713.452.4292
Alex.Wolansky@marcusmillichap.com
License: TX 702899



GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257
Gus.Lagos@marcusmillichap.com
License: TX 419197

ACQUISITION FINANCING

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



JAMIE SAFIER

Managing Director, Capital Markets
Loan Origination (MMCC)
713.239.0501
Jamie.Safier@marcusmillichap.com

Please see a snapshot of our MMCC Texas team's success in 2022:



65 RETAIL
TRANSACTIONS CLOSED



92 CAPITAL PROVIDERS
FOR CLOSED DEALS



\$2B FINANCING
VOLUME NATIONWIDE



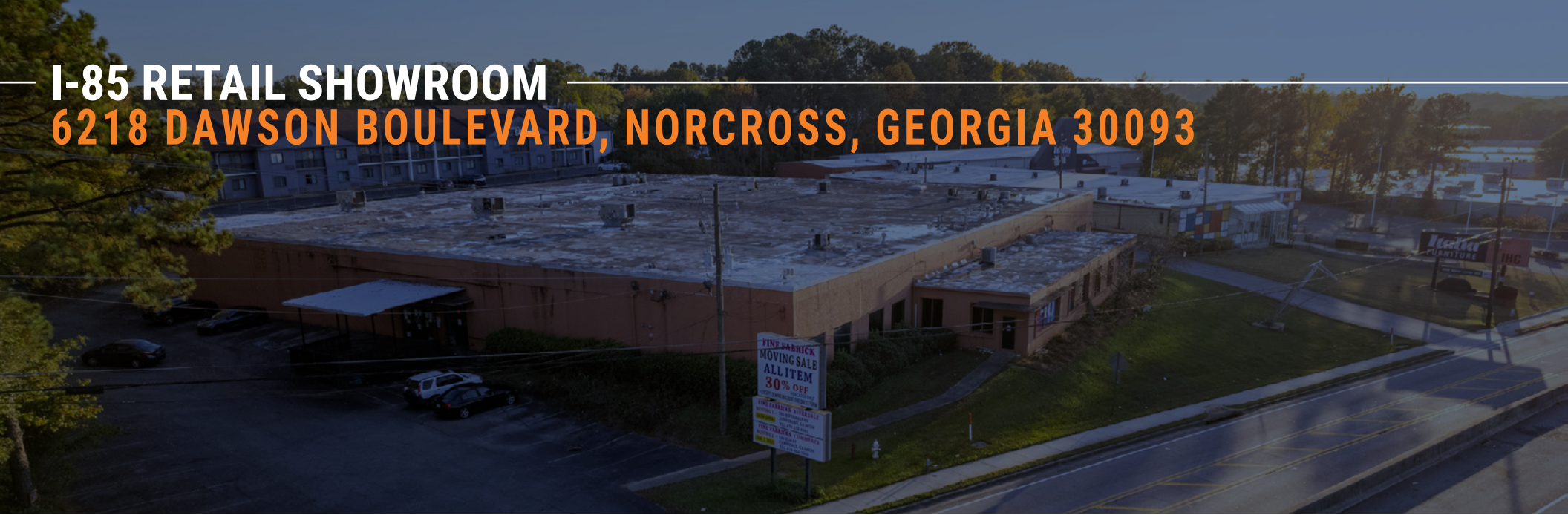
NATIONAL PLATFORM
WITHIN THE FIRM'S
82 BROKERAGE OFFICES



OPTIMUM FINANCING
SOLUTIONS TO
ENHANCE VALUE

I-85 RETAIL SHOWROOM

6218 DAWSON BOULEVARD, NORCROSS, GEORGIA 30093



PRICE
UNPRICED



ACCESS
DAWSON BLVD



TRAFFIC
COUNTS
18,365 VPD

PROPERTY SPECIFICATIONS

GLA	39,609 SF
LAND SIZE	2.4 ACRES
YEAR BUILT	1963
CLEAR HEIGHT	17.7 FT.
COLUMN SPACE	30 FT.
DOCK HIGH DOORS	1
TRUCK HIGH DOORS	1
TRUCK COURT DEPTH	85 FT
ELECTRICAL CAPACITY	120/208 VOLT, 225/400/600 AMP MAINS
SPRINKLER	WET-PIPE SPRINKLER SYSTEM WITH 0.2 GPM PER SF, ONE RISER
ZONING	C-2 GENERAL BUSINESS

OFFERING SUMMARY

I-85 RETAIL SHOWROOM



INVESTMENT *Highlights*

- Vacant Retail Showroom/Warehouse | Owner-User Opportunity
- Over 320 Feet of Frontage on Interstate 85 Feeder (300,000+ Vehicles Per Day)
- Seller Reports New TPO Roof is Being Installed to Roof Deck
- 100 Percent Air Conditioned Retail Showroom/Warehouse
- Favorable Ratio of 95 Percent Retail/Flex and 5 Percent Office Space
- Seller Committed to Repainting Entire Building and Refreshing Landscaping

Marcus & Millichap is pleased to exclusively offer for sale I-85 Retail Showroom, located at 6218 Dawson Boulevard in Norcross, Georgia (Atlanta MSA). The subject property sits on 2.40 acres, with approximately 39,609 square feet of air conditioned flex space, including a retail showroom, and approximately 5 percent office and 95 percent flex space.

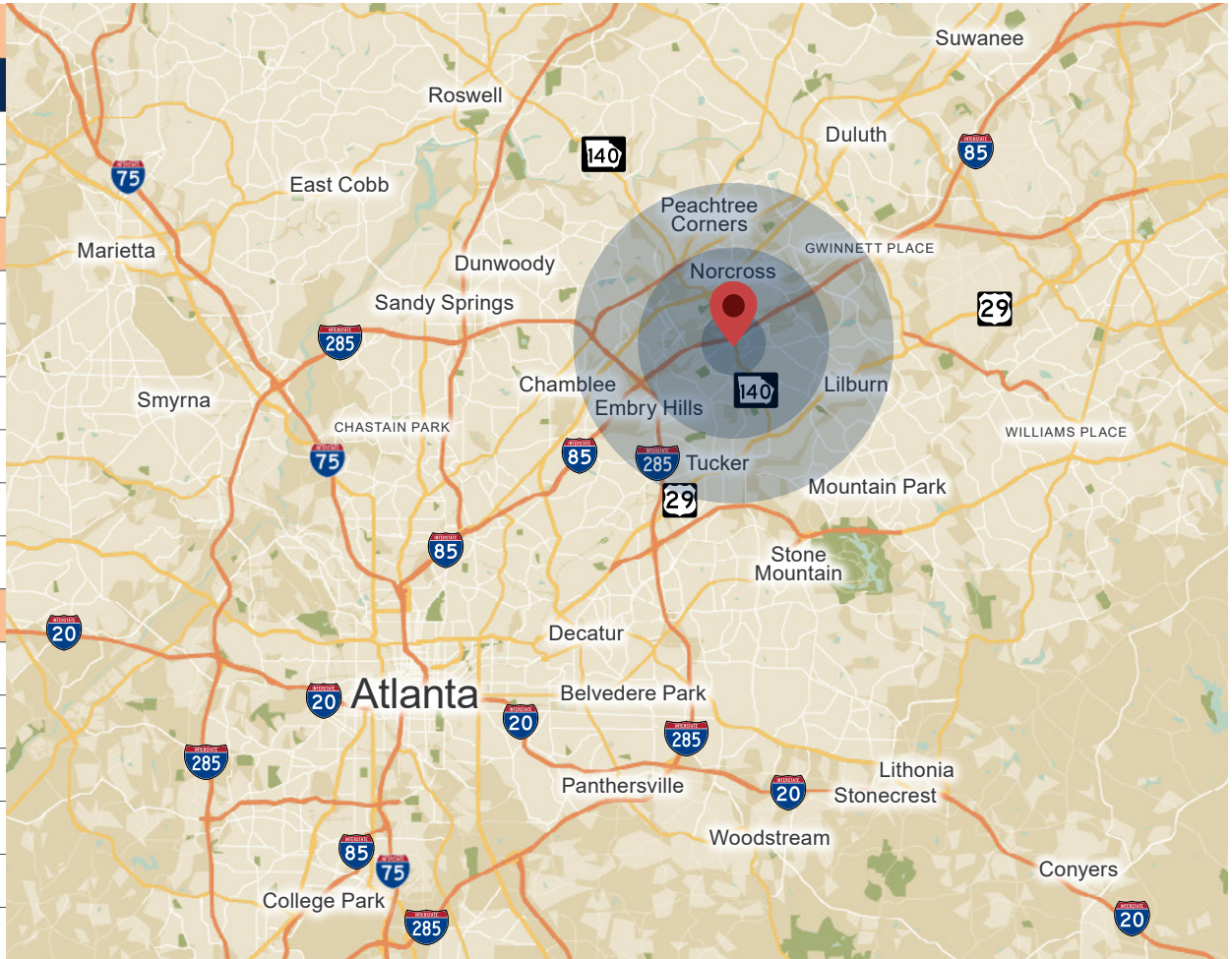
I-85 Retail Showroom features approximately 320 feet of frontage on Interstate 85's eastbound feeder road with clear visibility to the freeway traffic. Over 300,000 vehicles per day drive past the subject property on Interstate 85 and Dawson Boulevard. 6218 Dawson Boulevard is only 1,000 feet from Jimmy Carter Boulevard, which sees over 70,000 vehicles per day.

I-85 Retail Showroom features 17.7 foot clear height, one grade-level door (10 foot x 10 foot), and one dock-high door (48-inch dockwheel with 10 foot x 10 foot door). The property is cooled by three six-ton Trane rooftop package units, one seven-and-one-half-ton air handler, and three five-ton Trane condensers installed in 2014. The seller reports that the building is well-constructed with steel frame and masonry. The seller also reports that brand new .060 TPO roof with 3 inch poly iso insulation is currently being installed down to the metal roof deck, which will include a 20-year manufacturer's warranty and a five-year labor warranty.

DEMOGRAPHIC SUMMARY

I-85 RETAIL SHOWROOM

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	12,523	109,147	254,589
2028 PROJECT. POPULATION	12,888	113,171	263,082
CHANGE 2023-2028	2.9%	3.7%	3.3%
POPULATION BY RACE - 5 MILE RADIUS			
WHITE			27.1%
BLACK			21.6%
ASIAN/NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER			11.7%
AMERICAN INDIAN OR ALASKA NATIVE			1.8%
OTHER/TWO OR MORE RACES			37.8%
HISPANIC			41.3%
HOUSEHOLDS BY INCOME - 5 MILE RADIUS			
\$0 - \$14,999		8,444	8.8%
\$15,000 - \$24,999		9,331	9.8%
\$25,000 - \$34,999		11,661	12.2%
\$35,000 - \$49,999		13,694	14.3%
\$50,000 - \$74,999		17,887	18.7%
\$75,000 - \$99,999		11,284	11.8%
\$100,000 - \$149,999		12,320	12.9%
\$150,000 +		10,822	11.3%
AVERAGE HOUSEHOLD INCOME			\$82,247
MEDIAN HOUSEHOLD INCOME			\$56,036
PER CAPITA INCOME			\$30,872
2023 MEDIAN AGE	28.6	31.8	33.7



2023 POPULATION

1-MILE	12,523
3-MILE	109,147
5-MILE	254,589



AVERAGE HH INCOME

1-MILE	\$51,315
3-MILE	\$67,111
5-MILE	\$82,247



MEDIAN PROPERTY VALUE

1-MILE	\$186,741
3-MILE	\$209,717
5-MILE	\$249,345

MARKET OVERVIEW

I-85 RETAIL SHOWROOM



The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.0 million people. Over the next five years the region is expected to add approximately 316,000 residents. The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta. In 2024, the metro will remain among the top markets nationally for commercial construction. The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities, enticing residents back into the city and providing options for people moving to the metro.

Atlanta, Georgia

- **Heavy Concentration of Corporate Headquarters:** Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 15 companies with headquarters in the metro.
- **Strong Employment Gains:** The metro placed among the highest in the nation for job growth prior to the pandemic. Over the last five years, over 245,000 positions were added despite significant job losses in 2020.
- **Low Cost of Living and Doing Business Attracts Employers:** A pro-business environment and affordability will continue to lure new companies to Atlanta.
- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors. A business-friendly environment has translated to a rapidly growing economy as the pandemic has subsided, with the employment base 6.1 percent ahead of the year-end 2019 mark at the beginning of 2024.
- The Atlanta metro features a surging business environment and modern infrastructure, while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.

I-85 RETAIL SHOWROOM

ALEX WOLANSKY, CCIM

First Vice President
Director, Retail Division
713.452.4292

Alex.Wolansky@marcusmillichap.com
License: TX 702899

GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257

Gus.Lagos@marcusmillichap.com
License: TX 419197

JOHN LEONARD

Broker of Record
Marcus & Millichap Real Estate Investment
Services of Atlanta, Inc.
1100 Abernathy Rd, NE Bldg 500, Suite 600
Atlanta, GA 30328
License: 252904
678.808.2700

Marcus & Millichap
LAGOS RETAIL GROUP

LAGOSRETAIL.COM

THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056
REAL ESTATE INVESTMENT SALES • FINANCING • RESEARCH • ADVISORY SERVICES