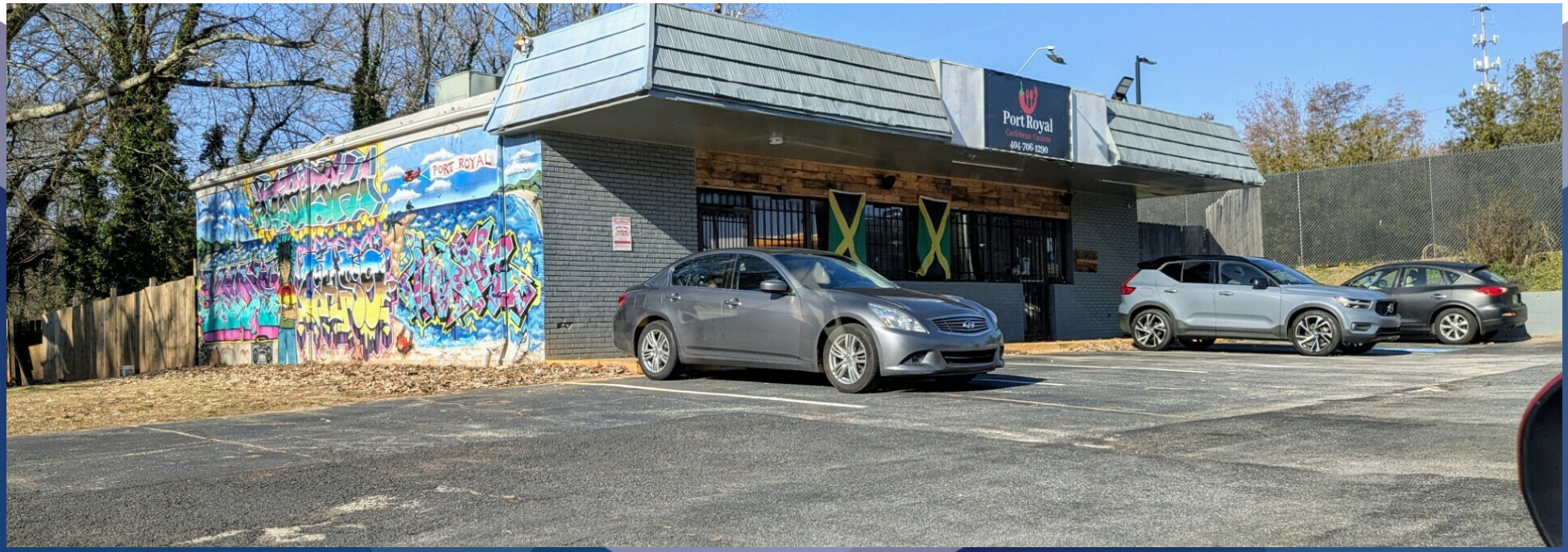
SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034



SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

Confidentiality & Disclaimer

Why CBC - Page 1

Why CBC - Page 2

Why CBC - Page 3

Recommendations

8 **PROPERTY INFORMATION**

Property Summary

Property Description

Complete Highlights

Additional Photos

13 **LOCATION INFORMATION**

Regional Map

Location Map

Aerial Map

Site Plans

18 **FINANCIAL ANALYSIS**

Financial Summary

Income & Expenses

21 **LEASE COMPARABLES**

Lease Comps

Lease Comps Map & Summary

24 **DEMOGRAPHICS**

Demographics Map & Report

26 **ADVISOR BIOS**

Advisor Bio 1

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

$6.34 BILLION
Sales Volume

$1.77 BILLION
Lease Volume

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

THE PROPERTY

2575 Flat Shoals Rd
Decatur, GA 30034

SCOPE OF SERVICE

Coldwell Banker Commercial to represent _____ in the sale of 2575 Flat Shoals Rd

MARKET INFO

An exceptional location both for business and life after-hours, 2575 Flat Shoals Rd is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Atlanta Downtown Market, we recommend the property be sold for $825,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm as been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity located in the heart of Atlanta Downtown. This property boasts a 1,950 SF building, fully renovated in 2022, offering a single, fully leased unit within a bustling commercial hub. Zoned NS and with 100% occupancy, this investment promises immediate and sustained returns. With a prime location and a solid rental history, this property presents an enticing prospect for Retail and Street Retail investors looking to capitalize on the thriving Atlanta Downtown market. Don't miss out on the chance to add this proven income-generating asset to your portfolio.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	$825,000
Number of Units:	1
Lot Size:	19,341 SF
Building Size:	1,950 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,349	106,478	437,264
Total Population	9,809	234,883	970,547
Average HH Income	$58,702	$83,714	$79,580

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity located in the heart of Atlanta Downtown. This property boasts a 1,950 SF building, fully renovated in 2022, offering a single, fully leased unit within a bustling commercial hub. Zoned NS and with 100% occupancy, this investment promises immediate and sustained returns. With a prime location and a solid rental history, this property presents an enticing prospect for Retail and Street Retail investors looking to capitalize on the thriving Atlanta Downtown market. Don't miss out on the chance to add this proven income-generating asset to your portfolio.

LOCATION DESCRIPTION

Discover the vibrant energy of Decatur, GA, just minutes from downtown Atlanta. This dynamic area offers a prime opportunity for Retail and Street Retail investors seeking growth and potential. Nearby attractions like the East Lake Golf Club, Georgia State University, and the thriving commercial district of Atlanta Downtown bring a steady flow of foot traffic and business opportunities. With its diverse demographic and bustling urban atmosphere, the location presents an ideal setting for retail ventures to thrive. Don't miss out on the chance to be part of this dynamic and evolving community.

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

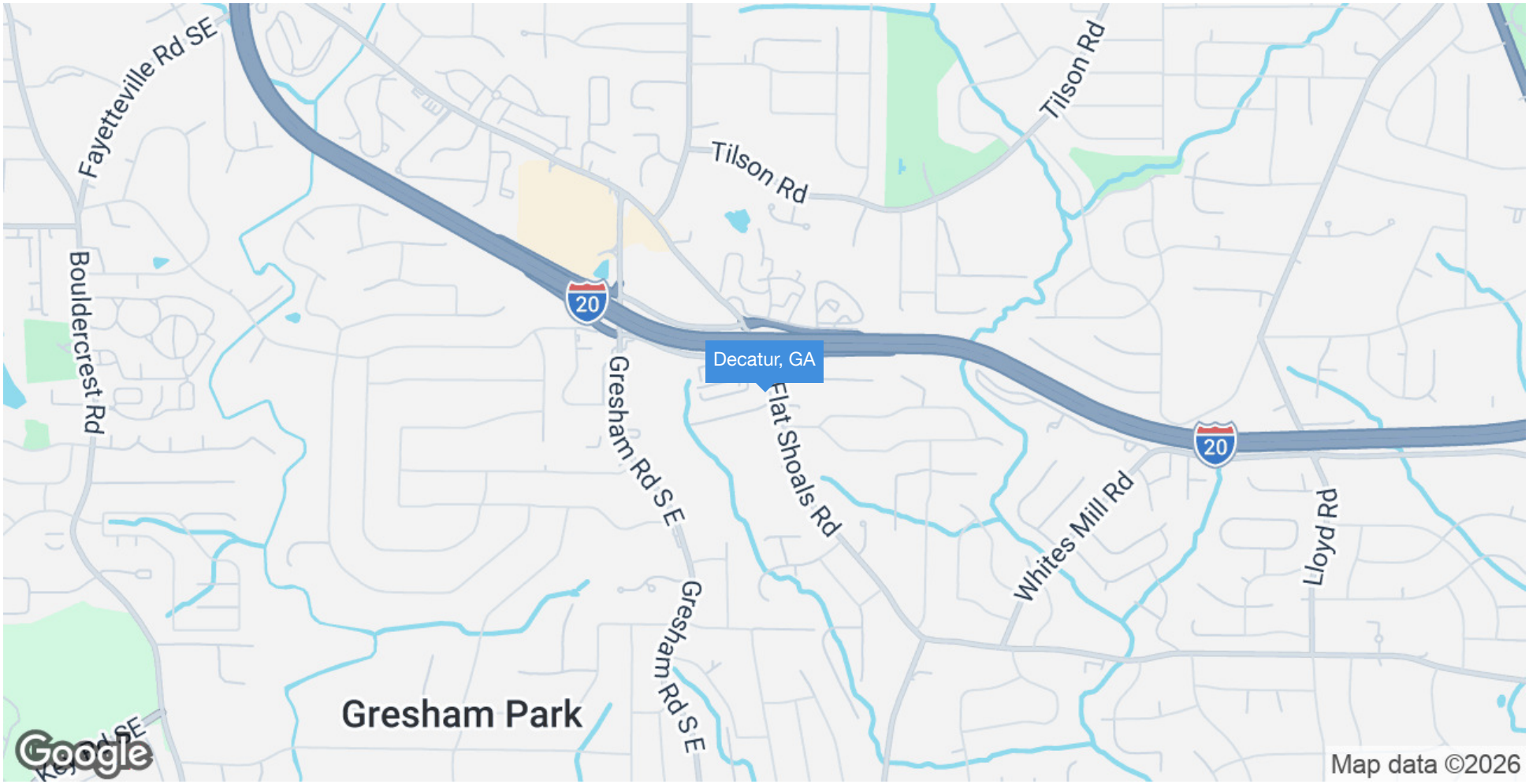
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034



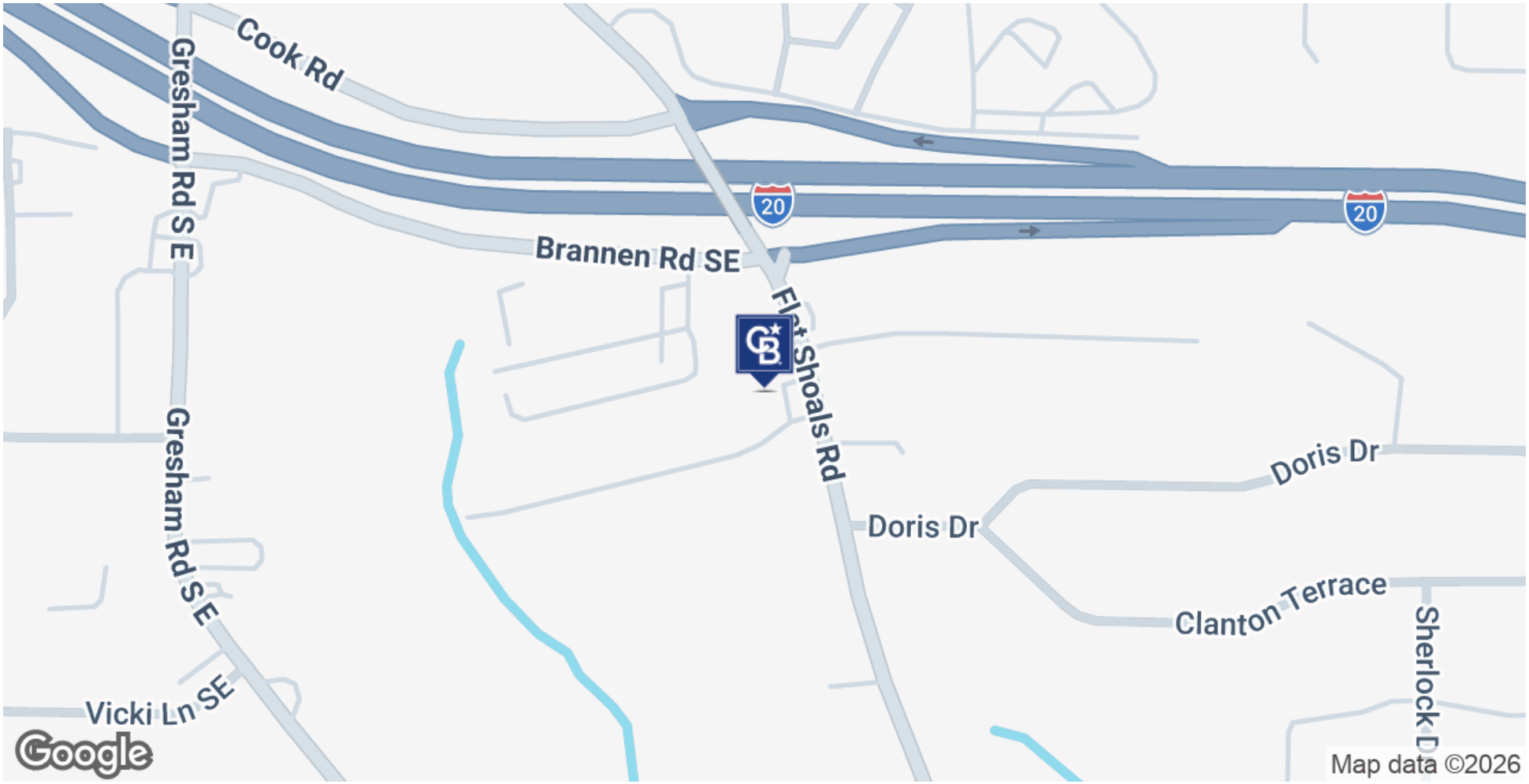
Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034



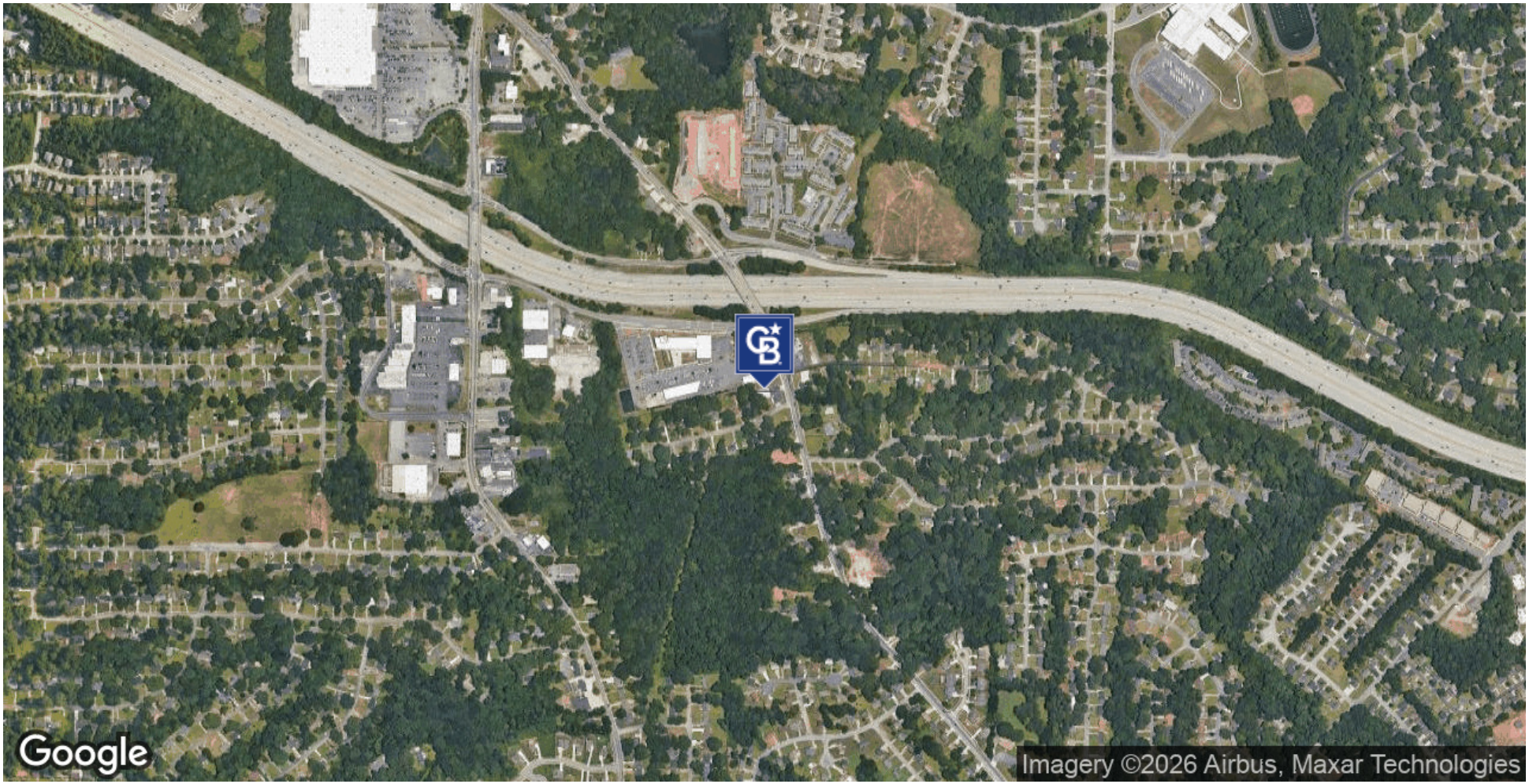
Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034



Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

INVESTMENT OVERVIEW

Price	$825,000
Price per SF	$423
Price per Unit	$825,000

OPERATING DATA

FINANCING DATA

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

INCOME SUMMARY

GROSS INCOME	$0

EXPENSES SUMMARY

OPERATING EXPENSES	$0
NET OPERATING INCOME	$0

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

It turns out, you don't have any Comps Selected!

(click ' **Edit Sale Comps'** in the Page Edit Bar)

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

It turns out, you don't have any Comps Selected!

(click " **Edit Lease Comps"** in the Page Edit Bar)

Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

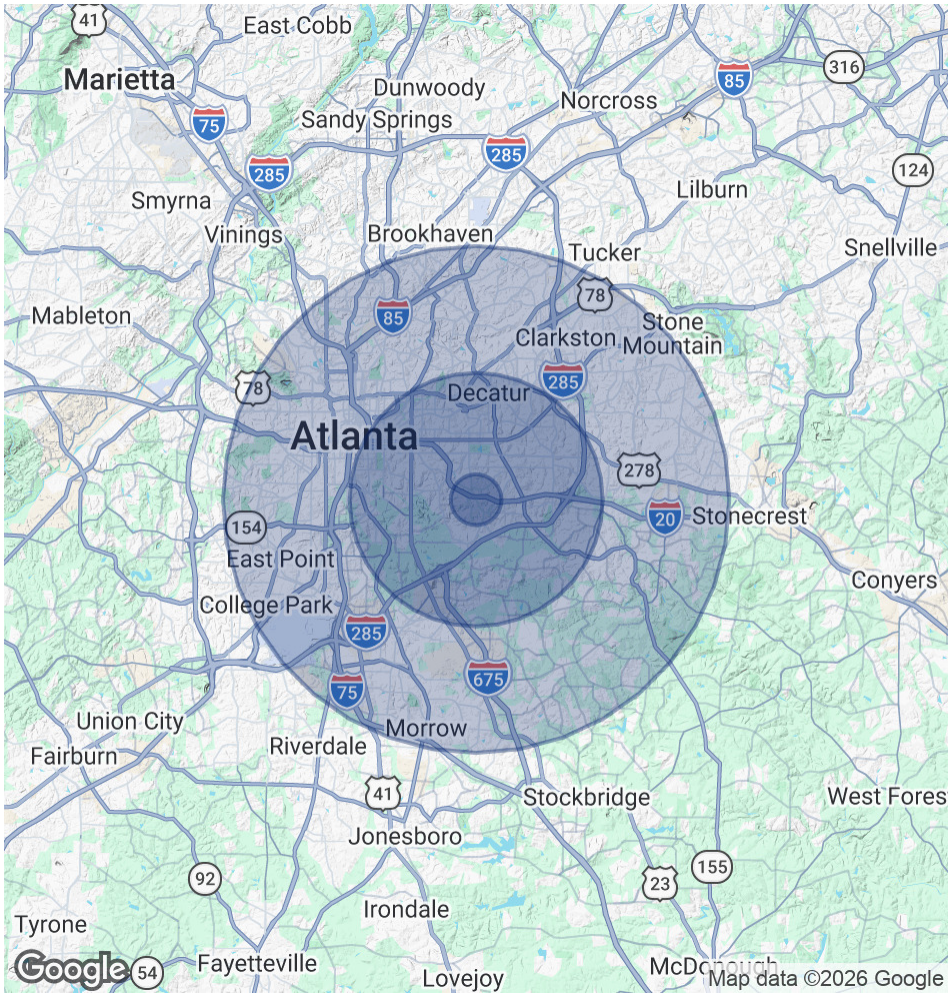
2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,809	234,883	970,547
Average Age	40.6	37.3	35.7
Average Age (Male)	35.9	34.9	34.4
Average Age (Female)	43.9	38.5	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,349	106,478	437,264
# of Persons per HH	2.3	2.2	2.2
Average HH Income	$58,702	$83,714	$79,580
Average House Value	$142,947	$290,847	$242,572

2020 American Community Survey (ACS)



Dimple Chandhok
(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

DIMPLE CHANDHOK

Comm Sales Associate

dimple.chandhok@coldwellbankeratlanta.com

Direct: **(678) 852-8384**

Coldwell Banker Commercial Realty

11035 Medlock Bridge Rd Ste 70

Johns Creek, GA 30097

770.623.1900

Dimple Chandhok

(678) 852-8384

COLDWELL BANKER COMMERCIAL REALTY

SALE

2575 FLAT SHOALS RD

2575 Flat Shoals Rd Decatur, GA 30034

SALE PRICE $825,000

Dimple Chandhok
(678) 852-8384

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY