



CARROLLTON GA OWNER / USER REAL ESTATE INVESTMENT

**430 – 460 Columbia Drive,
Carrollton, GA 30117**



**Presented By:
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Table of Contents

| | |
|----------------------------------|----------|
| Executive Summary | 3 |
| Property Information | 4 |
| Aerial | 5 |
| Property Photos | 6 |
| Market / Area Information | 7 |

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430 - 436 Columbia Dr: 7,000SF

450 - 454 Columbia Dr: 5,040SF

Mini Warehouse: 4,200SF

460 B Columbia Dr. 9,200SF

460 A Columbia Dr: 9,750SF

Executive Summary

THE PROPERTY

We are pleased to offer this multi tenant, retail / flex / industrial property investment in Carrollton, GA. The property contains 3 acres with 35,190 sq ft in four (4) buildings and is located near the University of West Georgia and downtown Carrollton, Georgia.

430 - 436 Columbia Dr: 7,000SF

450 - 454 Columbia Dr: 5,040SF

Mini Warehouse: 4,200SF

460 B Columbia Dr. 9,200SF

460 A Columbia Dr: 9,750SF

THE TENANTS

| Building 430 - 436 | | | |
|--------------------|------------------------|-------|---------------------|
| Suite | Tenant | SF | Monthly Rental Rate |
| 430 | Vacant | 2,000 | |
| 432 | Vacant | 1,000 | |
| 434 | Vacant | 2,000 | |
| 436 | Christ Like Ministries | 2,000 | \$750.00 |

| Building 450 - 454 | | | |
|--------------------|--------|----|---------------------|
| Suite | Tenant | SF | Monthly Rental Rate |
| 430 - | Vacant | | 5,040 |

| Mini Warehouse | | | |
|----------------|---------------|-------|---------------------|
| Suite | Tenant | SF | Monthly Rental Rate |
| N/A | Owner Storage | 4,200 | |

| 460 B & A | | | |
|-----------|--------|----|---------------------|
| Suite | Tenant | SF | Monthly Rental Rate |
| 460 B | Vacant | | 9,200 |
| 460 A | Vacant | | 9,750 |

Offered For Sale at Market

Highlights

- Owner / User Purchase Opportunity with Rental Income
- Current Tenants are Below Market Rents
- Mixed Use Property with Retail, Industrial and Flex Space Available
- Below Replacement Cost and Future Redevelopment Potential

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

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Property Information

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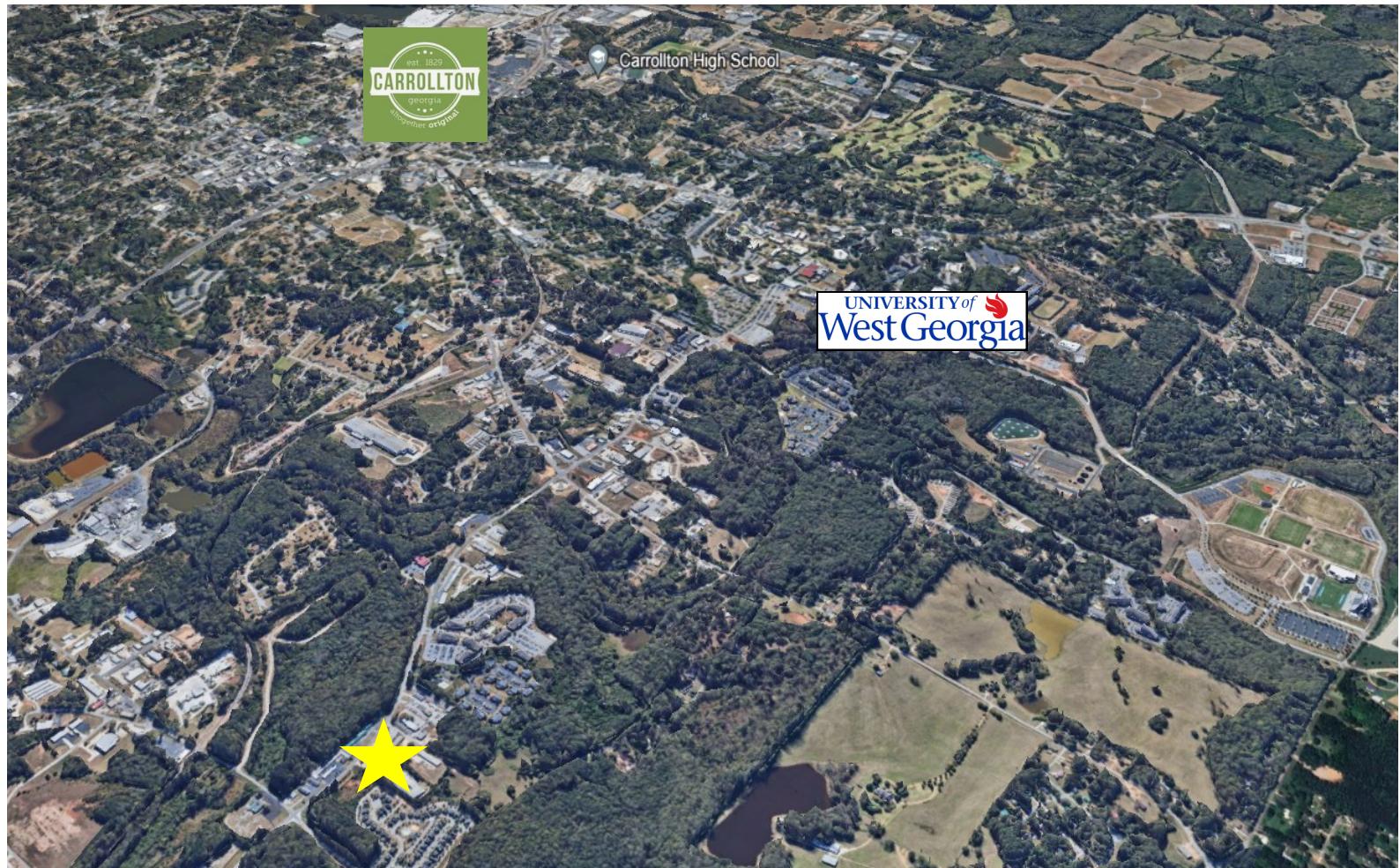
| | | | |
|---|--|---|---------------|
| Subject Property: | Multi Tenant / Retail, Flex & Industrial Space | | |
| Property Location: | 430 - 436 Columbia | 450 - 454 Columbia | 460B Columbia |
| Price: | Market | | |
| Rentable Square Feet Of Buildings: | 35,190 SF | Current Income: \$750.00 / Month | |
| Property Size: | 3 Acres | Type of Ownership: Fee Simple | |
| Current Zoning: | M-2 (Heavy Industrial) | | |



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Aerial



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Property Photos



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Overall according to CoStar Group the vacancy in Atlanta's office, retail and industrial products are as follows:

Office = 5.6%
Industrial = 38.9%
Retail = 10.5%

Carrollton, GA, is a city that has seen significant growth in its commercial landscape, blending modern development with its rich historical charm. As the county seat of Carroll County, Carrollton serves as a regional hub for commerce, education, and healthcare, which has fueled the expansion and diversification of its commercial spaces. The city's downtown area is a vibrant mix of retail, dining, and entertainment options, reflecting a successful revitalization strategy that attracts both locals and visitors. This area, along with others, hosts a variety of businesses from quaint boutiques and specialty shops to larger commercial centers and office spaces. Additionally, Carrollton's proximity to the University of West Georgia provides a steady flow of foot traffic and contributes to the economic vitality of the city. The local government supports business growth through initiatives businesses alike, looking to capitalize on the city's growing market.

Some National Retailers in the area are:

1. **Aldi** - A well-known discount supermarket chain that offers a wide range of groceries and household items at low prices. Aldi is located at 1495 S Hwy 27 in Carrollton, GA .
2. **Publix** - A popular supermarket chain in the United States, offering groceries, bakery, deli, floral, and other services. There's a Publix located near major retailers in Carrollton, further enhancing the shopping options available to residents .
3. **Kroger** - Another major supermarket chain that provides groceries, pharmacy services, and more. Kroger has a location at 1355 S Park St, Carrollton, GA, which is part of a wider network of Kroger stores serving the Carrollton area .
4. **Belk, Target, Hobby Lobby** - These retailers are mentioned as being part of Carrollton's busiest retail corridor, offering a variety of products from clothing and accessories to home decor and craft supplies .