

COMMERCIAL FOR SALE

THORNTON PACKAGE OF LITHIA SPRINGS

530 MAXHAM ROAD, AUSTELL, GA 30168



FOR SALE

KW COMMERCIAL
1200 Commerce Dr. Suite 110
Peachtree City, GA 30269



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

530 MAXHAM ROAD



OFFERING SUMMARY

PRICE:	\$6,600,000 + Inventory
BUILDING SF:	10,400
NOI:	\$819,427
CAP RATE:	12.23
AVAILABLE SF:	10,400
LOT SIZE:	1.0 Acres
SIGNAGE:	Marquis Sign
FRONTAGE:	209 feet
YEAR BUILT:	1989
RENOVATED:	2010
PARKING:	70 Dedicate Spaces
PARKING RATIO:	6.73/1000 SF

PROPERTY OVERVIEW

Thornton Package Store currently occupies 6,200 SF with additional 4,200 SF office space on second floor available to lease out or expand. All fixtures, software and assets are included in the sales price. Property is included and valued at \$3.5,000,000. Inventory (not included) is estimated at \$1,600,000.

PROPERTY HIGHLIGHTS

- Prominent Package Store Established 2011
- High Gross, High Net, High Margins
- Easily add \$3M in Additional Revenue
- 4,200 SF of 2nd Floor Office Space
- Room fo Additional Income or Expansion
- \$1.53M cash-flow
- High margin on liquor sales

LOCATION & HIGHLIGHTS

530 MAXHAM ROAD



LOCATION INFORMATION

Building Name:	Thornton Package of Lithia Springs
Street Address:	530 Maxham Road
City, State, Zip:	Austell, GA 30168
County:	Douglas
Market:	Metro Atlanta
Sub-market:	Retail - Villa Rica/W Outlying Submarket
Cross Streets:	Thornton Rd and Maxham Rd
Signal Intersection:	Thornton Rd and Maxham Rd



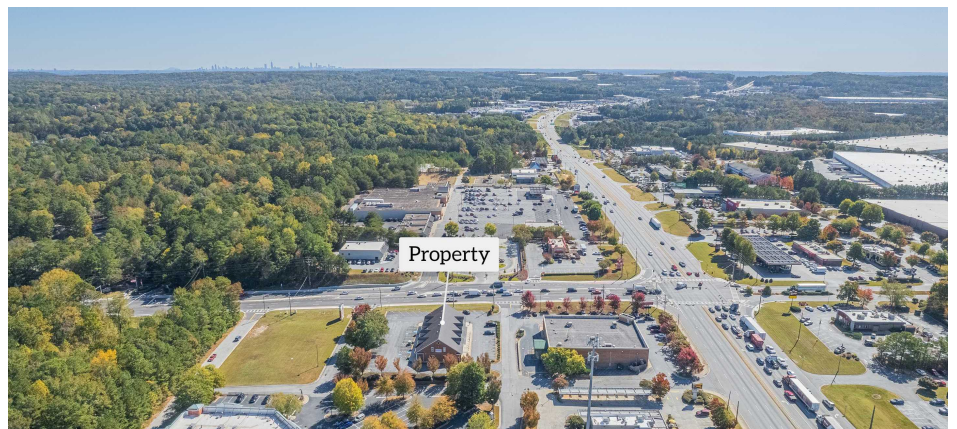
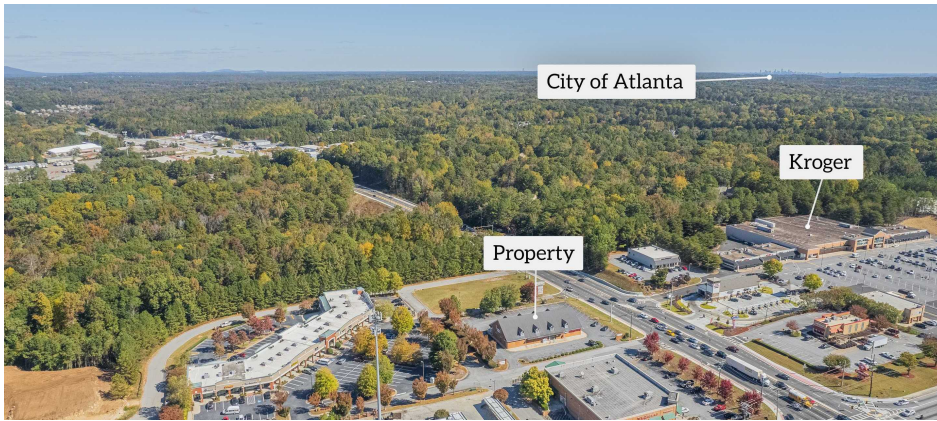
LOCATION OVERVIEW

Thornton Package is located at the corner of Thornton Rd and Maxham Rd in The Pointe at Lithia Springs anchored by Walgreens with traffic counts of 47,000 and 31,000, respectively. The center is positioned with excellent visibility and two curb cuts along the going-holme side of Thornton Road and two curb cuts from Maxham Rd. at its signalized intersection. Thornton Road is a major exit off of I-20, Atlanta's only east-west interstate highway. In addition to a high evening-time population, there are 35,744 residents within a three-mile radius with an average household income of \$51,827.



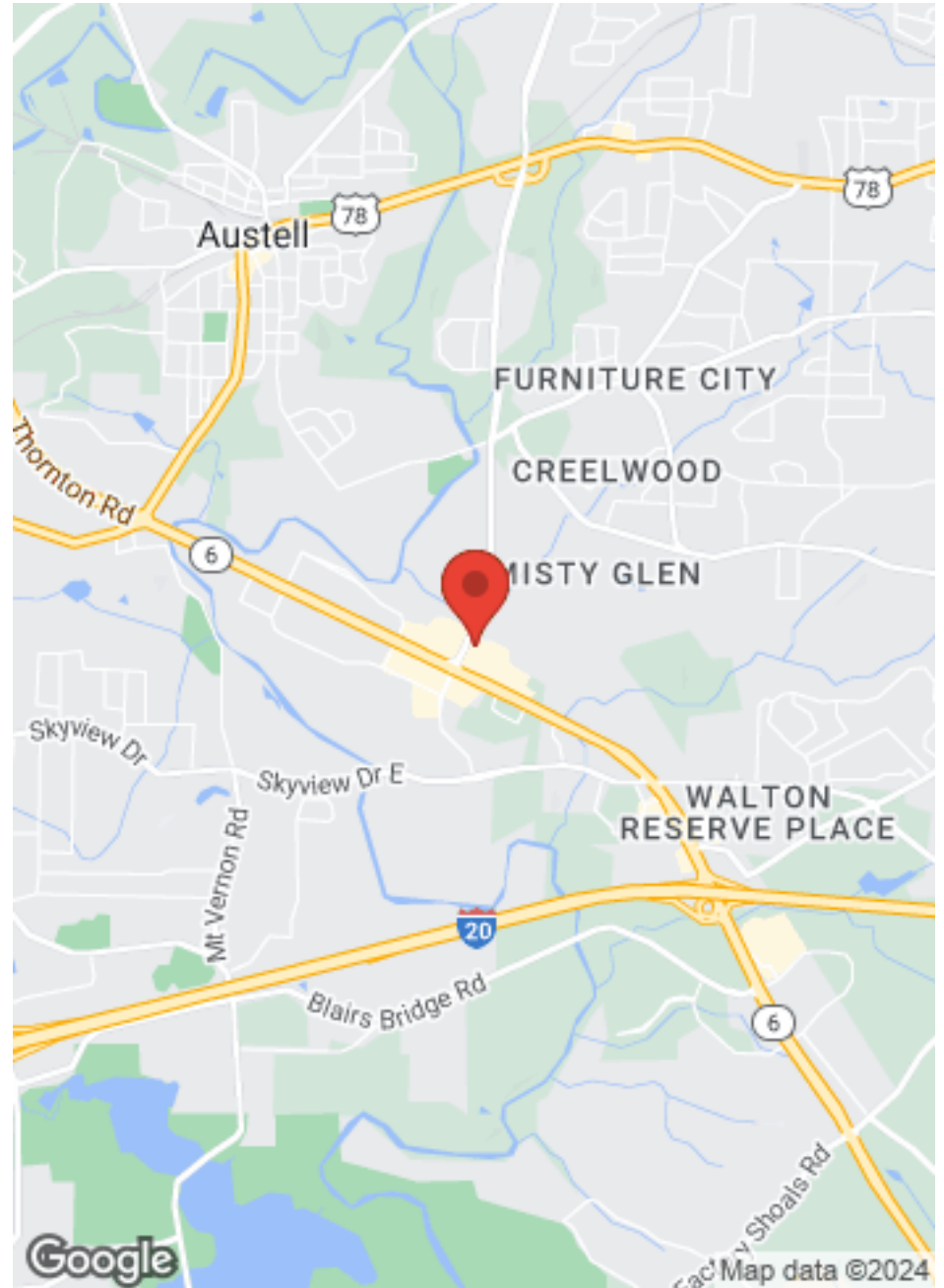
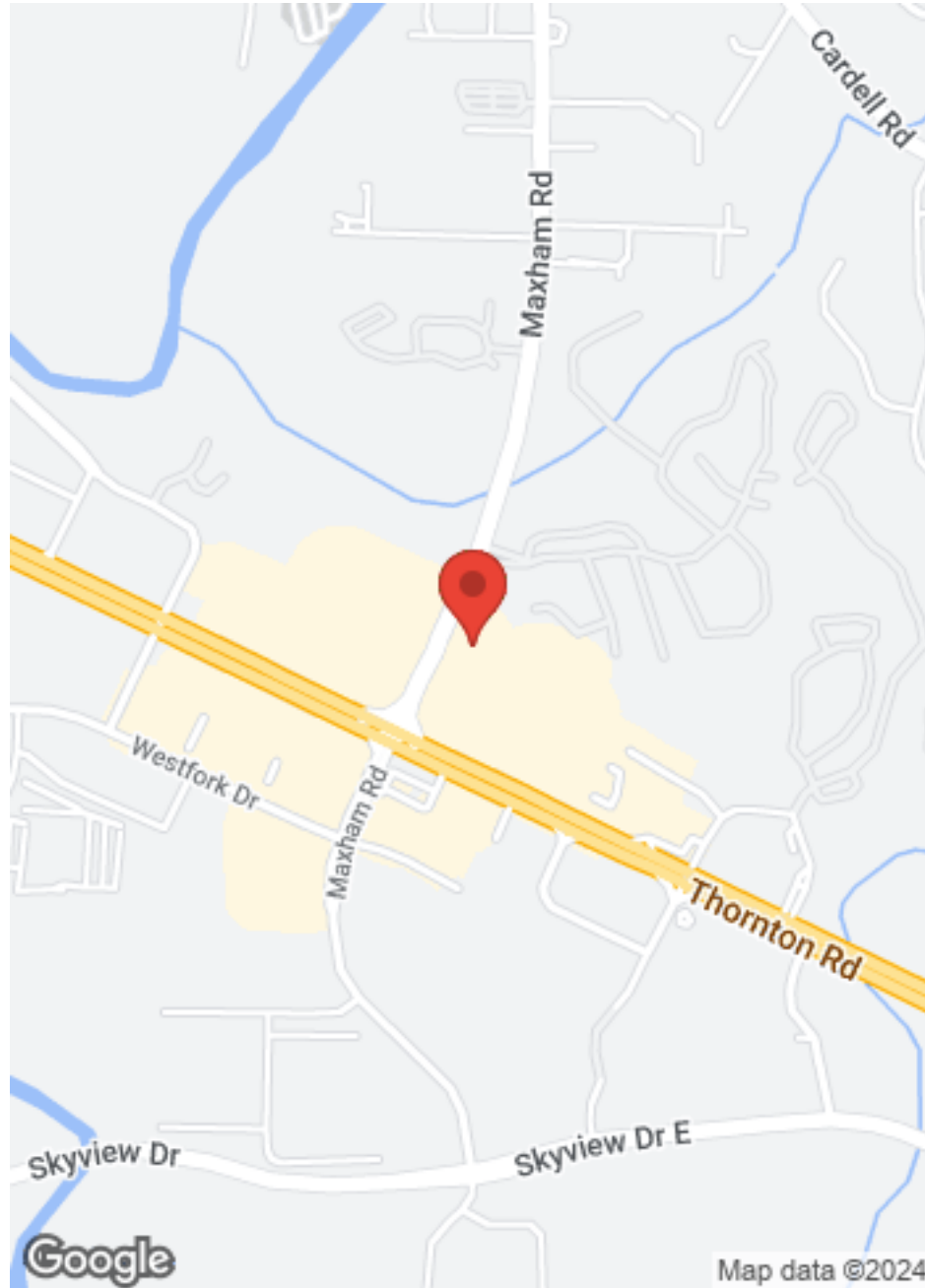
PROPERTY PHOTOS

530 MAXHAM ROAD



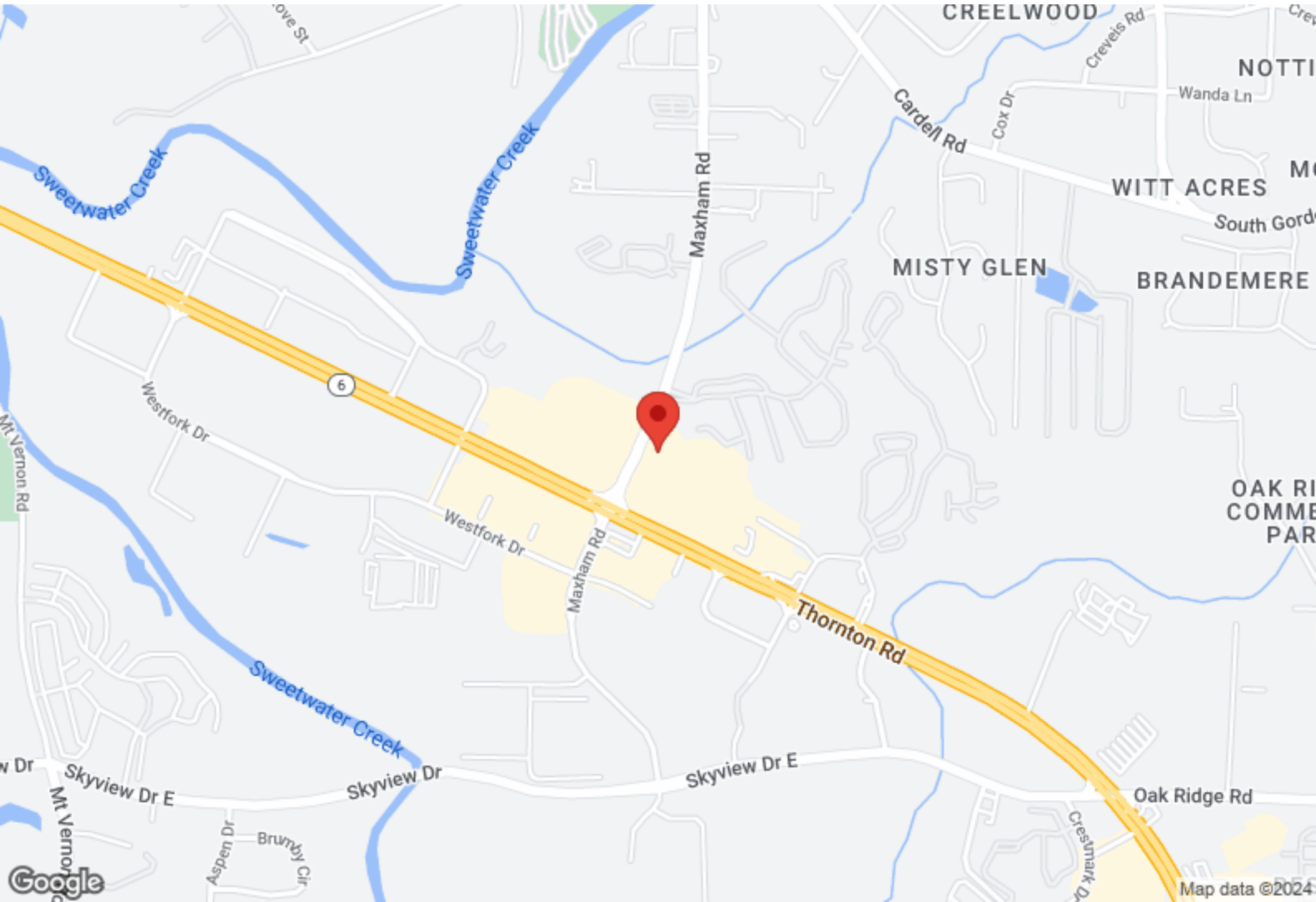
LOCATION MAPS

530 MAXHAM ROAD



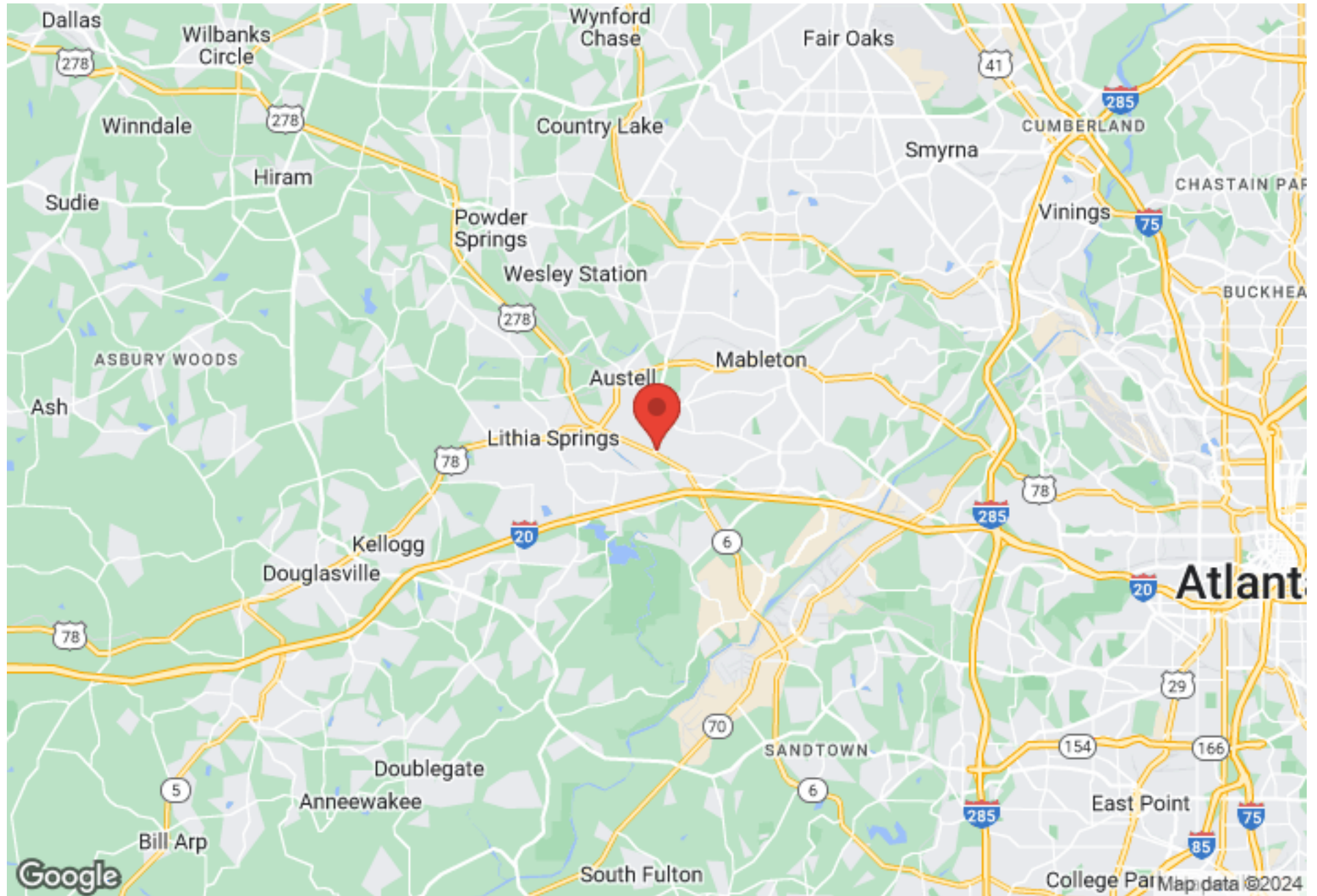
BUSINESS MAP

530 MAXHAM ROAD



REGIONAL MAP

530 MAXHAM ROAD



AERIAL MAP

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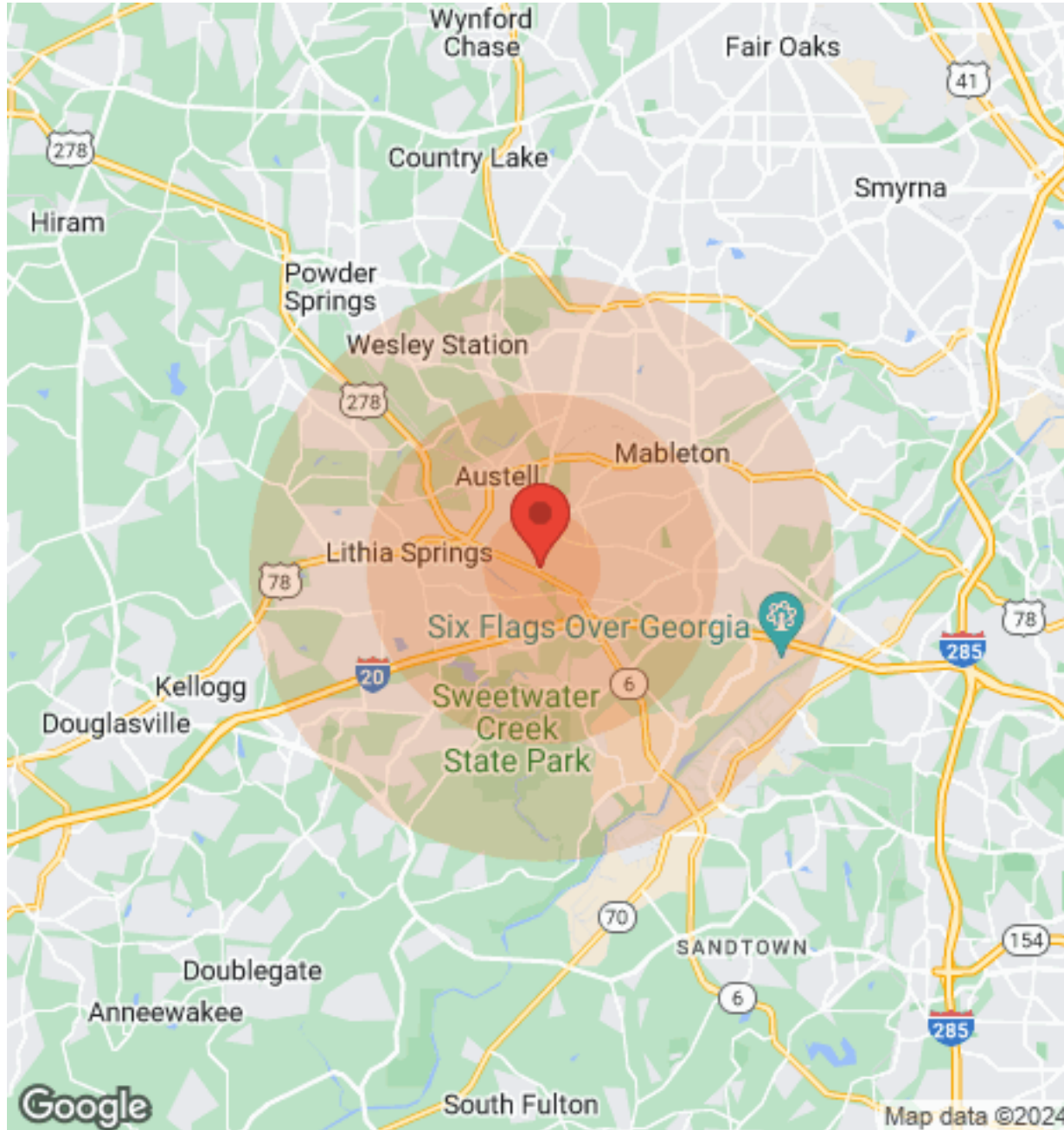


Google

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DEMOGRAPHICS

530 MAXHAM ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,714	19,967	55,411
Female	4,209	21,574	58,771
Total Population	7,923	41,541	114,182

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,107	10,172	27,780
Ages 15-24	986	5,895	16,794
Ages 25-54	3,422	16,316	44,975
Ages 55-64	765	4,319	11,935
Ages 65+	643	4,839	12,698

Race	1 Mile	3 Miles	5 Miles
White	1,736	13,696	39,865
Black	4,749	22,797	60,259
Am In/AK Nat	36	80	176
Hawaiian	N/A	2	14
Hispanic	2,197	7,780	20,547
Multi-Racial	2,726	9,522	25,838

Income	1 Mile	3 Miles	5 Miles
Median	\$39,750	\$42,667	\$48,666
< \$15,000	295	1,899	4,282
\$15,000-\$24,999	452	1,984	4,529
\$25,000-\$34,999	667	2,617	5,641
\$35,000-\$49,999	738	2,634	7,216
\$50,000-\$74,999	568	3,311	9,260
\$75,000-\$99,999	343	1,895	5,261
\$100,000-\$149,999	81	1,057	4,186
\$150,000-\$199,999	51	210	1,147
> \$200,000	41	153	496

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,732	18,445	48,168
Occupied	3,208	15,725	41,910
Owner Occupied	988	8,602	25,375
Renter Occupied	2,220	7,123	16,535
Vacant	524	2,720	6,258

PROFESSIONAL BIO

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Christian Swann Group Commercial is a commercial real estate company based out of Atlanta Georgia. Our expertise is hospitality, liquor stores, shopping centers, and land acquisitions. We are a founding member of the KW Hotel Group. One of the largest hospitality real estate groups nationwide.

As consummate professionals, Christian Swann and her team provide their clients with the highest level of service to reach their unique real estate goals. Christian Swann is an award-winning real estate entrepreneur based in Atlanta. Swann is a contributor for several real estate news articles, and a top-producing member of multiple Realtor Boards, a member of The elite KW Sports + Entertainment division, many other awards, designations, and association memberships. Mrs. Swann is the founder and president of CSG Real Estate Group powered by KW Atlanta Partners. Swann leverages specialized market knowledge, superior technology, exclusive data, and industry relationships to help achieve her clients' most opportunistic objectives. In the commercial market, real estate agent Christian Swann and her team are renowned among colleagues and clients alike for their integrity, loyalty, and professionalism.

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