ATLANTA COMMERCIAL
REAL ESTATE BROKERS

OFFERING MEMORANDUM

COMMERCIAL FLEX · SHOWROOM · WAREHOUSE

116 W. BANKHEAD HWY

Villa Rica, Georgia 30180

OFFERED AT

$649,900

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EXECUTIVE SUMMARY

116 W. Bankhead is a commercial flex property located in the downtown business district of Villa Rica, Georgia. The building offers a functional showroom and warehouse configuration with high visibility along W. Bankhead Highway, dual driveway access, and two grade-level roll-up doors. The property is well suited for owner-users or investors seeking adaptable commercial space for businesses that benefit from visibility and operational flexibility.

Limited on-site parking makes the property less suited to traditional retail use; the highest and best use is as flex, showroom, or warehouse space for a business that draws on the site's exceptional highway visibility rather than walk-in retail traffic.

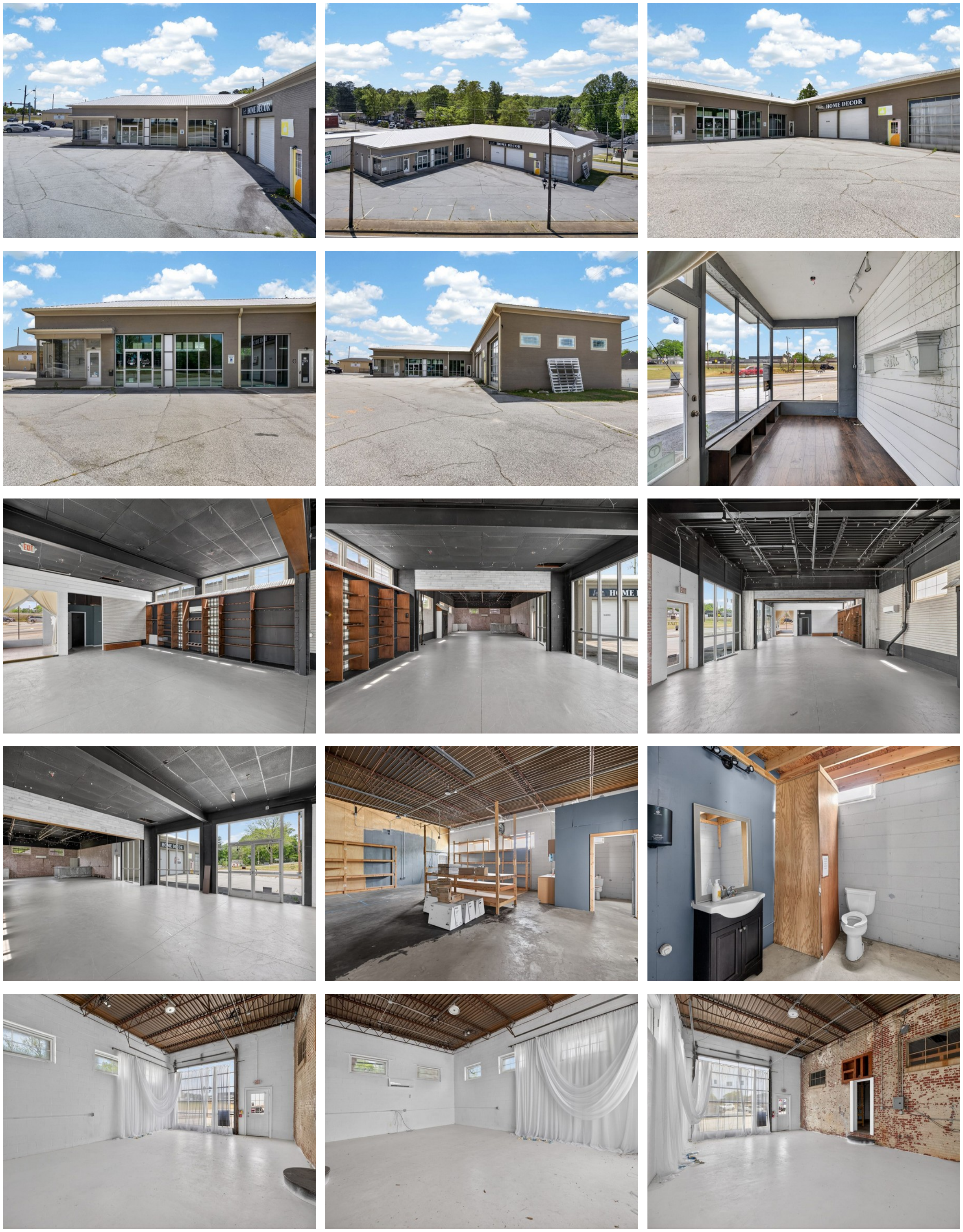
PROPERTY OVERVIEW

Address	116 W. Bankhead Hwy, Villa Rica, GA 30180
Parcel ID	V01 0080001
Building Size	4,621 SF
Lot Size	0.32 Acres
Zoning	CBD – Commercial Business District
Year Built	1947
Property Type	Commercial Flex / Showroom / Warehouse
Parking	19 Spaces (~4.1 / 1,000 SF)
Loading	Two (2) grade-level roll-up doors
Access	Dual driveway access
Frontage	273' on W. Bankhead Hwy
Annual Taxes	$5,281
Occupancy	Vacant
List Price	$649,900

ENVIRONMENTAL

A prior underground storage tank (UST) release associated with the property's earlier automotive service use was addressed under Georgia DNR EPD oversight, which issued a No Further Action (NFA) letter in 2004. Buyers are encouraged to conduct their own environmental due diligence, including a Phase I Environmental Site Assessment.

PROPERTY PHOTOS



Storefront exterior, showroom, and open warehouse space with roll-up loading

MARKET & AERIAL

Downtown Villa Rica corridor, W. Bankhead Highway (US-78)

~21,000	+20%	$87,803
2025 POPULATION	GROWTH SINCE 2020	MEDIAN HH INCOME

MARKET OVERVIEW

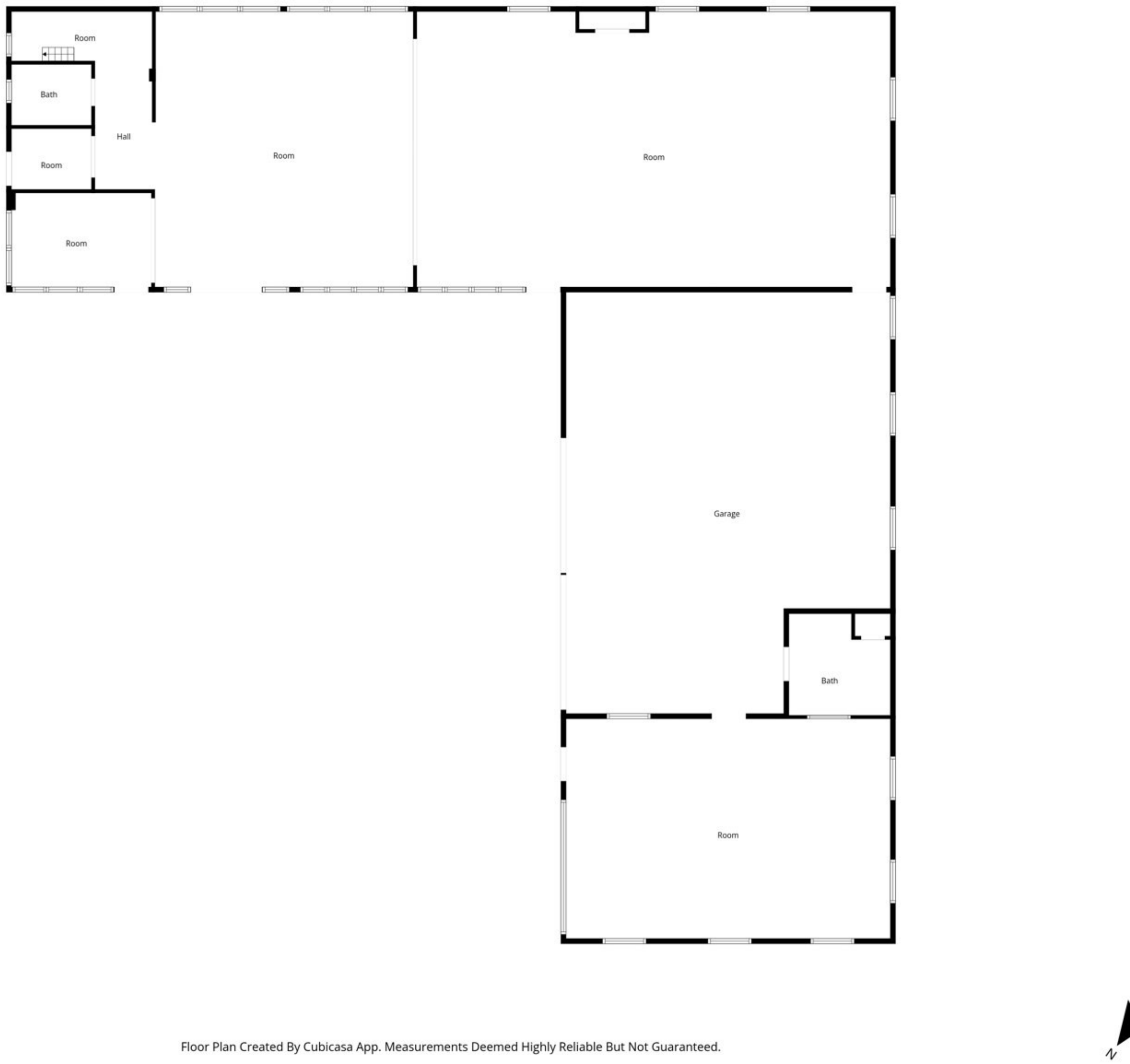
The property sits in the heart of downtown Villa Rica along W. Bankhead Highway (US-78), directly adjacent to the CSX rail line and within walking distance of the city's historic downtown commercial core. The corridor offers strong building signage exposure — a key advantage for showroom, flex, and warehouse users who rely on visibility rather than walk-in retail traffic.

Villa Rica is a fast-growing Atlanta suburb roughly 35 minutes west of downtown via I-20, spanning Carroll and Douglas counties. The city's population has grown by approximately 20% since the 2020 Census, and downtown Villa Rica continues to see active reinvestment through the city's Main Street Program and ongoing mixed-use development aimed at revitalizing the historic business district.

This continued growth and downtown investment support long-term demand for adaptable commercial space along Villa Rica's main commercial corridor.

FLOOR PLAN

116 W. Bankhead is offered AS-IS as a single, open commercial space — no tenant subdivisions. The layout below reflects the building's current configuration.



As-Is Floor Plan — 4,621 SF total

FINANCIAL ANALYSIS

116 W. Bankhead is offered for sale AS-IS at $649,900, or available for lease as a whole building at $6,000/month base rent — priced well below replacement cost at $141/SF for a rare owner-user or investment opportunity in downtown Villa Rica.

$649,900	$6,000/mo	7.7%
SALE PRICE, AS-IS	LEASE ALTERNATIVE	CAP RATE (FINANCED PURCHASE)

PURCHASE ASSUMPTIONS

Purchase Price	**$649,900**
Price / SF	$140.64
Financing	65% LTV, 7.25%, 20-yr amortization
Loan Amount	$422,435
Cash Invested (35% down)	$227,465
Annual Debt Service	$40,066

WHOLE-BUILDING LEASE, AS-IS

Reflects the owner's asking lease rate of $6,000/month base rent for the full building, single tenant, AS-IS condition.

Base Rent	$6,000/mo ($72,000/yr · $15.58/SF)
Effective Gross Income (5% vacancy)	$68,400
Operating Expenses (NNN est.)	$18,453
Net Operating Income (NOI)	**$49,947**
Cap Rate	**7.7%**
Cash Flow After Debt Service (financed)	$9,881
Cash-on-Cash Return (financed)	4.3%

OWNER WILL SELL OR LEASE: Available for sale AS-IS at $649,900, or for lease as a whole building at $6,000/month base rent.

All figures are estimates for illustrative purposes only and are not a guarantee of future performance. Buyers should independently verify all income, expense, and financing assumptions with their own advisors prior to purchase.