

FOR SALE OR LEASE

12 Bay 7,200 SF on 0.99AC

3943 OLD AUSTELL RD

Powder Springs, GA 30127

PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	3943 Old Austell Road, Powder Springs, GA 30127
PRICE	\$1,490,000
RENTAL	\$13.00 SF NNN
BUILDING SIZE	7,200 SF+-
LOT SIZE	0.99 Acres+-
YEAR BUILT	1997
EQUIPMENT	Negotiable

Please do not disturb the tenant. Shown by appointment only.

For sale or lease is a 12 bay, 7,200 SF+- auto repair building on 0.99+- acres zoned CRC in the city of Powder Springs. The negotiable equipment includes 4 lifts, one alignment lift and compressor with air lines run throughout. Originally built in 1997, the metal building with brick exterior has nearly one acre entirely paved in concrete to accommodate a large volume of business.

The location in Powder Springs is blocks away from two major arteries: CH James Parkway (Hwy 278) and Richard B. Sailors Parkway, and just 20 minutes from the I-20 exit at Thornton Road. The 3 mile population is 44,000+ with \$106,000 average household income.

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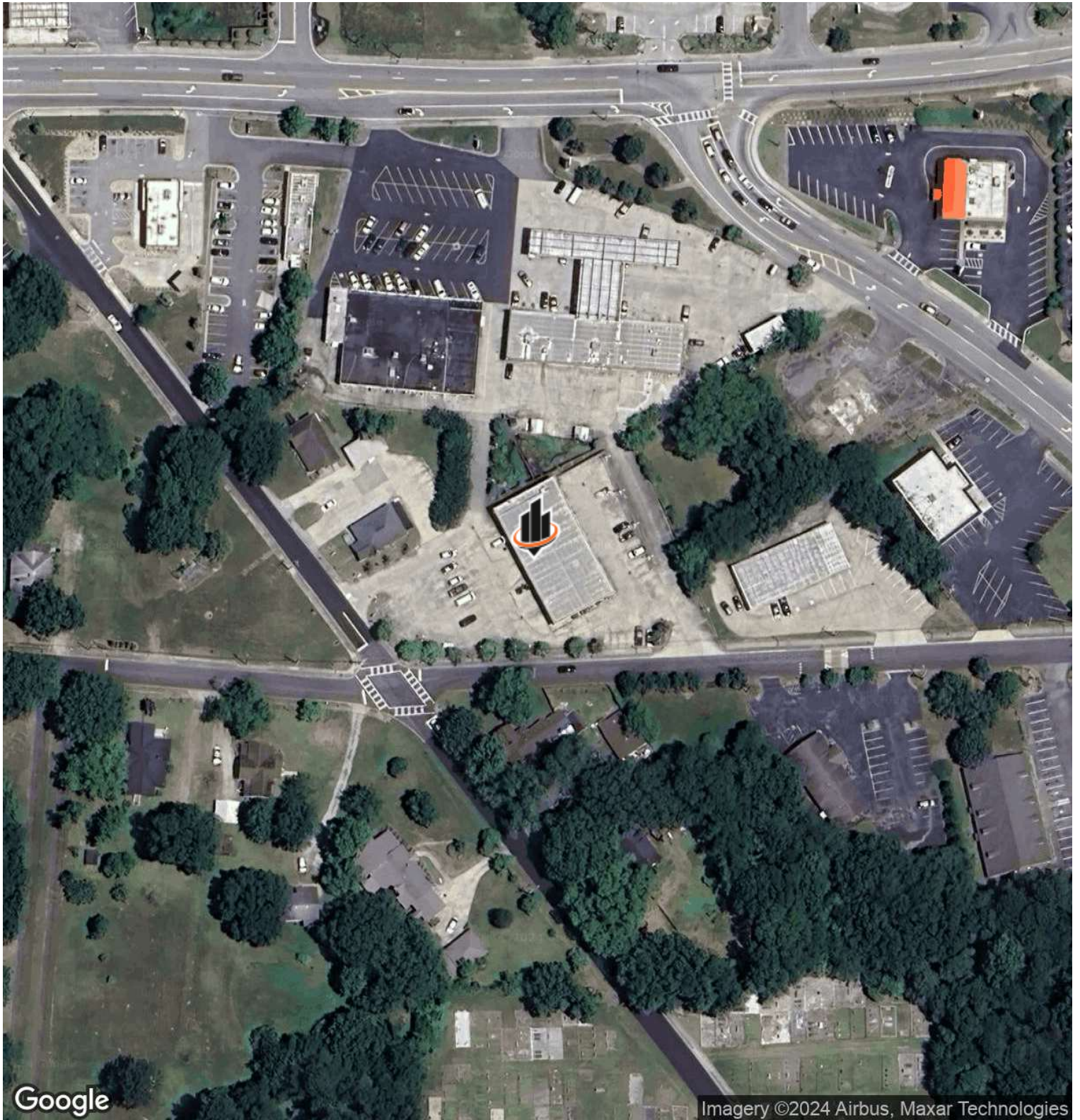
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- Please do not disturb the tenant
- Shown by appointment only
- For sale or lease
- 12 bay 7,200 SF auto repair on 0.99 acres zoned CRC in the city of Powder Springs
- Negotiable equipment includes 4 lifts, alignment lift and compressor with air lines run throughout
- 12 roll up doors - 12 bays 12'w x 14'h
- 1997 construction metal building with brick exterior
- Concrete paved 0.99 acre site offers generous parking
- 44,000+ population \$106,000+ avg household income 3 miles
- Located in Powder Springs just 20 minutes to the I-20 Thornton Road exit

AERIAL MAP



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ADDITIONAL PHOTOS



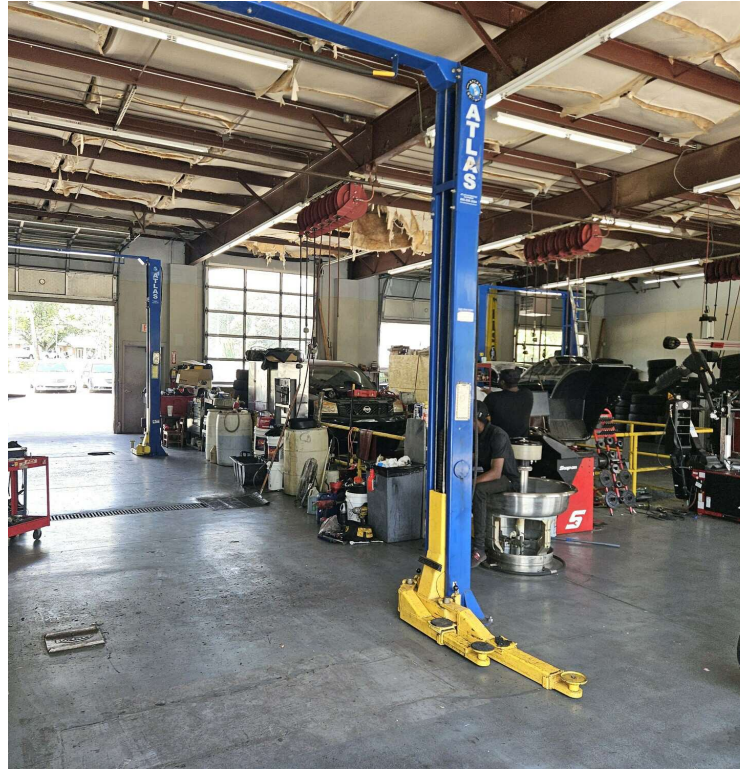
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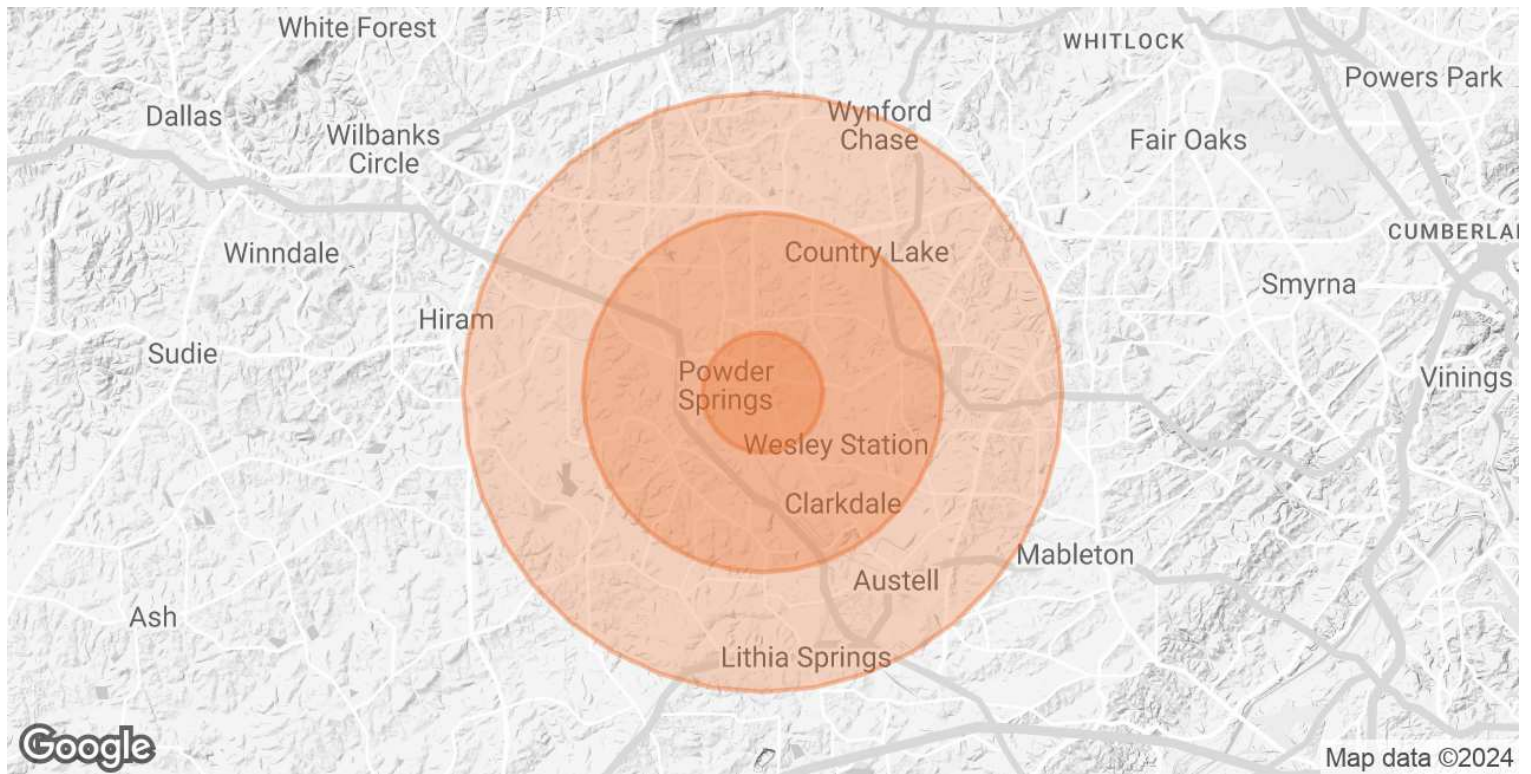
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,173	44,323	120,456
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,198	15,087	42,276
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$108,363	\$106,619	\$107,658
AVERAGE HOUSE VALUE	\$307,497	\$349,952	\$343,426

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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