

SALE: TURNKEY OPPORTUNITY | BUSINESS | BUILDING | LAND |

5965 MEMORIAL DRIVE | \$1,100,000

5965 Memorial Drive Stone Mountain, GA 30083



SALE PRICE \$1,100,000

PROPERTY HIGHLIGHTS

- 30K -37K Vehicles Per Day (VPD)

Ben Clemons
(202) 359-9876

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DISCLAIMER

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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.

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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.

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WHY COLDWELL BANKER COMMERCIAL

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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

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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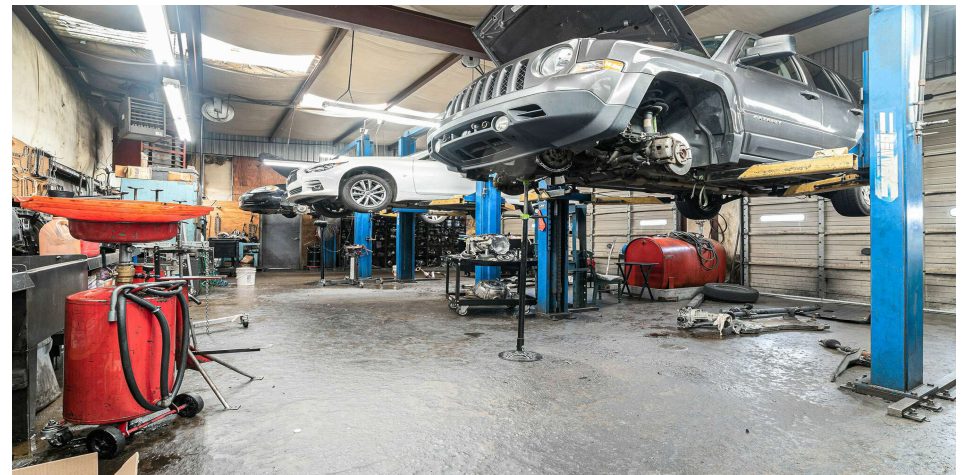
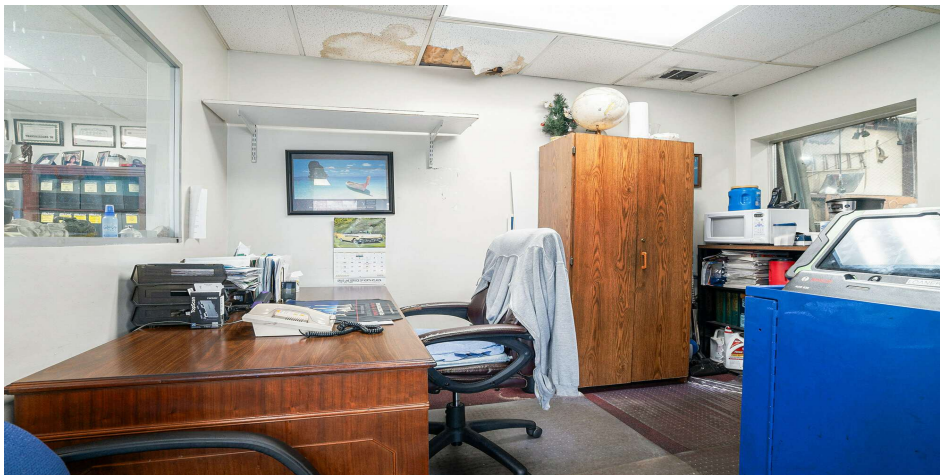


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PROPERTY SUMMARY

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ADDITIONAL PHOTOS

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PERMITTED USES

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Agriculture:

- Tree Farms and Orchards
- Greenhouses
- Vineyards and Wineries
- Other Agricultural

Automotive and Boat:

- Auto Repair and Service Shops
- Car Dealerships
- Car Washes
- Equipment Rental and Dealers
- Gas Stations
- Junk and Salvage Yards
- Marine/Boat Service and Dealers
- Towing Companies
- Truck Stops
- Other Automotive and Boat

Communication and Media:

- Magazines and Newspapers
- Production Companies
- Other Communication and Media

Financial Services:

- Accounting and Tax Practices
- Banking and Loans
- Check Cashing
- Insurance Agencies

Beauty and Personal Care:

- Hair Salons and Barber Shops
- Massage
- Nail Salons
- Spas
- Tanning Salons
- Other Beauty and Personal Care

Building and Construction:

- Building Material and Hardware Store
- Concrete
- Electrical and Mechanical
- Heavy Construction
- HVAC Businesses
- Plumbing
- Other Building and Construction

Education and Children:

- Day Care and Child Care Centers
- Preschools
- Schools
- Other Education and Children

Transportation and Storage:

- Moving and Shipping
- Limo and Passenger Transportation
- Storage Facilities and Warehouses
- Trucking Companies

Service Business:

- Architecture and Engineering Firms
- Catering Companies
- Cleaning Businesses
- Commercial Laundry
- Dry Cleaners
- Funeral Homes
- Landscaping and Yard Services
- Laundromats and Coin Laundry
- Legal Services and Law Firms
- Locksmith
- Medical Billing
- Mobile Home Parks
- Pest Control
- Property Management
- Routes
- Security
- Staffing Agencies
- Waste Management and Recycling
- Other Service Businesses

Pet Services:

- Dog Daycare and Boarding
- Pet Grooming
- Pet Stores and Supplies

AND SO MUCH MORE!



LOCATION MAP

5965 MEMORIAL DRIVE

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RETAIL MAP

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AERIAL MAP

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DEMOGRAPHICS

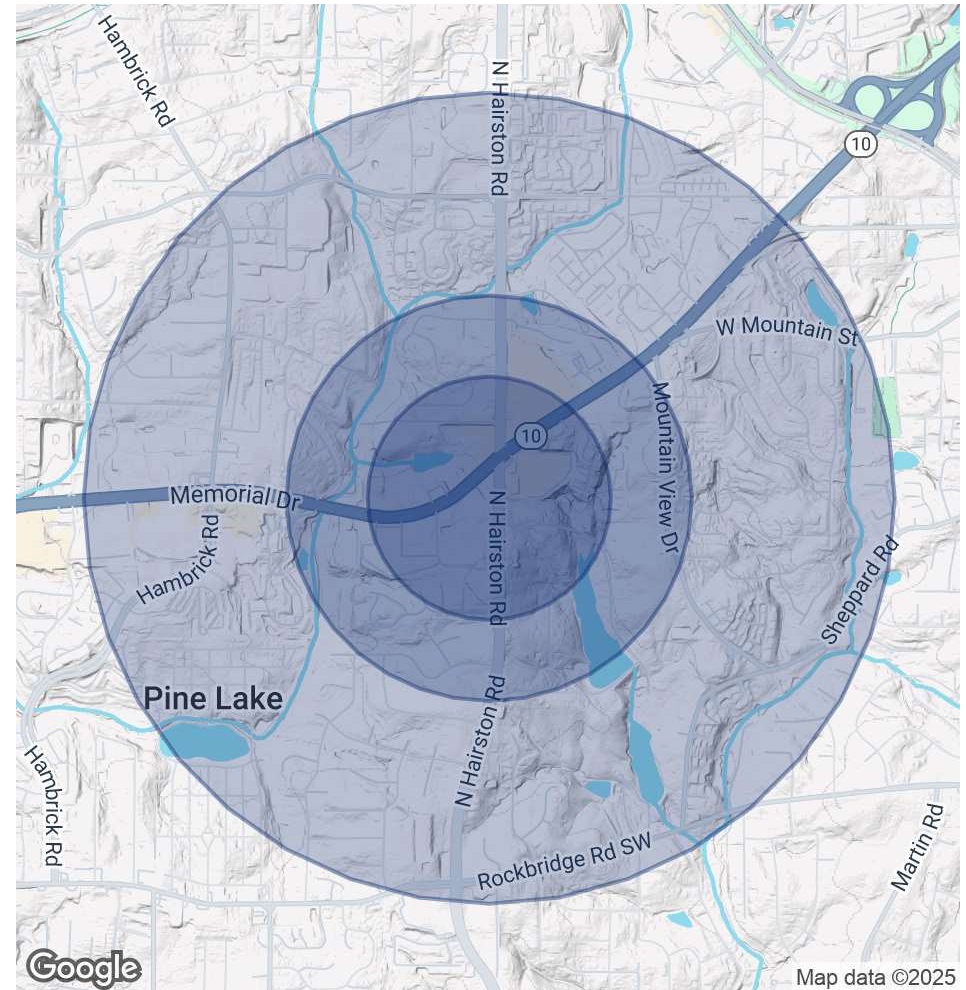
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	337	2,532	14,486
Average Age	38	38	36
Average Age (Male)	37	36	35
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	130	939	5,412
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$69,739	\$70,045	\$65,091
Average House Value	\$301,932	\$296,396	\$280,604

Demographics data derived from AlphaMap



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AREA ANALYTICS

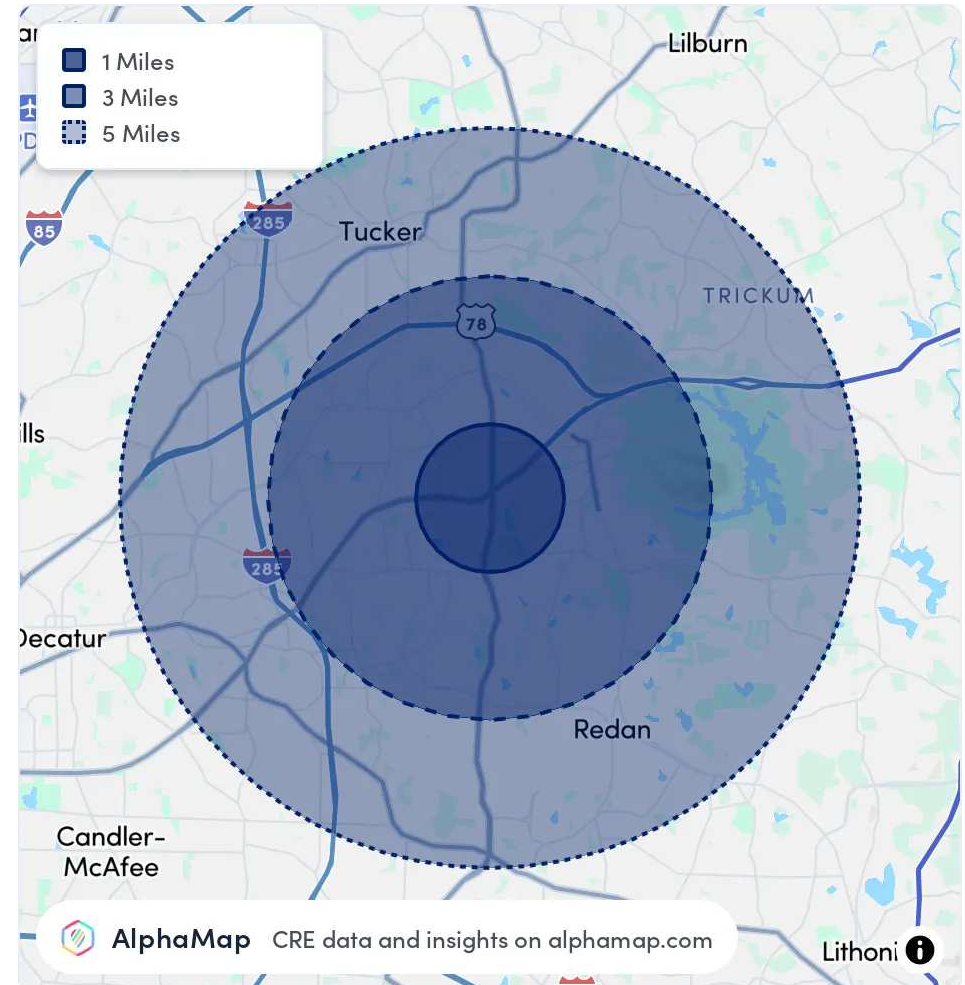
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,486	97,759	221,810
Average Age	36	37	39
Average Age (Male)	35	36	37
Average Age (Female)	38	38	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,412	34,647	83,483
Persons per HH	2.7	2.8	2.7
Average HH Income	\$65,091	\$77,945	\$88,681
Average House Value	\$280,604	\$304,625	\$330,715
Per Capita Income	\$24,107	\$27,837	\$32,844

Map and demographics data derived from AlphaMap



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**COLDWELL BANKER
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ADVISOR BIO

5965 MEMORIAL DRIVE
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BEN CLEMONS

Commercial Broker

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Direct: **(678) 320-4800** | Cell: **(202) 359-9876**

GA #432587

PROFESSIONAL BACKGROUND

Commercial Real Estate Services & Project Management Professional and United States Navy Veteran with over 20 years of Project/ Program Management & Commercial Real Estate Services experience. Successful past performance includes Commercial Real Estate Brokering to individuals and businesses involved in buying, selling, leasing, and managing commercial properties. These services are designed to help clients navigate the complexities of the commercial real estate market to achieve their investment or occupancy goals.

Project/ Program Management Services including analysis, process engineering, requirements management across multiple organizations, implementation of detailed specifications, and providing continuous team leadership. Excellent communication skills, coordinating cross-functional teams in fast-paced environments, and completing objectives within critical deadlines.

MEMBERSHIPS

- United States NAVY Veterans Association
- United States Commissioned Officers Association
- Atlanta Commercial Board of Realtors (ACBR) Licensed Commercial Real Estate Broker
- National Association of Mortgage Brokers (NAMB)
- Georgia Association of Business Brokers (GABB)
- National Mortgage Licensing System (NMLS)
- Greater Capital Area Association of REALTORS (GCAAR)
- Georgia Real Estate Commission
- Project Management Institute
- CoStar

Metro Brokers

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