

Truck/Car Dealer & Truck Body Shop

TRUCK/CAR DEALER & TRUCK BODY SHOP



OFFERING MEMORANDUM

1581 FULLENWIDER RD, GAINESVILLE, GA 30507

Peter Shin
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PeterShin INC.

Truck/Car Dealer & Truck Body Shop

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Exclusively Marketed by:

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2645 N Berkeley Lake Rd #108, Duluth, GA 30096

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1581 Fullenwider Rd Gainesville GA 30507
COUNTY	Hall
BUILDING SF	11,000 SF
LAND ACRES	3.94

FINANCIAL SUMMARY

PRICE	\$3,300,000
PRICE PSF	\$300.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	226	24,123	76,836
2024 Median HH Income	\$72,423	\$62,442	\$64,033
2024 Average HH Income	\$82,565	\$83,538	\$89,147

Dealership

- Permitted and used for truck and car dealerships. Features a large parking lot. Currently utilized for truck sales, car dealership, bus parking, a truck wash and a truck bodyshop.

7 bays including Paint booth/Truck wash bay

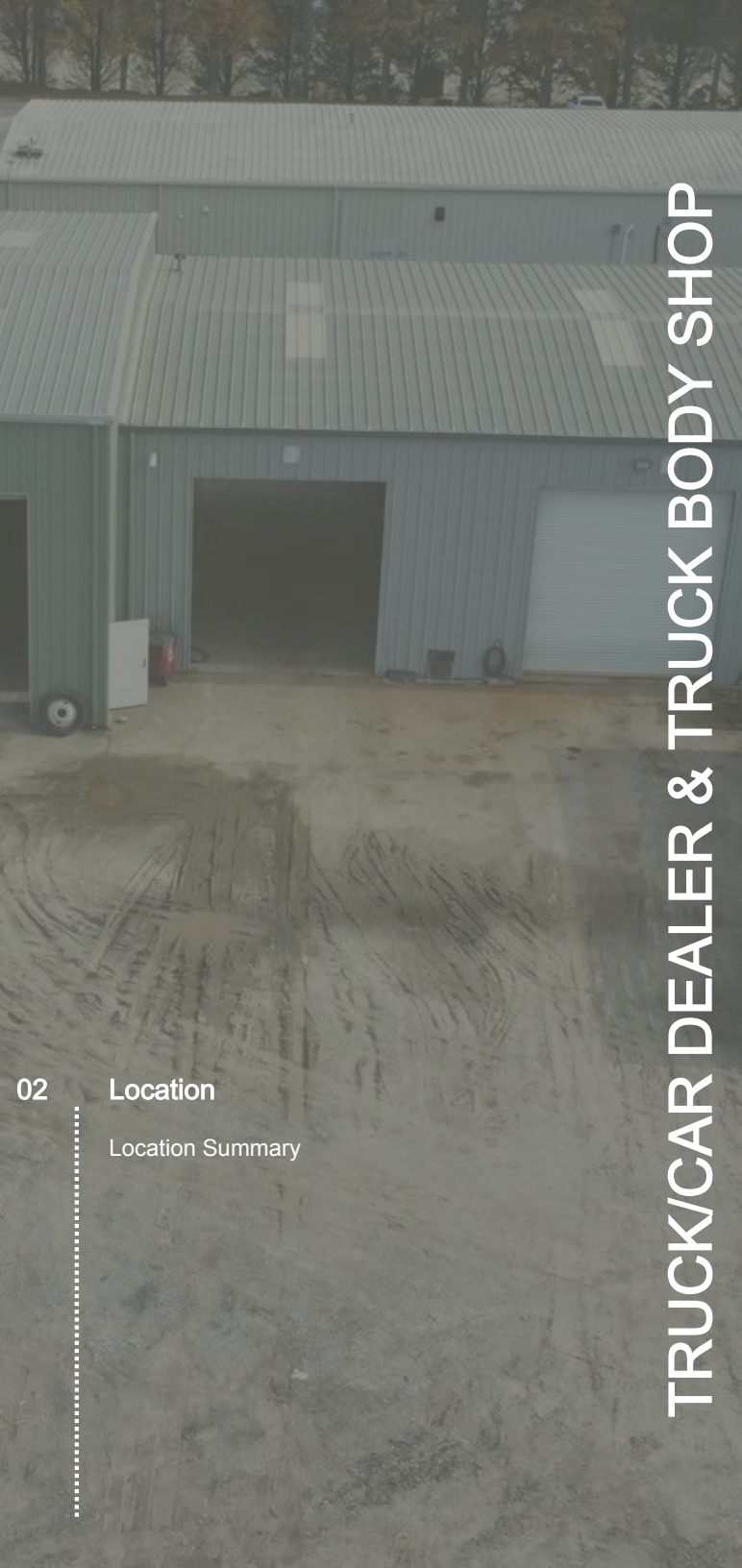
- The property features a repair shop with seven bay doors and a 25-foot ceiling height. It includes a truck-wash bay and a truck paint booth with a 20-foot ceiling height, making it suitable for servicing trailer trucks and dumpsters.

Bus Parking Lot

- The property includes a bus company tenant that parks buses on-site and occupies an upstairs office under a month-to-month lease, paying \$2,500 per month.



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02

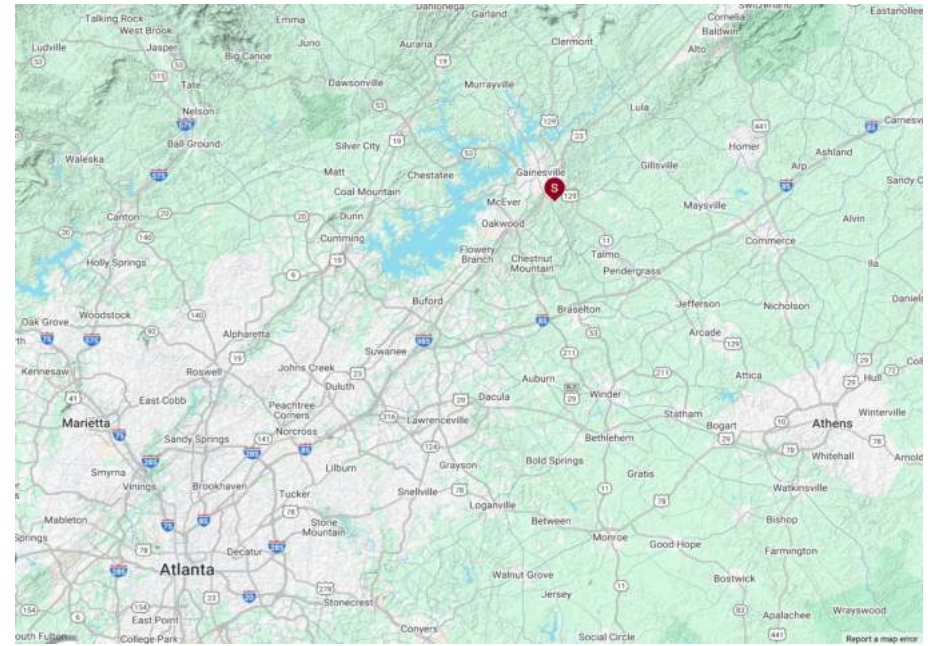
Location

Location Summary

Just off the I- 985

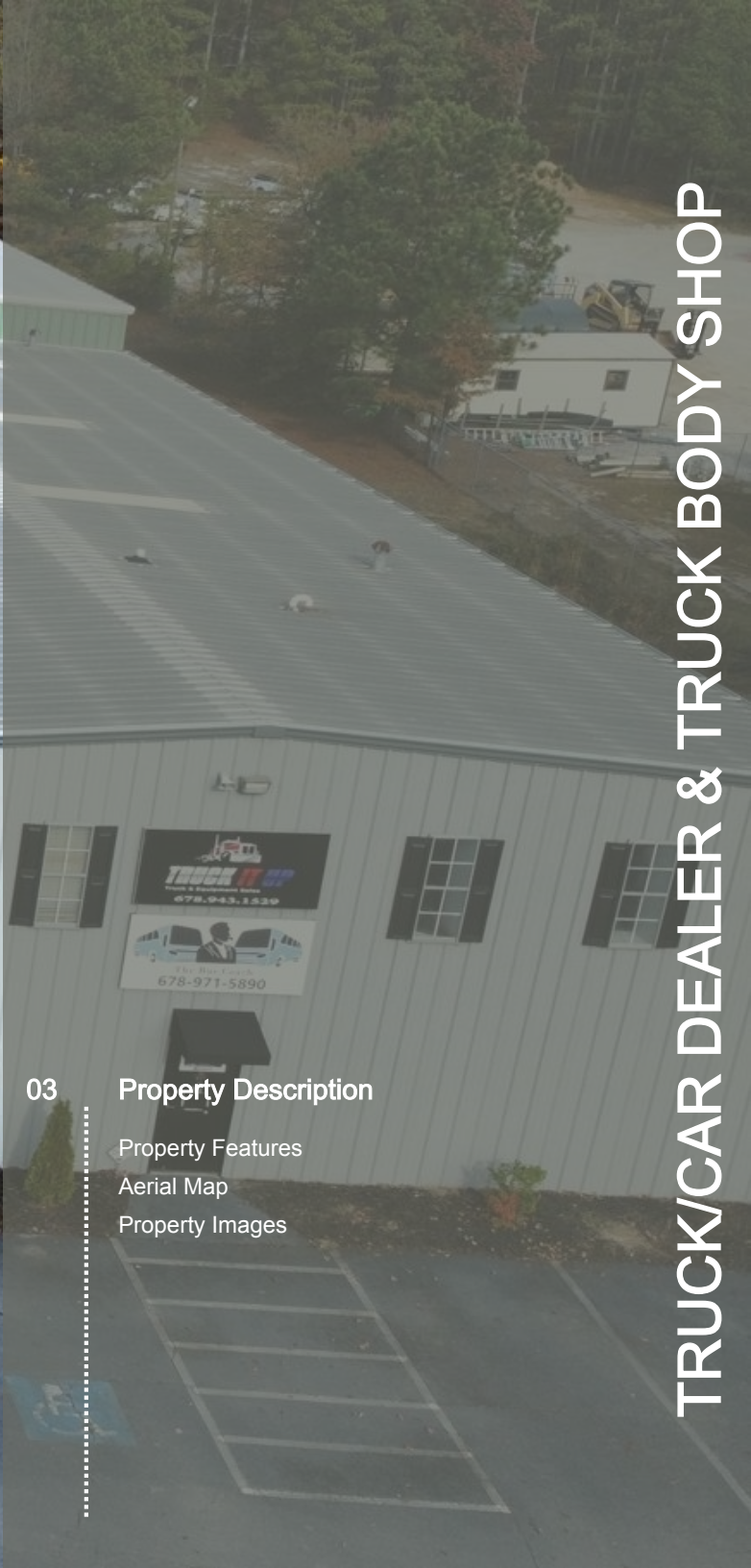
- Property is located at the industrial area.

Regional Map



Locator Map





03

Property Description

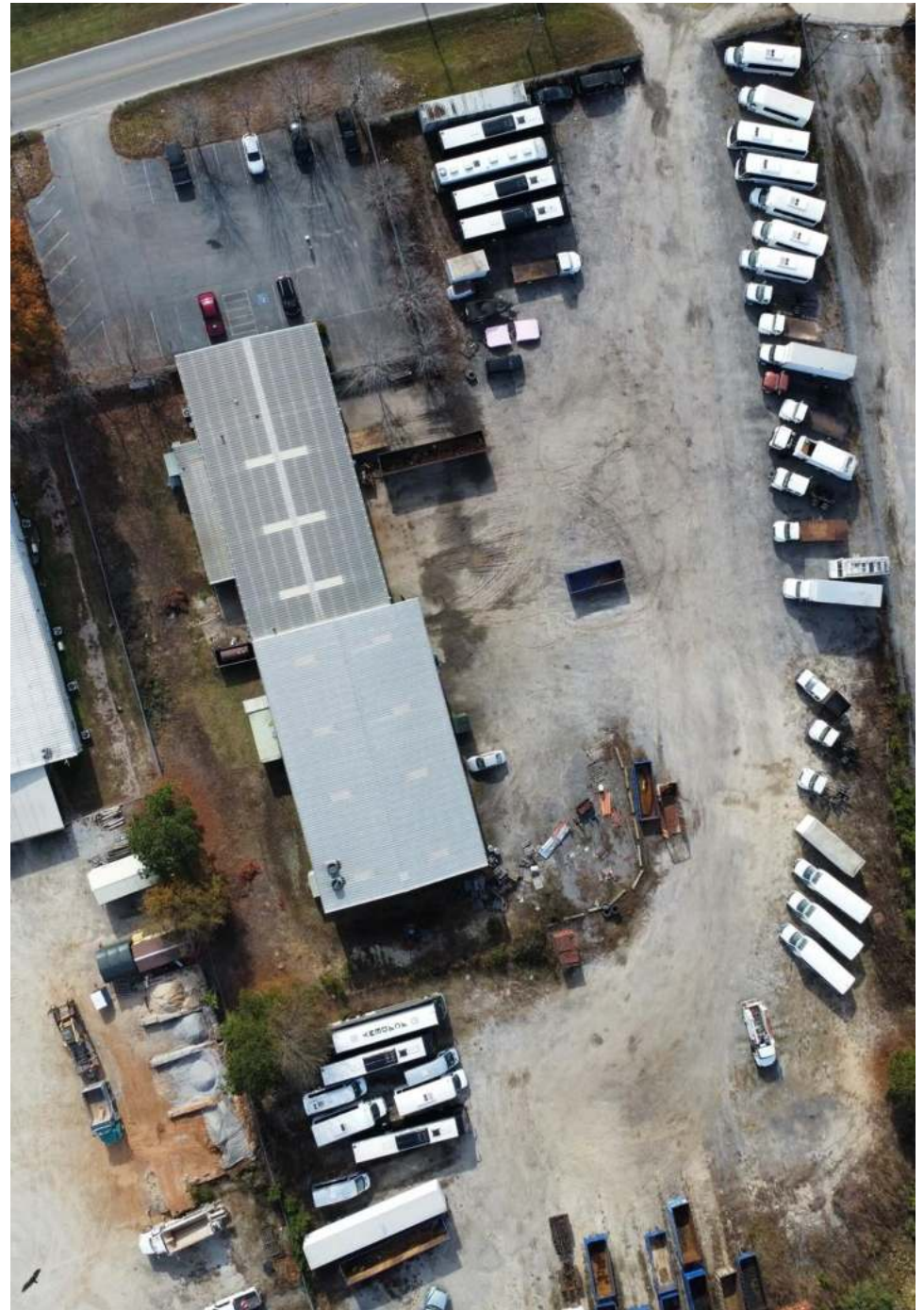
Property Features

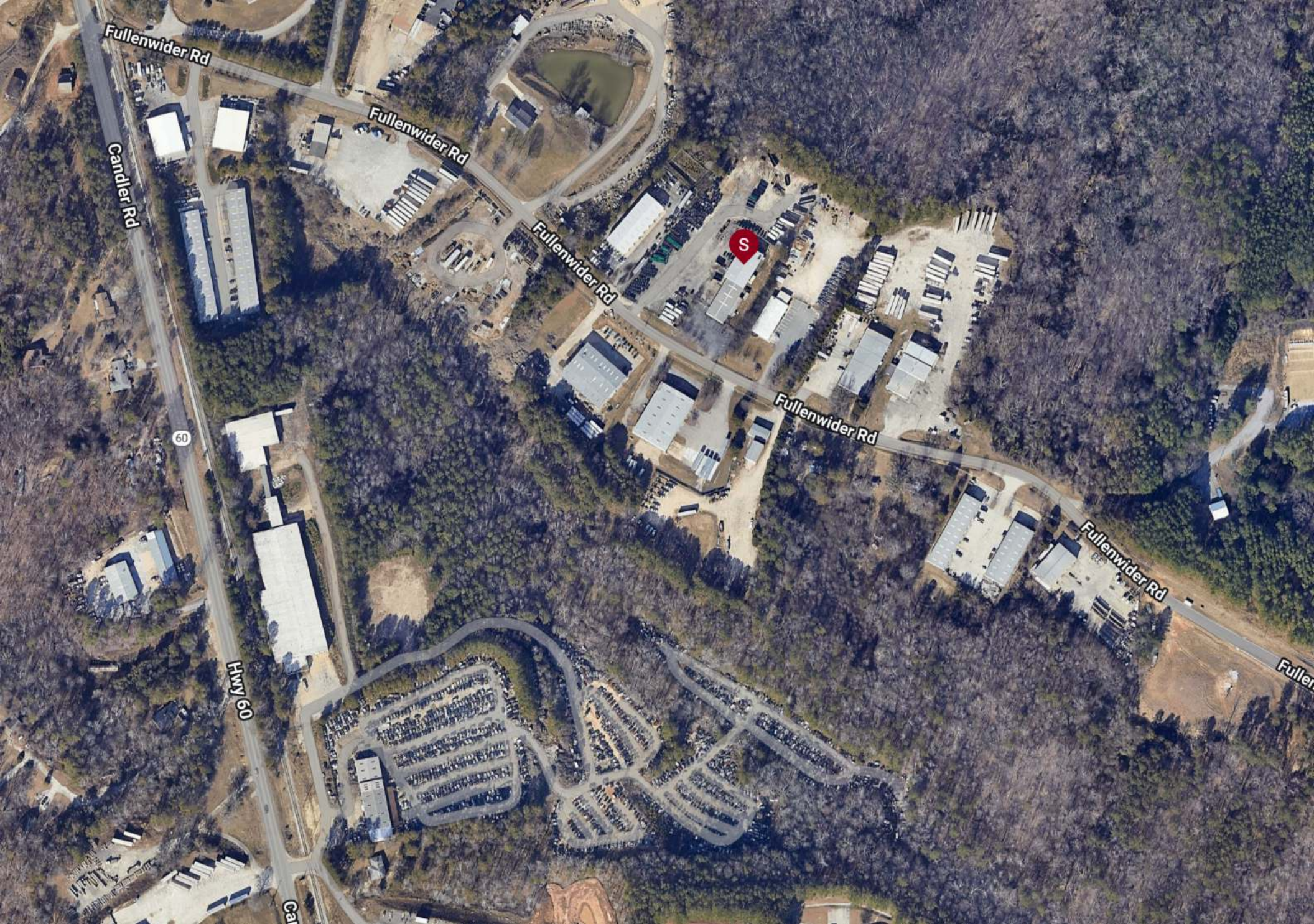
Aerial Map

Property Images

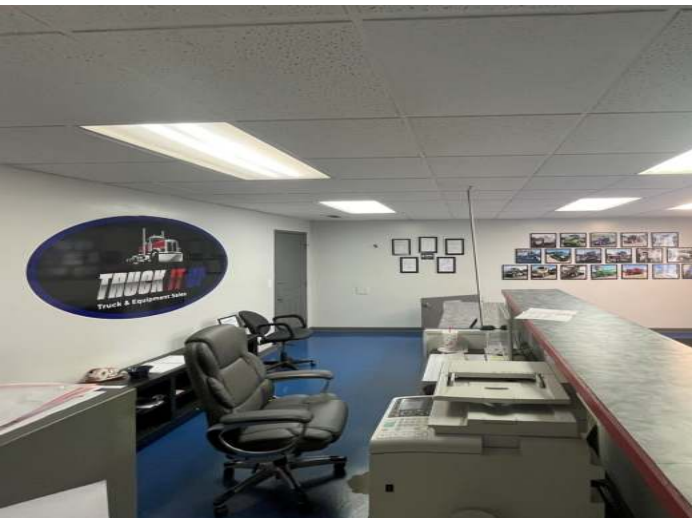
PROPERTY FEATURES

BUILDING SF	11,000
LAND ACRES	3.94
ZONING TYPE	I-1
TOPOGRAPHY	Flat







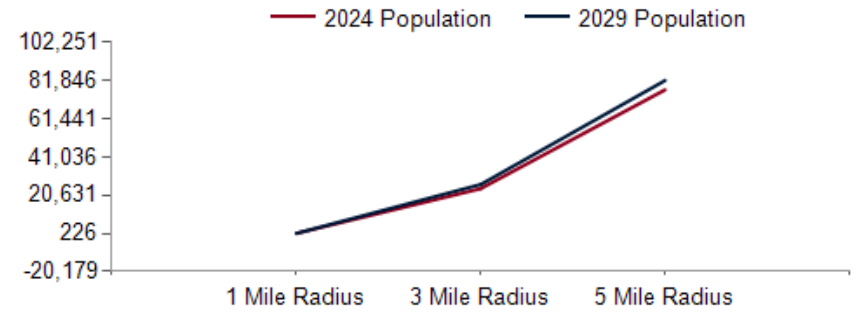




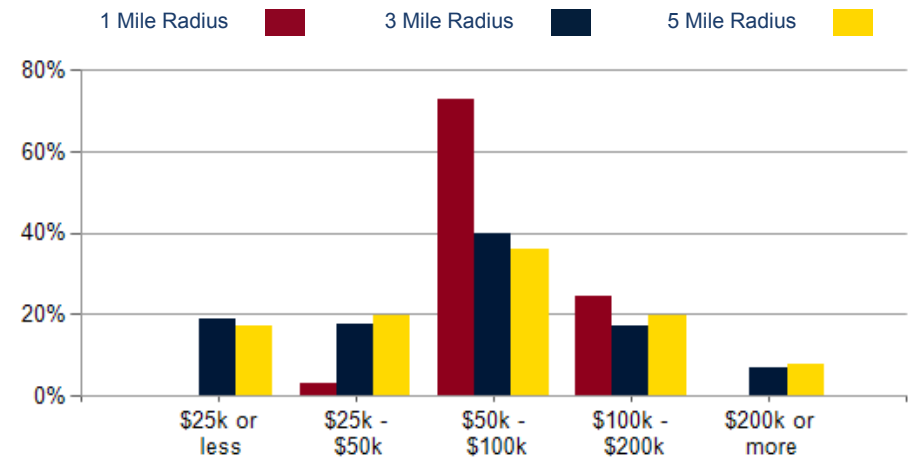
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	146	19,067	55,194
2010 Population	276	22,785	66,569
2024 Population	226	24,123	76,836
2029 Population	228	26,339	81,846
2024-2029: Population: Growth Rate	0.90%	8.85%	6.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	780	2,730
\$15,000-\$24,999	0	426	1,465
\$25,000-\$34,999	2	390	1,785
\$35,000-\$49,999	0	752	3,109
\$50,000-\$74,999	33	1,462	4,977
\$75,000-\$99,999	15	1,118	3,889
\$100,000-\$149,999	15	883	3,415
\$150,000-\$199,999	1	217	1,439
\$200,000 or greater	0	428	1,889
Median HH Income	\$72,423	\$62,442	\$64,033
Average HH Income	\$82,565	\$83,538	\$89,147

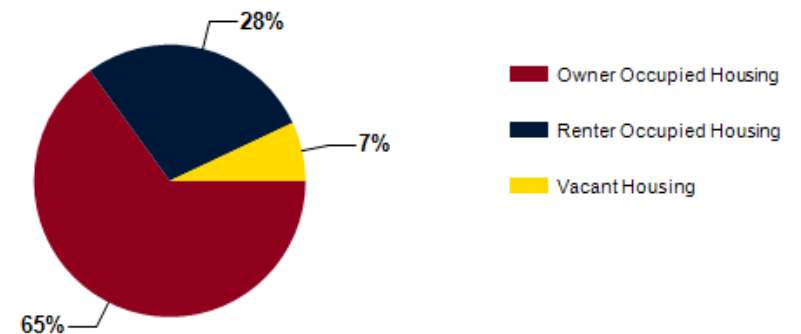
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	60	5,090	18,160
2010 Total Households	65	5,369	19,613
2024 Total Households	67	6,455	24,697
2029 Total Households	69	7,144	26,581
2024 Average Household Size	2.24	3.61	3.05
2024-2029: Households: Growth Rate	2.95%	10.25%	7.40%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



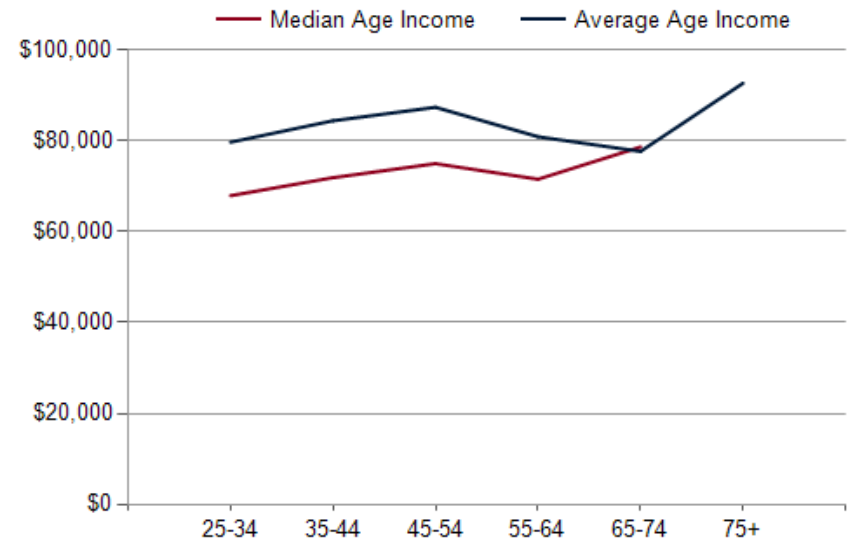
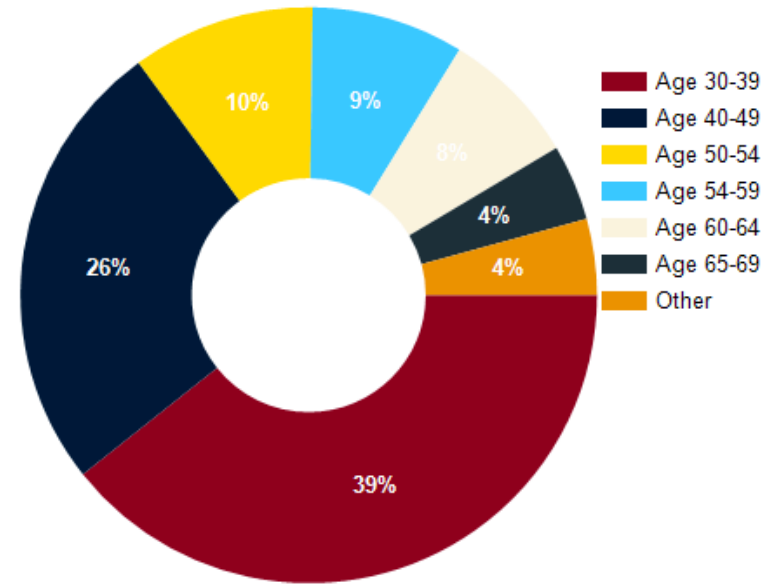
Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	24	1,793	5,580
2024 Population Age 35-39	22	1,600	4,935
2024 Population Age 40-44	18	1,580	4,724
2024 Population Age 45-49	12	1,393	4,363
2024 Population Age 50-54	12	1,334	4,380
2024 Population Age 55-59	10	1,146	3,923
2024 Population Age 60-64	9	970	3,627
2024 Population Age 65-69	5	707	2,951
2024 Population Age 70-74	2	441	2,335
2024 Population Age 75-79	3	362	1,946
2024 Population Age 80-84	1	194	1,204
2024 Population Age 85+	2	153	1,107
2024 Population Age 18+	179	16,774	56,604
2024 Median Age	32	29	32
2029 Median Age	32	30	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,948	\$69,526	\$65,298
Average Household Income 25-34	\$79,723	\$85,551	\$85,476
Median Household Income 35-44	\$71,917	\$68,255	\$73,265
Average Household Income 35-44	\$84,450	\$93,402	\$99,801
Median Household Income 45-54	\$75,000	\$66,856	\$73,824
Average Household Income 45-54	\$87,418	\$87,869	\$98,218
Median Household Income 55-64	\$71,569	\$59,223	\$65,500
Average Household Income 55-64	\$80,928	\$84,862	\$92,923
Median Household Income 65-74	\$78,668	\$51,617	\$58,352
Average Household Income 65-74	\$77,698	\$75,922	\$89,623
Average Household Income 75+	\$92,711	\$60,324	\$71,590



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05 Additional Information

Comps near



For sale, \$1,550,000
0.9 AC

Sold 2024,
3 AC. \$2,350,000